

**From:** [Natalie Giannini](#)  
**To:** [Planning Clerk](#)  
**Subject:** Valadao Subdivision  
**Date:** Monday, October 30, 2023 10:56:37 AM

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Re: Notice of Public Hearing HumboldtCounty Planning Commission

November 2, 2023

Valadao Subdivision

Record Number PLN-2021-17560

Hello,

I am a long time McKinleyville resident and a resident of the neighborhood surrounding the proposed Valadao subdivision. I am writing to express my deep concerns with the numbers of units and the inevitable number of cars and amount of traffic that this subdivision will result in. I am especially concerned for the kids in our community who use this space.

First, I understand that our community needs housing and that we need housing near services like grocery stores and public transportation. I don't have a problem with building housing on this parcel; however, I do have a problem with the amount of units that are planned for this space. The current plan is for over 100 people on 2 acres of land; I imagine this could result in around 75-100 cars traveling up our very poorly kept and already difficult to navigate roads.

Our neighborhood backs up against our local middle school as well as our teen center, our library, and our main community park—all of these spaces are used by the children and families of our community. Every day we have a pretty large group of students who are playing basketball along the street and hanging out with friends. Dramatically increasing traffic through this space will put them in danger. As a member of McKinleyville Schools PTO, I know that our schools already have to constantly ask local law enforcement to watch out for our kids along central where cars are speeding by kids walking to and from school and the teen center. As a parent, I feel like once my kids get off central they'll be safe, but if this development goes in, now they won't even be safe on our own streets as they walk home or to the teen center. There is already increased traffic and a lack of adequate visibility along Pickett Road due to Eureka Natural Foods street parking. And this is exactly where kids cross to get from school to the park and the teen center. I am worried about their safety.

We specifically bought a house in our current neighborhood because the traffic was light, it was quieter and safer for our kids. This new Valadao development will dramatically change our existing neighborhood and given the rising costs of real estate, many of us in this neighborhood are stuck, we can't afford to move to make a different and safer choice.

Please don't ruin our neighborhood—please work with our community on a compromise. A smaller development with adequate parking as well as road improvements are needed in order for this development to be a safe and welcomed addition to our amazing little neighborhood.

Thank you,  
Natalie Giannini  
2080 Pillor Dr  
McKinleyville