

From: k2@att.net
To: [Planning Clerk](#)
Subject: Valadao Subdivision Record Number PLN-2021-17560
Date: Monday, October 30, 2023 9:56:12 PM

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Re: Notice of Public Hearing Humboldt County Planning Commission
November 2, 2023
Valadao Subdivision
Record Number PLN-2021-17560

We have recently been made aware of the proposed Valadao Subdivision, Record Number PLN-2021-17560 that will affect our immediate neighborhood.

We have numerous concerns regarding the size and scope of the proposed subdivision:

1. The addition of 61 units is a densely populated development within only 2.5 acres. While it includes onsite parking, there will likely be a spill over onto our streets from the subdivision residents who have more than one vehicle or their visitors.
2. Gwin Road is already poorly maintained with recurrent potholes from Central Avenue to the mobile home parks making the road unsafe for vehicles passing each other. If the development proceeds, the county and the subdivision developer need to address how to reconstruct the roadway rather than just patching it.
3. The increase in vehicular traffic from residents of these units will have a big impact on the character and safety of our neighborhood. There are 2 daycare facilities, children walking/biking to school, and many people walking to and from the Pierson Park complex. The plan for 1 main road through the development while similar to the Mobile Home Parks, will carry much more traffic – many of whom will be making left turn movements into or out of “Jack Way”. There is a lot of potential for both vehicular and pedestrian accidents.

4. We understand that there is need for housing but please consider reducing the number of units to 30 maximum in this proposed development so that all residents can be safe and comfortable in our neighborhood.

Please keep us informed by adding us to the notification list concerning this development.

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