

COMMENTS

RESPONSES

Ehsan, Beth

From: Alex Kohnke <mail@alexkohnke.com>
Sent: Monday, June 15, 2015 10:31 AM
To: Blackson, Kristin; Wardlaw, Mark; Loy, Maggie A; Ehsan, Beth; Sibbet, David
Cc: Fitzpatrick, Lisa; douglas.dil@att.net; bruce.bettyliska@gmail.com; Horn, Bill; Ron-Roberts; Roberts, Dave; Jacob, Dianne; Cox, Greg; efhgtc@gmail.com
Subject: Opposed to Valiano Development

Re: Valiano Draft Environmental Impact Report: PDS2013-SP-13-001, PDS2013-GPA-13-001, PDS2013-REZ-13-001, PDS2013-TM-5575, PDS2014-MUP-14-019, PDS2013-STP-13-003, PDS2013-ER-13-08-002

Dear Ms. Ehsan:

Thank you and your colleagues at Planning and Development Services for all the hard work you've put into reviewing the Valiano project. It means a great deal to our community that you are giving it the due diligence it deserves. My name is Alexander Kohnke and I've lived on Elfin Forest Road in Elfin Forest for 1 year.

As you know, the project, as proposed, threatens to destroy the wonderful community we are part of and that has existed, undisturbed for over 125 years. It is a unique and special place in San Diego County, the last of its kind west of the 15.

I am taking the opportunity to provide my comments on the Draft EIR for this project in the hopes that the developer will seek to follow the vision of the General Plan and that of the Community.

The following are my major concerns with the project:

I have moved my family here from Los Angeles, in search of a rural and natural place to live. A place where kids can grow up surrounded by nature and animals, where you can have horses and other animals, where there is open space and trails to explore, where the nights are dark and quiet and where you are able to see the stars at night. After a lot of research Elfin Forest was the place we felt would provide us with that opportunity. After reviewing the community plan it seemed like the right right place for us. We bought our house with the trust that the community plan would be upheld.

Our community plan calls for a rural community with rural zoning and rural environment. The applicant claims it is a semi-rural development and claim to have rural themes. Tightly clustered houses, with 1000 foot walls, 20 feet high, manufactured slopes, street lights, fencing, gates and cul-de-sacs are NOT rural. Valiano has nothing to do with being rural other than it is destroying the very thing it is claiming to be. Not only is this a significant impact but it is an existential impact: our community would be destroyed if Orange County-style developments like Valiano are squeezed into our little bucolic valley.

Thank you so much for your time!

Alexander Kohnke

BD-1 The comment is introductory, but also indicates that the Project would threaten to destroy the community (character). The EIR analysis does not come to the same conclusion. Your hope for the developer to follow the vision of the General Plan is included as part of the record and made available to the decision makers prior to a final decision on the Proposed Project as part of this response.

BD-2 The comment does not raise an environmental issue with respect to the EIR. Please see Topical Response: General Plan Amendment and Subarea Boundary Adjustment CEQA Analysis and Response U-2a regarding clustering, and Responses AD-3 and AD-5 regarding the other issues raised in your letter.

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