



Gualala Municipal Advisory Council

P.O. Box 67, Gualala CA 95445

www.gualalamac.org

Regular Meeting Agenda

Thursday, September 4, 2025

6:00 p.m.

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

Zoom teleconference link: <https://bit.ly/GMACMonthly> or

<https://zoom.us/join> and enter Meeting ID 3553467386, Passcode 95445.

Zoom telephone: 669-900-6833 and enter Meeting ID 3553467386, Passcode 95445.

1. Call to Order and Introductions

2. Agenda Approval

3. Approval of Minutes

3.1. July 3, 2025 Regular Meeting Minutes

4. Correspondence/Presentations

- California Department of Forestry and Fire Protection Weekly Notice of Submission of Timber Harvest Plans and Amendments: July 3, 2025; July 10, 2025; July 17, 2025; July 24, 2025; July 31, 2025; August 7, 2025; August 14, 2025; August 21, 2025; August 28, 2025.
- Dave Shpak: GMAC: approved 6/5 minutes and 7/3 meeting agenda, and draft 7/3 summary minutes. July 4, 2025.
- Dave Shpak: GMAC August Regular Meeting: cancellation notice. July 4, 2025.
- Henry Mayer: My GMAC absence. July 7, 2025.
- Don Hess: My letter to Ted Williams re: road degradations. August 4, 2025.
- California Coastal Commission: Important Hearing Notice on Updated Sonoma County Post LCP Certification Permit and Appeal Jurisdiction Map Set (MA-2025-001). August 22, 2025.
- Dave Shpak: GMAC: draft agenda and other materials for regular meeting on 9/4. August 30, 2025.

5. Mendocino County Sheriff or Code Enforcement Report

6. Public Comment on Non-Agenda Items

A maximum of 3 minutes is reserved for members of the public to address the Gualala Municipal Advisory Council (GMAC) on items not listed on the agenda and the total time for public input on a particular issue is limited to 20 minutes (Government Code 54954.3). The Council is prohibited from discussing or acting on matters not on the agenda, but may briefly respond or ask a question for clarification (Government Code 54954.2).

7. Public Agency Referrals - Discussion or Action

7.1. [CDP-2018-0005; Clifton May](#) (Shpak)

Applicant Request: Standard Coastal Development for after-the-fact grading, removal of trees, vegetation, and two unpermitted storage containers (have since been removed). Additional request to convert a test well into a production well; construct a pumphouse, a 950 square-foot single-family residence, a 1,500 square-foot barn; install a septic system, a culvert to reconnect stream to original channel; and temporarily use a trailer coach for occupancy while constructing dwellings per MCC 20.460.035 (C).

Additional Information: The original application was filed in 2018, in response to a code violation for removing vegetation, grading, and construction of a shed (likely cannabis related). The shed was removed during escrow and there is a new property owner. The (new 2021) property owner has encouraged plant regeneration on the parcel. This is the 4th referral by Planning and Building Services. GMAC considered the previous referral on 3/7/2024.

Site address: 44948 Fish Rock Road, Gualala (APN 143-040-02).

Recommended action: discuss proposal and determine comments/recommendations to Mendocino County Planning and Building Services.

7.2. [CDP-2025-0014; Matthias Oppliger](#) (Hess, Juengling)

Applicant Request: Standard Coastal Development Permit for a remodel of an existing Single Family Dwelling, including internal changes, a 152 square-foot addition, walled seating area, solar panels, liquid petroleum gas tank with infrastructure and fenced enclosure, and new exterior siding, roofing, windows, and doors.

Additional Information: The project site is located on a bluff, but the Landslide Hazards map for the area includes no data for this particular outcrop. The applicant has provided a Geotechnical Report asserting that the proposed remodel is not at risk of danger from bluff retreat/erosion for 75 years. The existing residence is visible from Cook's Beach; the proposed fenced enclosure is also expected to be visible. The project would include installing infrastructure to connect the proposed gas tank to the existing garage. The tank would be filled via a visit from a refueling tank approximately three times a year. No grading is proposed, but some ground disturbance is expected.

Site address: 47081 Pirates Drive, Gualala (APN: 144-290-04).

Recommended action: discuss proposal and determine comments/recommendations to Mendocino County Planning and Building.

7.3. [CDP-2025-0017; Sarah Bradley, Dark Gulch](#) LLC (Evans)

Applicant Request: Standard Coastal Development Permit to allow the construction of a new 2,545 square-foot single-family residence, a 440 square-foot detached garage, up to 1,000 square feet of decks, installation of a septic system, the addition of a pump to serve an existing well, grading and vegetation removal as needed for construction of the foundation and improvements to the driveway, and gravelling of the existing driveway and installation of a culvert at its connection with the county road. The project is proposed in two phases, with construction of the residence, septic, well and driveway improvements occurring during Phase 1 and construction of the garage in Phase 2.

Site address: 46800 Iversen Lane, Gualala (APN 142-010-47).

Recommended action: discuss proposal and determine comments/recommendations to Mendocino County Planning and Building.

8. Old Business - Discussion or Action

- 8.1. Caltrans SR1 Gualala Downtown Enhancement Project Decorative Landscaping (Evans)
Supervisor Ted Williams requests GMAC discussion and recommendation to the Board of Supervisors on Mendocino County pursuing an agreement with Caltrans for perpetual maintenance of decorative landscaping within the state highway right-of-way of the Gualala downtown streetscape enhancement project.

9. New Business - Discussion or Action

10. Committee Reports

- 10.1. Bower Park Renovation (Lewis, Mayer, Evans)
- 10.2. Caltrans SR1 Gualala Downtown Enhancement Project (Shpak, Mayer)
- 10.3. Gualala Community Center Reconstruction and Master Plan (Evans)
- 10.4. Local Coastal Program and Town Plan Update (Shpak)
- 10.5. Economic Development (Evans, Juengling)
- 10.6. Website, Social Media, Telecommunications, Community Broadband Access (Hess, Mayer)

11. Treasurer Report

12. Councilmember Comments, New Business for Future Agenda

13. Adjournment:

The next regular meeting of GMAC will be held on Thursday, October 2, 2025 at 6:00 p.m., at the Coast Life Support District Building; 38901 Ocean Drive, Gualala, CA 95445. Remote public access by Zoom teleconference and telephone will be provided via the same Internet link and telephone number shown at the top of this agenda.