

From: [Patricia Krebs](#)
To: [Planning Clerk](#)
Subject: Re: Project#PLN-2021-17560 Valadeo - Major Subdivision
Date: Wednesday, November 15, 2023 8:37:11 AM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

I would like to add to my original email by adding that I attended the Valadao meeting on Sunday. One thing that really stood out to me was how many times Mr Valadao answered questions with “I don’t know/have that information”. I would think he should have done his homework better before proposing such a large project. There was much discussion on the traffic safety situation with nothing concrete resolved. As a homeowner in this area, I am in agreement with many of my neighbors that housing is needed but NOT ON THIS LARGE OF SCALE! I believe the majority are asking for a decrease in the amount of units and NO SECOND STORY STRUCTURES! Please take this request very seriously, there are many families and senior citizens lives and well being at stake. Thank you, Pat Krebs

Sent from my iPad

On Nov 1, 2023, at 10:51 AM, Patricia Krebs <cougar4351@yahoo.com> wrote:

RE: Assessor's Parcel Number 510-381-021-000, 1820 Pickett Road

Attention: Planning Commission

The proposal for the above listed subdivision is much too large for the area in question and is not safe nor beneficial for the area where it is intended to be.

There is already a lot of extra traffic generated by community use of Azalea Hall, the park, Teen Center and Skate Park, all of which benefit the community, The proposed plan only really benefits a very few.

Such a large subdivision is not beneficial and will cause many unsafe conditions for residents already living in the area, including many senior citizens, children, people walking their dogs, the list is endless. Even now traffic is perilous at times.

I realize there is a need for housing, but NOT SUCH A LARGE ONE on so small of an area.

The area surrounding the proposed subdivision is filled with much natural beauty, a safe and serene place to live.

Please consider allowing only half as many residences for the parcel in question and DO NOT allow the reduced setbacks not the reduced right-of-way width.

A recent study states that in the State of California, the average number of vehicles per household is 2.3 - that equals 140 vehicles! Surely anyone looking at the proposed map can see there is not enough parking allowed for that many vehicles.

Please, let us not make this area a Concrete Jungle.

Thank you,
Patricia Krebs
Pickett Road
McKinleyville, CA