



# Gualala Municipal Advisory Council

P.O. Box 67, Gualala CA 95445

[www.gualalamac.org](http://www.gualalamac.org)

## Regular Meeting Summary Minutes

Wednesday, February 5 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://www.youtube.com/watch?v=3A7rhHfzMds>

### 1. Call to Order and Introductions

- The meeting was called to order at 6:03 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 and remote: Senior Planner Russell Ford, Deputy Sheriff Chris McNally, Lt. Sheriff Clint Wyant.

### 2. Agenda Approval

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

### 3. Approval of Minutes

- December 5, 2024. Motion and second to approve: Juengling, Hayward. Vote: Aye by Evans, Juengling, Hess, Lewis, Mayer, Hayward; Abstain by Shpak (was absent from meeting on 12/5/24).

### 4. Correspondence

- Reported as on approved agenda.
- Mendocino County Planning and Building Services: *Presentation by Russell Ford on Determining the Proposed Gualala Census Designated Place Boundary.*  
The Mendocino County Planning and Building Services Department is seeking input on the boundaries of a proposed Census Designated Place for Gualala. Mendocino County Information Services will submit the boundary with associated documentation to the U. S. Census Bureau.
  - Mr. Ford will distribute a map of existing Census tract, block groups, and block boundaries; existing South Coast Fire Protection District and GMAC boundaries; and conceptual Census designated place boundaries to Councilmembers next week.
  - Topic will be on the March 5 GMAC New Business agenda as a comment action item.

### 5. GMAC Annual Organization - Discussion and Action

- Motion and second to nominate Kevin Evans as GMAC Chair: Lewis, Hess. No public comment. Vote: Ayes unanimous.
- Motion and second to nominate Robert Juengling as GMAC Vice Chair: Mayer, Hess. No public comment. Vote: Ayes unanimous.

- Motion and second to nominate Dave Shpak as GMAC Secretary: Hayward, Lewis. No public comment. Vote: Ayes unanimous.
- Motion and second to nominate Dan Lewis as GMAC Treasurer: Hess, Mayer. No public comment. Vote: Ayes unanimous.

**6. Public Comment on Non-Agenda Items**

- None.

**7. Mendocino County Sheriff or Code Enforcement Report**

- Deputy Sheriff McNally introduced himself and Lt. Sheriff Wyant, and apologized for Sheriff Kendall's absence. Shpak noted communication from Rose Britton, Administrative Services Manager, that GMAC meetings on Wednesday conflict with the Sheriff's prior commitment to attend the Round Valley MAC meetings.
- Deputy Sheriff McNally summarized recent south coast actions and investigations.

**8. Public Agency Referrals**

- 8.1. CDP-2022-0042; Michael Barron-Wike (Evans)
- Michael Barron-Wike, applicant, explained purpose of CDP re-referral.
  - Evans summarized previous GMAC support for CDP and recommended continuing support.
  - Lewis asked question; answered by Barron-Wike.
  - Councilmembers discussed proposal.
  - No public comment.
  - Motion and second to recommend that CDP-2022-0042 be approved: Juengling, Hayward. Vote: Ayes unanimous.
  - Evans will report to Mendocino County Planning and Building Services.
- 8.2. CDPM-2024-0010; James Beerensson (Evans)
- James Beerensson, applicant and property owner, explained proposed CDPM for new personal residence development project.
  - Evans summarized review of CDPM and recommended support of proposed project.
  - Hess, Hayward, Juengling asked questions; answered by Beerensson.
  - Public comment by Barron-Wike.
  - Councilmembers discussed proposal.
  - Motion and second to recommend that CDPM-2024-0010 be approved: Evans, Lewis. Vote: Ayes unanimous.
  - Evans will report to Mendocino County Planning and Building Services.
- 8.3. CDP-2022-0017; Lowell Strauss (Shpak)
- Shpak summarized the proposed after-the-fact CDP to resolve code violations associated with unpermitted tree removals and installation of excessively tall fencing.
  - Hayward, Juengling, Mayer, Lewis asked questions; answered by Shpak
  - No public comment.

- Councilmembers discussed proposal.
- Motion and second to recommend that CDP-2022-0017 be approved: Shpak, Hess.  
Vote: Ayes unanimous.
- Shpak will report to Mendocino County Planning and Building Services.

**9. Old Business - Discussion or Action**

- None.

**10. New Business - Discussion or Action**

10.1. Annual Form 700 Submittal

- Shpak reported on distribution, procedure, and 4/1 deadline for annual submittals by all councilmembers.

**11. Committee Reports**

Councilmember committee assignments for 2025 are noted for each committee; no committees were closed and no new committees were created.

11.1. Bower Park Renovation

- Committee roster: Lewis, Mayer, Evans.
- Evans and Mayer gave update on design development and schedule for final design, contractor bid solicitation, contractor selection, construction start, and construction duration.
- Councilmembers asked questions and discussed project.
- Committee will conduct last round of community and stakeholder outreach focused on specific final design questions and timed to avoid delaying project schedule.
- Evans directed readiness to present and discuss compiled input at GMAC meeting on March 5.
- Mayer will identify optional special meeting dates and venues, and make invitations if needed before the next regular GMAC meeting.
- Public comment by John Bower.

11.2. Caltrans SR1 Gualala Downtown Enhancement Project

- Juengling recused himself and left the dais due to conflict of interest.
- Committee roster: Shpak, Mayer.
- Mayer reported no new communications with Caltrans District 1.
- Shpak reported no schedule changes shown in the Caltrans December Milestone Report.
- Public comment by John Bower.

11.3. Gualala Community Center Reconstruction and Master Plan

- Committee roster: Evans.
- Evans gave update on capital funding campaign, status of federal and state grant requests, target construction schedule.

11.4. Local Coastal Program and Town Plan Update

- Committee roster: Shpak.

- Shpak and Hess reported on the last progress update webinar hosted by the Grassroots Institute on 1/16/25.

11.5. Economic Development

- Committee roster: Evans, Juengling.
- Evans reported coordination with Visit Mendocino on new south entry sign for Gualala near the existing business sign on State Route 1.
- Public comment by John Bower.

11.6. Website, Social Media, Telecommunications, Community Broadband Access

- Committee roster: Hess, Mayer.
- Hess reported progress on GMAC website development.

**12. Treasurer Report**

- Lewis reported invoices submitted to Mendocino County Planning and Building Services for Mendocino Community Network for annual Internet domain hosting; Independent Coast Observer for legal ad on 12/28/24; US Postal Service for annual post office box rental.
- Hess asked about status of reimbursement for GMAC website domain name.
- Evans directed action item at GMAC meeting on March 5 for reimbursement for GMAC website domain name

**13. Councilmember Comments, New Business for Future Agenda**

- Shpak comments:
  - Ongoing RTP/ATP update and solicited Councilmember input via the website. Councilmembers requested Shpak resend the email notice and website link.
  - MCOG will conduct the annual Unmet Transit Needs Public Hearing during the regular Board of Directors meeting on 2/10/25.
  - Timely CDP referral coordination with Mendocino County Planning and Building Services.
  - Congratulations to Zachary Hayward for joining the Mendocino Coast Recreation and Park District Board of Directors.
  - MCRPD and Mendocino County LAFCo have agreed to conduct a Municipal Service Review for the District this year.
- Evans comments:
  - Compliments to North Gualala Water Company for rapid restoration of domestic water service after a recent disruption.
  - Compliments to the South Coast Fire Department for contributing help during the wildfires in southern California and for emergency removal of hazard trees from local roadways.

**14. Adjournment**

- Motion to adjourn and second: Juengling, Mayer. Vote: Ayes unanimous.
- Meeting adjourned at 9:11 p.m.