

From: [Dennis Henderson](#)
To: [Planning Clerk](#)
Subject: Valadao - Major Subdivision - PLN-2021-17560 - Public Comment
Date: Wednesday, November 01, 2023 11:19:59 AM

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

I have the following comments for the record regarding this Valadao Major Subdivision PLN-2021-17560 development:

1. Gwin Road is not handling the current traffic load and maintenance is insufficient for today's traffic load. We had to dodge 2 significant potholes for multiple months earlier in 2023 and defects continue to exist today. This creates a safety hazard as cars and trucks move sideways in a curve in the road in a narrow section with foot traffic without sidewalks, an adjacent preschool center, and garbage cans which further narrow usable roadway on rubbish service days.

Construction traffic is bound to cause unacceptable additional damage to the existing roadway with it's current substandard surface issues.

I ask that Gwin Road be maintained during construction time-frame, resurfaced from Central to approximately the Teen and Activity Center after construction, and that the County take responsibility for maintenance to enable Gwin Road to properly handle current traffic and traffic added by this development.

2. Excessive off-site parking is a concern to me. Gwin Road will be adjacent to 32 one-bedroom units with only 1 parking space allocated for each unit. Couples, guests of residents, and residents from the other side of the development will likely be parking on Gwin Road creating need for additional parking beyond the 1 per bedroom on-site and the few planned on-street parking places.

I ask that this development be re-scoped to lessen expected parking on adjacent streets.

3. The density and height of the dwellings is not compatible with the surrounding neighborhood. The proposed two story units are predominately two long parallel rows of buildings which create a development that towers over the adjacent neighborhood of predominately one-story dwellings. This will have a negative impact of the character of the adjacent neighborhood.

I ask that this development be less dense with some offset of the buildings to create a more random placement of buildings.

4. What metrics, characteristics, and other elements were considered when a determination was made that an EIR was not to be required?

Thank You,
William Dennis Henderson
1884 Gwin Road
(925) 784-1004