

From: Kelley Garrett

Sent: Tuesday, January 11, 2022 12:02 PM

To:

Subject: Community member response to PICO letter on Town Center development

Reading the letter from Greg Pierson to Community Members and Planners ([attached below](#)), my alarm bells are ringing.

(Also, in skimming Greg Pierson's .pdf document of comments, I notice numerous annotations "GEP to discuss with Kash". This seems too close a relationship between Greg (E) Pierson and Kash the County's architect.)

Is our our Town Center project a pre-negotiated project between the County and Greg Pierson? Why has the project focus been near to solely focused upon what Greg Pierson quipped in January 2020, was a "quid pro quo" between PICO and County? If this is the reality, why does our community plan describe a Town Center dreamed up and defined by the community?

Why have no single alternatives to the County design been discussed, including the Plan B alternative put forth by community members? Why are community comments unresponded to? Have the last two years of taxpayer funded planning exemplified a democratic process to create a community heart, or has it been an exercise in back door politics?

To date, the Town Center plan has primarily focused on creating new development on top of wetlands. This appears a violation of State Law and our community plan, as CA State Land Use Law requires that local land use decisions must be consistent with communities' general plans (<https://sgf.senate.ca.gov/statelanduselaws>).

The McKinleyville Community Plan (Section 2600 Urban Land Use), states "The protection and enhancement of the community's rural qualities within the Urban Development Area is a priority with this Plan. Streams, streamside management areas, wetlands, open spaces, recreational areas and parks accessible to the public at large are identified as features which enhance the rural qualities within our community. The community has a history of protecting these features, and this Plan contains policies intended to carry this tradition forward to the next generation. As the community grows, these features will deliver a higher quality of life to its residents".

Also, Section 2640 of the McK Community Plan makes clear that a Design Review Committee shall be formed to develop the design standards of the Town Center for the Town Center Ordinance. Further drafting of the Town Center Ordinance should be postponed until a Design Review Committee comprised of community members has been established to shepard and complete the effort.

A Concerned Community Member,
Kelley Garrett
McKinleyville