



Gualala Municipal Advisory Council

P.O. Box 67, Gualala CA 95445

www.gualalamac.org

Regular Meeting Summary Minutes DRAFT

Thursday, August 1, 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/YS9JVme6nEA?si=cVdaGei90Tkt1DJf>

1. Call to Order and Introductions

- The meeting was called to order at 6:03 p.m.
- Council members present: Robert Juengling, Dave Shpak, Dan Lewis, Don Hess, Zachary Hayward. Council members absent (excused): Evans, Mayer.
- Mendocino County personnel present: Sheriff Matt Kendall, Sheriff Deputy Sheriff Michael Jensen, Sheriff Lt. Clint Wyant (remote).

2. Agenda Approval

- Shpak proposed additions.
- Motion and second to approve as amended: Shpak, Lewis. Vote: Ayes unanimous.

3. Approval of Minutes

- 3.1. June 6, 2024. Motion and second to approve: Shpak, Hayward. Vote: Ayes unanimous.

4. Correspondence

- Reported as on approved agenda.

5. Public Comment on Non-Agenda Items

- Rachele Hayward: remarks regarding sidewalks, child play structures, seating in the Gualala village. Read letter by Adele Martinez-Berg on absence of sidewalks in Gualala village and description of Forager School programs.
- Melissa Finley: expressed appreciation for paved shoulder along west side of State Route 1 between Sedalia Drive and Pacific Drive.

6. Mendocino County Sheriff or Code Enforcement Report

- Sheriff Kendall described success of Point Arena parade on July 7, 2024 and progress on recent south coast homicide incident near Eureka Hill Road.
- Deputy Sheriff Jensen summarized recent south coast actions and investigations.
- Sheriff Lt. Wyant summarized on-going staff recruitment and increased Sheriff deployment in south coast.

7. Public Agency Referrals

- 7.1. CDP-2021-0052; Dunya Alwan (Juengling, Lewis)
- Juengling reported previous GMAC review in January 2021 by Evans and Lewis.

- Current re-referral includes updated biological resources study and redesign on driveway access, on-site sewage disposal system, development plan.
 - Juengling and Lewis expressed desire to do site tour with applicant, consult with Mendocino County staff planner.
 - Mayer proposed referral comments and recommendations.
 - Motion and second to table re-referral to September GMAC meeting: Juengling, Lewis. Vote: Ayes unanimous.
- 7.2. B-2024-0012; Don Ratcliff and Slick Rock Ranch LLC (Shpak, Hess)
- Shpak and Hess presented results of review and recommended GMAC action.
 - Juengling discussed proposal and recommended action.
 - Motion and second to deny proposed coastal boundary line adjustment and direct Shpak to transmit same to the Mendocino County Department of Planning and Building Services on behalf of GMAC: Lewis, Hess. Vote: Ayes unanimous.
- 7.3. CDPR-2024-0002; Anthony and Alisha C. Bazzano
- Shpak presented summary of proposal, results of review, and recommended action.
 - Motion and second to accept recommended approval of CDP renewal, and direct Shpak to transmit same to the Mendocino County Department of Planning and Building Services on behalf of GMAC: Lewis, Hess. Vote: Ayes unanimous.
- 7.4. CDPM-2024-0004; Richard Cionco and Natsuki Fukasawa
- Shpak previewed proposed CDP modification of previously-approved CDP.
 - Motion and second to assign CDPM to Shpak and Hayward for GMAC consideration at the September GMAC meeting, and direct Shpak to coordinate consultation with the Mendocino County project planner and applicant: Shpak, Hayward. Vote: Ayes unanimous.

8. Old Business - Discussion or Action

- 8.1. None.

9. New Business - Discussion or Action

- 9.1. None.

10. Committee Reports

- 10.1. Bower Park Renovation
- Lewis and Hayward gave update on hazardous tree removal and coordination with the Fix Bower Park stakeholder group for wood chip disposal. Hayward expressed appreciation for the work of Atlas Tree.
 - Hayward summarized recent the current design options and input survey published by Mendocino County General Services Department.
 - Lewis commented on the county survey instrument.
 - Shpak reported on Mendocino Coast Recreation and Park District project engagement.
 - Public Comment: Rachele Hayward expressed concerns about Mendocino County project accountability, communications, community relations, and asked GMAC to monitor project progress.

- 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.
- 10.3. Gualala Community Center Reconstruction and Master Plan
 - Shpak gave update on general contractor value engineering analysis and progress on replacement project capital cost reduction.
- 10.4. Local Coastal Program and Town Plan Update
 - Shpak reported on Grassroots Institute webinar and review of Mendocino County Planning and Building Services Director Krog presentation slides (available at link on the GMAC web page for this meeting).
- 10.5. Economic Development
 - No report.
- 10.6. Website, Social Media, Telecommunications, Community Broadband Access
 - Hess described work in progress on new GMAC website.

11. Treasurer Report

- 11.1. No report. Hess is still awaiting payment for last invoice for website work/hosting.

12. Councilmember Comments, New Business for Future Agenda

- Shpak announced the next meeting of the Mendocino Coast Recreation and Park District Board of Directors will be held on August 21, 2024 at the Coast Life Support District training room.

13. Adjournment

- Motion to adjourn and second: Finley, Hess. Vote: Ayes unanimous.
- Meeting adjourned at 8:03 p.m.