

From: [Cindy O](#)
To: [Planning Clerk](#)
Subject: Ojections to the Valadao Subdivision
Date: Thursday, October 26, 2023 4:51:05 PM

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October 26, 2023

Re: Notice of Public Hearing HumboldtCounty Planning Commission
November 2, 2023
Valadao Subdivision
Record Number PLN-2021-17560

Dear Planning Commissioners,

My family and I have resided at 1800 Gwin Road for the last 15 years. Before that, I lived here with my father when he acquired the property in the late 1980's. This has always been a quiet, well established neighborhood with an acceptable amount of traffic.

The impact of the Valadao subdivision is very concerning to me and my family. Our primary concerns, aside from the construction noise, is the increase in cars and traffic, potential crime and diminished property values.

With each of the 60 units at least one car per household is likely, with even more cars per household possible. There are times when Gwin Road is already congested at the preschool. An increase in cars means more maintenance will be required to repair the road, which is, during the rainy season, often in disrepair for months due to potholes. More cars means more traffic, more traffic means more noise at all hours of the night. My husband has insomnia and is a very light sleeper. I worry about the increase in traffic noise and the effect this will have on his health.

Gwin has always been a safe neighborhood. We personally don't lock our cars and often are able to leave items in our driveway without fear of theft. We feel an increase in our neighborhood population will lead to a heightened risk of crime. We live here because this neighborhood is safe, peaceful and there is space to breathe.

Finally, 60 additional units crammed in to an already established neighborhood will have a potential impact on our property values. Although we have no plans to sell our home, we worry about the day we do decide to sell due to the impacts of this very large, incompatible subdivision and the losses we will likely incur as a result.

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

Very sincerely,

Cynthia Olofsson

