



Gualala Municipal Advisory Council

P.O. Box 67, Gualala CA 95445

www.gualalamac.org

Regular Meeting Agenda

Thursday, January 8, 2026

6:00 p.m.

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

Zoom teleconference link: <https://gualalamac.org/meeting> or

<https://zoom.us/join> and enter Meeting ID 867 2557 7712, Passcode 95445.

Zoom telephone: 669-900-6833 and enter Meeting ID 867 2557 7712, Passcode 95445.

1. Call to Order and Introductions

2. Agenda Approval

3. GMAC Annual Organization - Discussion and Action

Section 3.02 of the GMAC Bylaws directs: "At the first meeting of the Council in the calendar year, the Council Members shall organize by electing from their number a Chair, Vice Chair, Secretary, and Treasurer." In previous years, GMAC has also considered continuation, formation, and assignment of standing and ad hoc committees as part of annual organization.

Recommended actions: nominate Council officers, discuss the nominations, receive community input, and elect Council officers for 2026. Discuss and affirm continuing committees or dissolve current committees; discuss and form new committee(s); and assign Council members to continuing or formed committees for 2026.

4. Approval of Minutes

4.1. December 4, 2025 Regular Meeting Minutes

5. Correspondence/Presentations

- Naval Facilities Engineering Command Pacific: *Hawaii-California Training and Testing Environmental Impact Statement/Overseas Environmental Impact Statement Record of Decision; Notice of Availability*: December 1, 2025.
- California Department of Forestry and Fire Protection *Weekly Notice of Submission of Timber Harvest Plans and Amendments*: December 4, 2025; December 11, 2025; December 18, 2025; December 24, 2025.
- Zachary Hayward: *Zach Hayward absent for 1284 GMAC Meeting*. December 4, 2025.
- Melissa Finley: *Re: GMAC: draft agenda and other materials for regular meeting on 12/4*. December 4, 2025 (three emails).
- Dave Shpak: *Magdalena Homes structure insulation*. December 5, 2025.
- Mendocino Community Network: *Detailed Account Statement*. December 22, 2025.
- US Postal Service: *Post Office Box Service Fee Due*. January 1, 2026.
- Dave Shpak: *GMAC: draft agenda and other materials for regular meeting on 1/8*. January 3, 2026.
- Melissa Finley: *Re: GMAC: draft agenda and other materials for regular meeting on 1/8*. January 3, 2026.

6. Mendocino County Sheriff or Code Enforcement Report

7. 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, yet may respond briefly or ask a question for clarification (Government Code 54954.2).

8. Public Agency Referrals - Discussion or Action

8.1. [CDP-2021-0052; Dunya Alwan](#) (Lewis, Juengling)

Applicant Request: Standard Coastal Development Permit to develop a newly restored bluff top parcel with: 1,220 sq. ft. footprint single-family residence including decks at grade with maximum height of 20 feet, 640 sq. ft. footprint accessory dwelling unit / workshop / garage, 1,200-gallon concrete septic tank and 934 sq. ft. leach field and 934 sq. ft. future replacement field, hot tub, hook-up to Gualala Water Company, PG&E electric drop, 200 linear feet gravel driveway extension, placement of two storage containers during construction, and 500-gallon propane tank on piers for backup power. Also proposed is use of a travel trailer during construction.

Site address: 34620 So. Highway 1, Gualala.

Additional information: GMAC considered this project on 9/5/24, with recommendations submitted to the county thereafter.

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

8.2. [CDP-2022-0021; Hassan and Deborah Ghamlouch](#) (Juengling, Shpak)

Applicant Request: Standard Coastal Development Permit to construct a 1,458 square foot residence with 482 sq. ft. of decking. Additional development to include an 80 square foot pump house and 231 square foot concrete pad for water tanks at existing well, a foot bridge crossing at culvert, septic, necessary utility lines, driveway access to Highway 1, fence, pedestrian and car gates, gravel walkways with path lights, and removal of an existing shed.

Site address: 33300 So. Highway 1, Gualala.

Additional information: Caltrans has approved the proposed access from State Route 1.

GMAC considered this project on 3/2/23, with recommendations submitted to the county on 3/9/23.

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

8.3. [CDPM-2025-0008; Christina De Lopez](#)

Applicant Request: Coastal Development Permit for repairs and improvements to an existing single-family residence, including (1) a 112 square foot addition, (2) new roofing, (3) new siding, (4) a replacement deck, and (5) new exterior lighting.

Site address: 34400 So. Highway 1, Gualala.

Additional information: the proposed addition would replace an existing concrete slab adjacent to the residence. The applicant originally proposed a new 500 square foot detached garage northeast of the existing residence, but the structure would have been located within fifty (50) feet of nearby Environmentally Sensitive Habitat Areas (ESHA), inconsistent with County regulations. As such, the applicant has removed the garage from proposed plans. GMAC considered CDP-2022-0035 for this project on 2/2/23, which the county then approved on 6/8/23.

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

8.4. [CDP-2025-0028; Tamara and Dean Weber](#) (Shpak)

Applicant Request: Administrative Coastal Development Permit to authorize the work completed under EM_2025-0005 to repair the septic system that serves Cabin #1 and replace the septic system that serves Cabin #2 and #3.

Site address: 36300 Fish Rock Road, Gualala.

Additional information: the three septic systems that serve Cabins #1, 2, and 3 were failing, resulting in improper wastewater disposal and the risk of environmental contamination to groundwater and ground surfaces. The emergency was the result of improper leach line and leach field installation (Cabins #2 and #3) and minor root intrusion at the inlet and outlet of the septic tank (Cabin #3). The piping exiting to the septic tank that serves Cabin #1 ran into a gravel filled trench with soil and the leach field was not accepting water at an acceptable rate. The septic tank that serves Cabin #2 was full of dirt and did not contain a leach field. The septic system that serves Cabin #3 contained minor root intrusion at the inlet and outlet of the septic tank. The county approved the repair permit EM-2025-0005 on 10/20/2025.

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

8.5. [B-2025-0031; Gabriel Bassan](#) (Shpak)

Applicant Request: Coastal Development Boundary Line Adjustment to reconfigure the boundary between three existing lots. Lot 1 (APNs 145-122-03, 145-121-09) will reduce to 3.07± acres. Lot 2 (APN 145-121-08) will increase to 0.73± acres, and Lot 3 (APN 145-121-10) will increase to 1.25± acres.

Site address: 38050 Old Coast Highway, Gualala.

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

8.6. [CDP-2020-0031; Carl Rittiman and Associates](#)

Applicant Request: Standard Coastal Development to remove an existing 157 square-foot cabin, construct a 1,911 square-foot driveway and parking area, and a 1,548 square-foot single-family residence, install a septic system, construct a supplemental well, connect to utilities including an off-site spring, and a water tank.

Site address: 46451 Gypsy Flat Road, Gualala.

Additional information: GMAC considered this project on 12/5/24 (Evans and Juengling). This purpose of this fourth referral of the proposed project is to enable consideration of additional documents:

- Water Easement Agreement
- Spring Test dated 2023
- Alternatives Analysis
- Reduced Buffer Analysis
- Fuel Modification and Vegetation Management Plan (due to how vegetated the area is, and to maintain defensible space)
- Takings Analysis (since the proposed development would be within the 50 ft buffer of identified ESHA).

Recommended actions: discuss proposal and determine comments/recommendations to Mendocino County Planning and Building Services or assign GMAC members to review the project for presentation and action at the February 5, 2026 regular meeting.

9. Old Business - Discussion or Action

10. New Business - Discussion or Action

- 10.1. Magdalena Homes Planning in Gualala
This is a progress update by Felipe Camacho, Rick Cratty, Avery Ramin since their presentation to GMAC on December 4, 2025.

11. Committee Reports

- 11.1. Bower Park Renovation (Lewis, Mayer, Evans)
- 11.2. Caltrans SR1 Gualala Downtown Streetscape Project (Mayer, Shpak)
- CA Coastal Commission Appeal of Mendocino County CDP scheduled for hearing on February 4, 5, or 6, 2026. Written comments may be submitted in advance to executivestaff@coastal.ca.gov; melissa.kraemer@coastal.ca.gov; abigail.strickland@coastal.ca.gov; or kate.anderson@coastal.ca.gov.
- 11.3. Local Coastal Program and Town Plan Update (Shpak)
- Scenic Views Questionnaire Report, Highly Scenic Area Maps, and Cultural Resources Analysis Report at <https://www.mendocinocounty.gov/departments/planning-building-services/planning-division/long-range-plans/visual-and-archeological-resources-update-2023-2025>
 - Mendocino County Coastal Recreation Survey at https://forms.office.com/pages/responsepage.aspx?id=ElJUIP_6w0Kfn-dnbJinobfYJdmzc01MhAelvol0BmNUM1BER1dFUDdISDNWSVIYV0UzVEY3WENFSy4u&rout=shorturl
 - Mendocino County Sea Level Rise Roadway Impact Study survey at <https://www.surveymonkey.com/r/MCOG-SLR>
- 11.4. Economic Development (Evans, Juengling)
- 11.5. Website, Social Media, Telecommunications, Community Broadband Access (Mayer, Hayward)
- Discuss options to provide video to the GMAC teleconference service.

12. Treasurer Report - Discussion or Action

- 12.1. Mendocino Community Network Annual Website and Domain Host Service Fees and US Postal Service Annual Post Office Box Service Fee.
Recommended actions: discuss and acknowledge payments.

13. Councilmember Comments, New Business for Future Agenda

14. Adjournment:

The next regular meeting of GMAC is scheduled to be held on Thursday, February 5, 2026 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.