

**From:** [Carole Huey](#)  
**To:** [Planning Clerk](#)  
**Subject:** Record #: PLN-2021-17560  
**Date:** Saturday, October 28, 2023 10:44:56 AM

---

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

October 27, 2023

Re: Notice of Public Hearing Humboldt County Planning Commission  
November 2, 2023  
Valadao Subdivision  
Record Number PLN-2021-17560  
Assessor's parcel #: 510-381-021-000

Dear Planning Commissioners,

I purchased a mobile home located at 1053 Deborah Dr, McKinleyville, in August of 2022. This is a mobile home in Thunderbird Mobile Estates, which is a senior mobile home park. The lot my mobile home sits on abuts the west side of the planned development, essentially meaning I will have a housing development in my backyard.

This concerns me for a number of reasons. First, this is a quiet, well established neighborhood with an acceptable amount of traffic and noise. As a member of a senior community, I greatly value the peace and quiet I have enjoyed here. Needless to say, 61 units filled with people, pets and their automobiles will squash peace and quiet.

My second (and really my greatest) concern is my safety. As a senior with property right behind the proposed subdivision, I feel that my personal safety in my home would be greatly compromised as a result of the access the said subdivision would provide to intruders. There will be higher foot and auto traffic behind my home, where now there is none. There will be roads, dwellings and parking structures where now there are none.

Again, this is a well established neighborhood of single dwelling residences, and the proposed development really has no place here. It shouldn't even be considered in a neighborhood like this. This neighborhood is not intended to handle high-volume traffic and a condensed number of people on less than 3 acres. Every shred of privacy I currently enjoy will be abolished, plain and simple.

There are already problems maintaining the roads, especially Gwin Rd. A 61-unit housing development will be accompanied by that many (but probably closer to double) vehicles. The increase in the number of cars means that more maintenance will be required to keep the road in repair, especially during the rainy season, when potholes become a pretty big problem. More cars also means more traffic, and more traffic means more noise at all hours of the night.

In summary, I moved into a quiet, peaceful, safe neighborhood to enjoy my senior years. Many of my neighbors did the same. The things we moved here for as a community of single-dwelling residences will be outright destroyed by the proposed development. Even the future

values of our property could suffer. I know mine will. I'll have 4-plexes and townhouses in my backyard. I will no longer have a home that feels safe and peaceful.

I respectfully ask the Commission to consider my concerns when making their decision regarding this matter.

Very sincerely,

Carole Huey  
1053 Deborah Dr  
McKinleyville, CA 95519  
707-442-4880