



Gualala Municipal Advisory Council

PO Box 67, Gualala CA 95445
www.gualalamac.org

January 29, 2026

California Coastal Commission
North Coast District
1385 8th Street #130
Arcata, CA 95521
NorthCoast@coastal.ca.gov

Re: Appeal No. A-1-MEN-25-0050 (Caltrans Gualala Downtown Streetscape Project, Mendocino County)

Honorable Commissioners,

The purpose of this letter is to summarize the public record of the Gualala Municipal Advisory Council (GMAC) in support of the Caltrans Gualala Downtown Streetscape Project Coastal Development Permit (CDP) approved by Mendocino County. The detailed record is published and available at the GMAC website (<https://gualalamac.org>).

GMAC was established by the Mendocino County Board of Supervisors to exchange information between the south coast community of Gualala, County Supervisors, and County staff pertaining to the formation, adoption, revision, and implementation of the Mendocino County Local Coastal Program (LCP) and Gualala Town Plan component of the LCP. GMAC reviews, receives public input, considers, and renders comments and recommendations to County staff and decision makers in conformance with state and local public meeting and record laws and regulations.

The Mendocino County Planning and Building Services Department referred the Caltrans Coastal Development Permit (CDP) application for the State Route 1 Gualala Downtown Streetscape Enhancement Project (CDP-2024-0040) to GMAC on April 4, 2025. GMAC conducted a public meeting on May 7, 2025, to consider the proposed CDP. GMAC received two presentations that reflected detailed analyses of the current project design; existing environmental and community conditions; Local Coastal Program and Gualala Town Plan policy, requirements, and conformity; real-world project delivery and maintenance circumstances. These presentations also considered extensive due diligence during the final project design stage by agency staff from Caltrans, the Mendocino Council of Governments, Mendocino County Department of Transportation, and Mendocino County Planning and Building Services.

In addition to the formal presentations, GMAC received public comments and had the benefit of live consultation with staff from Mendocino County, Mendocino Council of Governments, and Caltrans. After thorough discussion, all seven seated members of the Gualala Municipal Advisory Council voted unanimously to recommend that the Mendocino County Coastal Permit Administrator approve the proposed CDP for the project.

During the regular public meeting on September 4, 2025, the Gualala Municipal Advisory Council discussed the potential for the State Route 1 Gualala Downtown Streetscape Project to include decorative landscaping at two locations within the state highway right-of-way that

would be outside of the proposed paved area for vehicle and bicycle lanes, and pedestrian sidewalks. This discussion was initiated by the Mendocino County Supervisor of the district encompassing Gualala, who sought GMAC input toward achieving a requisite landscaping maintenance agreement with Caltrans.

Council members acknowledged consistent GMAC and community preference for decorative landscaping in the streetscape project. These sentiments were supported by public comments from the Mendocino Council of Governments Executive Director and Mr. Thomas Murphy.

After discussion and consideration of public input, GMAC members voted unanimously to respectfully ask the Board of Supervisors to direct Mendocino County staff to draft an agreement to maintain decorative landscaping within the highway right-of-way of the streetscape project in perpetuity, and work with Caltrans to execute the agreement in time to stay on the current streetscape project delivery schedule and budget.

Thank you for your consideration and service to California.

Sincerely,



Dave Shpak, Secretary
Gualala Municipal Advisory Council