From: CAROLYN WORLEY [redacted]
Sent: Friday, October 30, 2026 9:17 AM
To: Eli Arreola <earreola@cityofsebastopol.gov>
Subject: 8100 Valentine project

Hello

I live on Eileen Drive and attended the last city council meeting. I am very concerned about the density of this housing and understand you are to landscaping and lighting aspects of the development. With no garages or outdoor storage units provided, I'm concerned that gas powered mowers and gas cans will be left out in the sun in the backyards. Are you planning grass lawns in the backyards for kids and pets to play in? I also feel there has been no provisions for these young families to store bikes and larger toys, let alone tall ladders they'll need clear out gutters of tree debris? I feel there should be responsibility on the developer to manage and maintain the 12' emergency dirt road until the development is 80% sold so this area can be free of cars and bikes etc and kept free of weeds and fire susceptible growth until there are enough residents to assume this responsibility. Homeowners should be told that this need exists and that they must anticipate home owner association fees with an estimate of expected annual amounts. You are anticipating young family buyers who haven't learned all that is needed equipment wise to maintain a yard and lawn. They shouldn't be tricked in to thinking there is plenty of yard when they may need 1 or 2 storage units plus their garbage cans all in the back yard because there are no garages or storage units. I would prefer to see fewer houses that are better equipped to function as such. You are asking substantial sales prices and need to focus on making it a success more than making the most profit you can.

Thank you for your consideration.

Carolyn Worle

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Sebastopol

Please continue to focus on making these appealing homes that don't turn out to be overcrowded spaces that make it hard to establish a quiet, safe home for families and those downsizing.