



Gualala Municipal Advisory Council

P.O. Box 67, Gualala CA 95445

www.gualalamac.org

Regular Meeting Agenda

Wednesday, February 11, 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 Council Attendance

- 1.1. Reappointment: Council Member Henry Mayer
- 1.2. New Appointment: Council Member Nicole Everett

2. Agenda Approval

3. Approval of Minutes

- 3.1. January 8, 2026 Regular Meeting Minutes
- 3.2. December 4, 2025 Regular Meeting Minutes

4. Correspondence/Presentations

- California Department of Forestry and Fire Protection *Weekly Notice of Submission of Timber Harvest Plans and Amendments*. December 31, 2025; January 8, 2026; January 15, 2026; January 22, 2026; January 29, 2026; February 6, 2026.
- US Postal Service: *Post Office Box Service Fee Due*. January 10, 2026.
- US Postal Service: *PO Box Customer Letter No. #2 - Price Change January 2026*. January 10, 2026.
- Dave Shpak: *GMAC: approved agenda and draft minutes for 1/8 meeting*. January 12, 2026.
- Mendocino Community Network: *Detailed Account Statement*. January 22, 2026.
- Dave Shpak: *Coastal Commission agenda for SR1 Gualala Downtown Streetscape Project appeal*. January 23, 2026.
- Dave Shpak: *GMAC: Magdalena Homes Update*. January 31, 2026.
- Dave Shpak: *GMAC: draft agenda and other materials for regular meeting on 2/5*. January 31, 2026.
- Henry Mayer: *GMAC: Magdalena Homes Update*. February 1, 2026.
- Melissa Finley: *Re: GMAC: draft agenda and other materials for regular meeting on 2/5*. February 2, 2026.
- Dave Shpak: *GMAC Regular Meeting on February 5, 2026: cancellation notice*. February 2, 2026.
- Kevin Evans: *GMAC meeting cancelled*. February 2, 2026.
- Dan Lewis: *RE: GMAC meeting cancelled*. February 2, 2026.
- Kevin Evans: *GMAC Meeting and New Member*. February 6, 2026.
- Henry Mayer: *Re: GMAC Meeting and New Member*. February 6, 2026.
- Nicole Everett: *Re: GMAC Meeting and New Member*. February 6, 2026.

- Dave Shpak: *GMAC: draft agenda and other materials for regular meeting on 2/11.* February 6, 2026.
- Dan Lewis: *GMAC Meeting and New Member.* February 6, 2026.
- Henry Mayer: *GMAC: draft agenda and other materials for regular meeting on 2/11.* February 6, 2026.

5. Mendocino County Sheriff or Code Enforcement Report

6. 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).

7. Public Agency Referrals - Discussion or Action

7.1. [CDP-2020-0031; Carl Rittiman and Associates](#) (Evans, Juengling)

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. 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.

8. Old Business - Discussion or Action

9. New Business - Discussion or Action

9.1. Magdalena Homes Planning in Gualala

This is a progress update by Felipe Camacho, Rick Cratty, and Avery Ramin since their presentation to GMAC on December 4, 2025.

10. Committee Reports

- 10.1. Bower Park Renovation (Lewis, Mayer, Evans)
- 10.2. Caltrans SR1 Gualala Downtown Streetscape Project (Mayer, Shpak)
- 10.3. Local Coastal Program and Town Plan Update (Shpak)
- 10.4. Economic Development (Evans, Juengling)

- 10.5. Website, Social Media, Telecommunications, Community Broadband Access
(Mayer, Hayward)

11. Treasurer Report - Discussion or Action

- 11.1. Mendocino Community Network Annual Website and Domain Host Service Fees and US Postal Service Annual Post Office Box Service Fee.
Update on payment status.

12. Councilmember Comments, New Business for Future Agenda

- 12.1. Announcement: Regular Meeting Dates in March and April

13. Adjournment:

The next regular meeting of GMAC is scheduled to be held on Wednesday, March 4, 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.