



Gualala Municipal Advisory Council

P.O. Box 67, Gualala CA 95445

www.gualalamac.org

Regular Meeting Summary Minutes DRAFT

Wednesday, September 4, 2025 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=3SPgQ8XsHWw>

1. Call to Order and Introductions

- The meeting was called to order at 6:05 p.m.
- Council members present: Kevin Evans, Dave Shpak, Dan Lewis, Don Hess, Henry Mayer, Zachary Hayward. Councilmembers Finley and Juengling were absent and excused from the meeting.
- Mendocino County personnel present: Ted Williams, Chris McNally.
- Mendocino Council of Governments personnel present: Nephele Barrett (remote).

2. Agenda Approval

- Chairman Evans proposed addition of New Business item regarding an amendment of the GMAC Bylaws to add a second alternate member.
- Secretary Shpak proposed addition of several items of correspondence that included all GMAC members and consideration of the Old Business item before Public Comment on Non-Agenda Items.
- Motion and second to approve as amended: Mayer, Lewis. Vote: Ayes unanimous.

3. Approval of Minutes

- July 3, 2025. Motion and second to approve: Lewis, Hayward. Vote: 5 Ayes, 1 Abstain.

4. Correspondence

- Correspondence as reported on the approved agenda.

5. Mendocino County Sheriff or Code Enforcement Report

- Deputy Sheriff McNally summarized recent south coast actions and investigations.
- Councilmembers Evans, Hayward, Lewis, and Mayer asked questions, answered by Deputy McNally.
- Public comment/questions:
 - Unnamed resident on Iversen Road expressed concern about firearm discharges on nearby private properties. Deputy McNally advised on relevant County Code.
 - Public comment: John Bower expressed concerns about ATVs being driven on public roads. Deputy McNally asked Mr. Bower to report instances when observed.

6. Old Business - Discussion or Action

- 6.1. Caltrans SR1 Gualala Downtown Enhancement Project Decorative Landscaping
- Councilmembers Mayer and Shpak gave update on project since 5/7/25 GMAC meeting.
 - Supervisor Ted Williams described Mendocino County consideration of perpetual maintenance of decorative landscaping within the state highway right-of-way of the Gualala downtown streetscape enhancement project and intention to recommend direction by the Board of Supervisors on 9/23/25.
 - Councilmembers discussed GMAC and community preference for decorative landscaping in the streetscape project, support for an agreement between Caltrans and the County for perpetual maintenance, and desire for timely progress on a maintenance agreement that would keep the streetscape project on schedule.
 - Public comment:
 - Tom Murphy repeated comments stated previously.
 - Nephele Barrett expressed appreciation for Supervisor Williams pursuit of a decorative landscape maintenance agreement, MCOG support for landscaping as a streetscape component in addition to valuable operational and safety benefits, and hope the County can approve an agreement with Caltrans.
 - Motion and second to (1) request the Board of Supervisors direct Mendocino County staff to draft an agreement to maintain decorative landscaping within the Gualala streetscape highway right-of-way in perpetuity, and work with Caltrans to execute the agreement in time to stay on the current streetscape project schedule, and (2) offer GMAC as a venue for public participation in draft decorative landscaping design, as appropriate and when available: Shpak, Lewis. Vote: Ayes unanimous.
 - Motion and second to express to the Board of Supervisors GMAC willingness to work to leverage Gualala's civic capacity to assist in landscape maintenance, whether through the Gualala Community Services District, a Business Improvement District, a Benefit Zone, and/or volunteer efforts: Mayer, Hayward. Ayes unanimous.

7. Public Comment on Non-Agenda Items

- John Bower expressed concerns about limited supply of parking in Gualala.
- Ted Williams acknowledged the letter by Don Hess about local road degradation, reported his research into historic patterns of expenditures by the County, described capital funding practices by other counties and the present predicament of funding lagging costs, and described prospects for increasing road maintenance funding.
- Dave Ashukian expressed concerns about county ordinance constraints upon developing an accessory dwelling unit on his property.
- George Provencher asserted the Zoning Ordinance is unconstitutional.

8. Public Agency Referrals

- 8.1. CDP-2018-0005; Clifton May
- Shpak summarized the proposed project to resolve a long-standing zoning violation and develop a new residence and appurtenances. This was the fourth referral of the proposed CDP considered by GMAC (last considered on 3/7/24).

- Councilmembers Mayer, Lewis, Hess, Evans, and Shpak discussed the referral, development information absent from the referral, and debated options for GMAC recommendation or deferral.
 - Motion and second to recommend that CDP-2018-0005 be approved subject to conditions described in the presentation by Shpak, with the addition of approval by the South Coast Fire Protection District or CalFire: Shpak, Hess. Vote: 5 Ayes, 1 Nay.
 - Shpak will report to Mendocino County Planning and Building Services.
- 8.2. CDP-2025-0014; Matthias Oppliger
- Hess summarized the proposed project of additions to an existing residence.
 - Ken Richter, property owner, summarized approach to project scope and design.
 - Matthias Oppliger, applicant, described the project as additions within existing design and vernacular.
 - Councilmembers asked questions about and discussed changes in views from Cook's Beach; intended purpose of LPG service; considerations of electric-powered appliances and HVAC, and house battery.
 - Public comment:
 - Corrine Cronin asked why public comment is sought on a CDP referral and expressed concern over nighttime light spillover to Cook's Beach.
 - Richter explained there were no existing or proposed exterior lights on the side of the house facing Cook's Beach.
 - Motion and second to recommend that CDP-2025-0014 be approved: Hess, Mayer. Vote: Ayes unanimous.
 - Hess will report to Mendocino County Planning and Building Services.
- 8.3. CDP-2025-0017; Sarah Bradley, Dark Gulch LLC
- Evans summarized the proposed project to develop a new residence and appurtenances, including a septic system design waiver to reduce required vertical distance separating disposal field from ground water.
 - Sarah Bradley, applicant, stated the actual proposal was for a 1,105 ft² house, rather than a 2,545 ft² house.
 - David Ashcroft, property owner, stated the proposal was for a small, single-story house with a storage loft. His intention was for low-impact development that did not impact views of the ocean from other private properties.
 - Lewis clarified that the proposal did not involve an adjacent lot, which is also owned by Ashcroft.
 - Councilmembers concluded there would be no ESHA or view impacts, no major grading.
 - Motion and second to recommend that CDP-2025-0017 be approved: Evans, Lewis. Vote: Ayes unanimous.
 - Evans will report to Mendocino County Planning and Building Services.

9. New Business - Discussion or Action

9.1. GMAC Bylaw Amendment to Add Second Alternate Member

- Chairman Evans reported the Board of Supervisors did not respond to his query regarding a second alternate member on GMAC. He asked councilmembers for their positions on revising the GMAC Bylaws to add a second alternate member and submit the update to the Board of Supervisors for approval.
- Councilmembers discussed the proposal and Bylaw amendment process.
- Councilmembers concurred with adding a second alternate member to GMAC.
- Mayer volunteered to draft the Bylaw amendment and post the draft on the GMAC website at least 14 days before the next GMAC meeting on 10/2/25.
- Secretary Shpak will include the Bylaw amendment as an Old Business action item in the 10/2/25 GMAC meeting agenda.

10. Committee Reports

10.1. Bower Park Renovation

- Councilmembers Evans and Shpak reported on Mendocino County procurement.
- Councilmembers discussed process for direct negotiation with the two contractors who have expressed interest and potential refinements to the project scope for delivery within remaining budget.

10.2. Caltrans SR1 Gualala Downtown Enhancement Project

- Shpak referred to previous discussion under Old Business and reported that Caltrans would solicit construction bids in the first quarter of 2026 on the current project schedule.

10.3. Gualala Community Center Reconstruction and Master Plan

- Evans reported the Gualala Community Center Board of Directors has asked members to vote on two different schemes for the reconstruction project.
- Councilmembers discussed need for a GMAC standing committee at this point.
- Motion and second to dissolve the GMAC committee on Gualala Community Center Reconstruction and Master Plan: Evans, Hayward. Vote: Ayes unanimous.

10.4. Local Coastal Program and Town Plan Update

- Councilmember Shpak reported that the last GrassRoots Institute webinar on the LCP update was held on 7/17/25 and summarized the presentations and discussions.
- The next GrassRoots Institute LCP update webinar is scheduled for 9/18/25 from 3 p.m. to 5 p.m.

10.5. Economic Development

- Evans reported that Mendocino County staff had applied to the U.S. Census Bureau for a Gualala Census Designated Place and that the application is under review.

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

- Hess reported that the expert website developer with whom he had previously shared a general scope of work to complete the GMAC Internet web page update had withdrawn interest in the project.
- Hess reported he will be leaving the area and will resign from GMAC by the end of 2025.

- Hess and Mayer will share information on teleconference hosting and necessary audio-visual equipment for GMAC to conduct hybrid meetings after Mr. Hess departs.

11. Treasurer Report

- None.

12. Councilmember Comments, New Business for Future Agenda

12.1. Upcoming Councilmember absences from meetings

- Shpak: absent for 10/2/25, but will prepare, post, and distribute the meeting agenda.
- Lewis and Hess: absent for 11/6/25.

13. Adjournment

- Motion and second to adjourn: Mayer, Lewis. Vote: Byes unanimous.
- Meeting adjourned at 9:03 p.m.