**Redwood Valley Municipal Advisory Council (RVMAC)**

**Regular Meeting**

**October 4, 2016: 5:00 – 7:00 P.M.**

**Redwood Valley Guild (formerly Grange)**:

8650 East Rd, Redwood Valley, CA

**DRAFT Minutes**

**RVMAC Members:** Chris Boyd -Chair - **P** Sheilah Rogers – Vice Chair - **P**

Katrina Frey- Treasurer **- P** Cassie Taaning – Secretary - **P**

**Alternates:**

**P**resent / **A**bsent Melinda Hunter – **A** Mary Beth Kelly - **P**

Debra Ramirez - **P**

**1. Call to order; introduction of guests- Several members of the public attended.**

**2. Review/approval of Agenda and Sept 6 meeting minutes**

Motion to approve agenda and August minutes passed unanimously.

**3. Public Expression-none**

1. **4**. **Unfinished Business**
2. **A. County MAC policy**—Sheilah
3. RVMAC submitted comments on the draft County MAC policy. RVMAC requested removing a resolution requirement proposed by Supervisor McCowan. He suggested MAC’s: send correspondence on their own letterhead and not use the County seal; and, include a resolution in all correspondence to other agencies stating communication is from the respective MAC and does not represent opinion of the Board of Supervisors. The BOS heard concerns from MAC’s on the necessity of a resolution and the BOS voted to deny requirement. Final version to be approved by Board at an upcoming meeting.
4. **Formula Business Ordinance**—Sheilah
5. An important addition to the County’s draft FBO was passed: The Community Character Combining District (CCCD) will be the final regulation addressing formula businesses in the county. Final comments on the FBO from MAC’s must be turned in by Oct. 7. Recommendations will go forward to the Planning Commission Nov. 17. MAC members, with input from public Hal Voege and Eric Boyle suggested additional language to strengthen the County’s FBO. In summary:

* Give locally owned business priority
* Identify and protect assets in unincorporated areas such as open space, oak forests, small farms and vineyards.
* If a FB application is submitted MACs and neighboring property owners within 1,000 ft of business should receive notice of application by mail with time for review prior to application approval.
* Ask County whether the ordinance will empower the Zone Administrator, Planning Commission, and/or Board to deny a Formula Business if the community strongly opposes it, or if that would be illegal because it is “discriminatory;” and whether any communities have successfully managed to keep such authority for denials.

1. **Faizan Project** (gas station, N. State St.)—Chris
2. This development on N. State Street was heard by the RVMAC were read and discussed by County planners. The 5 issues included concerns included a request for an electric vehicle charging station, yet another alcohol license, traffic concerns, liaison with local businesses regarding the parking and other variances, and local vs. out of area ownership of the business. Chris attended the hearing and found that there is NO requirement for a charging station (perhaps new regulations are needed, and Chris has sent a memo re. same to Carre Brown and Marilyn Ogle); the owners said they don’t have an alcohol permit but don’t want to close off that option; southbound 101 traffic will be allowed to turn left onto N. State St.; local businesses have been contacted; and the owner has a home in Ukiah, several other businesses in the County, and is a registered voter in Mendocino County. Otherwise, RVMAC supported County’s recommendation to approve the Faizan gas station and convenience store but noted traffic concerns at N. State Street and Hwy 101. The development will require a “no left turn” sign for traffic intended to travel south on 101 from State St. Other concerns from neighbors include traffic noise and tall lighted sign. Next step in approval includes a traffic plan submitted to County DOT and Cal Trans. Also, the traffic requirements will need to go before the full Board of Supervisors.
3. **County Cannabis Ordinance**—Katrina
4. There are two cannabis measures on the November ballot. A County government proposed tax and Heritage initiative AF. In addition, the County is drafting a new medical cannabis cultivation ordinance. On November 3rd the County will host a public workshop for the ordinance and Nov. 17th the Planning Commission will take action on the ordinance. Following the Planning Commission’s recommendation, the BOS will make final cannabis ordinance vote in December or January.
5. **Dollar General Status**—All

An update was provided in e-mail from Brian Momsen, attorney for RV Market. In summary: The Court set a final hearing on CEQA causes of action for December 8th. Next steps: bring and win a motion to stay the construction of the DG pending the CEQA appeal.  If successful, the project would be delayed at least another year and then have the case remanded back to the trial court for another hearing.

**Update on DG Alcohol license**: ABC has not set a hearing date as yet. After reviewing a letter from Sheriff Tom Allman, the ABC is working with DG to limit operating hours (not after 10 pm?) and not sell alcohol beverages in “singles”.

1. **Website Development**—Katrina, Chris
2. The work proposal was accepted and Sandra Berman is ready to start.
3. **New Business**
4. **Educational Presentation**: Ellen Drell, Willits Environmental Center, on Medical Cannabis Ordinance issues. Ellen provided information on the 2 cannabis cultivation measures: County cultivation ordinance and Heritage Act measure AF. Discussion included environmental and land use impacts. Further description of Willits Environmental Center’s opinion may be provided upon request.
5. **Sonoma-Mendocino Counties Comprehensive Economic Development Strategy (CEDS)**—Sheilah provided information on CEDS. There is a Federal mandate that all counties are eligible to apply for and receive economic development funds. Last year Mendocino partnered with Sonoma county to form a Joint Powers Authority (JPA) for CEDS. Mendocino County can now participate in the CEDS program and apply for economic development funds. 4 main goals of CEDS: economic diversity and resilience, human capital, innovation and entrepreneurship, and inclusive economic development (closing the gaps of haves and have-nots). Other factors include supporting locally owned businesses, new business opportunities such as clean power, natural products, local food production. These concepts should be included in the new RV Community Plan.
6. **Standing and Ad Hoc Committees**
7. Debra and Cassie volunteered to join Alex on the design review standing committee.
8. Chris and Mary Beth are on the RV Plan ad hoc committee.
9. **Next Steps:**

**Future meetings have been moved to second Wednesday of each month**

**Chris, Sheilah, and Cass will be absent for November meeting. Need volunteers to chair, and take notes for minutes.**

**Meeting Adjourned at 7:15 p.m.**

**Next Meeting Date – Wednesday November 9, 5 P.M., RV Guild**