

Pia Rheinschmidt
2250 Grace Ave
McKinleyville, CA 95519

October 29, 2023

Humboldt County Planning Commission
planningclerk@co.humboldt.ca.us

Project title: Valadao - Major Subdivision

Record number: PLN-2021-17560

Date of Hearing: Thursday, November 2nd, 2023

Dear Planning Commission,

My name is Pia Rheinschmidt and I'm a property owner on Grace Ave in Mckinleyville and a Nurse to this community. The development of the major Subdivision with 17 parcels, approximately 61 units of Pickett Rd/ Gwin Rd has just been brought to my attention. I understand there is a need for housing and development in our area. However, a building of such a large unit complex in this space is not safe or beneficial for the development of Mckinleyville. Growth like such needs to be done in proportion to the town, its charm, and the surrounding infrastructure. An increase in that many units will lead to approximately 122 more cars in the area, leading to unsafe traffic and parking conditions. The proposal to reduce the setbacks from interior lines, reduced lot size and a reduced road right-of-way width, are unsafe development plans for this area. The negative impacts such as reduction in property values that this will have on the long standing surrounding community are detrimental. There are multiple preschool/daycare centers that will have added risks as well. This development is only meant to maximize the square foot to dollar ratio and does not consider the overall appearance and functionality of the area. In addition, this proposal will not leave a green belt for the residence of these units.

It is simple, there would be too many units for this space. Thus I propose to the Planning Commission a reduction by a minimum of 50% to the above development. Thank you for your consideration.

Sincerely yours,

Pia Rheinschmidt