

**McKinleyville Municipal Advisory Committee**  
In person at Azalea Hall, 1620 Pickett Road, McKinleyville, CA and  
**ZOOM PLATFORM - ONLINE MEETING**  
August 23, 2023 6:00 pm

**MINUTES**

**1. Call to Order: Roll call Attendance, Acknowledgement of Indigenous Lands, Flag Salute, MMAC Meeting Ground Rules.**

Members Present: Lisa Dugan, Kevin Jenkins, Pat Kaspari, Twila Sanchez, Kevin Dreyer, Greg Orsini, Maya Conrad, Bonnie Oliver.

Members Absent: None

**2. Review and Approve Minutes: June 28, 2023**

The minutes of the July 25, 2023 Special Meeting of the MMAC were reviewed. Greg Orsini moved to approve the minutes as submitted. Kevin Jenkins seconded the motion.

Roll Call Vote:

Yes: Maya Conrad, Lisa Dugan, Kevin Dreyer, Pat Kaspari, Kevin Jenkins, Greg Orsini, Twila Sanchez, Bonnie Oliver.

No: None

Abstention: None

MOTION APPROVED

The minutes of the July 26, 2023 Regular Meeting of the MMAC were reviewed. Maya Conrad moved to approve the minutes as submitted. Greg Orsini seconded the motion.

Roll Call Vote:

Yes: Maya Conrad, Lisa Dugan, Kevin Dreyer, Kevin Jenkins, Pat Kaspari, Greg Orsini, Twila Sanchez, Bonnie Oliver.

No: None

Abstention: None

MOTION APPROVED

**3. Community Safety Updates:**

Arcata Fire District's Fire Prevention Specialist and Public Information Officer Alyssa Alvarez reported on AFD statistics and events for the month of July. There were no fire incidents in McKinleyville in July. AFD did assist in fire incidents in Westhaven, Korbelt and Blue Lake. They did have 102 Medical Aid / Lift Assistance incidents in McKinleyville and this is approximately 60% of what they regularly do in McKinleyville. Officer Alvarez reminded business and homeowners to regularly test their alarm systems as AFD will be starting to charge a fee for the 2<sup>nd</sup> false alarm call to an address. The new engine that was being serviced will be returning tomorrow (Aug. 27). Their average response time in McKinleyville was 4.5 minutes in July. In response to community member questions Officer Alvarez said that yearly testing should be the minimum, that they will come to residences to help with fire alarm testing and that property address signs are still available upon request.

4. **Public Comment on items not on the Agenda:** None.

5. **Discussion / Information / Action Items**

A. **McKinleyville Town Center Ordinance:**

a. **Wetlands**

i. **Presentation on Wetlands Map and Delineation Methodology-**

Mischa Schwarz of GHD Consulting, working for the County and property owners, has prepared a Wetlands Delineation for the undeveloped Town Center areas which includes maps that show both one-parameter and three-parameter wetlands. He shared the maps and explained that wetland delineation, which analyzes soils, hydrology and plants, can be done any time of year. Their Draft Wetlands Report will be submitted to the county on August 24. Eventually it will be available to the public as part of the EIR process.

ii. **Logic Behind 3-Parameter versus 1-Parameter Wetlands-**

Mischa Schwarz explained some of the problems with using the 1-Parameter Wetlands standard for the Town Center properties including:

-A lot of non-native plants and invasive species are present, and the area has been grazed for many years. 1-Parameter delineation is more appropriate for undisturbed coastal environments (within the Coastal Zone).

-The cool coastal environment makes for cool soil temperatures (affecting soil analysis?).

-A list of wetland indicator plants was never supposed to be used alone for wetland identification. He explained that hydrology is the main driver for determining wetlands.

County Planning Director John Ford gave a land use perspective on the issue, explaining that the California Environmental Quality Act (CEQA) requires protection of sensitive natural communities and development on wetlands will be held to CEQA requirements. The Environmental Impact Report is part of this process.

iii. **Mitigation-**

Mischa Schwarz and Director Ford explained that the Regional Water Quality Board and the Army Corp of Engineers prefer on-site mitigation of removed wetlands. A typical mitigation ratio is 1.3 : 1. The goal will be wetland consolidation and onsite mitigation where possible.

Kevin Dreyer asked if there would be room to mitigate onsite. Mr. Schwarz gave a qualified yes, depending on the specific development plan. Twila Sanchez asked if the Wetlands Report will be available online. Dir. Ford said they will make it public in a few weeks. In response to a follow-up question by Twila they responded that a High-Quality Wetland serves as a habitat for endangered species. A Low-Quality Wetland has non-native plants and were previously graded, grazed or otherwise used. Kevin Jenkins commented that because we live in a temperate rainforest, plant lists for wetlands and uplands overlap. Pat Kaspari asked about who the ultimate judges are related to wetland mitigation. Mr. Schwartz and Dir. Ford clarified that the Regional Water Quality Board and the Army Corp of Engineers have jurisdiction in

the McKinleyville Town Center area. The California Department of Fish and Wildlife has authority only if a designated creek or river is involved in a project.

Community members asked several questions and shared thoughts including:

- Make sure to include a link to the wetlands report on a future agenda.
- What if you planted wetland plants on your property?
- Was the meeting on Special MMAC Meeting on January 8, 2020, where wetlands were first discussed, and a related motion was passed, properly noticed?
- Support for preservation of the wetlands in the undeveloped Town Center properties.

MMAC and community members thanked Mischa Swartz for his informative presentation and answers to questions.

**b. Presentation on Dan Burden’s Central Ave. Audit-**

Oona Smith, Regional (Transportation) Planner at Humboldt County Association of Governments (HCAOG) gave a presentation on the highlights of visiting Planner Dan Burden’s Walkability Audit of McKinleyville and other County communities. She opened with the question “What do you love about Central Avenue?” for consideration by MMAC and community members. Some answers included trees, hanging flower baskets, quick access to businesses (for those in vehicles). Some presented goals for making pedestrian friendly streets include:

- Pedestrian friendly intersections
- Providing a pathway supportive of health, social fabric, air quality, fewer greenhouse gas emissions.
- Plan for traffic and you’ll get traffic, provide places for people and people will come.
- Denser housing, square short walkable blocks.
- Consider roundabouts first for intersections.
- Design for target speeds, default 10’ wide lanes.
- Tighter turning radius at corners which slows traffic on turns, making for more pedestrian friendly crossings.
- Raised medians with greenery.
- Great plazas, beautiful buildings, limited parking, light fixtures, street trees.
- Multimodal choices, infrastructure for bike lanes, bus stops and walking paths.

McKinleyville specific issues from the walkabout:

- Medians are too narrow, too many and too sloped driveways, no trash cans at bus stops, noise.

County Planning Director John Ford asked the MMAC to consider “How does Central Avenue fit into the fabric of our Town Center, the place we want to create?” particularly as it relates to traffic, bike and pedestrian movement and access. Some MMAC members shared concerns about delivery truck access and asked the question of whether the EIR for the Town Center Ordinance would require a traffic study. Other members spoke in favor of incorporating many of the measures above.

Community member comments include:

- Multiple community members supported the idea of roundabouts at some of the Central Ave intersections in the Town Center and other traffic calming measures.
- Concern that school bus travel will be accommodated.
- Questions about what resources are available to do the Central Ave. improvements.
- Support for a Transit Center and pullouts at bus stops for buses.
- A walkable Town Center will be supportive of businesses and shopping.
- Roundabouts need to be designed specifically for bikes and pedestrians.
- One community member stated that many people don't want lane reduction or parking on Central Ave.

Because of meeting time constraints MMAC discussed options to continue this and other agenda items to future meetings. Maya Conrad moved to hold a Special Meeting of the MMAC on Wednesday, September 13, 2023 focused on the Draft McKinleyville Town Center Ordinance. Kevin Dreyer seconded the motion.

Roll Call Vote:

Yes: Maya Conrad, Lisa Dugan, Kevin Dreyer, Kevin Jenkins, Pat Kaspari, Greg Orsini, Twila Sanchez, Bonnie Oliver.

No: None

Abstention: None

MOTION APPROVED

**B. Subcommittee Reports:** Continued to Sept. 27, 2023 Regular MMAC Meeting.

**6. Board General Comments & Event Announcements:** None.

**7. Next Meeting:**

There will be a Special Meeting on the topic of the McKinleyville Draft Town Center Ordinance on Wednesday, September 13, 2023, at 6:00 pm, location to be announced, and Zoom format.

Our next Regular Meeting will be Wednesday, September 27, 2023, at 6:00 pm, at McKinleyville Middle School Conference Center at 2275 Central Ave., McKinleyville and Zoom format.

**8. The meeting was adjourned at 9:12 pm.**

Respectfully submitted,  
Bonnie Oliver