



Gualala Municipal Advisory Council

P.O. Box 67, Gualala CA 95445

www.gualalamac.org

Regular Meeting Summary Minutes DRAFT

Thursday, June 6, 2024 at 6:00 p.m.

Coast Life Support District Building; 38901 Ocean Drive, Gualala, CA, 95445

A verbatim recording of this meeting is available from the Gualala Municipal Advisory Council website at this Internet address:

<https://youtu.be/Zqr3eHb3MXc?si=PD7PgC34YwgQ48Zk>

1. Call to Order and Introductions

- The meeting was called to order at 6:00 p.m.
- Council members present: Kevin Evans, Robert Juengling, Dave Shpak, Dan Lewis, Don Hess, Henry Mayer, Zachary Hayward. Council member absent (excused): Finley.
- Mendocino County personnel present: Sheriff Deputy Sheriff Michael Jensen, Sheriff Lt. Lyons (remote).

2. Agenda Approval

- Shpak proposed additions to items 4 Correspondence. Juengling subsequently found and corrected addressing error in 7 Public Agency Referrals.
- Motion and second to approve as amended: Mayer, Hess. Vote: Ayes unanimous.

3. Approval of Minutes

- 3.1. April 4, 2024. Motion and second to approve as corrected by Juengling: Lewis, Mayer. Vote: Ayes unanimous.

4. Correspondence

- Reported as on approved agenda.

5. Public Comment on Non-Agenda Items

- None.

6. Mendocino County Sheriff or Code Enforcement Report

- Deputy Sheriff Jensen summarized recent south coast actions and investigations.

7. Public Agency Referrals

- 7.1. CDP-2024-0001; Chase and Shavawn Forester (Juengling, Mayer)
 - Juengling and Mayer presented results of review, concerns, and questions for the project representative.
 - Craig Seely, project architect, responded to questions and described consultation with Mendocino County planners, California Department of Fish and Wildlife, and CalFire.
 - Hess, Evans, and Shpak discussed concerns and action preferences.
 - Mayer proposed referral comments and recommendations.

- Public comment: none.
 - Discussed recommendations for comments and conditions of CDP approval.
 - Motion and second to accept recommended comments and conditions of CDP approval, and direct Mayer to transmit same to the Mendocino County Department of Planning and Building Services on behalf of GMAC: Mayer, Juengling. Vote: Ayes unanimous.
- 7.2. CDP-2024-0006; Daniel McGrath and Dong dong Ding (Evans, Juengling)
- Evans and Juengling presented results of review, concerns, and questions for the project applicant.
 - Daniel McGrath, project applicant, responded to questions and described consultation with Mendocino County Planning and Transportation departments. Site has active water service certification from North Gualala Water Company and access to sanitary sewer service from Gualala Community Services District.
 - Hess inquired about ESHA and McGrath reported professional biologist findings and conclusions.
 - Juengling proposed referral comments and recommendations.
 - Public comment: none.
 - Discussed recommendations for comments and conditions of CDP approval.
 - Motion and second to accept recommended comments and conditions of CDP approval, and direct Juengling to transmit same to the Mendocino County Department of Planning and Building Services on behalf of GMAC: Juengling, Evans. Vote: Ayes unanimous.
- 7.3. CDP-2023-0041; David and Mary Ashuckian (Evans, Mayer)
- Mayer and Evans presented results of review, concerns, and questions for the project applicant.
 - David Ashuckian, project applicant, responded to questions and described consultation with Mendocino County Planning, California Coastal Commission and Department of Fish and Wildlife, and Gualala Community Services District.
 - Mayer proposed referral comments and recommendations.
 - Public comment: none.
 - Discussed recommendations for comments and conditions of CDP approval.
 - Motion and second to accept recommended comments and conditions of CDP approval, and direct Evans to transmit same to the Mendocino County Department of Planning and Building Services on behalf of GMAC: Mayer, Evans. Vote: Ayes unanimous.
- 7.4. CDP-2019-0041; Chester Davis (Shpak, Hayward)
- Shpak summarized purpose of second referral, consultation with Mendocino County staff planner, and recommendation for GMAC response to referral.
 - Juengling and Mayer discussed the proposal and options for comments and conditions of CDP approval.
 - Motion and second to accept recommendation for no additional comments to those submitted on 5/3/24 for CDP approval, and direct Shpak to transmit same to the Mendocino County Department of Planning and Building Services on behalf of GMAC: Mayer, Juengling. Vote: Ayes unanimous.

- 7.5. CDP-2021-0052; Dunya Alwan: assigned to Juengling and Lewis for report and recommendation at the next GMAC meeting (see agenda item 9).
- 7.6. B-2024-0012; John Chandler and Slick Rock Ranch LLC: assigned to Shpak and Hess for report and recommendation at the next GMAC meeting (see agenda item 9).

8. Old Business - Discussion or Action

- 8.1. Gualala Municipal Advisory Council Bylaws Update - status update only
 - Evans reported the Board of Supervisors approved the 2024 Bylaws Amendment on June 4, 2024 (Consent Calendar item 3g).
 - Evans directed the GMAC Secretary to transmit the approved bylaws update to councilmembers and asked Hess to post on the GMAC website.

9. New Business - Discussion or Action

- 9.1. Gualala Municipal Advisory Council Regular Meeting in July 2024.
 - Evans explained the next regular GMAC meeting on the standard first-Thursday-of-the-month interval would be July 4, 2024, the national Independence Day holiday; described options to resolve the schedule conflict; and asked councilmembers for their preferences regarding a GMAC meeting in July.
 - Councilmember consensus was to defer the July monthly meeting to August 1, 2024. Councilmembers discussed protocol for CDP referrals received in June and July, and directed the GMAC Secretary to (1) determine urgency for action before August 1 (2) query for councilmember assignment via email for action needed by August 1.
 - Evans directed the GMAC Secretary to distribute notice of deferring the July monthly meeting to the next regularly scheduled meeting on August 1, 2024.

10. Committee Reports

- 10.1. Bower Park Renovation
 - Hayward and Mayer gave update on hazardous tree removal and associated park safety closure on July 1, 2024.
 - Evans reported on repair of the bathroom water supply and complimented Fix Bower Park, Micheline White, and Mendocino County Facilities for their parts in advancing the youth-oriented survey on project preferences.
- 10.2. Caltrans SR1 Gualala Downtown Enhancement Project
 - Juengling recused himself and left the dais due to conflict of interest.
 - Shpak gave update on Caltrans progress on final design and right-of-way acquisition.
 - Public comment received from Robert Juengling.
- 10.3. Gualala Community Center Reconstruction and Master Plan
 - Evans gave update on general contractor recruitment, estimated replacement project capital cost and construction schedule, and fundraising efforts.
- 10.4. Local Coastal Program and Town Plan Update
 - Shpak reported on Grassroots Institute webinar and conversation with Mendocino County Planning and Building Services Director Krog, and gave update on technical studies and outreach to gather groundwater data.
- 10.5. Economic Development
 - Evans gave update.

- 10.6. Website, Social Media, Telecommunications, Community Broadband Access
- Hess described work in progress on new GMAC website, in collaboration with Evans and Mayer.
 - Councilmembers discussed selection and connection to non-GMAC content, design features to enable website use by disabled persons, and appreciation for new website functionality and design.

11. Treasurer Report

11.1. No report.

12. Councilmember Comments, New Business for Future Agenda

- Evans wished council members a happy and safe 4th of July holiday.
- Mayer gave notice of absence through August and return to council in September.

13. Adjournment

- Motion to adjourn in memory of those who served on D-Day in World War II and second: Evans, Hess. Vote: Ayes unanimous.
- Meeting adjourned at 8:50 p.m.