



Gualala Municipal Advisory Council

P.O. Box 67, Gualala CA 95445

www.gualalamac.org

Regular Meeting Summary Minutes DRAFT

Wednesday, March 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=54HVefK8azQ>

1. Call to Order and Introductions

- The meeting was called to order at 6:04 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: Planning and Building Services Director Julia Krog, Deputy Sheriff Chris McNally.

2. Agenda Approval

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

3. Approval of Minutes

- February 5, 2024. Motion and second to approve: Lewis, Hayward. Vote: Ayes unanimous.

4. Correspondence

- Reported as on approved agenda.

5. Mendocino County Planning and Building Services: Input on Determining the Proposed Gualala Census Designated Place Boundary. Discussion and Action moved from Item 9.

- Evans gave background and thanked Senior Planner Russell Ford for several maps for consideration.
- Director Krog reiterated purpose of outreach to inform a County proposal to the US Census Bureau, for which the application period will close in April.
- Councilmembers Evans, Juengling, Mayer, Hayward, and Shpak discussed boundary ideas.
- Public comment received from John Bower, Corinne Cronin and discussed by councilmembers and Director Krog.
- Motion and second to recommend to Planning and Building Services that the proposed Gualala Census Designated Place (census tract) boundaries include the union of existing US Census tract, block group, and block mapping proximate to Gualala; the current GMAC boundary; the mapping of Gualala-related geographic features drafted by Russell Ford; the Schooner Gulch and Hall Gulch drainage "blue lines"; and Ten-Mile Cutoff Road southward from Hall Gulch: Shpak, Hayward. Vote: Ayes unanimous.

6. Public Comment on Non-Agenda Items

- John Bower expressed concerns about dirt bike and other non-street vehicle motorists operating on Old Stage Road and private properties in hazardous manners, and the need for safer walking areas along local roads.

7. Mendocino County Sheriff or Code Enforcement Report

- Deputy Sheriff McNally summarized recent south coast actions and investigations.
- Councilmembers Evans, Hess, Mayer, and Lewis discussed concerns about motorist speeding on Pacific Woods Road.
 - Deputy Sheriff McNally recommended councilmembers consider expressing this concern to the County Department of Transportation.
 - Public comment: John Bower stated the County DOT has conducted speed studies of Pacific Woods Road and Old Stage Road.

8. Public Agency Referrals

8.1. B-2024-0026; Perry Gottesfeld

- Shpak summarized the proposed minor boundary line adjustment to resolve existing encroachments and support of affected property owners.
- Perry Gottesfeld described history of the encroachments and discussions with neighbors on resolution.
- Councilmembers discussed proposal.
- No public comment.
- Motion and second to recommend that B-2024-0026 be approved: Mayer, Lewis. Vote: Ayes unanimous.
- Shpak will report to Mendocino County Planning and Building Services.

8.2. CDP-2024-0043; Caltrans District 1

- Shpak summarized the proposed geotechnical borings to gather information for design of a clear-span bridge to replace an existing culvert under State Route 1 at Anchor Bay that blocks fish passage. The eventual construction project would require another CDP approval. Planning and Building Services requested GMAC comments by March 14, 2025.
- Public comment by John Bower regarding highway geometry, bicyclist and pedestrian hazards, and flood hazards.
- Councilmembers Lewis and Evans discussed existing conditions and the proposal.
- Motion and second to recommend that CDP-2024-0043 be approved and that GMAC be involved in the bridge development proposal at the earliest opportunity: Shpak, Mayer. Vote: Ayes unanimous.
- Shpak will report to Mendocino County Planning and Building Services.

9. Old Business - Discussion or Action

- 9.1. Mendocino County Planning and Building Services: Input on Determining the Proposed Gualala Census Designated Place Boundary. Moved to Item 5.

- 9.2. Bower Park Rehabilitation Project: Final Input on Specific Design Questions and Priorities for Construction Bid Add-Alternates
- Evans thanked Mayer for preparing and distributing a survey to stakeholders.
 - Mayer reported communications between the Bower Park Renovation Committee and the County project team; the committee members' intention to prepare and distribute another survey focused on playground specifications; target deadline for comments on both surveys by the end of next week; and intention to tabulate and transmit all comments to the County project team as soon as practicable.
 - Councilmembers Evans, Mayer, and Hayward discussed the questionnaires, outreach for the surveys, support for base project features and add-alternates, industry-standard costs used for pre-bid cost estimating.
 - No public comment.
 - Motion and second that GMAC supports the Bower Park Rehabilitation Project as defined by the current base project layout and features, and the inventory of add-alternates; GMAC desires the project to proceed expeditiously and for the County project team to consider public input on playground specifications and add-alternate priorities when GMAC transmits that input to the County project team: Shpak, Hess. Vote: Ayes unanimous.
 - Motion and second that GMAC directs the Bower Park Renovation Committee to prepare an advertisement to provide notice of, and Internet links to the surveys on playground specifications and add-alternate priorities for publication in the next issue of the ICO: Shpak, Juengling. Vote: Ayes unanimous.

10. New Business - Discussion or Action

- 10.1. Mendocino County Planning and Building Services Public Agency Referrals
- Shpak described the typical GMAC procedure and ways to improve compliance with comment due dates requested by County Planning and Building Services; and suggestions from Senior Planner Mark Cliser for procedural adjustments.
 - Councilmembers discussed current practice and ways to reduce the amount of time for GMAC responses to referrals.
 - Councilmember consensus was to:
 - Direct the Secretary to implement an alphabetical rotation to assign two councilmembers for referral reviews when notified by Planning and Building Services. Finley is excused from the rotation during her absence. Hayward is included in the rotation during Finley's or other councilmember absences.
 - Direct councilmembers to confirm assignment, conduct referral reviews, draft comments and recommendations, and request councilmember discussion and action at the next regular GMAC meeting after referral assignment.
 - Direct the Secretary to inform Planning and Building Services of the estimated GMAC comment timeframe, subject to a two-week minimum GMAC review period.

11. Committee Reports

- 11.1. Bower Park Renovation
- See Item 9.2.
- 11.2. Caltrans SR1 Gualala Downtown Enhancement Project

- Juengling recused himself and left the dais due to conflict of interest.
 - Mayer reported no new communications with Caltrans District 1.
 - Shpak reported that discussions between the County Department of Transportation and Caltrans District 1 concluded that the County cannot maintain landscaping within the state highway right-of-way without a dedicated funding source. Absent a local agency taking on a perpetual commitment to maintain landscaping, the current streetscape project will not install landscaping. Otherwise, the project is on schedule and Coastal Commission consideration of a CDP is anticipated within the next couple of months.
 - Councilmembers Mayer, Shpak, Lewis, and Evans discussed the project.
 - Public comments by John Bower, Corrine Cronin, and Robert Juengling.
- 11.3. Gualala Community Center Reconstruction and Master Plan
- No report.
- 11.4. Local Coastal Program and Town Plan Update
- Shpak reported that the next GrassRoots Institute progress webinar will be conducted on March 20.
 - Councilmembers and John Bower asked Shpak to distribute information about the GRI webinar via email.
 - Public comment by John Bower regarding community involvement.
- 11.5. Economic Development
- Evans reported the latest attempt to coordinate with Visit Mendocino on new south entry sign for Gualala near the existing business sign on State Route 1 was unsuccessful.
 - Public comment by John Bower.
- 11.6. Website, Social Media, Telecommunications, Community Broadband Access
- Hess reported progress on GMAC website development.
 - Councilmembers Hess, Evans, and Lewis discussed request to Planning and Building Services to fund a website consultant.

12. Treasurer Report

- Lewis described reimbursement to Hess for the GMAC website domain name payment.
- Motion and second for Lewis to submit a request to Planning and Building Services to reimburse Hess for the cost of the GMAC website domain name: Mayer, Lewis. Vote: Ayes unanimous.

13. Councilmember Comments, New Business for Future Agenda

- Evans reported he will be absent from March 10 to April 12, and asked Juengling to chair the GMAC meeting on April 2.
- Lewis reported he will be absent from April 8 to May 1.

14. Adjournment

- Motion to adjourn and second: Mayer, Hayward. Vote: Ayes unanimous.
- Meeting adjourned at 9:09 p.m.