



# Gualala Municipal Advisory Council

P.O. Box 67, Gualala CA 95445

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

## Regular Meeting Summary Minutes DRAFT

Wednesday, May 7 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=Gx7MUFWeg9A>

### 1. Call to Order and Introductions

- The meeting was called to order at 6:01 p.m.
- Council members present: Kevin Evans, Robert Juengling, Dave Shpak, Dan Lewis, Don Hess, Henry Mayer, Melissa Finley (remote), Zachary Hayward. Councilmember Finley was excused from the meeting at 8:32 p.m.
- Mendocino County personnel present: Chris McNally, Liam Crowley, Russell Ford (remote).
- Mendocino Council of Governments personnel present (remote): Nephele Barrett.
- Caltrans personnel present (remote): Tasha Ahlstrand, Trevor Goff, Katie Everett, Gillian Levy, Dawn Graydon, Tim Nelson, Rachelle Estrada, Richard Mullen.

### 2. Agenda Approval

- Councilmember Shpak proposed additions to correspondence.
- Chairman Evans proposed shift of agenda item order.
- Motion and second to approve as amended: Juengling, Mayer. Vote: Ayes unanimous.

### 3. Approval of Minutes

- April 2, 2024. Motion and second to approve: Lewis, Mayer. Vote: Ayes by Juengling, Shpak, Lewis, Hess, Mayer; abstentions by Evans, Finley (both due to absence).

### 4. Correspondence and Presentation

- Correspondence as reported as on approved agenda.
- Trevor Goff, Caltrans District 1 update on the China Gulch Emergency Project.
  - Public comment: John Bower reported presence of a 12-inch water main proximate to the highway embankment; expressed desire for improved pedestrian access along the highway; expressed concern about stormwater accumulation at the intersection; and expressed desire for a roundabout at the intersection.
  - Councilmember discussion: Mayer and Juengling expressed desire for improved pedestrian access along the highway and across China Gulch.
  - Next update presentation: 8/7/25.

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

- Deputy Sheriff McNally summarized recent south coast actions and investigations.
- Public comment: John Bower.

**6. Public Agency Referrals**

**6.1. CDP-2024-0040; Caltrans**

- Councilmember Juengling recused himself and left the dais due to conflict of interest.
- County Planner Liam Crowley summarized the proposed standard Coastal Development Permit for Caltrans to implement the Gualala Downtown Streetscape Enhancement Project, including descriptions of project features and considerations for action by the Coastal Permit Administrator. A copy of the presentation slides can be downloaded from the GMAC website.
- Councilmembers Mayer, Hayward, Lewis, Hess, and Finley discussed the proposal with Crowley, Caltrans Project Manager Katie Everett, and Caltrans Environmental Scientist Gillian Levy. Topics included the proposed bioswale, absence of a maintenance agreement between Caltrans and Mendocino County, potential for post-project landscaping, removal of on-highway parking, improvements for pedestrian and bicyclist access and safety, consistency with the Active Transportation Program grant funding, stormwater treatment, and erosion control seed selection.
- Councilmember Shpak presented the referral evaluation conducted with Councilmember Mayer, in consultation with County, MCOG, and Caltrans staff. The evaluation considered proposed project features and actions, consistency with the Gualala Town Plan, achievement of project objectives, concerns about construction and maintenance, and recommendations for GMAC action. A copy of the presentation slides can be downloaded from the GMAC website.
- Councilmembers Mayer and Finley proposed two conditions of CDP approval be added to the initial items to consider Gualala Bluff Trail scenic values and use of native flowering plants in the Caltrans erosion control seed mix.
- Public comment:
  - Tom Murphy opposed removal of landscaping from the project, yet supported advancing the project.
  - John Bower opposed removal of on-highway parking, asserted the Gualala Town Plan does not work, and expressed concern that the proposed stormwater feature between the Surf Market and Breakers Hotel will create a fire hazard.
  - Robert Juengling expressed support for the proposed CDP.
- Councilmembers Mayer, Shpak, and Evans discussed landscape maintenance cost and funding with MGOE Executive Director Nephele Barrett and Everett.
- Councilmembers Lewis, Shpak, Hess, Hayward, Mayer, and Evans discussed Coastal Commission opposition to on-highway parking, support for proposed project and optimism for post-project landscaping, frustration with absence of County budget funding for in-highway landscape maintenance, Caltrans administrative mechanism and bonding requirement for landscaping maintenance, and satisfaction with proposed transportation and development benefits.
- Motion and second by Shpak and Mayer to recommend that CDP-2024-0040 be approved with the following conditions of approval:

- Provide and implement a maintenance, monitoring, and reporting plan for stormwater management features.
- Provide and implement a construction access and communications plan that includes:
  - Consultation with frontage landowners and tenants to minimize impacts, and to schedule and locate work and access adaptations (as feasible and practical).
  - Episodic and bi-weekly update communiques.
  - Contact information for telephone and text inquiries.
- Maintain pedestrian access through the village at all times, to the extent feasible.
- Consider construction scheduling, as feasible, to minimize noise and dust impacts on outdoor activities of sensitive stakeholders, such as The Forager Preschool and Gualala Farmers Market.
- Consider the scenic values of the Gualala Bluff Trail in design and construction of proximate stormwater management features.
- Consider including native herbaceous and perennial flowers (e.g., California poppy) in the erosion control seed mix.
- Question on the motion by Mayer to amend by adding another condition of approval for Mendocino County and Caltrans to continue exploring highway landscaping. Shpak declined to amend motion. Hess opposed the proposed amendment.
- Vote: Ayes by Evans, Shpak, Lewis, Hess, Mayer, Finley, Hayward.  
Motion passed unanimously.
- Councilmember Shpak will report to Mendocino County Planning and Building Services.
- Councilmember Juengling returned to the dais for the remainder of the meeting.

## **7. Public Comment on Non-Agenda Items**

- None.

## **8. Old Business - Discussion or Action**

- 8.1. Redwood Valley MAC Proposal for Gas Station Moratorium
  - Councilmember Hess reported the Redwood Valley MAC has not made progress on this item and recommended suspending GMAC consideration for now.
  - Chairman Evans directed this item be removed from Old Business until further notice.
- 8.2. Mendocino County Planning and Building Services: Input on Determining the Proposed Gualala Census Designated Place Boundary
  - Councilmember Shpak reviewed previous GMAC consideration and recommendation on 3/5/25 and subsequent information and mapping provided by County GIS Coordinator Lief Farr.
  - Councilmembers Mayer, Finley, Hess, Evans, Lewis, Juengling, Hayward, and Shpak discussed the previous and new information, and intended purposes for a Gualala Census Designated Place.
  - Motion and second by Mayer and Juengling to ask the County to submit to the U.S. Census Bureau:

- A proposed Gualala Census Designated Place defined by the boundaries recommended by GMAC on 3/5/25, excluding the area within the existing Anchor Bay Census Designated Place.
    - The boundary proposed by Farr, between the Anchor Bay CDP and the Gualala River, as a fallback proposal.
  - Discussion on motion by Councilmembers Evans, Lewis, and Hayward led Mayer to withdraw motion.
  - Motion and second by Mayer and Juengling to:
    - Ask the County to submit to the U.S. Census Bureau a proposed Gualala Census Designated Place defined by the boundaries recommended by GMAC on 3/5/25, excluding the area within the existing Anchor Bay Census Designated Place.
    - Authorize Chairman Evans to represent GMAC on further consultation with the County and the Census Bureau, in the event that further reconsideration of a Gualala CDP boundary becomes necessary for approval by the Census Bureau.
  - Vote: Ayes unanimous.
- 8.3. Mendocino County Local Coastal Program and Gualala Town Plan Update; Concerns, Issues, Objectives for the South Coast
- Councilmember Shpak relayed that the next GrassRoots Institute Local Coastal Program Update webinar will be held on 5/15/25 from 3 p.m. to 5 p.m.
  - There was no comment or discussion by Councilmembers.
  - Chairman Evans directed this item be consolidated with the recurring Local Coastal Program and Town Plan Update committee report in subsequent agendas.

## **9. New Business - Discussion or Action**

- None.

## **10. Committee Reports**

- 10.1. Bower Park Renovation
- Chairman Evans reported that the Mendocino County Planning Commission approved a Coastal Development Use Permit for the project on 5/1/25.
- 10.2. Caltrans SR1 Gualala Downtown Enhancement Project
- See agenda item 6.1.
- 10.3. Gualala Community Center Reconstruction and Master Plan
- Chairman Evans reported the Community Center will convene a community comment meeting at the Del Mar Center on 5/13/25 at 1 p.m. He anticipates a general membership vote in June on project priorities, functions, and sequence.
- 10.4. Local Coastal Program and Town Plan Update
- Councilmember Shpak reported that the GrassRoots Institute will conduct the next progress webinar on 5/15/25 from 3 p.m. to 5 p.m.

10.5. Economic Development

- No report.

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

- Councilmember Hess reported progress on BlueSky and Facebook profiles, and Internet web page.

**11. Treasurer Report**

- None.

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

- Councilmember Mayer reported payment to the Independent Coast Observer for an advertisement about the last round of community surveys on design for the Bower Park renovation project. He asked that reimbursement be considered by GMAC at the next regular meeting on 6/5/25.
- Chairman Evans expressed his thanks "to everyone for wading through some very tough items this evening. We did it with professionalism and dignity and collegiality. I really appreciate all of you for doing that. And I really appreciate John and Tom for coming, as well, and offering public comments, because we need everybody's input. It's not GMAC's project. It's the community's project. So, I appreciate that." Evans also mentioned he was glad Councilmember Finley participated in the meeting.

**13. Adjournment**

- Motion and second to adjourn: Lewis, Hess. Vote: Ayes unanimous.
- Meeting adjourned at 9:07 p.m.