



Gualala Municipal Advisory Council

P.O. Box 67, Gualala CA 95445

www.gualalamac.org

Regular Meeting Summary Minutes DRAFT

Wednesday, February 11 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=HvTbaQWXbB0>

1. Call to Order and Introductions

- The meeting was called to order at 6:01 p.m.
- Council members present: Kevin Evans, Robert Juengling, Dave Shpak, Dan Lewis, Henry Mayer, Zachary Hayward. Councilmember Finley was absent.
- Mendocino County personnel present: Chris McNally.
- 1.1. Chair Evans acknowledged re-appointment of Council member Mayer.
- 1.2. Chair Evans welcomed the appointment of Nicole Everett to replace Council member Hess. Everett will assume regular council membership after formal swear-in.

2. Agenda Approval

- Secretary Shpak proposed removal of the November 6, 2025 minutes from item 3 and addition of two emails to item 4 of posted draft agenda.
- Council member Evans proposed moving the March and April regular meeting dates notice to item 12 of the posted draft agenda.
- Motion and second to approve as amended: Juengling, Mayer. Vote: Ayes unanimous.

3. Approval of Minutes

- Motion and second to approve January 8, 2026 Regular Meeting Minutes: Hayward, Juengling. Vote: Ayes unanimous.
- Motion and second to approve December 4, 2025 Regular Meeting Minutes: Juengling, Lewis. Vote: Ayes 6, Nay 0, Abstain 1 (Shpak due to absence from meeting).

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.
- Council member Shpak asked for guidance on reporting chronic dog barking. Deputy McNally recommended contacting County Animal Control.
- Public Comment: John Bower asked questions about south coast Sheriff staffing level.

6. Public Comment on Non-Agenda Items

- John Bower described tree falls and intended removal/harvesting from his property on Church Street, near Tom's Plumbing.

7. Public Agency Referrals

7.1. CDP-2020-0031; Carl Rittiman and Associates

- Council member Juengling summarized his review of new technical studies provided by the referral and noted "this is a difficult property to develop."
- Council member Evans noted GMAC has reviewed the proposed CDP at least twice previously. He summarized correspondence with the applicant, Amy Winn, who reported there were no changes in the proposed project since GMAC consideration on 12/5/24. Evans summarized the proposed project and recommended GMAC "move forward."
- Applicant Amy Winn the two new technical studies and results; reiterated the proposed project has not changed; reported GMAC comments from 2021 (not changed in 2024); anticipated that nearby landowners would receive notice from the County pending action on the proposed CDP; described spring water use conditions; and described best management practices and likely Conditions of CDP Approval to prevent sedimentation impacts to the on-site watercourse.
- Council members Mayer and Hayward asked questions about changes to the project or GMAC comments.
- Council member Juengling ask questions about downstream stream water access and water quality protection.
- No other council member questions or discussion; no public comment.
- Motion and second to recommend that CDP-2020-0031 be approved: Juengling, Hayward. Vote: Ayes unanimous.
- Council member Evans will report to Mendocino County Planning and Building Services with record copy to Secretary Shpak.

8. Old Business - Discussion or Action

- None.

9. New Business - Discussion or Action

9.1. Magdalena Homes Planning in Gualala

- Mr. Felipe Camacho gave a progress update.
- Council members Hayward, Juengling, and Evans asked questions about monthly rental fee amount; presence of local demonstration unit(s) in Gualala or Anderson Valley; and status of pre-application consultation with the County.
- Public Comment: John Bower stated concerns about water supply connection; potential impacts to China Gulch fishery; and pedestrian access to Gualala village.

10. Committee Reports

10.1. Bower Park Renovation

- Council member Mayer summarized project status and schedule reported via correspondence with the Mendocino County Project Manager.

- Council members Evans and Everett discussed park and project history, and public access during construction.
 - Public Comment: John Bower asked about a final opening date.
- 10.2. Caltrans SR1 Gualala Downtown Enhancement Project
- Council member Juengling self-recused and left the GMAC table.
 - Council member Shpak reported the California Coastal Commission considered two appeals of the Mendocino County CDP on February 4 and affirmed the County approval. He also reported that Caltrans and Mendocino County will execute a maintenance agreement for decorative landscaping and that the Caltrans December 2025 Milestone report forecast construction beginning in August.
 - Public Comment: John Bower commented about the Coastal Commission hearing; stated parking, GDP zoning, and roundabouts at Road 501 and Pacific Woods Road are issues for updating the Gualala Town Plan.
 - Council member Juengling returned to the GMAC table after conclusion of agenda item.
- 10.3. Local Coastal Program and Town Plan Update
- Council member Shpak reported the MCOG survey on local roadways at risk of sea level rise-induced flooding, erosion, and other storm-related impacts is available until 2/16 and can be accessed at the MCOG website. Responses will inform selection of up to five roadway segments for detailed analysis. Shpak also reported that the MCOG Board of Directors is scheduled to adopt the 2026 RTP/ATP on 3/2. The 1/25/26 draft is available at the MCOG website.
 - Council members discussed the MCOG survey and 2026 RTP/ATP, and local road maintenance schedule.
 - Public Comment: John Bower commented about his review of the draft 2026 RTP/ATP and GMAC responsibility for MCOG interactions with local people.
- 10.4. Economic Development
- Council member Evans briefed Council member Everett on the purpose of the committee.
- 10.5. Website, Social Media, Telecommunications, Community Broadband Access
- Council member Mayer reported success in completing the audio-visual equipment and set up at the Coast Life Support District Training Room for GMAC videoconferencing. He will train Council member Hayward on set-up and operation for remote attendance.

11. Treasurer Report

- Treasurer Lewis reported payment to Council member Hess and the US Postal Service.
- Council member Evans to confirm Planning and Building Services has paid the Coast Life Support District for annual use of the training room for GMAC meetings.

12. Councilmember Comments, New Business for Future Agenda

- Council member Everett briefed GMAC on her biography and interest in GMAC service.
- Council member Lewis reminded members that each must submit a FPPC Form 700 for 2026 to the County before April 1.

- Council member Mayer expressed his appreciation to Council member Shpak on representing the GMAC public record for the Caltrans SR1 Gualala Downtown Enhancement Project CDP to the CA Coastal Commission.
- Chair Evans noted the next two regular GMAC meetings will be on Wednesday, March 4 and Wednesday, April 1. GMAC will return to the normal First Thursday monthly meeting routine on May 7, 2026

13. Adjournment

- Motion and second to adjourn: Hayward, Mayer. Vote: Ayes unanimous.
- Meeting adjourned at 7:55 p.m.