

From: Barbara Georgianna <barbarageorgianna@gmail.com>
Sent: Wednesday, December 20, 2023 8:13 PM
To: Cannabis Services Division <cannabis@co.humboldt.ca.us>; Planning Clerk <planningclerk@co.humboldt.ca.us>
Subject: Project: Valadao Subdivision PLN-2021-17560-APPEAL,

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

Project Title: Valadao Subdivision

PLN-2021-17560-APPEAL

Assessor's Parcel Number 510-381-021-000

BOS File Number: BAI-23-1593

My name is Barbara Georgianna. I live on Pickett Road and I am the second parcel east of the proposed development – Valadao subdivision. I oppose the Valado Subdivision as proposed. I recognize Humboldt County's need for housing, but, in my opinion, the proposed density in an existing neighborhood is too great.

Traffic, noise, and congestion will be increased and the magnitude of the project will significantly stress the existing infrastructure. The proposed development does NOT have adequate parking for the 61 units – 122 parking spaces needed – there are only 89 in the plan. This means the deficit [33 spaces] will be found by parking off-site on Pickett Road, Gwin and other nearby streets. I believe this creates an injurious public safety issue with added traffic volume and congestion as well as generating significant noise. When events are held at nearby Pierson Park, parking in front of my house is already impossible. Additionally, the increased traffic and off site parking will pose a hazard to bicyclists and pedestrians as well.

Don't get me wrong, I am not opposed to development on the site, it's just TOOO dense. Decrease it so that all cars can park in the development area.

Thank you for your consideration.

From: Carole Huey <chuey10@gmail.com>
Sent: Tuesday, December 26, 2023 3:26 PM
To: Lazar, Steve <SLazar@co.humboldt.ca.us>
Subject: Petition

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Hi Steve,

Please add our petition to the staff report documents supporting our appeal.

<https://chnng.it/rGkw9DcGKK>

Thank you,

Carole Huey
707-442-4880

From: Carole Huey <chuey10@gmail.com>

Sent: Tuesday, December 26, 2023 4:11 PM

To: Planning Clerk <planningclerk@co.humboldt.ca.us>; Cannabis Services Division <cannabis@co.humboldt.ca.us>

Cc: Lazar, Steve <SLazar@co.humboldt.ca.us>; Madrone, Steve <smadrone@co.humboldt.ca.us>; Laura Peterson <lpeterson998@gmail.com>

Subject: Public Comment

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PLN-2021-17560-APPEAL

BOS File #: BAI-23-1593

APN 510-381-021-000

Attached, please find some wonderful ideas regarding design review of the Valadao Subdivision.

Different heights, colors and textures draw the eye to the beauty of structures and help them to become attractive additions to a neighborhood.

Rows of giant, rectangular, drab, monolithic buildings are, quite bluntly, repulsive to look at.

Carole Huey
707-442-4880



From: Cindy Condit <ccondit1@gmail.com>
Sent: Friday, January 5, 2024 9:38 AM
To: Bohn, Rex <RBohn@co.humboldt.ca.us>
Subject: Valadeo Subdivision, PLN-2021-17560

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

Project Title: Valadao Subdivision - 1820 Pickett Rd, McKinleyville, CA 95519
Assessor's Parcel Number: 510-381-021-000
PLN-2021-17560-APPEAL
Board of Supervisors File Number: BAI-23-1593

January 5, 2024

To: Humboldt County Board of Supervisors
From: Cindy Condit
2082 Steven Way, McKinleyville, CA
707-599-0148

We, as neighbors, are not saying, "Don't build," as we realize that housing is needed. However, the County needs to keep in mind that just because something is not illegal, doesn't make it right. There are many points of moderation that could make this addition to the neighborhood palatable to both sides. The four main concerns about this subdivision are the high density, low number of parking spaces, and the use of two-story apartments in a single-story house neighborhood. The fact that so many variances had to be applied to the plans speaks to the idea that Mr. Valadeo is trying to simply jam too many homes onto this property. He wants to more than double the average dwellings per acre that is standard in this section of McKinleyville.

The current design and location of the Valadeo subdivision does not take into account many issues in the neighborhood, including physical factors (drainage, blocking sunlight), density concerns (population, number of vehicles, increased traffic) health and safety concerns (proximity to homes on Hummingbird, single lane road, children in road, lack of sidewalks, 2 daycare facilities, no left turn lights from Gwin and Pickett onto Central) as well as general aesthetics (the size, design, arrangement, number of structures making it look like a pallet of bricks). Each concern has been mentioned individually with an example of where it was done elsewhere. No one on the Planning Commission nor the Board of Supervisors nor the developer are able to address all of the concerns in a single example or a cohesive plan. In all issues, the primary problems are the result of the excessively large scope, density and size of buildings, and intensity of people being jammed onto the property. It just doesn't fit in this neighborhood. If a mobile home park is typically considered high density housing, and the Thunderbird Park on the same size parcel next door to the Valadeo parcel has 30 single family

homes, then the Valadeo subdivision, at 61 homes, is excessive. The Valadeo homes need to be fewer, single story, and rearranged to be away from property lines and each other.

Although I would love to address all my concerns in this letter, I will limit myself to two. First is the drainage issue affecting the homes along Steven Way. Second will be the dangerous S curve on Gwin Rd just east of Central Ave.

First, in my letter to the Planning Commission, dated November 16, 2023, I specifically addressed my concerns with the potential drainage problems with the Valadeo subdivision. Before that meeting, I had read through all the documentation attached to the November 2 Planning Commission meeting agenda. The entirety of that letter as well as my comments at the meeting should be on record. The water collection system for the Valadeo subdivision needs to be designed so that the water is NOT released on top of the clay layer which would send it directly to the homes on Steven Way. As a resident in this neighborhood for 27 years, these details are based on direct observations and discussions with other neighbors having the same problem. They are NOT based on opinion. These are physical problems that have direct impacts on the properties along the west side of Steven Way. They can either be partially resolved or seriously exacerbated with this property development.

While drainage was mentioned several times in the planning documentation, important details were omitted or glossed over which provides for some inaccuracies and lack of consideration of the neighboring properties downhill to the east along the west side of Steven Way. The ground in this area has a nice topsoil for a couple of feet, but below that is a layer of red clay. Once the topsoil is saturated, the water will no longer percolate but drains/flows eastward (downhill). This was ignored by the Planning Commission in place when Steven Way and its homes were constructed as a dam across the watershed. Now we are dealing with it, but adding the water that no longer percolated into the Valadeo property would seriously exacerbate the problem.

Every rainy season our west facing yards (toward the Valadeo property) flood for a few (2-6) weeks, and every third or fourth year, the flooding gets so bad we get flooding under our houses. Three of six houses have removed the wet floor insulation, and moisture barriers don't work if there is standing water on top of them. In those same flooding years, a seasonal pond forms on the south half of the Valadeo property and remains for 2-3 months, even weeks after the rains stop. (Most years pairs of ducks move onto the pond and remain until the water seeps in.) Even once the surface runoff subsides, the standing water percolates very slowly. The water that does percolate continues to move laterally eastward through our saturated soils and maintain the standing water/flooding on our properties for weeks or months.

The south half of the Valadeo property is near, but not at the crest of the hill on Gwin Rd; the senior mobile park is at the top. Although the 11/2/23 agenda attachments state the overall slope of the lot is from the south (Gwin Rd.) to the north (Pickett) it does not mention that the Gwin half of the property also slopes substantially from the west to the east, toward

the homes on Steven Way. The current development plan has the vast majority of the Valadeo property made impervious so there will be no percolation into 2.47 acres of land. Instead, all that water has to be dealt with some other way.

Runoff collection may provide some flood relief if done well with overflow from the underground tanks heading to Picket and underground leach lines **deep enough** to be below the clay. A second source of runoff comes from the drainage on Gwin Rd itself. The Valadeo subdivision will provide paved rain gutters (no storm drains) along its property frontage on Gwin. Runoff from the top of the hill will be carried eastward by the gutters along the Thunderbird Senior Living Park then eastward along the front of the Valadeo property. The next property on Gwin does not have gutters so the eastward runoff would turn northerly across the property and continue into the flooded properties on Steven Way. The 11/2/23 agenda attachments do not mention this issue at all. The water needs to be guided eastward completely to Steven Way (where it will naturally flow northward in the gutters) or continuing eastward on Gwin to the storm drainage (already in place) in Pillar Estates. All this runoff should be moving to the watershed east of this neighborhood. Valadeo cannot just dump this water onto the property of the neighbors. The rain gutters on Gwin should be continued to the corner of Steven Way. Work with the owner of that property to include a rolled curb/gutter so they can drive onto their lot easily wherever they need to.

The Planning Department in the past allowed Steven Way sidewalks and curbs to be built in a way that basically act as a dam. Our properties get filled to form the lake. It is not Mr. Valadeo's responsibility to fix the Steven Way Dam, but he needs to not add to the problem. His designs and the county's requirements could certainly exacerbate the problem or could help mitigate the issue.

My second concern is that the S curve on Gwin Rd is already very dangerous. The additional use of dozens more cars several times every day is bound to be disastrous. The County has chosen to ignore the problems and just say people should drive a different way if they don't like the lack of maintenance. Maintenance is just one tiny issue, the safety of this section of road is more important to me.

County Supervisor Ford said, "We can't widen the road because there is a current mobile home parked on the easement." And left it at that as the only possible way to improve the conditions. Again, there are several concerns that can be addressed with Gwin road the way it is. With all the variances Valadeo was given, I'm sure the County can approve a few to improve this section of road.

Gwin Rd is the main connector to Central Ave for the people on Steven Way, Gwin, S. Gwin, Thunderbird Senior Park and all of Pillor Estates, as well as Pierson Park, the Activity Center, and the Teen Center. The fire station, a restaurant, and a bank also use this portion of Gwin Rd. There is a surprising amount of traffic on Gwin Rd. Some areas on Gwin are wide

enough for sidewalks and bike lanes/parking, but the S curve between Pierson Park and Central is not.

The road is squeezed where makes a double bend, where several sources of traffic enter, where traffic enters going too fast over the hill headed west, and where there is a curve with limited visibility heading east and that aforementioned traffic is funneled down onto basically a single lane at that point. Because it is so narrow at this point, and a curve, many drivers drive in the middle of the road. The County doesn't maintain the road so there are often many and very large, very deep potholes in the road in this same area. Drivers swerve around those to protect their cars and prevent further damage to the road. Drivers are often in the middle or on the wrong side of the road. At that point same point there is a day care center. Parents park on both sides of the road while loading and unloading children, often on the traffic side of the cars. This narrows the functioning part of the road further. In that same area, there are also seniors trying to enter from the lower section of the Senior Park and see both ways for oncoming traffic around the corner and over the hill. They enter and leave slowly, and other drivers often swerve around them. For several weeks each summer, each morning the sun rises directly at the top of the hill on Gwin, essentially blinding the senior drivers entering this congested, already dangerous S-curve section of Gwin.

Take that all into account. Gwin Rd needs to be maintained, fog and center lines are needed to delineate lanes, parking immediately in front of the day care should be moved. Adding potentially hundreds of cars to this area every day from the Valadeo subdivision will add to the danger of this section of road. Further, at the intersection of Gwin and Central, the main entrance to the Safeway/Pierson shopping center, already a dangerous intersection with so many vehicles turning across traffic, there needs to be left turn signals both east and west to handle the further increase in traffic.

The County has ignored these problems so far and is currently blaming the new issue on "one trailer parked on the easement." Will it take a pedestrian being injured, a head-on car accident, a day care child running into the road and being hit or what event to get the County's attention? Adding the extra traffic from an overdeveloped and over populated subdivision is asking for trouble.

Please rethink the Valadeo subdivision. It is too dense with too high an increase in population for this small neighborhood. We, as neighbors, are not saying, "Don't build," as we realize that housing is needed. But the design is poor with scope, size, and density being too high. The County needs to keep in mind that just because something is not illegal, doesn't make it right. There are many points of moderation that could make this addition to the neighborhood at least palatable to both sides.

Project Title: Valadeo Subdivision - 1820 Pickett Rd, McKinleyville, CA 95519
Assessor's Parcel Number: 510-381-021-000
PLN-2021-17560-APPEAL
Board of Supervisors File Number: BAI-23-1593

January 13, 2024

To: Humboldt County Board of Supervisors
From: Cindy Condit
2082 Steven Way, McKinleyville, CA

A planned development could and should be attractive; could and should add to the neighborhood and community; should not detract from the personality and atmosphere of the area. The Valadeo subdivision not only fails to embrace the reasoning and goals of PUDs in general but requires too many variances to the codes/laws to be palatable. As planned, it would harm, not help McKinleyville.

Over the past month I have been in the Sacramento area, Marysville, Chico and Redding. In each I saw many relatively new developments. A couple of years ago many went up very fast due to homelessness caused by the Camp and Carr fires that destroyed thousands of homes and left tens of thousands scrambling for housing. Even those developments are better planned, better laid out, more attractive and fit in with the original neighborhoods and communities where they were placed than the proposed Valadeo subdivision.

In those areas, parking is actually an enhancement of the property. Following the HCC 314-31.1.6.3.1, HCC 314-31.1.6.3.4 (Parking Considerations from the PUD code) parking should be designed to both: reduce "the visual impact of lines of parked cars and expanses of asphalt can add more to the good looks of a building than anything else." and "avoid the long, narrow, dreary look of carports found in some older apartment complexes, individual carports and garages should be designed to accommodate no more than four vehicles." The current plan does not even try to meet the Solar Access code or the Parking Considerations of the Planned Development (PUD) code, which could benefit the residents and the community.

Also, in the areas I visited, the buildings are farther from the original neighboring property lines and buildings than those Valadeo proposes. Balconies overlook roads or parking areas not the original neighbors' yards. Parking is often clustered and then buildings are clustered with balconies/patios only facing the parking area. Buildings are arranged to provide a decorative footprint and a feeling of solitude. Areas are left open for mature trees, shrubs, and lawns which add to that park atmosphere. Enough parking of large enough spaces to meet the needs of all residents and their guests are provided on site. If they have two-story buildings, they are not smashed up against the original neighbors' properties but only back up against roads, parking lots or the PDU's own green spaces or facility buildings.

Mr. Valadeo didn't even try to meet the PDU considerations. A planned community can be beautiful, or it can be an eyesore. The Valadeo subdivision is designed to look like a prison compound or

concentration camp with two rows of cell block buildings and a parking area right down the center like an exercise yard. Just add a guard tower at either end and they can shoot all the way to the other end of the PUDetention camp.

Further, he is just trying to jam too many people into too small an area. The planned density is too high for this property for this neighborhood. He proposes an average of 28 dwellings per acre. That is more than double the historical average for McKinleyville and this neighborhood. Even the high-density Thunderbird mobile home park averages only about 12 dwellings/acre.

Reducing this development to single story with fewer buildings could relieve most of these issues: it would drop density, decrease traffic and safety concerns, meet parking needs, beautify, and fit with the personality and atmosphere of the neighborhood and McKinleyville, and even enhance the community.

If you're not careful and you allow this subdivision to proceed as designed, you will be condoning this type of development anywhere in the county. You will be signing a blueprint for every developer and banker in the county. It will be duplicated all over Humboldt County once the standard is set, once the precedent is set. One of the reasons for people wanting to move here, homes with yards, will be fading in favor of urban sprawl. Remember, just because it's not illegal doesn't mean it's right. What will your legacy be?

Project Title: Valadao Subdivision - 1820 Pickett Rd, McKinleyville, CA 95519
Assessor's Parcel Number: 510-381-021-000
PLN-2021-17560-APPEAL
Board of Supervisors File Number: BAI-23-1593

December 22, 2023

To: Humboldt County Board of Supervisors
From: Cindy Condit
2082 Steven Way, McKinleyville, CA

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First, in my letter to the Planning Commission, dated November 16, 2023, I specifically addressed my concerns with the potential drainage problems with the Valadeo subdivision. That the entirety of that letter as well as my comments at the meeting should be on record. The water collection system for the Valadeo subdivision needs to be designed so that the water is NOT released on top of the clay layer which would send it directly to the homes on Steven Way.

Before that meeting, I had read through all the documentation attached to the November 2 Planning Commission meeting agenda. While drainage was mentioned several times, important details were omitted or glossed over which provides for some inaccuracies and lack of consideration of the neighboring properties downhill to the east along the west side of Steven Way. The ground in this area has a nice topsoil for a couple of feet, but below that is a layer of red clay. Once the topsoil is saturated, the water will no longer percolate but drains/flows eastward (downhill). This was ignored by the Planning Commission in place when Steven Way and its homes were constructed as a dam across the watershed. Now we are dealing with it, but adding the water that no longer percolated into the Valadeo property would exacerbate the problem.

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Runoff collection may provide some flood relief if done well with overflow from the underground tanks heading to Pickett and underground leach lines deep enough to be below the clay. A second source of runoff comes from the drainage on Gwin Rd itself. The Valadeo subdivision will provide rain gutters (no storm drains) along its property frontage on Gwin. Runoff from the top of the hill will be carried eastward by the gutters along the Thunderbird Senior Living park then eastward along the front of the Valadeo property. The next property on Gwin does not have gutters so the eastward runoff would turn northerly across the property and continue into the flooded properties on Steven Way. The 11/2/23 agenda attachments do not mention this issue at all. The water needs to be guided eastward completely to Steven Way (where it will naturally flow northward in the gutters) or continuing eastward on Gwin to the storm drainage (already in place) in Pillar Estates. All this runoff should be moving to the watershed east of this neighborhood. Valadeo cannot just dump this water onto the property of the neighbors. The rain gutters on Gwin should be continued to the corner of Steven Way. Work

with the owner of that property to include a rolled curb/gutter so they can drive onto their lot easily wherever they need to.

The Planning Department in the past allowed Steven Way sidewalks and curbs to be built in a way that basically act as a dam. Our properties get filled to form the lake. It is not Mr. Valadeo's responsibility to fix the Steven Way Dam, but he needs to not add to the problem. His designs and the county's requirements could certainly exacerbate the problem or could help mitigate the issue.

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County Supervisor Ford said, "We can't widen the road because there is a current mobile home parked on the easement." And left it at that as the only possible way to improve the conditions. Again, there are several concerns that can be addressed with the road where it is. With all the variances Valadeo was given, I'm sure the County can approve a few to improve this section of road.

Gwin Rd is the main connector to Central Ave for the people on Steven Way, Gwin, S. Gwin, Thunderbird Senior Park and all of Pillor Estates, as well as Pierson Park, the Activity Center, and the Teen Center. There is a surprising amount of traffic on Gwin Rd. Some areas on Gwin are wide enough for sidewalks and bike lanes/parking, but the S curve between Pierson Park and Central is not.

The road is squeezed where makes a double bend, where several sources of traffic enter, where traffic enters going too fast over the hill headed west, and where there is a curve with limited visibility heading east and that aforementioned traffic is funneled down onto basically a single lane at that point. Because it is so narrow at this point, and a curve, many drivers drive in the middle of the road. The County doesn't maintain the road so there are often many and very large, very deep potholes in the road in this same area. Drivers swerve around those to protect their cars and prevent further damage to the road. Drivers are often in the middle or on the wrong side of the road. At that point same point there is a day care center. Parents park on both sides of the road while loading and unloading children, often on the traffic side of the cars. This narrows the functioning part of the road further. In that same area, there are also seniors trying to enter from the lower section of the Senior Park and see both ways for oncoming traffic around the corner and over the hill. They enter and leave slowly, and other drivers often swerve around them.

Take that all into account. Gwin Rd needs to be maintained, fog and center lines are needed to delineate lanes, parking immediately in front of the day care should be moved. Adding potentially hundreds of cars to this area every day from the Valadeo subdivision will add to the danger of this section of road. Further, at the intersection of Gwin and Central, the main entrance to the Safeway/Pierson shopping center, already a dangerous intersection with so many vehicles turning across traffic, there needs to be left turn signals both east and west to handle the further increase in traffic.

The County has ignored these problems so far, and is currently blaming the new issue on "a trailer parked on the easement." Will it take a pedestrian being injured, a head on car accident, a day care child running into the road and being hit or what to get the County's attention? Adding the extra traffic from an over developed and over populated subdivision is asking for trouble.

Please rethink the Valadeo subdivision. It is too dense with too high an increase in population for this small neighborhood. We, as neighbors, are not saying, "Don't build," as we realize that housing is needed. But the design is poor with scope, size, and density being too high. The County needs to keep in mind that just because something is not illegal, doesn't make it right. There are many points of moderation that could make this addition to the neighborhood at least palatable to both sides.

From: Denise Claus <waverly_kea@hotmail.com>
Sent: Thursday, December 21, 2023 8:44 AM
To: Planning Clerk <planningclerk@co.humboldt.ca.us>; Planning Clerk <planningclerk@co.humboldt.ca.us>
Subject: Valadao subdivision

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

Project Title: Valadao - Subdivision Appeal

Address: 1820 Pickett Rd., McKinleyville, CA 95519

Assessor's Parcel # 510-381-021-000

Record Number: PLN-2021-17560-APPEAL

Board of Supervisors File Number: BAI-23-1593

Statement to the Humboldt County Board of Supervisors

1. I have lived in McKinleyville, California for the last 20 years.
2. For the last year, I have worked for a local business on Pickett Rd., where I am required to park my car on Pickett Rd during business hours. I have spent the last year eating my lunch at Pierson Park and walking the neighborhoods surrounding Pierson Park, where I see small children with their families, and seniors with their pets walking the same neighborhoods.
3. In this time, I have seen an increase in automobile traffic as well as speeding vehicles going well past the speed limit when children, pets, and seniors are present and crossing the road. The lack of speed humps and crosswalks makes it dangerous for everyone to enjoy their community safely.

4. A greater density of people and automobiles would be difficult to accommodate along a road that is already full of parked cars and speeding vehicles. Making Pickett Rd one of the main roads to and from the Valadao subdivision seems dangerous, considering the existing neighborhoods are pedestrian centered around families and seniors.

5. I love the community of McKinleyville, with its small town feel and “Where Horses Have the Right of Way”.

Denise Claus

From: Joel Rink <4clearcut@att.net>
Sent: Thursday, December 21, 2023 10:06 AM
To: Planning Clerk <planningclerk@co.humboldt.ca.us>
Subject: Valadao Subdivision in Mckinleyville

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

I oppose the planning commissions approval of the Valadao Subdivision and request that this Board overturn that approval.

There are numerous code violations that have been outlined and given to the Board of Supervisors from the Appeals group.

There are not enough off street parking spots for the amount of residences. This will force people to park on street and take spots away from residents already living along Pickett and Gwin. Density should be decreased to ensure parking required by codes. The privately maintained Gwin Rd will be more congested, unsafe, and deteriorate quicker. This is a big issue without a good answer. First off is no speed bumps should be installed. The public did not request this.

Also, very unlikely a maintenance committee will be formed or any money that Valadao sets aside for "his" portion of use will ever go towards the road.

Joel Rink. McKinleyville

From: kl2@att.net <kl2@att.net>

Sent: Friday, December 22, 2023 12:27 AM

To: Planning Clerk <planningclerk@co.humboldt.ca.us>; Cannabis Services Division <cannabis@co.humboldt.ca.us>

Subject: Valadao Subdivision PLN-2021-17560-APPEAL

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Project Title: Valadao Subdivision

PLN-2021-17560-APPEAL

Assessor's Parcel Number: 510-381-021-000

BOS File Number: BAI-23-1593

December 22, 2023

This email outlines our concerns about the Valadao Subdivision that was approved by the Humboldt County Planning Commission on November 16, 2023. We are part of a neighborhood coalition that has appealed this decision and we would appreciate your responding to our concerns.

We understand the need for more housing in Humboldt County. We believe that this development can be modified to still serve this need while lessening the impacts on our 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. Due to the number of units and the resulting space limitations the parking will only accommodate cars – so any residents with pickups, vans or SUV's will be required to park on Gwin or Pickett.
2. The inclusion of 2 story apartment units adjacent to the Senior Mobile Home Park will affect those seniors living in the park, as their small backyards will be directly below the 2 story apartments. The developer is including 6 one story, single family residences in his plan. Why didn't the building department ask him to put these all on the lot side adjacent to the Senior

Mobile Home Park, and put the 2 story units on the other side against G Lane?

3. 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. The County has refused to take on the maintenance for the portion of Gwin from Central Avenue to Steven Way. This is where the worst road conditions and drainage problems exist. The County has been shirking its responsibility for this section of roadway for a long time, and if this development proceeds, the deterioration of the road is sure to accelerate. The County needs to reconstruct the roadway rather than just patching it, and this should be done before an increase in traffic leads to injury or accidents as drivers weave to avoid potholes and deep puddles.
4. 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 child care 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. This will be exacerbated by the increase in parking that will decrease sight distances from Jack Way onto Gwin and Pickett. The building department and planning commission basically shrugged this off.
5. We understand that there is need for housing but we believe reducing the number to 30 one-story units maximum in this proposed development will allow all residents to be safe and comfortable and enjoy a better quality of living in our neighborhood.

Thank you,

Kay Lorraine
Kathryn Gallagher
2071 Pillor Drive
McKinleyville, CA 95519
KL2@ATT.NET
Kgallagher55@att.net
[707-839-1033](tel:707-839-1033)

Project Title: Valadao – Subdivision Appeal
Address: 1820 Pickett Rd., McKinleyville, CA 95519
Assessor's Parcel # 510-381-021-000
Record Number: PLN-2021-17560-APPEAL
Board of Supervisors File Number: BAI-23-1593

Comments to *omission* of response by Arcata Fire Protection District:

California Code of Regulations Title 24, Part 9 (Fire Code)

Section 102.5 Application of residential code.

Where structures are designed and constructed in accordance to the California Residential Code, the provisions of this code shall apply as follows;

1. Construction and design provisions: Provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.7 of this code shall also apply.

2. Administrative, operational and maintenance provisions: All such provisions of this code shall apply.

The potential requirements for fire hydrants, residential fire sprinklers, means of protected egress to public way, rated constructions between occupancies and potential no parking zones due to fire hydrant and/or fire department access to fire sprinkler stand pipes can only properly be addressed by the Arcata Fire Protection District.

There is potential impact to the project based on fire life safety issues and the basics should be addressed regarding parking and building density as it pertains to fire life safety issues.

Respectfully, Kjell B. Aspoy
(209) 604-7696
2141 Pillor Dr McKinleyville
CA 95519

From: lbpx@sonic.net <lbpx@sonic.net>
Sent: Sunday, January 14, 2024 7:43:32 PM
To: Bushnell, Michelle <mbushnell@co.humboldt.ca.us>
Cc: Arroyo, Natalie <narroyo@co.humboldt.ca.us>
Subject: file # 24-40 : Appeal of Valadao Major Subdivision

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

Appeal of Valadao Major Subdivision
File # 24-40

Humboldt County Supervisors:

I've enjoyed living at 1049 Deborah Dr. for twelve years. In 2020 or 2021, I witnessed the beautiful old trees just south of the Gwin home and just west of the Gwin home, cut down. It was a big loss to lose those big trees and all the birds that visited and inhabited them.

I wonder if an EIR is required before the Valadao project goes further. A required design review was overlooked by the county and it makes me wonder if an EIR was overlooked.

This project is poorly designed, Neither new tenants nor existing neighbors will benefit from towering, crammed-in apartments surrounding us, constant car traffic, and parking problems (with only 86 out of 132 required parking spaces).

Please consider the quality of life and safety of the people in our neighborhood. If the current plan is allowed, my cozy pleasant home, and the other 14 homes bordering the west side of the site, will become cold and moldy. I will also not have enough light for my garden of vegetables and berries that supply a lot of my food.

The planned development is not adhering to the McKinleyville Community Plan or county subdivision codes. I can find no other apartments in McKinleyville that were allowed to backup their apartments next to one-story buildings. The two-story apartments are in a commercial zone with a wide road around them or open space behind them, like Sagewood Way. Please require the developer to rearrange the units to allow more privacy.

It's mind-boggling how the county is trying to accommodate the developer by allowing flagrant exceptions to zoning ordinances with seemingly no concern for the many people, new tenants and current residents, whose lives will permanently be made more stressful.

Thank you for considering drastically reducing this giant project to allow for pleasant living.
Sincerely,

Linda Barney lbpx@sonic.net

From: lbpax@sonic.net <lbpax@sonic.net>
Sent: Wednesday, December 20, 2023 10:42 PM
To: Planning Clerk <planningclerk@co.humboldt.ca.us>
Cc: Cannabis Services Division <cannabis@co.humboldt.ca.us>
Subject: Appeal of Valadao Subdivision

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

Subject Title: Appeal of Valadao Subdivision
Appeal #: PLN-2021-17560-APPEAL
Assessor's Parcel#: 510-381-021-000
Board of Supervisors' File#: BAI-23-1593

I live at 1049 Deborah Drive in McKinleyville. My home is 600 square feet and I depend on walking the quiet beauty of my neighborhood for exercise and a peaceful feeling.

To preserve this peaceful residential neighborhood, any future building should be attractive, with amenities for healthy living. Easy access to laundry and trash bins is fundamental. Lots designated for green spaces are necessary, as are full setbacks.

The extreme density of the Valadao project is worrisome in multiple ways. Living too close to neighbors can be very stressful. If a fire breaks out, it could jump and spread faster in dense development. People will need safe exit routes.

My backyard abuts the Valadao lot. The chance of fire spreading to my manufactured home seems likely unless full legal setbacks are enforced. I would also want a firewall of some sort between the development and my fence line.

Walking downhill on Pickett or Gwin is not a peaceful walk. There is not a safe walking path down to Central Avenue. Many of my neighbors drive to the library or Azalea Hall because it is dangerous to walk those 2-3 blocks downhill, especially if one is not spry and agile. Traffic calming measures are needed. It's like a maze of roads and walking paths to get to the post office and Safeway, about a half-mile away.

Today, McKinleyville is not a walkable community. People drive in McKinleyville. A great number of them drive SUVs and trucks, not compact cars.

Residents need adequate parking spaces for common-sized vehicles and for guest parking. Parking needs to be built with safety in mind. The parking spaces need to be full-sized for safety in a very cramped apartment compound.

The Valadao plan is inconsistent with our neighborhood. It is way too dense for a residential neighborhood.

The traffic would exacerbate the multiple pot hole problems on Gwin Road between Central Ave. and the skating rink.

Some years, the lot adjacent to Gwin has a small lake when storms abound. The lot needs to be drained to a public way, not adjacent homes.

Also, there needs to be a manager or organization to maintain, operate, and improve the homes.

Please downsize this project so as not to set a precedent for others to build outside the laws.

Thank you for considering my concerns about maintaining the livability of my Grace Park neighborhood.

Sincerely,

Linda Barney

1049 Deborah Dr., McKinleyville, CA 95519

lbpx@sonic.net

From: Nancy Keiber <nkeiber2@gmail.com>

Sent: Tuesday, January 16, 2024 10:38 AM

To: COB <COB@co.humboldt.ca.us>; Bohn, Rex <RBohn@co.humboldt.ca.us>; mbushnell@humboldt.ca.us; mike.wilson@humboldt.ca.us; narroyo@humboldt.ca.us; smadrone@humboldt.ca.us; Lazar, Steve <SLazar@co.humboldt.ca.us>

Subject: Valadao Project - File #24-40

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

Dear Board of Supervisors,

Why are you granting the Valadao project so many exemptions from McKinleyville and Humboldt County building regulations? I am referring to the The "Valadao Project" - a 19-lot Subdivision, 62 unit Multi-Family Planned Unit Development, and Conditional Use Permit to Allow Four Single Family Residences in the R-3 Zoning District.

In the case of the Valadao project (File #24-40), cramming so many units into a relatively small area negatively impacts the residents of the new project and the existing neighbors' wellbeing and safety. What's glaringly obvious is that it maximizes profit for the developer while at the same time minimizes the quality of life for those affected by the project. Is that what you want as a future blueprint for McKinleyville and the county as a whole?

The Valadao project is too dense. Please reduce the amount of units, follow county regulations for setbacks, widen the proposed streets in the project, lengthen the car spaces, provide responsible drainage for the seasonal pond, require the developer to build a firewall between the mobile estate and his property to protect the senior citizens from fire and intrusions, and also require sidewalks installed between the new development and Central Avenue where none exist.

The project as proposed is atrociously dense causing a multitude of problems. Please, if nothing else, scale back the density.

Thank you for your consideration,
Nancy Keiber
1523 Chester Ave
Arcata Ca 95521

From: Patricia Krebs <cougar4351@yahoo.com>

Sent: Saturday, January 13, 2024 8:05:40 PM

To: Bushnell, Michelle <mbushnell@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Bohn, Rex <RBohn@co.humboldt.ca.us>; Arroyo, Natalie <narroyo@co.humboldt.ca.us>; Madrone, Steve <smadrone@co.humboldt.ca.us>; cob@humboldt.ca.us <cob@humboldt.ca.us>

Subject: Valadao Subdivision Appeal

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

Board of Supervisors

Project Title: Appeal of Valadao Subdivision

Appeal Number: PLN-2021-1756-APPEAL

Accessor's Parcel Number: 510-381-021-000

Board of Supervisor's File Number: BAI-23-1593

Let's talk HCC 314-019.1.1 "Adequate off-street parking"

According to HCC 314-109.1.1 the purpose of the requirements "is to enhance public safety by minimizing traffic congestion, by providing for off-street motor vehicle parking and thereby permitting safe passage of passengers to and from their destination." More off-street parking will allow on-street parking to be limited or prohibited to permit greater utilization of streets for moving traffic. The facilities required by these requirements represent the minimum that will be required. It shall be the responsibility of the developer, owner or operator of any specific use to provide adequate off-street parking.

If the Valadao proposal stands "as is", it is going to create public safety issues for the surrounding area which barely has adequate parking now. Tenants, guests, and all the other residents in the area as well as their guests need to be provided safe passage to and from their homes. As do the mothers and children of the Daycare Center located across the street from the project.

The number of dwellings/apartments needs to be reduced so that the tenant and guest parking is accommodated ON the 2.47 acres, not on the surrounding streets.

The McKinleyville Community Plan acknowledges that McKinleyville is a bedroom community. There is no major employer here, most residents are employed in Arcata and Eureka. According to a 2021 study of "means of transportation to work for McKinleyville", 82% is by car followed by: 9% carpool; 4% walk, 1% BUS (because the bus service/schedule is totally inadequate); "other" 4%. The average household in McKinleyville has 2 vehicles.

Not only do most residents commute to and from work, they have to drive to have adequate shopping options. Let's face it, we barely have any shopping in McKinleyville. One of my favorite sayings is "if I need a new, clean pair of undies, I have to drive to Target!" True Fact.

Walkability is a great concept, but you cannot force someone to walk. I walk all the time but when I do, my car is always safely parked in my driveway. The fact is: most people own a vehicle whether they use it on a regular basis or not.

I know I would be reluctant to rent an apartment where I was told "you may have to park 2-3 blocks away", especially at night or with kids, in the rain lugging groceries. SAFETY FOR THE EVERYONE!

In reading the dialogue for the proposed McKinleyville Town Center Master Plan, it proposes "encouraging bicycle and pedestrian travel and allow for convenient and safe automobile access", to help with "traffic calming" on Central Avenue.

Well, that ain't happening if you allow approximately 120-150 MORE vehicles driving nearby roads 4-6 times a day. It is totally counterproductive to "calming" the traffic problems that already exist on Central/Gwin/Pickett. Especially when all those cars have to drive two miles up and down Central Avenue to get to the freeway. This kind of large scale/high density project is better suited to being built closer to freeway access so it is an easier commute to work.

PLEASE reduce the density and have ALL parking for the subdivision dwellings on the Valadao subdivision property.

Thank you,

Patricia Krebs

1882 Pickett Rd

McKinleyville, CA

From: Patricia Krebs <cougar4351@yahoo.com>
Sent: Friday, December 22, 2023 9:22 AM
To: Planning Clerk <planningclerk@co.humboldt.ca.us>
Subject: Comments on Valadao Subdivision proposal

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

Project Title: Appeal of Valadao Subdivision
Appeal Number: PLN-2021-17560-APPEAL
Accessor's Parcel Number: 510-381-021-000
Board of Supervisor's File Number: BAI-23-1593

I am a member of the Coalition for Affordable Housing questioning the validity of the Valadao Subdivision proposal.

I feel that a project of this density will greatly harm the existing infrastructure of the area.

It is not allowing for green space, good air quality, road safety, the list goes on and on.

What happened to the "Humboldt County is a beautiful place to live; Save the Redwoods and our beaches" mentality?

This project does none of that.

Yes, we need more housing but not in that kind of density. The proposal is not "quality of living", it is CRAMMING as many people as we can into too small of an area.

It is incomprehensible to me how one person is allowed to break EVERY rule/code.

Is this the future of our town, county? For future generations? To be housed like sardines in a can? No beautiful green

spaces, no quality of clean air, basically no real quality of life!

We need QUALITY housing. Single story family housing is a much better fit for the community and for the area where the

subdivision is proposed, fitting in well with the existing surroundings and environment.

Please take this appeal under serious consideration.

Thank you,
Patricia Krebs
1882 Pickett Road
McKinleyville, CA

From: Patricia Krebs <cougar4351@yahoo.com>
Sent: Friday, December 29, 2023 3:20 PM
To: Planning Clerk <planningclerk@co.humboldt.ca.us>
Subject: Proposed Valadao Subdivision

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

Project Title: Appeal of Valadao Subdivision
Appeal Number: PLN-2021-17560-APPEAL
Accessor's Parcel Humber: 510-381-021-000
Board of Supervisor's File Number: BAI-23-1593

My name is Patricia Krebs and I live at 1882 Pickett Road, McKinleyville, CA

As I was walking yesterday, I was walking through Thunderbird Mobile Home Park (adjacent to the Valadao Subdivision Proposal), and I realized that the average double-wide mobile home is 24x60' which is 1440 sq. ft. of living space. Larger than the 900-100 sq. ft. townhouses Valadao is proposing. I would like to see the Design Review Committee consider having the subdivision be changed from apartments to 1400 sq. ft. SINGLE story homes which would be a great fit with the existing footprint of the area, allowing young families starting out to be able to live in a safe, environmentally friendly neighborhood. The homes could then have an ADU or there could even be a section for tiny houses which are quite popular.

I know Mr. Valadao has stated he does not plan to sell the lots but if that were true, why would he need to subdivide the property? I find the definition of subdivisions to be: "Subdivisions are divided plots of land with homes for SALE." If we are going to allow him to subdivide the lot, it should be subdivided into mostly single story single family homes with a few tiny homes. After all, there is a single family home on the land now, and Valadao is proposing to keep that home on a 1/3 acre lot, just like the other homes in the neighborhood.

The second point I would like to make is the following: I was curious about the backgrounds of the Planning Commission members, especially when I noticed how Brian Mitchell seemed to be rushing the Planning Commission members to immediately accept the Valadao proposal. In looking at backgrounds, I found that Dane Valadao and Brian Mitchell worked together at SN Servicing Corp. at 323 5th Street, Eureka, CA 95501 - this according to their profiles on LINKEDIN, from 2007 to 2014 (7 years). Under those circumstances, it seems to me Mr. Mitchell should have disclosed this information and recused himself from voting.

Thank you for listening,
Patricia Krebs

-----Original Message-----

From: Patti Stuart <pjstuart320@gmail.com>

Sent: Tuesday, December 19, 2023 9:28 AM

To: Cannabis Services Division <cannabis@co.humboldt.ca.us>; Planning Clerk <planningclerk@co.humboldt.ca.us>

Subject: Valadao-Major Subdivision PLN-2021-17560 Public Comment

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

To Whom it May Concern,

We believe that the Planning Commission's approval of the Valadao Subdivision is not in accord with the standards and regulations of the zoning ordinances and that the Planning Commission failed to take into account the future health of our neighborhood.

Because the proposed Subdivision is in the heart of the McKinleyville Town Center, it is supposed to be preserved in order to "enhance the tourism industry" by maintaining the "architectural and recreational aspects of this designated area." (See HCC 314-19.1.1)

Under HCC 314-19.1.3.1 the Reviewing Authority is required to take the following items under consideration in approving a development plan:

- Height,
- Bulk and area of buildings,
- Setbacks,
- Color,
- Texture,
- Landscaping
- Parking lot layout, and
- relationship to other buildings and/or uses in area

The surrounding area includes one-story single-family homes on 1/3 acre (3 units per acre). The proposed subdivision is 60 two-story apartments on 2.11 acres (29 units per acre). Obviously, a two-story 60-unit apartment complex with one long parking lot running the length of two football fields with no landscaping is not appropriate for this neighborhood. In addition, the roads providing access to the area are not sufficient for the anticipated increase in traffic. Currently, the county does not have the funds to improve and maintain them.

Approving this subdivision with all the variances requested sets a precedent for high density housing without respect for community. Doing so before addressing the very real lack of infrastructure to support it is in no one's interest. We respectfully request the Board's consideration of our appeal.

Sincerely,

Mark and Patti Stuart

2298 Timothy Court

McKinleyville

Sent from my iPad

----- Forwarded message -----

From: **Carole Huey** <chuey10@gmail.com>

Date: Tue, Dec 19, 2023, 6:19 PM

Subject: PUBLIC COMMENT ON VALADAO SUBDIVISION

To: <planningclerk@co.humboldt.ca.us>, Cannabis Services Division <cannabis@co.humboldt.ca.us>

Project Title: Valadao Subdivision - 1820 Pickett Rd, McKinleyville, CA 95519

Assessor's Parcel Number: 510-381-021-000

PLN-2021-17560-APPEAL

Board of Supervisors File Number: BAI-23-1593

My name is Carole Huey. I live at 1053 Deborah Dr in McKinleyville, which is in the senior mobile home park - Thunderbird Mobile Estates - right behind the west side of the proposed development and, more specifically, directly behind lot 17 of the map presented at the Planning Commission hearing of 11/16/23. I will try to express my concerns as briefly and concisely as possible:

- Lot 17 is proposed to include an 80 foot long by 24-26 foot high four-plex 10 feet off the fence line behind my small but beautiful home. With the current proposal, I will have greatly increased shade (solar shading requirements - HCC 322.5-1) and no view of the wooded ridgeline (which makes CEQA Finding 2-h in the resolution approved by the Planning Commission on 11/16/23 completely false, as it states the project site "will not impact visual resources within the County"). I will be looking at a "monolithic structure" (a term used by a member of the planning department) that has a balcony on the upper story literally 4 feet away and just above the fenceline, looking directly down into my backyard and bathroom window.
- The project approved by the planning commission allows for too many exceptions that fall outside of regulations and the law - zero lot lines, reduced parking (89 spaces rather than the required 122-134), many lots less than half the size of the required 5,000 sq ft, no setbacks, no right of ways, etc. Laws are in place for a reason. **If this plan is approved "as is", it sets a precedent that opens the door for more and more housing developments to be built outside of the requirements of the law.**
- There are errors in the "template" that was used to create the resolution that was approved on 11/16/23. Although it is understandable that errors will be made by the planning department when cutting and pasting from templates, it is NOT acceptable that the errors are overlooked by the Planning Commission prior to approving a project. I will again refer to CEQA Finding 2-h, which states that "the proposed **minor** subdivision will create a total of four (4) parcels..." This is a **major** subdivision that was first intended to create 17 lots, which somewhere along the way became 19 lots. I will not go on to point out all of the other inconsistencies/errors in the resolution, but the two main reasons for creating an appeal, as expressed to me by Steve Lazar, are to 1.) Why the Planning Commission is not in accord with regulations and standards of zoning ordinance, and 2.) Why it is believed there is error/abuse of the discretion of the Planning Commission. It is my opinion that **not only are laws not being followed (as**

will be pointed out in our documentation to support our appeal), but also that there has been abuse on the part of the decision makers (Planning Commission) in approving a resolution that was not thoroughly reviewed and corrected prior to their approval.

- There are 3 projects currently proposed for McKinleyville, and the infrastructure for that kind of development is not in place. During our meeting with **Steve Madrone**, he concurred that **PG&E has “zero availability on the grid” for McKinleyville**. Although a walkable community with good public transit is what we would all like to see, it is not the current reality. One would hope that the infrastructure would be put in place prior to allowing projects to be built that are based on an idea that has not yet come to fruition (i.e. decreased parking in the hopes that tenants will walk or take public transit to work, when those options are not yet available). Commissioner O’Neill, who lives in McKinleyville and was the only opposing vote at the planning commission hearing, understands the needs of our community all too well.
- The subdivision of a 2.5 acre parcel into 19 lots should be disallowed for all of the reasons above, plus many more. Clustering at this level is simply clustering for clustering’s sake. It is my opinion that the health and well-being of many residents around the housing development, as well as the future tenants of the complex, will be adversely affected by the lack of space and amenities that should accompany a project of this nature.
- In an excerpt from *Decibel Hell - The Effects of Living in a Noisy World* (<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1253729#>) it is stated that, “Indeed, the term *secondhand noise* is increasingly used to describe noise that is experienced by people who did not produce it. Anti-noise activists say its effect on people is similar to that of secondhand smoke. ‘Secondhand noise is really a civil rights issue,’ says Les Blomberg, executive director of the Noise Pollution Clearinghouse, and anti-noise advocacy group based in Montpelier, Vermont. ‘Like secondhand smoke, it’s put into the environment without people’s consent and then has effects on them that they don’t have any control over.’” The article goes on to say that, “**The effects of noise don’t stop with the ears. Nonauditory effects of noise exposure are those effects that don’t cause hearing loss but still can be measured, such as elevated blood pressure, loss of sleep, increased heart rate, cardiovascular constriction, labored breathing, and changes in brain chemistry. According to the WHO [World Health Organization] *Guidelines for Community Noise*, ‘these health effects in turn, can lead to social handicap, reduced productivity, decreased performance in learning, absenteeism in the workplace and school, increased drug use, and accidents.’” For these reasons, I believe a noise barrier should be erected between the west side of the development that abuts the senior mobile home park. I urge that a **DISCRETIONARY PERMITTED WALL** be required to be built by the developer.**
- The senior residents of Thunderbird Mobile Estates seem to be being discounted because we don’t own the land. However, we do own our homes, and we love them and take pride in them. Many residents are in their 80s and 90s, and those who have enjoyed 20-30+ years of their current lifestyle in a peaceful, quiet

community may have to spend their end-of-life years suffering from the less than thoughtful building of this high-density housing just outside their back doors. For many of us, this was our lovely and affordable tiny home by the ocean to enjoy for the rest of our remaining years.

- With a housing development of this nature, the surrounding property values will more than likely increase at a much slower rate than other similar homes. They will also likely take longer to sell due to the unsightly, high-density apartment complex.. There are no plans for an attractive design, landscaping or green space. **The parcel is actually zoned R3/D, and the Planning Commission approved the development without even realizing that there is a “D”. This type of zoning should have had a design review prior to being approved, as required by the law under the “D” Combining Zone Provisions of HCC 314-19.** This was brought to the attention of Supervisor Madrone, and he has agreed to put together a Design Review Committee so that the development will also follow their recommendations and guidelines. I believe this was another grave oversight by the planning department and, hence, by the Planning Commission in their haste to push through high-density housing.
- The developer, Dane Valadao, stated during an open house that he held at 1820 Pickett Rd on Sunday, 11/12/23 (prior to the Planning Commission hearing of 11/16/23) that he would not be excited to have something like this built behind his house. Apparently, he also isn't excited to even live in the same neighborhood where it's being built. We have it on pretty good authority that he is moving, so it would appear he will be leaving while property is still selling quickly and at good prices, and before the 5-7 years of noisy construction begin.

I am all in favor of truly affordable housing for our community. Based on questioning by Commissioner O'Neill at the Planning Commission hearing on 11/16/23, Mr. Valadao first indicated that rents would be based on the “market”. When asked, as a landlord, what that meant, he responded anywhere from \$750 - \$950 for a one-bedroom and \$1000 - \$1500 for a two-bedroom. I have researched apartments all over Humboldt County, and I was pressed to even find a studio apartment for \$1000. I do NOT believe this project will provide “affordable” housing.

Using Commissioner Mitchell's words from the same hearing on 11/16/26, he expressed that he would not have been able to afford his “home” if not for projects like this. I would like to point out that, although the townhome that Commissioner Mitchell purchase may be of a similar design to the four (4) single family homes (although Director Ford referred to them over and over as “half-plexes”) proposed by the Valadeo Subdivision, the townhome he purchased has roads on 3 sides. It is not looming over other structures and has good access and parking off of a 40-ft wide road.

Also using Commissioner Mitchell's argument about affordable housing, I would like to point out that he is referring to home OWNERSHIP, not a rental. It would therefore stand to reason that the Valadao Subdivision should look more toward the goal of providing affordable homes for purchase rather than rental units. This could be accomplished by obtaining conditional use permits for more single family homes and creating a true community of proud homeowners.

I know that SOMETHING will be built on the parcel, I am only asking that the lot NOT be subdivided (so that the developer has to build within the law), and that the housing be built at a lower density in a single-story fashion with open spaces and landscaping that helps it to better conform to the existing neighborhood.

Thank you so much for your consideration and time.

Respectfully,

Carole Huey
707-442-4880

PLN-2021-17560-Appeal

Assessor's parcel #510-381-021-000

BOS file# BAI-23-1593

To Board of Supervisors

Re: Valadao subdivision Appeal

My name is Cheryl Phillips. My family and I have lived in the Grace Park area for over 35 years. During this time, we have seen a lot of development in the area. All of which has benefited McKinleyville. The proposed High Density Valadao subdivision does not enhance this area.

Our neighborhood is an older established one with mainly single level homes. The proposed apartments being of 2 story box shape does not fit in with the surrounding area. We would like something that makes the area look complete and like it was an extension of our neighborhood instead of something just plopped there from outer space.

I am suggesting that the project be redesigned. Fewer single level units would allow for enough parking and some green space. With fewer units, there would be adequate room for parking for those residents. It's unjust and unsafe to have expect paying residents to park on a public road that has limited space as well. I can't stress enough that fewer and single level housing is the only acceptable alternative to the subdivision.

There are some duplexes on Juniper in Heartwood subdivision that look like homes. They don't distract from the beauty yet provides needed housing. A design of duplexes like that would be acceptable.

I am concerned about safety also with the reduced road way access. Emergency vehicles need to be able to get to the residents that need it. If it is restricted by other vehicles or garbage cans, there could be a serious time issue.

Thank-you for your time. I would truly appreciate the Board to reconsider the original proposal of the Valadao subdivision. Allowing it to look like it is an extension of our neighborhood with single level homes instead of an after thought would be appreciated.

Sincerely,

Cheryl Phillips

Project Title: Valadao Subdivision - 1820 Pickett Rd, McKinleyville, CA 95519
Assessor's Parcel Number: 510-381-021-000
PLN-2021-17560-APPEAL
Board of Supervisors File Number: BAI-23-1593

December 22, 2023

To: Humboldt County Board of Supervisors
From: Cindy Condit
2082 Steven Way, McKinleyville, CA

We, as neighbors, are not saying, "Don't build," as we realize that housing is needed. However, the County needs to keep in mind that just because something is not illegal, doesn't make it right. There are many points of moderation that could make this addition to the neighborhood palatable to both sides.

The current design and location of the Valadeo subdivision does not take into account many issues in the neighborhood, including physical factors (drainage, blocking sunlight), density concerns (population, number of vehicles, increased traffic) health and safety concerns (proximity to homes on Hummingbird, single lane road, children in road, lack of sidewalks, 2 daycare facilities, no left turn lights from Gwin and Pickett onto Central) as well as general aesthetics (the size, design, arrangement, number of structures making it look like a pallet of bricks). Each concern has been mentioned individually with an example of where it was done elsewhere. No one on the Planning Commission nor the Board of Supervisors nor the developer are able to address all of the concerns in a single example or a cohesive plan. In all issues, the primary problems are the result of the excessively large scope, density and size of buildings, and intensity of people being jammed onto the property. It just doesn't fit in this neighborhood. If a mobile home park is typically considered high density housing, and the Thunderbird Park on the same size parcel next door to the Valadeo parcel has 30 single family homes, then the Valadeo subdivision, at 61 homes, is excessive. The Valadeo homes need to be fewer, single story, and rearranged to be away from property lines and each other.

Although I would love to address all my concerns in this letter, I will limit myself to two. First is the drainage issue affecting the homes along Steven Way. Second will be the dangerous S curve on Gwin Rd just east of Central Ave.

First, in my letter to the Planning Commission, dated November 16, 2023, I specifically addressed my concerns with the potential drainage problems with the Valadeo subdivision. That the entirety of that letter as well as my comments at the meeting should be on record. The water collection system for the Valadeo subdivision needs to be designed so that the water is NOT released on top of the clay layer which would send it directly to the homes on Steven Way.

Before that meeting, I had read through all the documentation attached to the November 2 Planning Commission meeting agenda. While drainage was mentioned several times, important details were omitted or glossed over which provides for some inaccuracies and lack of consideration of the neighboring properties downhill to the east along the west side of Steven Way. The ground in this area has a nice topsoil for a couple of feet, but below that is a layer of red clay. Once the topsoil is saturated, the water will no longer percolate but drains/flows eastward (downhill). This was ignored by the Planning Commission in place when Steven Way and its homes were constructed as a dam across the watershed. Now we are dealing with it, but adding the water that no longer percolated into the Valadeo property would exacerbate the problem.

Every rainy season our west facing yards (toward the Valadeo property) flood for a few (2-6) weeks, and every third or fourth year, the flooding gets so bad we get flooding under our houses. Three of six houses have removed the wet floor insulation. In those same flooding years, a seasonal pond forms on the south half of the Valadeo property and remains for 2-3 months, even weeks after the rains stop. (Most years pairs of ducks move onto the pond and remain until the water seeps in.) Even once the surface runoff subsides, the standing water percolates very slowly. The water that does percolate continues to move laterally eastward through our saturated soils and maintain the standing water/flooding on our properties for weeks or months.

The south half of the Valadeo property is near, but not at the crest of the hill on Gwin Rd; the senior mobile park is at the top. Although the 11/2/23 agenda attachments state the overall slope of the lot is from the south (Gwin Rd.) to the north (Pickett) it does not mention that the Gwin half of the property also slopes substantially from the west to the east, toward the homes on Steven Way. The current development plan has the vast majority of the Valadeo property made impervious so there will be no percolation into 2.47 acres of land. Instead, all that water has to be dealt with some other way.

Runoff collection may provide some flood relief if done well with overflow from the underground tanks heading to Pickett and underground leach lines deep enough to be below the clay. A second source of runoff comes from the drainage on Gwin Rd itself. The Valadeo subdivision will provide rain gutters (no storm drains) along its property frontage on Gwin. Runoff from the top of the hill will be carried eastward by the gutters along the Thunderbird Senior Living park then eastward along the front of the Valadeo property. The next property on Gwin does not have gutters so the eastward runoff would turn northerly across the property and continue into the flooded properties on Steven Way. The 11/2/23 agenda attachments do not mention this issue at all. The water needs to be guided eastward completely to Steven Way (where it will naturally flow northward in the gutters) or continuing eastward on Gwin to the storm drainage (already in place) in Pillar Estates. All this runoff should be moving to the watershed east of this neighborhood. Valadeo cannot just dump this water onto the property of the neighbors. The rain gutters on Gwin should be continued to the corner of Steven Way. Work

with the owner of that property to include a rolled curb/gutter so they can drive onto their lot easily wherever they need to.

The Planning Department in the past allowed Steven Way sidewalks and curbs to be built in a way that basically act as a dam. Our properties get filled to form the lake. It is not Mr. Valadeo's responsibility to fix the Steven Way Dam, but he needs to not add to the problem. His designs and the county's requirements could certainly exacerbate the problem or could help mitigate the issue.

My second concern is that the S curve on Gwin Rd is already very dangerous. The additional use of dozens more cars several times every day is bound to be disastrous. The County has chosen to ignore the problems and just say people should drive a different way if they don't like the lack of maintenance. Maintenance is just one tiny issue, the safety of this section of road is more important to me.

County Supervisor Ford said, "We can't widen the road because there is a current mobile home parked on the easement." And left it at that as the only possible way to improve the conditions. Again, there are several concerns that can be addressed with the road where it is. With all the variances Valadeo was given, I'm sure the County can approve a few to improve this section of road.

Gwin Rd is the main connector to Central Ave for the people on Steven Way, Gwin, S. Gwin, Thunderbird Senior Park and all of Pillor Estates, as well as Pierson Park, the Activity Center, and the Teen Center. There is a surprising amount of traffic on Gwin Rd. Some areas on Gwin are wide enough for sidewalks and bike lanes/parking, but the S curve between Pierson Park and Central is not.

The road is squeezed where makes a double bend, where several sources of traffic enter, where traffic enters going too fast over the hill headed west, and where there is a curve with limited visibility heading east and that aforementioned traffic is funneled down onto basically a single lane at that point. Because it is so narrow at this point, and a curve, many drivers drive in the middle of the road. The County doesn't maintain the road so there are often many and very large, very deep potholes in the road in this same area. Drivers swerve around those to protect their cars and prevent further damage to the road. Drivers are often in the middle or on the wrong side of the road. At that point same point there is a day care center. Parents park on both sides of the road while loading and unloading children, often on the traffic side of the cars. This narrows the functioning part of the road further. In that same area, there are also seniors trying to enter from the lower section of the Senior Park and see both ways for oncoming traffic around the corner and over the hill. They enter and leave slowly, and other drivers often swerve around them.

Take that all into account. Gwin Rd needs to be maintained, fog and center lines are needed to delineate lanes, parking immediately in front of the day care should be moved. Adding potentially hundreds of cars to this area every day from the Valadeo subdivision will add to the danger of this section of road. Further, at the intersection of Gwin and Central, the main entrance to the Safeway/Pierson shopping center, already a dangerous intersection with so many vehicles turning across traffic, there needs to be left turn signals both east and west to handle the further increase in traffic.

The County has ignored these problems so far, and is currently blaming the new issue on "a trailer parked on the easement." Will it take a pedestrian being injured, a head on car accident, a day care child running into the road and being hit or what to get the County's attention? Adding the extra traffic from an over developed and over populated subdivision is asking for trouble.

Please rethink the Valadeo subdivision. It is too dense with too high an increase in population for this small neighborhood. We, as neighbors, are not saying, "Don't build," as we realize that housing is needed. But the design is poor with scope, size, and density being too high. The County needs to keep in mind that just because something is not illegal, doesn't make it right. There are many points of moderation that could make this addition to the neighborhood at least palatable to both sides.