

**From:** [Carole Huey](#)  
**To:** [Planning Clerk](#)  
**Subject:** Petition - Valadao Subdivision  
**Date:** Wednesday, November 8, 2023 4:42:12 PM

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

Please see the attached petition regarding the Valadao Subdivision, PLN-2021-17560, Assessor's parcel #510-318-021-000.

The petition was shared with and signed by local residents. A printed copy, to include actual signatures, will be made available at the Planning Commission meeting scheduled for 11/16/23 (or 11/30/23 if postponed). We will continue to collect signatures until such time that public comments are due in advance of the meeting.

<https://chng.it/rGkw9DcGKK>

Thank you,

Carole Huey  
707-442-4880

**From:** [Craig Goucher](#)  
**To:** [Planning Clerk](#)  
**Subject:** Proposed Valadao Subdivision PLN2021-17560 November 16, 2023  
**Date:** Wednesday, November 8, 2023 7:03:03 PM

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We own the property at 1830 Pickett Rd. McKinleyville, which is adjacent to the proposed Valadao subdivision. The slope of the land allows stormwater from the Valadao property to accumulate on the east side of our property in the winter forming a pond that is also present in the backyards of our neighbors on Stevens Way. During heavy rains our Stevens Way neighbors have to pump the storm water onto Stevens Way to keep their houses from being flooded. Stormwater flow is going to be a major concern if the Valadao property is developed as proposed. There are no storm drains adjacent to the Valadao property on Gwin or Pickett Rds. There are not any stormdrains on Stevens Way either. Currently the 2+ acres on the Valadao property is bare ground and it absorbs alot of rain. If this project proceeds as planned all the bare land will be covered with asphalt and concrete and stormwater runoff will be more of a problem than it is now. Sixty one units, two stories are not a good fit with the current single story houses that surround the proposed sub division. We think the current project needs to be reduced. Then things like parking, traffic,stormwater to name a few can be successfully dealt with.

Craig and Noopuan Goucher