



Gualala Municipal Advisory Council

P.O. Box 67, Gualala CA 95445

www.gualalamac.org

Regular Meeting Summary Minutes DRAFT

Thursday, January 8, 2026 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=-lxB79cjERk>

1. Call to Order and Introductions

- The meeting was called to order at 6:07 p.m.
- Council members present: Kevin Evans, Robert Juengling, Dave Shpak, Henry Mayer, Melissa Finley (remote), Zachary Hayward. Councilmember Finley attested that no person under the age of 18 years was present at her remote meeting location.
- Mendocino County personnel present: Chris McNally, Brendan Lee.

2. Agenda Approval

- Secretary Shpak proposed several non-action, information additions, and a correction.
- Motion and second to approve as amended: Juengling, Hayward. Vote: Ayes unanimous.

3. GMAC Annual Organization - Discussion and Action

3.1. 2026 GMAC officers

- Chair: Kevin Evans. Nomination and second by Lewis, Hayward.
- Vice Chair: Robert Juengling. Nomination and second by Mayer, Lewis.
- Secretary: Dave Shpak. Nomination and second by Mayer, Juengling.
- Treasurer: Dan Lewis. Nomination and second by Shpak, Mayer.
- Vote on nomination slate: Ayes unanimous.

3.2. 2026 GMAC Committees

- Bower Park: affirm members Evans, Lewis, and Mayer.
- Caltrans SR1 Gualala Downtown Streetscape Project: affirm members Shpak and Mayer.
- Local Coastal Program and Town Plan Update: affirm member Shpak.
- Economic Development: affirm members Evans and Juengling.
- Website, Social Media, Telecommunications, Community Broadband Access: affirm member Mayer and add member Hayward.
- Vote on committee rosters: Ayes unanimous.

4. Approval of Minutes

- Minutes of the December 4, 2025 regular meeting were not available. Motion and second to table this item for consideration at the February GMAC meeting: Juengling, Hayward.
Vote: Ayes unanimous.
- Chair Evans will also determine the need, if any, to revisit the November 6, 2025 meeting minutes at the February GMAC meeting.

5. Correspondence

- Correspondence as reported on the approved agenda.

6. Mendocino County Sheriff or Code Enforcement Report

- Deputy Sheriff McNally and Lt. Sheriff Lee summarized recent south coast actions and investigations, independent actions of private personnel involved in bail bond recovery and vehicle repossession.
- Council members Hayward, Mayer, and Evans discussed recent disposal of unexploded military ordnance and an alleged Immigration and Customs Enforcement incident.

7. Public Comment on Non-Agenda Items

- Council member Mayer reported a Zoom chat message transmitted by Ms. Timmarie Hamill regarding the newly replaced China Gulch culvert across State Route 1.
- Council members discussed expeditious work by Caltrans to replace the failed culvert.

8. Public Agency Referrals

8.1. CDP-2021-0052; Dunya Alwan

- Council member Juengling summarized previous GMAC review on 9/5/24 and completion of Phase 1 restoration. Current phase of project is development of approved residential use, designed with consideration of ESHA setbacks and impact mitigation measures. Proposed project is least environmentally damaging, practical alternative.
- Council member Lewis summarized completed impact mitigation and habitat restoration measures, and acknowledged challenging development constraints.
- Dunya Alwan summarized restoration actions, determination of least environmentally damaging development area, and consideration of ESHA setbacks, delineated wetland, and stormwater management.
- No other council member questions or discussion; no public comment.
- Motion and second to recommend that CDP-2021-0052 be approved: Juengling, Lewis.
Vote: Ayes unanimous.
- Council member Juengling will report to Mendocino County Planning and Building Services with record copy to Secretary Shpak.

8.2. CDP-2022-0021; Hassan and Deborah Ghamlouch

- Council member Shpak summarized previous GMAC review on 3/2/23 and progress on agency consultation and design refinements that led to this referral. Current development plan responds to CDFW concerns and direction, has a Caltrans-approved encroachment onto State Route 1, and has been considered by the South Coast Fire District Chief without further concerns.

- Council member Juengling asked questions about the original vehicle access way and house size, and complimented the proposed pedestrian bridge.
 - Debra Lennox responded to Juengling questions, summarized least-impact approaches to project features and locations, consideration of riparian impact mitigation and non-native plant remediation, and determination that rainwater catchment was neither practical nor warranted for native landscape maintenance.
 - Hassan Ghamlouch and Debra Lennox described the plan to install photo-voltaic panels on the west-facing roof surface.
 - No other council member questions or discussion; no public comment.
 - Motion and second to recommend that CDP-2022-0021 be approved with comments described in the discussion: Shpak, Hayward. Vote: Ayes unanimous.
 - Council member Shpak will report to Mendocino County Planning and Building Services.
- 8.3. CDPM-2025-0008; Christina De Lopez
- Council member Juengling recused himself due to potential conflict of interest and left the GMAC table.
 - Council member Shpak summarized the previous GMAC review on 2/2/23 and described the current project proposed by this referral. Current project features would occur completely within the footprint and profile of existing development. County Planning and Building Services staff reported review without further concerns.
 - Lance Sprague stated availability to answer council or public questions.
 - No council member questions or discussion; no public comment.
 - Motion and second to recommend that CDP-2025-0008 be approved: Shpak, Hayward. Vote: Ayes unanimous.
 - Council member Shpak will report to Mendocino County Planning and Building Services.
 - Council member Juengling returned to the GMAC table after conclusion of agenda item.
- 8.4. CDP-2025-0028; Tamara and Dean Weber
- Council member Shpak summarized the emergency sewage disposal system that would be authorized by proposed CDP. All project features have been completed under an emergency permit.
 - Council member Juengling asked about credentials of on-site sewage disposal system designer. Council member Shpak stated the referral materials included engineering materials prepared by an apparently qualified professional, which had been approved for completed work.
 - No other council member questions or discussion; no public comment.
 - Motion and second to recommend that CDP-2025-0028 be approved: Hayward, Mayer. Vote: Ayes unanimous.
 - Council member Shpak will report to Mendocino County Planning and Building Services.
- 8.5. B-2025-0031; Gabriel Bassan
- Council member Shpak summarized the proposed minor boundary line adjustment.
 - Gabriel Bassan stated the proposal is intended to keep the undeveloped area between the three affected parcels in a natural state.

- No questions or discussion by council members; no public comment.
 - Motion and second to recommend that B-2025-0031 be approved: Mayer, Finley. Vote: Ayes unanimous.
 - Council member Shpak will report to Mendocino County Planning and Building Services.
- 8.6. CDP-2020-0031; Carl Rittiman and Associates
- Council members Evans and Juengling will review the referral for presentation and action at the February 5, 2026 regular GMAC meeting.

9. Old Business - Discussion or Action

- None.

10. New Business - Discussion or Action

- 10.1. Magdalena Homes Planning in Gualala
- This progress update was deferred to the regular GMAC meeting on February 5, 2026.

11. Committee Reports

- 11.1. Bower Park Renovation
- Council member Mayer summarized project status reported via correspondence with the Mendocino County Project Manager.
 - Council member Evans asked council member Mayer to relay concerns about access to the baseball diamond in time for spring Little League use.
 - Council member Shpak mentioned that persistent ground saturation, installed turf maintenance period, and construction site safety and security controls affect construction schedule predictions and public access.
 - Council members Juengling, Hayward, and Mayer discussed the project further.
- 11.2. Caltrans SR1 Gualala Downtown Enhancement Project
- Council member Juengling self-recused and left the GMAC table.
 - Council member Shpak reported the California Coastal Commission will hear an appeal of the Mendocino County CDP on February 4, 5, or 6. He advised that written or verbal comments will be accepted by the Commission, per instructions at the agency website. Shpak summarized California Transportation Commission action in December to adopt a Resolution of Necessity for required right-of-way. He also reported that Caltrans and Mendocino County are working on a maintenance agreement for decorative landscaping.
 - Council member Finley asked council member Shpak to furnish links for written comments to the Coastal Commission. Shpak added points of contact to the final meeting agenda.
 - Council member Juengling returned to the GMAC table after conclusion of agenda item.
- 11.3. Local Coastal Program and Town Plan Update
- Council member Shpak summarized availability of technical studies of visual and cultural resources, an extended deadline for the coastal recreation survey, and continuing survey on local roadways at risk of sea level rise impacts.
 - The next GrassRoots Institute webinar on the LCP update will be held on 1/15/26.

11.4. Economic Development

- Council member Evans reported no progress on the Visit Mendocino roadway sign intended for the southern SR1 approach to Gualala.

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

- Council member Mayer reported success in adapting audio-visual equipment at the Coast Life Support District Training Room to GMAC videoconferencing. He asked for assessment of system performance and received affirmative responses in the meeting room and from remote participants.

12. Treasurer Report

- Treasurer Lewis reported that invoices from council member Hess, US Postal Service, and Mendocino Community Network had been submitted to Planning and Building Services.
- Council members discussed understanding of arrangements between Planning and Building Services and the Coast Life Support District for payment of rent for annual use of the training room for GMAC meetings. Treasurer Lewis will contact the District Chief to confirm the continuing use of the meeting room in 2026.

13. Councilmember Comments, New Business for Future Agenda

- Council member Mayer summarized SB 707 changes to the Brown Act germane to council member conduct and meetings. While the limit of "just cause" remote attendance occurrences has been removed, the law now requires affirmative disclosure of remote attendance by individuals under 18 years of age. Chair Evans directed written notice of remote attendance in advance of each meeting occurrence. Secretary Shpak suggested members consider his distribution of meeting agendas as a convenient prompt for notice of remote attendance.
- Council member Evans expressed his compliments to PG&E personnel for expeditious restoration of power during recent storm emergencies. Council member Lewis noted the economic boost provided by personnel based locally. Council member Juengling expressed appreciation for continuous power from portable power generators in the village.

14. Adjournment

- Motion and second to adjourn: Finley, Mayer. Vote: Ayes unanimous.
- Meeting adjourned at 8:32 p.m.