

**From:** [Patricia Krebs](#)  
**To:** [Planning Clerk](#)  
**Subject:** Project#PLN-2021-17560 Valadeo - Major Subdivision  
**Date:** Wednesday, November 01, 2023 10:51:26 AM

---

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

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