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## Comments for Planning Commission Hearing on Item #4 re Serrano Village M5 - Agenda Item 25-0387

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**From** md.hoffmanmd@gmail.com <md.hoffmanmd@gmail.com>

**Date** Wed 3/12/2025 7:02 PM

**To** Planning Department <planning@edcgov.us>

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I write relative to Item #4 (Agenda Item 25-0387) of the Planning Commission meeting of March 13, 2025. I will be unable to attend the meeting to voice my issues in person.

My primary concern relates to roadway safety near the intersection of Appian Way with Sangiovese Drive and the roadway into the proposed development. It should be apparent that travel at this location from Silva Valley Parkway will be compromised by a combination of those turning right onto Sangiovese (which is gated and sometimes causes delays in turns) and those who will be turning left into the new development (subject to delay due to oncoming traffic). Due to the nature of the change in elevation and curve of the road approaching this location, visibility is limited. Thus, unless some measures are taken, such as provision of at least a left turn lane, and optimally right and left turn lanes, it seems obvious that the risk of read-end collision will be increased. At minimum, this issue deserves thoughtful analysis with appropriate measures taken to mitigate risk.

You have received at least one other letter that has outlined many other reasonable issues of concern, including issues about the process that has been followed relative to this project. I hope that such process issues are addressed.

Sincerely,

Martin D. Hoffman, MD FACSM  
Highland View resident