

Public Correspondence-Oppose Item 1- 1 of 2

To: Planning Commission

Re: Sept 18 meeting, agenda item ! : **Liberty Charter High School**

I request the San Diego County Planning Commission NOT adopt the proposed Mitigated Negative Declaration, and DENY any Major Use Permit to build a high school at the proposed site.

Reasons:

The proposed site near the intersection of Chase Ave and Jamacha Rd is too dangerous already to increase traffic on it. Evidence abounds about the current danger to students and residents. The mitigation changes proposed by the charter school just make the situation worse! We cannot accommodate 854 more vehicles coming and going across Chase Ave no less making the proposed dangerous left hand turn. I am not opposed to the school, just the site and there are alternative sites available that are better.

As a resident, my semi-rural life will be disturbed by increase noise, light pollution, and loss of wildlife. My frustration trying to make a left hand turn from Feurte onto Chase will be increased from the current wait time of 10 minutes to 15-20 minutes during the opening and closing of the charter school and Vahalla High School.

I am further concerned that overflow parking from school events will impact our street (Shadow Knolls Dr). As residents we have an agreement that there is no on street parking except for repair vehicles and rare events when resident's guest need additional parking. The noise and increased danger on our curvy and steep hill road will change the quiet and beautiful environment that we enjoy and cause accidents, injury and possible loss of life.

The building of school will have a negative impact on our property values!

A Puzzlement:

I want to express some puzzlement about the real estate procurement of the property and the use of tax payer dollars for this purchase. As I understand the history, the property was purchased from Cal Trans in 2011 by MCF Investments, LLC for **\$900,000** and subsequently in 2012 transferred to MX LLC under the names of children of the prior owner. It was sold to Liberty First Charter Schools in December 2016 for **\$4.8 million**, an approximate profit to the LLC of **\$3.9 million**. How does a Charter School have the financial ability to pay that much cash for a vacant lot? Moreover, the property experienced a 5 times market appreciation (my nearby property certainly did not).! As a note, the County Assessor assessed the property in 2016 at \$5million for 8.3 acres of undeveloped land zoned at rural resident .5 acres. The real estate agents I have spoken with were surprised (to say the least) at the high value placed on this land. (see attachments for supporting documents)

Are there tax advantages for a nonprofit? How can one justify the spending of tax payer dollars of \$4.8 million to purchase the property ? Why would the property be purchased at this very high price **without a contingency** on the purchase agreement? The answer to this latter question is in the November 11, 2015 Minutes of First Literacy Board meeting. The minutes state that the Multiple Use Permit had been approved and thus the way to the purchase was cleared. How did

Liberty get this idea that the MUP was/would be approved? Subsequently, the property entered into escrow without contingencies on a \$4.8 million purchase. (see attached copy of Board minutes)

I recently heard that Literacy First sold the property to Debbie Byer for \$5 million who leased it back to Liberty Charter. Ms. Byer is the principal of Liberty Charter High School and earns a yearly salary of about \$170,000.

I assume that all the actions taken with regard to the purchase and sale of the property are legal. I wonder if they are ethical or explainable. I also wonder if the Planning Commission staff reviewed this matter.

In closing, I reiterate that I oppose the proposed site of the school and not the school itself.

Ann Morey
1524 Shadow Knolls Dr
El Cajon

KEEP SCROLLING To next page for attachments

Branch :O40 User :ABOR

3. M.
 RECORDED AT THE REQUEST OF
 CHICAGO TITLE CO.
 DOCUMENTARY TRANSFER TAX \$ 1,001.00
 COMPUTED ON FULL VALUE OF PROPERTY
 CONVEYED, OR
 COMPUTED ON FULL VALUE LESS LIENS AND
 ENCUMBRANCES REMAINING THEREON AT TIME OF
 SALE
 CHICAGO TITLE
 Signature of declarant or agent determining tax - firm name
 X Unincorporated Area City of _____
 When recorded mail to:
 State of California
 Department of Transportation
 4050 Taylor Street M.S. 310
 San Diego, CA 92110
 760-234-222 ✓
 File
 HP
 UF
 IT

DOC # 2011-0383619



JUL 28, 2011 8:00 AM

8295

OFFICIAL RECORDS
 SAN DIEGO COUNTY RECORDER'S OFFICE
 Ernest J. Dronenburg, Jr., COUNTY RECORDER
 FEES: 1035.00
 OC: 00

PAGES: 4



Space above this line for Recorder's Use
 R/W MAP 49568 E.A. 0R0002

DIRECTOR'S DEED

000010

JUN 2011

District	County	Route	Post	Number
11	SD	54	13.8	DD 20666-01-01

The STATE OF CALIFORNIA, acting by and through its Director of Transportation, does hereby grant to

MCF Investments, LLC

all that real property in the City of El Cajon, County of San Diego, State of California, described as:

SEE EXHIBIT "A"

MAIL TAX
STATEMENTS TO:

**Mail Tax Statements
To Address Above**

Form RW 6-1(S) (Revised 01/08)
20666-01-01.DDsd.doc4/21/2011

DOC # 2012-0817114



DEC 27, 2012 11:24 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 22.00
OC: OC

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Henderson, Caverly, Pum & Charney LLP
Attn: Philip J. Sullivan, Esq. (PG)
12750 High Bluff Drive, Suite 300
San Diego, CA 92130

PAGES: 3

21514



MAIL TAX STATEMENTS TO:

MX Holdings, LLC
1770 Fourth Avenue
San Diego, CA 92101

Handwritten notes:
R
3P
10M

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

APN: 760-234-22

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$ 0-. **THE GRANTORS AND GRANTEE IN THIS CONVEYANCE ARE COMPRISED OF THE SAME PARTIES WHO CONTINUE TO HOLD THE SAME PROPORTIONATE INTEREST IN THE PROPERTY, EXCLUDED PURSUANT TO R&T §11925(d)**

- Computed on full value of property conveyed, or
- Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.
- Unincorporated area: City of El Cajon, and

WITHOUT CONSIDERATION, DUSTIN J. McCARTHY, Trustee of the DUSTIN J. McCARTHY MANAGEMENT TRUST DATED NOVEMBER 13, 2012, and GAVIN C. McCARTHY, Trustee of the GAVIN C. McCARTHY MANAGEMENT TRUST DATED NOVEMBER 13, 2012, as Tenants-in-Common, do hereby REMISE, RELEASE and FOREVER QUITCLAIM to

MX HOLDINGS, LLC, a California limited liability company,

the real property located in the City of El Cajon, County of San Diego, State of California, as described:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Commonly known as: Vacant Lot, El Cajon, California.

DATED: December 19, 2012

Handwritten signature of Dustin J. McCarthy

DUSTIN J. McCARTHY, Trustee of the DUSTIN J. McCARTHY MANAGEMENT TRUST DATED NOVEMBER 13, 2012

Handwritten signature of Gavin C. McCarthy

GAVIN C. McCARTHY, Trustee of the GAVIN C. McCARTHY MANAGEMENT TRUST DATED NOVEMBER 13, 2012

Assessor's Parcel #: Title Representative:
CHASE AVE
EL CAJON, CA 92020 498-330-39-00
BRIAN MCCLOSKEY & ERIKA GREANEY

Our philosophy "protecting your property rights" with offices throughout Southern California

Thank You For "Choosing" California Title Company

THE INFORMATIONAL PRODUCT IS BEING FURNISHED FREE OF CHARGE AS A CUSTOMER SERVICE BY CALIFORNIA TITLE COMPANY (CTC) IN CONFORMANCE WITH THE RULES ESTABLISHED BY THE CALIFORNIA DEPARTMENT OF INSURANCE. THE INFORMATION CONTAINED HEREIN AS WELL AS ANY ACCOMPANYING DOCUMENTS IS NOT A FULL REPRESENTATION OF THE STATUS OF THE TITLE TO THE PROPERTY IN QUESTION. THE INSURANCE OF THIS INFORMATION DOES NOT CONSTITUTE A CONTRACT TO ISSUE A POLICY OF TITLE INSURANCE ON THESE SAME TERMS, NEITHER EXPRESS OR IMPLIED. WHILE THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, NO LIABILITY IS ASSUMED BY CTC EITHER IN CONTRACT, TORT OR OTHERWISE FOR ANY ERROR OR OMISSION CONTAINED HEREIN AND THIS INFORMATION MAY NOT BE RELIED UPON IN THE ACQUISITION OR IN ANY LOAN MADE ON PROPERTY BY THE RECIPIENT OF THIS INFORMATION WITHOUT THE ISSUANCE OF A POLICY OF TITLE INSURANCE.

Date: 7/21/2020

Time: 3:17 PM

Customer Service Rep: Anthony Boras

Property Information

Primary Owner : Secondary Owner : Site Address :

Mailing Address :

Assessor Parcel Number : CountyName : Tax Account ID : Phone : Census Tract : Housing Tract Number :

Lot Number : Page Grid : Legal Description :

LITERACY FIRST CHARTER SCHOOLS N/A
CHASE AVE
EL CAJON, CA 92020-
1012 E BRADLEY AVE EL CAJON, CA 92021
498-330-39-00 San Diego
N/A 0136.05 N/A
N/A
-

Abbreviated Description: SEC/TWN/RNG/MER:SEC 24 TWN 16 RNG 01W SEC 24-16-1W*NEQ*DOC11-0383619 IN SEQ OF

Property Characteristics

Bedrooms : Bathrooms : Partial Bath : Total Rooms :

0.0 0

0 Year Built : N/A Garage : N/A 0 Fireplace : N/A Pool/Spa : N

Square Feet : Lot size : Number of Units : Use Code :
0

8.83 AC 0

Agricultural-Unimproved Vacant Land

Zoning : R-1:SINGLE

Sale/Loan Information

Transfer Date : Transfer Value : First Loan Amt :
12/30/2016 \$4,850,000 N/A

Document # : 2016-0717123 Cost/Sq Feet : N/A

Lender :

Assessment/Tax Information

Assessed Value : Land Value : Improvement Value : Percent Improvement :
\$5,045,940 \$5,045,940 \$0

0 %

Tax Amount : Tax Status : Tax Rate Area : Homeowner Exemption :

\$61,645.60 Current 59-364

N

Data Deemed Reliable, But Not Guaranteed.

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07/21/2020 15:17:08 PM Customer Service Rep:Anthony Boras

Branch :O40,User :ABOR Comment: Station Id :KC8T

SAN DIEGO,CA Page 1 of 3 Printed on 7/21/2020 3:20:46 PM Document: DD 2016.717123

Branch :O40,User :ABOR Comment: Station Id :KC8T

SAN DIEGO,CA Page 2 of 3 Printed on 7/21/2020 3:20:47 PM Document: DD 2016.717123

Branch :O40,User :ABOR Comment: Station Id :KC8T

**AGENDA REGULAR MEETING
BOARD OF DIRECTORS LITERACY FIRST CHARTER SCHOOLS
1012 E Bradley Ave., El Cajon 92021 January 13, 2016
5:30 P.M.**

INSTRUCTIONS FOR PRESENTATIONS TO THE BOARD BY PARENTS AND CITIZENS

The Literacy First Charter Schools (“School”) welcomes your participation at the School’s Board meetings. The purpose of a public meeting of the Board of Directors (“Board”) is to conduct the affairs of the School in public. Your participation assures us of continuing community interest in our School. To assist you in the ease of speaking/participating in our meetings, the following guidelines are provided:

1. Agendas are available to all audience members at the door to the meeting.
2. “Request to Speak” forms are available to all audience members who wish to speak on any agenda items or under the general category of “Communications.” “Communications” is set aside for members of the audience to raise issues that are not specifically on the agenda. However, due to public meeting laws, the Board can only listen to your issue, not respond or take action. These presentations are limited to three (3) minutes and total time allotted to non- agenda items will not exceed three (3) minutes. The Board may give direction to staff to respond to your concern or you may be offered the option of returning with a citizen-requested item.
3. You may also complete a “Request to Speak” form to address the Board on Agenda items. With regard to such agenda items, you may specify that agenda item on your “Request to Speak” form and you will be given an opportunity to speak for up to three (3) minutes when the Board discusses that item.
4. When addressing the Board, speakers are requested to state their name and address and adhere to the time limits set forth.
5. Any public records relating to an agenda item for an open session of the Board which are distributed to all, or a majority of all, of the Board members shall be available for public inspection at 799 E. Washington Ave., El Cajon, CA 92020

In compliance with the Americans with Disabilities Act (ADA) and upon request, Literacy First Charter Schools may furnish reasonable auxiliary aids and services to qualified individuals with disabilities. Individuals who

require appropriate alternative modification of the agenda in order participate in Board meetings are invited to contact the Executive Director’s office.

Board Agenda

Literacy First Charter Schools

November 11, 2015

I. PRELIMINARY

a. CALL TO ORDER

Meeting was called to order by the Board Chair at

2. ROLL CALL

Mr. Larry Kincaid Mr. Mark Ferguson Mrs. Lorri Ague Mrs. Lori Briggs Mr. Sal Campos Mr. Brent Watson Mr. Richard Willis

3. FLAG SALUTE

Present _____

Absent _____

It is recommended that the Board approve Agenda Motion: ____ Action: ____ Second: ____ V ote: ____

d. ADOPT CONSENT AGENDA

All matters listed under the consent agenda are considered by the Board to be routine and will be approved/enacted by the Board in one motion in the form listed below. Unless specifically requested by a Board member for further discussion or removed from the agenda, there will be no discussion of these items prior to the Board votes on them. The director recommends approval of all consent agenda items.

- 1. Approve Minutes from November 11, 2015 Board Meeting
- 2. Approve the Agenda for the January 13, 2016 Board Meeting

II. COMMUNICATIONS

Visitor’s Petitions, Correspondence: Individual presentation shall be for no more than three (3) minutes and the total time for this purpose shall not exceed fifteen (15) minutes. Ordinarily, Board members will not respond to presentations and no action can be taken. However, the Board may give direction to staff following a presentation.

III. STAFF REPORTS

a. Executive Director’s Report

It is recommended that the Board approve Consent Agenda Motion: ____ Action: ____ Second: ____ V ote: ____

Board Agenda

Literacy First Charter Schools November 11, 2015

i. Attendance ii. Programs

iii. Board Terms

iv. Military Paid Leave Policy

v. Discussion: Years in Teaching Policy

b. Chief Financial Officer’s

i. Provide update on the Chase Ave Property

IV. ITEMS SCHEDULED FOR ACTION

A. Approve Military Paid Leave Policy B.

C.

D.

E.

V. ITEMS REMOVED FROM THE CONSENT AGENDA (if any) VI. BOARD ITEMS/REPORTS

It is recommended that the Board approve Agenda Item A Motion: ____ Action: ____ Second: ____ Vote: ____

It is recommended that the Board approve Agenda Item B Motion: ____ Action: ____ Second: ____ Vote: ____

It is recommended that the Board approve Agenda Item C Motion: ____ Action: ____ Second: ____ Vote: ____

It is recommended that the Board approve Agenda Item D Motion: ____ Action: ____ Second: ____ Vote: ____

It is recommended that the Board approve Agenda Item D Motion: ____ Action: ____ Second: ____ Vote: ____

Board Agenda Literacy First Charter Schools November 11, 2015

VII. CLOSED SESSION 1. None

VIII. PUBLIC SESSION

- 1. Reconvene to Open Session: The meeting was reconvened to open session at

_____.

- 2. Public Report on Action Taken in Closed Session (includes the vote or abstention of every member present.

IX. ADJOURNMENT

The meeting was adjourned at _____.

Board Agenda Literacy First Charter Schools November 11, 2015]

Literacy First Charter School

Minutes of Board of Directors Meeting November 11th – 5:30 PM

OPEN SESSION CALL TO ORDER

Call to Order – 5:39 PM, Larry Kincaid

Roll Call – Present Voting Members - Lorri Ague, Richard Willis, Larry Kincaid, Sal Campos , Lori Briggs, Mark Ferguson, /Late: Brent Watson / Absent:/ Non-Voting Members - Debbie Beyer, Jerry Keough, Gail Stroben

Approval of Agenda and Approve the Minutes

Motion to Approve the Consent Agenda, to include the Minutes from October

Flag Salute

Kincaid

14 Board Meeting - Ague / Second - Campos / Vote:

Action: Passes

Motion to approve November 11th, 2015 agenda- Ague / Favor Ferguson Favor Ague Favor Briggs Favor Campos Favor Second - Campos / Vote:

Action: Passes

Watson absent Willis Favor

COMMUNICATIONS-

Board Agenda]

Literacy First Charter Schools November 11, 2015

Larry Kincaid extended heartfelt “Thank You!” to everyone involved in putting the Veteran’s Day celebration together.

He felt the service was fantastic and it could not have been a better celebration.

STAFF REPORTS / DISCUSSION / ACTION Executive Director’s Report:

a. The Veteran’s Day festivities were reviewed. Attendance was very high! 90 % in attendance at the PA, 91% in attendance at the LA & JA, 88% in attendance at the HS. There were less than 120 students absent at all four campuses!

Veteran’s Day Report:

b. Campus activities: HS- student went through rotations (boot camp, discussion and video with Veterans, military protocol and ranking, cups on wall, cards for wounded warriors). At the PA/JA/LA- there were flag planting ceremonies, assemblies and parades. At the afternoon celebration at the HS, all classified and certified staff members were present and extremely helpful. The truly helped make the day seamless. The LCHS students were a large part f making the day a success also, from the band playing, to the LC president speaking, and the tech club running sound, and the students and teachers jumping in to direct crowds, serve food, and so much more. The day wouldn’t have worked without all of the amazing teachers, staff and students at all of LFCS!

Board Agenda]

Literacy First Charter Schools November 11, 2015

B.

j. Thank you Mr. Kincaid: Larry helped out a lot at the Veteran’s Day celebration today, and we are very thankful, not only for his service, but for his presence at the celebration today. It was nice to have the support.

Programs:

- c. Attendance: remains high on all campuses- average of 96- 98 %.
- d. Conferences: The PA piloted student led conferences, similar to what the HS started last year. They were a great success! The entire dynamic of conferences was changed by this and it was wonderful to see students began to take ownership of their learning.
- e. Health Program: LFCS staff is doing the Father Joe’s Villages Turkey Trot on Thanksgiving morning. It is a 5K and should be a great time!
- f. 50’s Day- 1st grade celebrated the 50th day of school with 50’s Day! The teachers dressed up in 1950’s attire and used the time to teach students a little history about the era, and ended the day with Root Beer floats!
- g. The HS had Unity Days last week: Olympics, community service, powderpuff football game, and homecoming.
- h. Fundraisers: We have a lot of fundraisers finishing and happening right now: Entertainment Books- over \$30,000 was raised for buses this year! We remain the top selling school in the county! Christmas tree sales: a portion of the proceeds go the specific grade activities (6th grade camp, roar and snore, etc.), 6th grade is selling pies for camp, Volleyball team is selling pancakes, and the running club is selling socks.
- i. Board information: It is recommended that the board have a retreat in January. The Brown Act was discussed.

Chief Financial Officer’s Report:

- I.
- 2.

a. Key elements were reviewed. Some items were initially flagged, but the report came back with no findings in the end.

2015 Audit Report:

a. Report was reviewed, and at this point in the year. The text book portion of our budget increased this year due to new curriculum that was purchased, otherwise, we are tracking very well with our budget.

First Interim Report:

b. The major use permit was approved. Next steps are: letters will be sent to the neighbors surrounding the property notifying them of the intent to build. A response from the city is expected within 4-6

Chase Ave. Property:

weeks including concerns they have. On our end, there are concerns regarding the lighting on the football field and the capacity in the gym and on the bleachers. These will be addressed. All money spent on the Chase Ave, property so far was reviewed.

Approve 2014-15 Audit Report: Willis / Second- Briggs/ Vote: Action: Passes

Kincaid Favor Ferguson Favor Ague Favor

ITEMS SCHEDULED FOR ACTION-

B. Approve the First Interim Report for 2015: Ague/ Second: Ferguson/ Vote: Briggs Favor Action: Passes Campos Favor

ITEMS REMOVED FROM THE CONSENT AGENDA-NONE BOARD ITEMS/REPORTS

NONE CLOSED SESSION-

A. reconvene to open session: The meeting was reconvened to open session at Kincaid Favor Ferguson Favor Ague Favor Briggs Favor Campos Favor Watson absent Willis Favor 6:57pm.

Motion to adjourn meeting at 6:57 pm: Ague / Second - Ferguson/ Vote:

ADJOURNMENT

Action: Passes

Items for future Board Meeting

Watson absent Willis Favor

NONE PUBLIC SESSION-

Respectfully Submitted, Gail Stroben

1. Next scheduled Board Meeting: December 4th, if any issues arise, otherwise, it will be January 9, 2016 @ 5:30 pm at LFCS Junior Academy, 1012 E. Bradley, El Cajon CA 92021

Board Agenda]

Literacy First Charter Schools

November 11, 2015

Liberty Charter High School Major Use Permit

REF: Item 1 ID 705 961 167

We request the San Diego County Planning Commission REJECT the proposed amendment to the General Plan, NOT adopt the proposed Mitigated Negative Declaration, and DENY any MUP to build a high school at the proposed site.

We are homeowners who have lived on Fair Glen Road, off of Chase Avenue for the last 46 years and have seen significant impact on traffic from the Shea Homes development behind us & Valhalla High School. It has become increasingly dangerous for exiting our neighborhood (Fair Country Road), especially during school hours.

In the many years we've lived in this area, the Chase Avenue/Jamacha Road intersection has seen FEW improvements to handle it's greater traffic flow. Now, with this Charter school proposal...it would only make things worse, causing significant delays & safety issues to those who daily commute in this area.

This proposed change would also contribute to an increase in noise & light nuisance in our neighborhoods & would negatively impact the overall aesthetics of our area.

And finally, we are appalled that the planning of this project....has been done WITHOUT KNOWLEDGE OF MANY WHO LIVE IN THIS IMMEDIATE AREA & who would be greatly impacted by it.

Please...DO NOT ALLOW the "misuse" of this property...to the detriment of those who live by it.

Regards,

Chuck & Judy Campbell
1545 Fair Glen Road
El Cajon, CA 92019

From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 10:34:28 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Alison Meloni submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: It may be a great school but this is not the spot for it. That intersection is already dangerous without the traffic this will cause.

[View and Analyze eComments](#)

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 10:28:12 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Amber Pierce submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I request the San Diego County Planning Commission NOT adopt the proposed Mitigated Negative Declaration and DENY any Major Use Permit to build a high school at the proposed site. Please see attached letter.

[View and Analyze eComments](#)

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 3:14:12 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Amy Cleary submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am strongly opposed to building a school in this location. The increased traffic will create a serious safety issue on Chase Avenue. Also, there should be an EIR just as there would be for any other building in our county.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Friday, September 11, 2020 4:35:15 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Amy Harleman submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I Live VERY near to this site and I am opposed to this project. We do not need more traffic in the area!

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 6:16:19 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Ana Monroy submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I oppose, traffic will be extremely challenging and will be risky To students, teachers and everyone due to location

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 9:26:08 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Ann Firestone submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: An EIR needs to be required. Anything at this location will increase traffic and negatively impact our neighborhood. Chase near Jamacha already is a traffic hazard with many accidents occurring in the last few years. Reconsider this location.

[View and Analyze eComments](#)

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 5:59:14 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Ashley J submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am not opposed to liberty charter school and think it is a good idea for a community to have... just not at that specific location. The intended intersection is busy enough with coming in and out of community to other schools. Students will not use the crosswalk and will run across the street to 7-11 before and after school... Really need to look for a different location a little more tucked away and not on the main road of street that is far too busy as of now anyway

[View and Analyze eComments](#)

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To the County of San Diego Planning Commission

My name is Dan Shoemaker and I have lived on Chase Ave between Fuerte and Jamacha for nearly 30 years. I am writing this letter to request that you deny the Liberty Charter High School application for a Major Use Permit and not adopt the Environmental Findings and to not adopt the proposed Mitigated Negative Declaration.

I have no objections to Liberty Charter High School, only with the location. While volunteering for a decade at Shadow Mountain Community Church, I met many Literacy First families. I have seen how awesome of a place it is for children to grow and learn. There is no doubt in my mind that Literacy First is a valuable institution and I have grown to know and love many Literacy First families.

That being said, I grew up right there. I currently live right there. And by right there, I mean I can see that lot from my bedroom window. From Freshman to Junior year, I rode my bike to and from Valhalla up and down Chase week in and week out. As someone who knows this area and who lives there, that lot is not the right place for a school. The friends I rode with for years all had close calls or actual injuries sustained while riding up Chase from Valhalla. The residents here do not object to Literacy First. We object to a high volume traffic school being built there which would put students at risk.

The location of their unprotected left hand turn is approximately 200' from where I was rear-ended into oncoming traffic making the same unprotected left hand turn in 2005. My car (1996 Mustang convertible pictured below) was completely totaled and the paramedics on site expected fatalities based on the state of my car. I was protected, but I fear that a high school at the proposed location presents an unmitigated and potentially fatal hazard for students and motorists alike.

Over the past decade, traffic has become a nightmare near this area. There are days when traffic stacks up from where the 8 empties onto Chase all the way past the Chase and Jamacha intersection. I have found myself in completely stopped traffic at the top of the hill near Chase Ln because a school bus near the Jamacha intersection was stopped. There are no sidewalks, there are no safe routes to walk the road. I cannot imagine allowing myself at 13 ride my bike from my home to Valhalla 5 days a week. The risk of accident is far too high.

I love Literacy First, but the proposed location is not acceptable. For the protection of students, I implore you to deny Liberty's application. I cannot imagine it will be more than a few months before the first incident between a student and the traffic on Chase and Jamacha will occur. My hope is that they will be in their own car as I was so they could have that protection when it does happen.



From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 10:33:26 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Bana Alani submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Please stop this! We “the community of Rancho San Diego” can’t stand another school within this area! We already have too many schools within few miles only in between! Vista Grande Elementary School, Valhalla High School (these two are major schools and are next to each other), Hillsdale Middle School and Chase Elementary close enough! Most important point is this intersection is TOO DANGEROUS and can be deadly easy! It’s UNSAFE FOR EVERYONE and I will hold the county accountable of any harm

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 8:39:38 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Bashar Adulahad submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I didn't want to have a school in this corner because of traffic accidents and not a safe environment for student rushing to their classes along with Valhalla high school being too close next to the proposed liberty location.

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 10:26:38 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Bonita Cordova submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: As a parent that drives daily to transport children to Valhalla H.S, Fuerte Elem and Hillsdale MS I am very aware of the traffic congestion in this area, the frequency of illegal driving (speeding and using the adjacent strip malls to cut through traffic) and accidents. The area proposed is zoned for homes, and does not have room for another traffic lane or sidewalks along most of Chase. Plus there is an existing High school 1/2 a mile away! A full EIR needs to be completed and reviewed.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Friday, September 11, 2020 5:38:45 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Brett Pepper submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Please don't ruin our community with this high school. Keep it in Lemon Grove.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 10:22:51 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Brian Day submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Based on the increased traffic destined to be caused by the high school and the previous status of the land you were going to use, please order an environmental impact report. No new High School Has ever been constructed in the county of San Diego without an environmental impact report. There's no reason to break precedent here, unless there is some expedient political reason that some members of the board are not acknowledging.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 8:52:38 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

C West submitted a new eComment.

Meeting: Planning Commission Hearing

Item: Regular Agenda Items

eComment: Please find an alternate, more safe location for this school. Traffic is already heavy. Would also like to see a full EIR completed as well.

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, September 10, 2020 3:22:33 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Catherine Kuiper submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Too much traffic

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 9:18:16 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Cathy Jezierski submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: We have three high schools within a few miles of this location, we do not need another one. The intersection of Chase and Jamacha is an accident waiting to happen and people fly down both streets. Every day it is backed up coming down Chase to Jamacha. NO to Liberty High.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 3:11:42 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Christie Haigh submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I request the San Diego County Planning Commission NOT adopt the proposed Mitigated Negative Declaration and DENY any Major Use Permit to build a high school at the proposed site. The traffic study used extremely outdated information and this project doesn't qualify for an MND. It has a heavy negative impact on the community, exacerbates already excessive traffic, and is unnecessary as this community has a shrinking school population which under utilizes current public and charter schools.

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 12:10:11 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Christopher Simonet submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: The Chase/Jamacha intersection is already an overly crowded and risky intersection. The risk from additional traffic from this school will not be sufficiently mitigated by the road modifications that have been proposed. East County has more open land than any part of the San Diego region. Surely there are multiple, more suitable locations in East County that would pose less risk to both the Liberty families/students and the current neighbors/citizens who travel this area.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 4:32:44 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Chuck Campbell submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I'm a homeowner on Fair Glen Road, within a couple hundred yards of this site. I've seen the impact of ever increasing traffic flow at the Chase Avenue/Jamacha Road intersection. This proposed change would only make traffic flow MUCH WORSE for the surrounding neighborhoods. I request the San Diego County Planning Commission REJECT the proposed amendment to the General Plan, NOT adopt the proposed Mitigated Negative Declaration, and DENY any MUP to build a high school at the proposed site.

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 12:21:39 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Colleen James submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: The county must adhere to the prior practice of requiring an EIR. Thus is a terrible location and with the existing traffic, the impact cannot be overstated

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 3:29:57 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Dale Kriebel submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I request the County Planning Commission NOT adopt the proposed Mitigated Negative Declaration, and DENY any Major Use Permit to build a high school at the proposed site. The study addressing the traffic and pedestrian issues is outdated and possibly biased (see connection of report presenter to the school). The danger to people (particularly children) in cars and on foot under the proposed plan is obvious to anyone actually visiting the site at this point in time. A full EIR is necessary.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Friday, September 11, 2020 3:02:21 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Dan Shoemaker submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I strongly oppose building LCHS & ask that their application be denied. The location of their unprotected left hand turn is approximately 200' from where I was rear-ended into oncoming traffic making the same unprotected left hand turn in 2005. My car was totaled and the paramedics on site expected fatalities based on the state of my car. I was protected, but I fear that a high school at the proposed location presents an unmitigated and potentially fatal hazard for students and motorists alike.

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 7:02:52 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

David Alkass submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Please pick a different location. This is already a very busy and chaotic intersection with a history of car accident after car accident after car accident. There is already another school literally down the street. Imagine how much more traffic, congestion, and danger will be created by adding another school in the same area with hundreds of students. I also believe this would require a full Environmental Impact Report (EIR). As a concerned citizen of this community, I oppose this location.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Thursday, September 10, 2020 8:56:16 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

David Carter submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I live here and travel this road every day and traffic is already hugely impacted during to and from school hours. Please don't approve this as it would greatly impact an already terrible traffic situation. I ask the Board of Supervisors to help Liberty find another location that won't cause the problems that this location would cause. Traffic can back up for a mile in the morning and the road will not be able to be widened to accommodate the increase. Thank you for your time

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Subject: New eComment for Planning Commission Hearing
Date: Friday, September 11, 2020 9:06:24 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Elizabeth Wavra submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am opposed to allowing any school at the proposed location. I do not opposed charter schools nor Liberty First. After reviewing the school site plans and traffic plans, I have serious doubts that these plans accurately capture realistic traffic data on our community. There is a lack of clarity on the volume of cars & traffic measured from 7:00 to 9:30 am and 2:00 to 4:00 pm. The proposed changes are not sufficient to maintain flow through and insure safety for our community.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 10:14:11 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Elsie Spencer submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am writing to request the Planning Commission deny the Liberty Charter High School application for a Major Use Permit and to not adopt the Environmental Findings and to not adopt the proposed Mitigated Negative Declaration.

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Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 8:31:16 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Faeza Warda submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: i am oppose the location of this school, too much traffic on chase without the school being there yet. additionally, its a residential area to have activities in this location being too close to a busy road and people racing to pass the traffic light.

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 8:16:04 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Frank Luera submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: This proposed site is terrible and extremely dangerous. It resides on a down hill one lane very busy street, with an extremely busy intersection very close. Not mention their is already a high school less than a few miles away which already creates extreme traffic conditions. It would be very irresponsible to allow a school to be built on this site. An environmental impact report must be conducted. Thank you for your consideration.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 2:32:42 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Geneva Middlebrook submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: 1. This is an unsafe location 2. REQUIRES a full Environmental Impact Report
Thank you, Geneva Middlebrook

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Subject: New eComment for Planning Commission Hearing
Date: Friday, September 11, 2020 1:58:40 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Gordon Krass submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Opposed See attached letter

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 12:45:02 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Greg Daunoras submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I oppose Liberty High School from building a campus at the corner of Chase and Jamacha Road in Rancho San Diego. There are already enough schools in the immediate area and this will make traffic and safety worse.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 7:45:10 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Gretchen G submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Find a better / safer location.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 8:10:50 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Hani Istafan submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am against the location of the school, it was to busy all day long to add another school in this location, that will effect the safety of everyone. poor planning.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 3:28:44 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Heidi Borum submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I oppose this construction project in the proposed location without an environmental impact study. Also, placing the only entrance/exit on E. Chase Ave will create unreasonable traffic backlogs upstream and downstream on E Chase, which is already heavily congested during school dropoff hours for Fuerte Elementary, Valhalla High, and Hillsdale Middle. This creates an undue burden on the residents on East Chase Avenue who already struggle to enter the road from their driveways due to traffic.

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Subject: New eComment for Planning Commission Hearing
Date: Friday, September 11, 2020 3:29:42 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Herbert Milley submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Fire trucks and ambulances will be blocked by the total, impossible traffic jam. Environmental Impact Report must be done, which will transparently reveal that this is a very bad idea, for several reasons; emergency vehicle access being the worst and most dangerous reason to deny this application.

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Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 8:35:03 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jahida Mrahi submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: i am oppose the chase and jamacha school location. not a safe street to have student attend a school.

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 12:23:59 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

JANE NOLAN submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I strongly urge you to vote no on the proposed Liberty High School. I have lived off Fuerte since 1961 and have known of 3 children dying because of car accidents on Fuerte, in addition to numerous car accidents. As a retired high school teacher, it is beyond my imagination why this site would be chosen for all the reasons already mentioned in prior comments

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 10:23:40 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jason Campbell submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: This absolutely is not for the benefit of our community. The infrastructure is not equipped for a school like this. Ingress and egress could not be safely supported. Let's put resources into the schools we already have and improve them. Not to mention a high school should not be neighbors with a liquor store and a vape shop. Also not fair to homeowners surrounding the property to have a massive commercial structure pop up and next door.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 10:16:42 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jean Dustan submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I oppose the location of this proposed new high school on Chase Avenue and Jamacha. The traffic is already very bad in that area with Valhalla High School so close by. The negative safety issue is impacted not only by the volume of traffic but the number of inexperienced high school drivers already in the area.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 2:15:55 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jeannette Storrs submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I request the San Diego County Planning Commission NOT adopt the proposed Mitigated Negative Declaration, and DENY any Major Use Permit to build a high school at the proposed site. No environmental review was ever completed for this project. The site is not the right fit for a school. It will cause traffic issues during drop offs and pickups of students.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Thursday, September 10, 2020 7:11:29 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jeffrey Baker submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Please do NOT change the zoning to bring this ill-conceived school to this residential neighborhood - especially immediately adjacent to a liquor store and smoke shop. The existing traffic without this huge influx is already terrible during business and Valhalla HS commute hours. Traffic entering and exiting this site will further increase backups. There's insufficient space for parking associated with this facility. This would create an unsafe environment for any students, staff, and residents.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 8:56:49 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jennifer Caldwell submitted a new eComment.

Meeting: Planning Commission Hearing

Item: Regular Agenda Items

eComment: Please find another location for this school. The chosen area is has unsafe roadways to have children walking on. The traffic that would come from this project would affect the entire city negatively.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Friday, September 11, 2020 4:46:32 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jennifer DowdFurlong submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am concerned there has not been a valid Environmental Impact Report completed. I am very concerned about the safety for students at the Chase/Jamacha intersection. In addition I am concerned about excess traffic and congestion in this area which is close to my home.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 8:19:27 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jodi Ellis submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: The location proposed for the new high school is a horrible idea. The traffic flow and congestion in the area is awful. There is no safe way for children to enter and exit a campus and the negative impact on our community at Chase & Jamacha will be irreparable! There are 3 great, public high schools within a reasonable distance from this location and absolutely NO need to try to cram a 4th school here where NOBODY wants it. This school is a horrible idea for an already over capacity area!

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 8:53:43 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Joel Powell submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I live in Rancho San Diego. My wife and I oppose this use for the vacant lot. It isn't a safe location for a high school. This will negatively impact traffic and a safe ingress and egress at this school. I hope an accurate traffic study has been presented. Please require an EIR.

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 10:32:30 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

John Khan submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am oppose this location for the school to be in this intersection because it is very risky to have another high school with 450 students attending daily. overlay crowded street. poor planning.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Wednesday, September 9, 2020 6:20:09 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Joyce Edgar submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Please do not approve the zoning change from residential for this school; the change will be to the detriment of the neighborhood. Currently (pre COVID) during peek hours for the school release I see vehicles backed up 1/2 mile for e/b Chase Av. Do not rely on outdated traffic studies. Do not put a school next to police regulated businesses. If you approve, FIRST make them purchase an easement/access for egress onto Jamacha. It is to much congestion on Chase Av. Consider safety for kids and us.

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, September 10, 2020 10:40:23 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Judy Carter submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I strongly oppose the school at this site. Please see the attached letter

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 4:18:15 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Justin Milley submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I request that the SD County Planning Commission DENY a permit to build a high school at the proposed site. Speeding at the intersection is highway-like with many severe car accidents in recent years, most of nearby Chase has poorly constructed sidewalks & many blind spots are a danger to students. Traffic a problem for firefighters. Valley de Oro Planning Group voted against this project due to lack of Environmental Impact Report - not finding potential risks to native species, utilities, fire.

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 1:03:28 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Kara Reece submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: As a homeowner who lives between the proposed site for LCHS and the existing high school, we already deal with the negative impacts that come from living near a high school such as increased traffic, parents/students making unsafe illegal u-turns & blocking homeowners from exiting/entering their streets, speeding, & constant trash from students visiting the local 7-11. The responsible next step for the County here is to require a full EIR, please make that happen for the homeowners in the area.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 6:43:55 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

KATHRYN MCGUIRE submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I request the San Diego County Planning Commission NOT adopt the proposed Mitigated Negative Declaration and DENY any Major Use Permit to build a high school at the proposed site. See attached comments.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 12:10:07 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Kathryn Papaleo submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Traffic is a big concern as Fuerte is only one Lane in both directions at this point. There are many student drivers in typical times and adding more will compound the problem. The noise and light pollution with three other high schools within a small radius is less than desirable for the benefit of our wildlife.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 12:08:44 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Kathy Nida submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I request SD County Planning Commission NOT adopt the proposed Mitigated Negative Declaration, and DENY any Major Use Permit to build a high school at the proposed site. I live on Chase and often have a hard time getting out during the morning, because of Valhalla traffic. Although the total daily traffic may not increase much, it will all be happening at the SAME TIME as the Valhalla traffic. Accidents/other traffic issues will make that worse. I live here too; this location is a bad choice.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 9:08:02 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Katrina Griffin submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: The issue is this location. We are all familiar with how heavily it is traveled now. To create a disastrous traffic scheme on Chase (this is the ONLY entry and exit proposed) will result in accidents, traffic jams and probable anger... This is a disastrous location. THERE ARE SUITABLE locations being presented elsewhere in East County that are safer and larger to accommodate this facility. It is unsafe, and more importantly, an Environmental Impact Report MUST be accomplished.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 10:50:35 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

KENT HOUSTON submitted a new eComment.

Meeting: Planning Commission Hearing

Item: Regular Agenda Items

eComment: I do not support approving the charter and building of Liberty high school. Traffic is already a concern in the area, and building of the high school will create more traffic. There are 3 high schools already within a 5 mile radius of the school, we have enough in the area already. Building this school will also negatively impact the other high schools in the area. Please vote no on Liberty charter high school. Respectively, Kent Houston

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 8:22:22 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Khiraya Safar submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am against the school in this location due to the noises and the traffic that will produce everyday and the bad location it will be next to the liquor store and the massage shop.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 10:23:04 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Kimberly Pisaneschi submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I strongly oppose the location of the above mentioned Liberty Charter High School. This is a very dangerous location in a heavily traveled, two lane street. Having a school in this location, with the limited entry and exit points would be a danger to drivers pedestrians and would increase traffic in a major way. A new location should be considered.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 8:35:47 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Kimberly Powell submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: This isn't a safe location. This will negatively impact traffic and a safe ingress and egress at this school. I hope an accurate traffic study has been presented. Please require an EIR.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 11:12:29 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Kornelia Kopec submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: This is not the right spot for it, due to traffic and general safety concerns of the street itself. More schooling options are welcomed in RSD/EI Cajon, but not in this location.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 3:13:39 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Laree Simmerman submitted a new eComment.

Meeting: Planning Commission Hearing

Item: Regular Agenda Items

eComment: I request that the San Diego Planning Commission REJECT the proposed amendment to the General Plan. Having lived by the the proposed high school, I know how congested the traffic in that area becomes even on days where there is no school in session at the several schools already in the area. There are several businesses there that will be greatly impacted by loss of business due to the traffic, noise, and adverse safety concerns. I have witnessed several accidents at that intersection already.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Friday, September 11, 2020 3:14:18 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Laura French submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: will create a dangerous traffic condition for students & vehicles. There is NOT enough road area. The Police already DON'T patrol Jamacha (or stop the speeding cars) This will result in more traffic, potential for kids to be hit by speeding cars, for increased # of cars at risk for accidents

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 7:25:14 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Laurie Mack submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: As a long-time resident and tax payer I am completely OPPOSED to the building of this high school AT THIS LOCATION. It is unnecessary with another high school just across the intersection and is unsafe and unsuitable in this heavy traffic area. How is it even a possibility without a required EIR that has been done on every other school built in San Diego County? Take responsibility and pursue other proposed locations in East County that are safer, larger and able to accommodate this HS.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 8:10:42 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Leslie DidierPaquin submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am not opposed to the school but the location. Chase is already congested and dangerous as is. The plan does not allow for sufficient safety measures to be put in place for students. Those of us who live on Penasco and Hidden Mesa already have issues with being able to safely access our streets, this will only further compound the existing danger. Find another location!

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Wednesday, September 9, 2020 9:02:09 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

linda shoemaker submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I request that the San Diego Planning Commission DENY the application to build a high school at the proposed site. Please see attached letter.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Thursday, September 10, 2020 7:24:23 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Lindsey Danner submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Please please please do t allow Liberty to build a school on the corner of Chase & Jamacha. The morning traffic is already unbearable. I have watched kids nearly get hit many times per week. We don't need more traffic!!

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 10:02:15 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Lindsey Ryan submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I echo what so many others have stated so well. LFCS is a small school, focused on building character and community service. This would be a far better use of land, and would allow parents other alternatives to the large neighboring high schools.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 2:09:32 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Lisa Kelley submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I oppose the construction of a high school at the intersection of Chase Avenue and Jamacha. That is the main artery from eastern Rancho San Diego to Highway 8. I travel this roadway to and from work. Please require an Environmental Impact Report before approval. Imagine the drop off, pick up and teen drivers increasing. Valhalla high school is a half mile away. We do not need double high school traffic within a mile of each other. Please vote against the proposal of a high school being built.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 3:31:06 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Lisa Stewart submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: The LOCATION at Chase and Jamacha for this high school is what I oppose. Why has an EIR not been required for this project? An EIR is a critical piece of information that would confirm whether or not the addition of a high school at this location will heavily impact traffic in an already difficult intersection, thereby creating a dangerous situation.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 1:03:00 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Lisa Tolman submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: The proposed site for the new Liberty HS is not suited for that use. The roads, Chase and Jamacha, are not designed to take on more traffic. Having an entrance and exit to the HS on Chase would be very dangerous for the students, parents, and residents who use that road every day. Why is there no EIR for this property? That should definitely be done and not overlooked.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 10:36:22 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Lori Hable submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: This is such a spectacularly bad idea, I thought it was a joke when I first heard it. The intersection is already so dangerous, and there are already THREE other high schools in close proximity to the proposed site. It would create undue congestion and even more danger. Please reconsider and stop the madness. There is not enough room for a high school.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 7:24:16 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Lynn Howard submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am OPPOSED To a School built on Chase Ave. A EIV report was not done. It needs to be done for the community! This is a Busy Traffic intersection..Valhalla HS less than 2 miles away. The school is planning to have 2 entrances on Chase including a turn lane Across Heavy traffic into the school during the morning and afternoon rush. If there are School events, unlike other schools there is absolutely no place to park outside of the parking lot! This Location is The Wrong Location for a School.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 12:14:03 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Mable Brewer submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Not a safe site to build a school for children. Safety is my top concern for children. Vape shop and liquor store next door to proposed site. Heavily travelled streets; Chase Ave. and Jamacha Blvd. Noted to be a dangerous intersection. My daughter was in a serious accident there. 7 middle and high schools are already in the the area. 8 elementary schools and 1 Community College are located in the area and use Chase and Jamacha Blvd. everyday for travel.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Friday, September 11, 2020 8:31:39 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

maria mauck submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: We live on corner Shadow Knolls and Fuerte, not far from intersection Jamacha & Chase and hear the horrid crushes of cars' accidents. We can hear and see accidents at the Chase's left turn onto Fuerte. We, even walk down the hill from our home to see if we can help, while waiting for the police. The stretch of road on Chase, from Fuerte to Jamacha, the very spot for the School, is the most dangerous with high traffic. Please check for accidents first. Even with lock down there are accidents!

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Subject: New eComment for Planning Commission Hearing
Date: Friday, September 11, 2020 8:56:09 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Mark Feallock submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: This Major Use Permit MUST NOT BE APPROVED. Please see attached letter. There is currently a traffic problem that San Diego County Administration MUST ADDRESS BEFORE THIS PROJECT CAN go forward. The County will be directly responsible for ALL accidents and problems this school location will create. A school has NEVER been built without EIR. To approve WITHOUT an EIR is criminal.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 9:44:29 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Mark Feallock submitted a new eComment.

Meeting: Planning Commission Hearing

Item: Regular Agenda Items

eComment: The County needs to address this horrible traffic situation before any further permitting is issued. This is a County problem, not a school problem. Why is the County ignoring this abysmal traffic situation? Please conduct a proper analysis of the Intersection of Chase Avenue and Jamacha Road, 92020. To allow a school to be built here will be disastrous.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 7:18:17 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Mark S Jackson submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I strongly request The San Diego County Planning Commission REJECT The proposal amendment to the General Plan, NOT To adopt the proposed mitigated negative declaration, and DENY any MUP to build any High School at the proposed site! FOR these HARMFUL IRREVERSABLE and FACTUAL CONSEQUENCES that i state in my letter ! (see attachment letter) (I Strongly OPPOSE This PROJECT that has NO beneficial Use to THIS immediate or surrounding area !) Mark S Jackson (see attachment letter)

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 12:20:32 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

MARSHA RABIDEAU submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I request the San Diego County Planning Commission NOT adopt the proposed Mitigated Negative Declaration, and DENY any Major Use Permit to build a high school at the proposed site. The traffic congestion is so bad at the intersection that it is impossible to go through Chase and Jamacha at certain times of the day. The all ready approved 30-40 new homes on Fuerte and Damon Lane will add to the existing congestion at that intersection.

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 8:28:32 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Mary Jenkins submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: This high school needs to be built elsewhere! Traffic, already bad, will be heavily impacted. It is not safe. AND no Environmental Impact study has been done!! Chase is a two lane road that is a main thoroughfare from Rancho San Diego to the freeway. It is already crowded, especially in the mornings and afternoons when students would be arriving or leaving a school, nearly all of them by car.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 12:18:06 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Mary Reno submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am the mother of 4 who has lived in the rancho/mt helix area for 30years and cannot imagine a worse choice of location for this school. For many years I drove to and from Valhalla HS multiple times a day from Fuerte Dr, it is often incredibly bad. To consider adding further congestion to these 2 major arteries in the east county {jamacha and Chase} is grossly irresponsible. Whoever is promoting this is not for our welfare.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 8:24:24 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

McCall Dillingham submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I oppose the construction of Liberty Charter High in this location. I have lived off of this intersection for 20 years and it has always already been a congested, dangerous cross roads. The traffic is already almost more than the current cross roads can handle. The addition of cars not from this area, and more student pedestrians will surely end in a nightmare of accidents and stress load for our small community. Yes to education, NO to this location.

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 8:32:17 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Melinda Olive submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I live in The Cottonwood area of Rancho San Diego. I am a retired high school teacher and my husband is a retired firefighter. We are STRONGLY opposed to the development of a high school near the Chase/ Jamacha intersections. The traffic is already significant there and bringing school traffic will impact the lives of thousands of people. I recognize the needs for private/charter schools, but his area is not the place for it. PLASE reject this request from Liberty Charter. Thank you.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 4:32:43 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Michelle Kister submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Item # 1 ID 705 961 167 I oppose

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 3:25:55 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Mike McDaniel submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I have no opposition to Liberty High School building a new facility, but this area is zoned for residential use and should, at the very least, have to complete an EIR, like any other major project. I can respect the work Liberty is doing for their students, but the area isn't designed for a large commercial building.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 11:16:39 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Mike Rookus submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Hello, we live off of chase avenue, the intersection of Chase and Jamacha is already a nightmare. These streets cannot handle the traffic from a new school. Our schools are not impacted. The entering and exiting from this piece of property cannot handle the amount of traffic this school will produce. The zoning rules should not be ignored or re zoned to fit just a few people's desires. Please don't do this to our neighborhood. Kathy and Mike Rookus.

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 10:17:38 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Neaam Khodan submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am support the building of Liberty Charter High School.

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Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 4:14:59 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Nicholas Haigh submitted a new eComment.

Meeting: Planning Commission Hearing

Item: Regular Agenda Items

eComment: I request that SDCPC REJECT the application for Gnrl Plan amendment & draft MND based on the fact that an EIR is the appropriate environmental document, not an MND. The draft MND does not properly take into account impacts of the proposed development on neighboring schools & local businesses at the nearby intersection (why locate new school next to vape & liquor stores?). Additional access to Chase Ave would worsen an already-congested & unsafe traffic bottle-neck impacting nearby residents too.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 11:11:41 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

pamela bounds submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am absolutely opposed to the current site location for the designation of a Liberty Charter High School. This is an unacceptable location. This is already a highly trafficked, congested, dangerous intersection that cannot manage the current traffic and population of the community.

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 11:50:38 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Paulette Milley submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am not in favor, the fact that people will be dropping their children off frequently on the any of the four corners of Jamacha and Chase, will they be paying attention to the lights and cars or just running across the street, also if an emergency occurs how can the people living on Chase and Fuerte going to be able to handle the line up of cars blocking access to leave the neighborhood.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 12:30:33 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Peter Gilson submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am concerned about the amount of traffic this will cause and the potential hazards created. I oppose this development.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 2:26:52 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Rana Kalasho submitted a new eComment.

Meeting: Planning Commission Hearing

Item: Regular Agenda Items

eComment: Please find another location. Traffic is already horrendous in this area and Valhalla is just down the street

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 12:00:57 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Richard Shoemaker submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I request that the SD County planning commission Reject the proposed amendment to the general plan and not allow this high school to be built. The project does not follow CEQA guidelines, it negatively affects the environment, does not adequately address off site parking, will minimize the value of neighboring businesses and is unsafe for drivers and pedestrians because of the traffic on Chase Ave. and Jamacha Rd. A full EIR is needed. Please see attached letter.

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 10:08:10 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Rick Powell submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I support building this high school!

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 5:20:24 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Robert Clay submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I support this small charter high school. Existing infrastructure is already in place to support Valhalla, with an enrollment of 2100. The additional 450 students in this area should not be a large issue. Parents and students need choices. Please permit this project to proceed.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 9:53:50 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Ron Valles submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: As a former Uber and Lyft driver and a frequent driver in this area, I am OPPOSED to increase traffic and potential safety risk that this project would create. A new traffic study is definitely recommended.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Thursday, September 10, 2020 9:59:55 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

RUSS HUNSAKER submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Having a new school at this location on Chase and Jamacha will make an already traffic nightmare, when Valhalla High School is in session, even worse. This simply makes no sense to subject this neighborhood to significantly more traffic at an already dangerous intersection. I think a new school is a terrific idea, just not at this location.

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 2:57:55 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

S Thaller submitted a new eComment.

Meeting: Planning Commission Hearing

Item: Regular Agenda Items

eComment: I cannot imagine a worse location. The traffic is already congested, there are no safe sidewalks or crosswalks. This seems like a disaster waiting to happen and a MAJOR frustration for those who have to drive by there everyday. That being said, Rancho San Diego needs a school like this, but NOT at that location.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Friday, September 11, 2020 9:51:32 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Sandra Feallock submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Do NOT approve this Major Use Permit for Liberty Charter High School. It was voted against UNANIMOUSLY by the Valley de Oro Planning Group in Feb. THIS project REQUIRES an EIR. There has NEVER been a school built in San Diego County without an EIR. WHY is this project different? A feasible and reasonable alternative location has been identified that MUST BE REVIEWED. This traffic problem MUST be acknowledged by the County.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 12:24:07 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

sara pittman submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I request the San Diego County Planning Commission NOT adopt the proposed Mitigated Negative Declaration, and DENY any Major Use Permit to build a high school at the proposed site. Fuerte is one a one lane road with a speed limit that no one seems to abide by. The fact of the matter is that it is not a safe location. How many more schools do we need in such a small radius? What about the wildlife that surrounds us? Why behind a vape shop? I strongly oppose this project.

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 11:49:30 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Sarah Quinn submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I oppose the location at Chase and Jamacha for this high school. The addition of a high school is this location will heavily impact traffic in an already difficult intersection, and will create a dangerous situation. There are other locations more suitable for the addition of a high school.

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Friday, September 11, 2020 4:01:35 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Sarah Rehart submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: This is a dangerous space for a school. The traffic issue would need to be addressed first.

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 8:02:10 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Sarmad Rassam submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am against this proposed location for the reasons, way to close to a liquor store, massage place, and vape shop. which doesn't make any sense to create a school environment for the teenagers attending this school. In addition, 450 students will be attending the school on Chase street with a single lane is way to crowded with Valhalla high school being too close to it, this will make disaster traffic accidents that we already having enough issues with.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Friday, September 11, 2020 10:01:33 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Sharon GatesGrundstrom submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I oppose the location of Liberty High School on Chase and Jamacha, RI Cajon, CA. There is already so much traffic right there. This is not an optimum location at all.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Thursday, September 10, 2020 9:54:41 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Sheri Price submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I respectfully request that you do NOT approve the application to build another school at this location. We don't need extra congestion at this intersection. Thank you for your consideration on how it will impact the local residents who use this route daily.

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 9:43:28 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Tatjana Roode submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: First and most important is the EIR. I have a masters in Public Administration and that is an upmost important report that needs to be done. Next, the traffic. I use this intersection daily and at all times of the day- there is always congestion. And during school year some of the traffic if not most is going to Valhalla high school just at the end of chase. Kids crossing the street being dropped off by the bus. Please consider the other properties to build and do not build livery high school.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 12:03:40 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Terry ONeill submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I travel the intersection of Chase/Jamacha Rd on a daily basis as I live close by. This intersection is already congested and dangerous. I can't even begin to imagine a high school at the intersection and the increased danger to both students and motorists it will cause. I would hate to have a child hit by a car b/c this wasn't thought out. Also, an EIR needs to be done to fully understand the impact of this horrible idea. I am STRONGLY OPPOSED to the building this school at this location.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 2:47:44 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Theresa Moore submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: If you have ever had kids who attended Valhalla you would understand the traffic situation around Chase and Jamacha already. This is a one way each direction road and already has issues with businesses to the left and right not having a great access to patrons. For the love of all rational thoughts maybe go and sit at the intersection during high peak traffic hours and see what you think .

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 8:05:06 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Tom Kelly submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: The current heavy traffic on these two roads would not be safe to traffic entering and exiting this site. Would pose multiple dangers to vehicles and student pedestrians. It would put a minimum of nine hundred more trips per day on this intersection. There are six high schools within five miles of site. One being a charter school the other two block away. Alpine high school has been denied for under enrollment. Not appropriate with surrounding homes and disruption with sports field lights

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 11:12:55 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Vivian Ham submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: We don't need another school when there is already three less than 2 miles from each other. I don't want my tax money to go there and I don't to see both chase and Jamacha backed up. Terrible idea and you are wasting our tax money

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Saturday, September 12, 2020 8:51:59 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

XENA ZIMERRMAN submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am oppose this location as I know how the street will be congested resulting to more traffic accidents and noises trying to rush people through the traffic lights. poor planning

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 11:56:16 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Zoey Kister submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I oppose Item # 1 ID 705 961 167

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To Whom It May Concern:

My name is Ahlam Meram and I live at 1430 Chase Terrace, El Cajon CA. My family and I have lived here since 1997. In the last 20 years we have seen the traffic on Chase Ave become extremely busy. Chase Avenue cannot handle this amount of charter school traffic. We get traffic from Valhalla High School, Hillsdale Middle School, Vista Grande Elementary School, Kinder Care and Fuerte Elementary School, not to mention all the traffic that comes from the two gated communities off Hillsdale Road who use Chase to get to Interstate 8.

Getting out of my street onto Chase has become impossible these last few years, often having to wait 20 minutes just to get out onto Chase Ave, especially during school hours. With four different schools in our neighborhood and four different times these schools go in and out, it's impossible to make a left turn on Chase Ave. I have to make a right and get on Fuerte Drive and make a right on Chase Ave.

Our four kids went to Fuerte Elementary School, Hillsdale Middle School and Valhalla High School so we have been dealing with increasing traffic on Chase Avenue for years. Valhalla High School students drive up Chase really fast. I have witnessed many accidents on the corner of Jamacha and Chase Ave. Adding another high school will cause many accidents with a road that can not handle the existing traffic.

Valhalla High School is less than 2 miles from my house and when my kids went there it used to take me easily 30 minutes to get there one way. The traffic is not just from attendance; during football games we used to say walking to Valhalla was faster than driving there and would sit in the car for 45 minutes to get home.

Please think about the safety of these high school students driving back and forth to school in this traffic. Another high school in this neighborhood is not ideal.

I authorize the SOS2 community group and/or their chosen representative to represent me at the planning commission meeting.

Ahlam Meram
1430 Chase Terrace
El Cajon, CA 92020
(619)588-0702

To the San Diego County Board of Supervisors

Regarding Agenda Item 1, ID 705-961-167

Opposing Liberty Charter School at corner of Chase/Jamacha

Thank you for the opportunity to express my opposition to the location, not the school, for the current plans for Liberty Charter. I live off of Fuerte and Chase and travel this road several times a day. When Valhalla is in session, traffic is routinely backed up a mile or more on East Bound Chase, to get to that intersection. It's a narrow one lane road that doesn't have the potential to be widened. I see dangerous activity every day with people trying to get past the backup. Cars turning north onto Jamacha frequently move into oncoming traffic to get past cars backed up trying to get to Valhalla. I've seen cars pull through the traffic delineators posts to get into the strip mall on the northwest corner, because they don't want to wait as long as it takes to be able to make a u-turn from the light. Replacing the delineator posts is a common occurrence as they are frequently run over. It's a dangerous intersection and greatly impacted during the hours that school is opening and closing. Please don't allow there to be another school there that will add to the danger that currently exists. My Mother in Law lived on Chase above that intersection and someone ran into her as she attempted to turn into her driveway and the same thing happened to my nephew.

I want to make it clear that I am not opposed to the school...I am absolutely opposed to the school at that location.

Thank you for your time.

Judith Carter

I am writing to OPPOSE the building of Liberty Charter High School at the intersection of Chase and Jamacha in El Cajon. There is currently a horrendous traffic situation that the San Diego County Administration is ignoring, that will become immensely dangerous if this school is built IN THIS LOCATION. The proposed plan is completely unfeasible and will result in daily, DAILY, traffic accidents and incursions. More importantly, there has never been a Major Use Permit approved for ANY project, never a school, without an Environmental Impact Report. To approve this project WITHOUT an EIR would be criminal. Please prevent this avoidable disaster situation and require the applicant to pursue another location. A VERY REASONABLE ALTERNATIVE LOCATION HAS BEEN IDENTIFIED THAT THE APPLICANT MUST REVIEW BEFORE THIS PROJECT CAN BE APPROVED. If this school is built, and accidents start to occur, the blood will be on your hands as the approval authority. PLEASE DO NOT MAKE THIS MISTAKE. We have begged you and WARNED YOU. Please review WITH UTMOST DETAIL the proposed traffic scheme, and it will become crystal clear that the increased risk is much too high to subject the students and citizens to a probably chance of being involved in an accident, much less road rage from traffic jams. PLEASE deny this MUP. Mark Feallock, Captain, US Navy, retired.

From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 9:44:58 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Amy Pitotti submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am vehemently opposed to the new school with the proposed location on Chase Avenue and Jamacha. The small two lane road and lack of visibility will cause traffic issues for residents, it is not conducive to support a school site with multiple entrances and exits. Students that walk would not be safe as there are no sidewalks along Chase. Additionally, the traffic that comes because of the high school Valhalla would be compounded by adding another school in close proximity. Thank you

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 8:43:33 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Laura Sweeny submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: i am against the location of the school. the location is too close to a liquor store, hookah place, vape shop, massage suite. this school creates a bad education environment just by having it in this corner.

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 12:01:33 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Nancy Worlie submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am against the Liberty Charter School at Jamacha and Chase. Traffic is bad enough already without adding more traffic. I was in an accident on Chase a block away. There are way too many cars! We also do not need another high school so close to existing schools. Allow the charter school to use an existing building in a business or commercial park that already has traffic infrastructure and parking spots. There are many businesses that have closed or will be closing b/c of the economy.

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Sunday, September 13, 2020 8:02:49 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Sharon Petrarca submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am opposed to Liberty Charter School at this location. Our home would be subjected to horrible traffic, dangerous accident potential, as well as the noise. There is no safe way to enter the property as proposed. This would adversely effect our property values in the neighborhood.

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From: [frank.s](#)
To: [Russell, Denise](#)
Cc: [Jimenez, Ann](#); diane.jacobs@sdcounty.ca.gov
Subject: Literacy First Charter School
Date: Sunday, September 13, 2020 11:01:57 AM

I am opposed to the proposed building of Literacy First Charter School on Jamacha Road in the Rancho San Diego neighborhood. I live in Hidden Mesa Estates. During the school year, it is very difficult to turn left onto Jamacha Rd. from Hidden Mesa Road or Penasco Road. The worst traffic along Jamacha is the morning and later afternoon. On school days, I take my 3 grandsons to school at 3 different locations, namely Valhalla HS, Hillsdale MS, and, Fuerte Elementary. Since the boys start at different times, it is necessary for me to turn left off of Penasco to Jamacha three times each weekday morning. More than half the time, because of heavy traffic and no traffic light at this intersection, it is necessary for me to turn right and, then, make a u-turn on Jamacha to head south to each of the schools. This traffic problem will be aggravated by the presence of another school in the area. The speed limit on Jamacha is 50 mph. To be in compliance with existing law, it would be necessary to impose a 25 mph limit in the proximity to the new school. This will slow traffic in all directions from the intersection of Jamacha and Chase, further increasing the density of traffic in the region, and will compound the problem of accessing Jamacha from any side street.

There does not appear to be a need for another school in this area. Even if there was a need, a more suitable location would be an imperative. I feel that the addition of the proposed school poses a real hazard to the community and any approval by the County Board of Supervisors of this project is unwise and irresponsible. The safety of the community will be negatively impacted and the County will be at greater risk of potential litigation.

Frank J. Stella M.D.

Sent from my iPad

From: [Greg Daunoras](#)
To: [Russell, Denise](#)
Cc: [Jimenez, Ann](#)
Subject: Oppose the Liberty High School Permit, Item 1 ID 707 961 167
Date: Sunday, September 13, 2020 12:48:29 PM

I oppose Liberty High School from building a campus at the corner of Chase and Jamacha Road in Rancho San Diego. There are already enough schools in the immediate area and this will make traffic and safety worse.

Greg Daunoras
TEL: 619-807-2044
E-Mail: greg92101@yahoo.com

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To: San Diego County Planning Commission

RE: Proposed Liberty Charter High School Project (Item #1 ID 705-961-167)

My name is Linda Shoemaker. I have lived on East Chase Ave. in El Cajon for over 30 years.

I request the San Diego County Planning Commission REJECT the proposed amendment to the General plan, NOT adopt the proposed Mitigated Negative Declaration, and DENY any MUP to build a high school at the proposed site (Item #1 ID 705-961-167) for the following reasons.

Traffic

During the 30+ years we have lived at our home on East Chase Ave., I have seen the traffic increase dramatically. There are times it is almost impossible to drive in or out of our driveway. When school is in session, the worst times are from 7:30-9:00 a.m. when parents/students are driving to school and people are driving to work. In the afternoon it is from 3:30-5:30 when parents/students are driving home from school, and also people from the area are commuting home from work.

I was one of the community members who counted cars at Chase Ave. and Jamacha Rd. On March 5 2020. During a 15 minute span, from 7:45-8:00 a.m. we counted **1,006** cars on the 4 corners of that intersection. This would be the same time frame that Liberty Charter High School would be dropping students off for an 8:00 start time. Adding another 450 cars to an already impacted traffic pattern is hard to even imagine, especially considering the fact that Liberty is proposing an unprotected left turn **ACROSS TRAFFIC** on Chase Ave. The Liberty parents will also be slowing to turn into the proposed driveway and dropping their students off, and then turning back into impacted traffic at the corner of Chase Ave. and Jamacha Rd. It is ridiculous and unsafe to even imagine adding more cars to such a busy intersection.

Parking

Liberty Charter High School is proposing to have 161 on-site parking spaces at the school. These parking spaces are for approximately 33 faculty and staff, and the 450 students. Obviously, there are not enough parking spaces for the number of students who attend the school. Then, if you consider events such as Parent-teacher conferences, sporting events to be held in a 500 seat gymnasium, and events at the sports field...where are people supposed to park??? There is **NO parking available** on either Chase Ave. or Jamacha Road. These roads are already impacted with traffic, as mentioned in the above paragraph. There are 2 small strip malls on the North and South Corners of Chase Ave. There are some parking places in these malls. However, they are for the businesses that are there and could not be used for school parking. Extra-curricular events at the school will be chaotic and disruptive to the homeowners close to the school as people search for places to park their cars.

Safety

I do not feel that the proposed site for Liberty Charter High School is a safe place for students. Chase Ave. is a thoroughfare between Jamacha Rd. and Highway 8. People drive VERY fast as they are trying to get places. My son was a Junior at Valhalla High School in 2005. He was sitting on Chase Ave. facing west, waiting to make a left hand turn into our driveway when he was hit from behind by a car driving too fast. The force of the collision pushed him into oncoming traffic coming east on Chase Ave. His car was totaled. He was sore, but not badly hurt thank God! Our driveway is several hundred feet past the proposed unprotected left hand turn land that Liberty High School wants to build for the parents/students to use to turn into the school. This is a dangerous idea.

The proposed site for the school is also next a strip mall that houses a liquor store, VAPE shop, Hookah lounge and massage shop. My understanding is that public schools are not allowed to be built within 600 hundred feet of any of these types of establishments, let alone 4 of them. Why would the county allow a Charter school to build on a site so close to these businesses? There is also a 7-

Eleven across the street from the proposed school site. The thought of students racing across the street to get snacks and Slurpees is frightening.

Aesthetics

I have lived in my home for over 30 years. I have enjoyed the beautiful view that I have from where I live. I am enclosing a picture for you to see. A 48,000 sq. ft., 2 story building, 500 seat gymnasium, sports field and 161 parking spaces will definitely spoil my wonderful field of vision. This may seem small when you look at the big picture, but my quality of life will be diminished if this school is built. There is also the issue of lights on at night when there is a sporting event taking place. The lights and the noise will also ruin many peaceful evenings.



Wonderings

*Why is Liberty First Charter School not required to do an EIR? I attended the February VDO planning committee meeting. At that meeting, the superintendent of the GUHSD spoke. He stated that no public high school in his district had **ever** been built without an EIR being done first. I don't understand why charter schools are not held to the same CEQA standards? They are being funded with money from the state just like public schools are. I believe it is prudent to do an EIR and have that information before moving forward with this project.

*Why is the San Diego Planning Commission considering approving Liberty First Charter School when the Valley De Oro planning commission voted unanimously against the project...twice!

*Why is a school being built on property that is zoned RR2? (Homes with ½ acre lots would be far preferable to a school with 450 students)

*Why is Liberty First Charter School necessary? Steve Robinson, the vice principal of Liberty said the school was needed to meet the needs of students who were “slipping through the cracks” at public schools. There are 2 schools in the GUHSD, Chaparral and IDEA, that are within 3 miles of the proposed Liberty High School site that are meeting needs of students that are “slipping through the cracks” at the traditional public high schools. Another school like Liberty is not needed or necessary.

In closing I want to say that I was a public school teacher for over 30 years. I retired in 2018. I am not against schools, or giving students and family's choices for their education. I am against **this** project being considered in **this** location. There is already too much traffic, parking will be a nightmare, it is not safe for students, and it will ruin the aesthetics that I have enjoyed while living in my home. Please do NOT approve this project.

Thank you,

Linda Shoemaker

From: [Mable](#)
To: [Russell, Denise](#); [Jimenez, Ann](#)
Subject: FWD: Mable Wigfall Response
Date: Saturday, September 12, 2020 12:15:07 PM

Not a safe site to build a school for children. Safety is my top concern for children.

Vape shop and liquor store next door to proposed site.

Heavily travelled streets; Chase Ave. and Jamacha Blvd. Noted to be a dangerous intersection. My daughter was in a serious accident there.

7 middle and high schools are already in the area.

8 elementary schools and 1 Community College are located in the area and use Chase and Jamacha Blvd. everyday for travel.

Sent from [Mail](#) for Windows 10

San Diego County Planning Commission(final)
1222 First Ave.
San Diego, CA 92101
September 12, 2020

We request the San Diego Planning Commission NOT adopt the proposed Mitigated Negative Declaration and Deny any Major Use Permit to build a high school at the proposed site: Corner of Chase and Jamacha. At least two high schools already use this dangerous intersection.

Please ponder this situation: Families who are thrilled about a Charter School being built here, for their sons and daughters, have not the slightest idea how extremely dangerous Jamacha and Chase intersection is!

We live very close to Chase. From our patio and deck, situated well above the street, we have an open view of Fuerte and Chase joining together, and a clear view of the left-turn lane from Chase onto Fuerte. A little to the right is the Chase and Jamacha intersection.

The traffic incidents we see at Jamacha and Chase, and at Fuerte and Chase, are many and some quite horrific. When we hear the terrifying, sickening sound of the crush of metals and skids, we walk down the hill to the corner to see if help is needed, while waiting for police, and ambulance to arrive. When the crushing noise is more tremendous than usual, we can tell that the accident it's right at the Jamacha and Chase intersection.

The stretch of Chase, between Jamacha and Fuerte, in front of the very site of the proposed school, is extremely dangerous. Even with the long, lockdown this Spring and very light traffic, we had two accidents!!

Please do not make an **already dangerous intersection** even more so and endanger young students' lives.

Before this school can be considered, San Diego County must include an Environmental Impact Report. "A school has Never been built in San Diego without an EIR." Why rules are relaxed now? Especially considering the extremely dangerous location?

Sincerely,

Maria Mauck
Ian D. Jackson

From: [Marisa Janine-Page](#)
To: [Jimenez, Ann](#)
Subject: Questions regarding San Diego County Planning Commission hearings
Date: Thursday, August 20, 2020 1:42:00 PM

Dear Ms. Jimenez,

I represent Save Our Students-Safety over Sorry (SOS2). We are approximately 600 members of the Rancho San Diego/El Cajon community opposed to the building of the Liberty Charter High School (PDS2015-MUP-15-027; PDS2015-ER-15-14-010).

I know that the agenda has not yet been posted, but we understand that the proposed project application will be presented to the Planning Commission at the September 18 hearing. SOS2 plans to speak in opposition to the project at that hearing. We have a planned PowerPoint presentation. I write to request information about the logistics of how we will be able to go about presenting our PowerPoint in light of the fact that the hearing will be virtual. Our presentation is approximately 17 minutes long and is contemplated to be presented by two spokespersons (although more than 100 of our members plan to attend virtually). Will you please confirm that we may have two spokespersons? (the notes on the County website infers that there may only be one spokesperson.)

Also, will you please provide us information on how we go about presenting our PowerPoint – is it just a matter of me sharing my screen or do I need to upload it to a portal for the County to control? I've watched a couple archived videos of past Commission hearings, and it appears that the presenter controls the visuals, but of the ones I've watched the virtual presenters with visual presentations appear to not go so smoothly. (Hence, I'm reaching out to you well in advance so we have the appropriate IT logistics worked out.)

Additionally, do you know how we obtain the necessary appeal papers if the project passes and we appeal? The County website indicates you have to go pick them up in person – obviously that is not possible. Since it is such a short time period to appeal we'd like to be prepared now, if our opposition is not successful.

Thank you very much!

Marisa Janine-Page

CALDARELLI HEJMANOWSKI PAGE & LEER LLP

3398 Carmel Mountain Road, Suite 250

San Diego, CA 92121

(direct) 858-764-8107

mjp@chpllaw.com



Please consider the environment before printing this e-mail.

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September 13, 2020

Item 1 ID 705 961 167

Dear Board of Supervisors,

I am writing this letter to protest the siting of Liberty Charter High School near the intersection of Chase Avenue and Jamacha Road. I learned about this project just last week, and I live across Jamacha Road from the project! I do not feel I got to participate in the process of contributing my concerns regarding this proposal.

The site chosen for Liberty Charter High School (LCHS) will create multiple problems for the community. It doesn't fit in with the existing community. Its lot size is too small. School traffic will worsen already bad traffic. The chosen site is hazardous for both the school community and the greater community surrounding it.

If approved, LCHS will be in an area of single-family homes on ½ acre lots. A zoning variance doesn't change the fact that the school doesn't fit in with the community. There is a strip mall next to the school, and it has a liquor store. It's odd that any school would want to be next door to one. If the students aren't picked up immediately after their school day ends, where do they go? There are only single-family homes and two strip malls in the area. The private park in my HOA already experiences random vandalizations and trespasses - acts typically done by young people. Literacy First Charter Schools can find a better site.

Schools are noisy places. The community will be impacted by passing periods and sporting events. In my neighborhood, I can hear Valhalla High School's football games, and I am farther away from Valhalla than I will be from LCHS.

The lot size is too small for a high school. The school will provide parking for students and staff, but I believe that it will be insufficient over time. Since this is not a neighborhood school, most of the students will commute. With a maximum of 450 students and assuming an equal number of students at each grade level, conceivably most of the juniors and seniors and some of the sophomores will drive to school and exhaust the 161 parking spaces. They will then have to find available parking in the surrounding area. The community I live in, which is on the east side of Jamacha Road and is bisected by Chase Avenue, is not available for overflow parking. Our streets are private. Parking is not allowed on Jamacha Road or Chase Avenue either. Students will have to find other places to park. Sidewalks are few and traffic flow and speeds are fast by the proposed Chase Avenue site. The same will hold true if students arrive by public transit and have to cross Jamacha to reach their school. Depending on the direction the bus comes from, students may have to cross both Jamacha and Chase to reach LCHS. The Chase Avenue site is too small for LCHS.

Speeds on Jamacha Road and Chase Avenue are 45 – 50 mph. Posted speeds vary, and many cars travel faster than what is posted. Slowing to 25 MPH, such as when cars pass Chase Avenue Elementary School, will cause congestion because of signal lights. That school is on a

flat, four lane stretch of Chase Avenue and not the downhill, two lane stretch of Chase Avenue where LCHS is proposed to be sited. The downhill section of Chase will complicate safely entering and exiting the school especially if drivers want to turn left. Some of these drivers will be newly licensed teens. The proposed site is an unsafe location for a school.

Jamacha Road and Chase Avenue are major thoroughfares in our area. Traffic is heavy during the morning and evening commutes. Afternoon traffic builds shortly after 2:00 P.M. Accidents are common at the intersection and where Penasco Road and Hillsdale Road enter Jamacha. Many are more than fender benders. Fatalities happen. It is difficult for residents living on the side streets to enter Jamacha Road. This year I have had to wait through four light cycles to make a left turn onto Jamacha. If the traffic study submitted in the proposal process is from 2002, it no longer reflects reality. Traffic is much heavier. This year I experienced traffic backed up on Chase Avenue from Anza Street to Jamacha Road, and this was because Chase is heavily used. Backed up school traffic from local schools slows down traffic markedly. With regard to LCHS, I can reasonably expect traffic congestion to occur because once cars are on school property, it takes time to load and unload people. Other cars will be waiting on Chase Avenue for their turn to enter school property. Any driver leaving LCHS and wanting to turn left onto Chase Avenue will find this to be difficult. This is an unsafe location for a school.

Please do not approve the Chase Avenue location for Liberty Charter High School. The school is not a good fit for the community. The lot size is not large enough to accommodate the school. School traffic will worsen already bad traffic. The site chosen is unsafe for both the school community and the larger community.

Sincerely,

Mary K. Sieckman

1540 Fair Valley Road, El Cajon, CA 92019

From: AEHAdmin@sdccounty.ca.gov
To: [Ysa, Edmund \(Ed\); Jimenez, Ann](#)
CC: [Lansing, Jon](#)
Subject: PCTelecomments Form
Date: Tuesday, September 8, 2020 8:25:36 AM

You've received a new form based mail from <https://www.sandiegocounty.gov/content/sde/pds/pcnext/TelecommentsForm.html>.

Values:

PC_MeetingDate :
9/18/2020

Agenda_item :
Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027

Position_on_Item :
In Opposition

Name :
Theresa Kemper

Phone_Number :
619-644-8083

Email_Address :
tkemper@guhsd.net

Organization :
Grossmont Union High School District

Submit :
Submit

g-recaptcha-response :
03AGdBq247QXZawylJspPXNDLgDBVPLfDjy_6urHK9S5NBBCVzj7ibjAVGZ_msLpk_bhs0UHBvWdaVTKrQcYf142KT0itEwAJEvgKDJMySFp8hDDWVokgVZRqLApQ6OCZOxR3-9U4wwd95c8VZwXhFzLY-661zEPmAJv3JR8geYU1k_q1MR33rSFrMdlvuz2NbsyMwxl_HqViziA3UitWxsOFO_JGCG56S-O-XsOPdfcKdrsyRjG4VY-7ybjKspJIR_14POHqfdBocGWEJn05zwaIQ0465s4_QtuLpEMyyS6xrSYIR9440PpFszgySd6jflHsePeEmGEgqp0c3lVAJed5LwkQ7BIDV6cyu7h5IHMDsu5Hws_PUmiyHEXlc14hT3cTPdV6ISdijyWGxRPKtdxIPXGoQg

From: [Tom/Claire Kelly](#)
To: [Jimenez, Ann](#)
Subject: Revisions of Liberty High School Letter
Date: Sunday, September 13, 2020 12:23:46 PM

Hi Ann, sorry that we had to submit yet another revision as we did not include the item number and we had the name of the school wrong. Thank you for your patience Regards

Item: ID 705 961 167

Dear Board of Supervisors, as residents that live within 1 block of this proposed school we are vehemently opposed to the Liberty Charter High School .on the current site of Jamacha and Chase in El Cajon.

The current heavy traffic on these two main access arteries for all of the surrounding area to Hwy 94 and Hwy 8 and feeder roads into El Cajon, Rancho San Diego, Spring Valley, etc. would not be conducive to traffic entering and exiting this proposed site. It would pose multiple dangers to vehicles and student pedestrians and exacerbate the already heavily trafficked roads. With 450 students, 33 staff and support coming and going two times a day would put at a minimum 900 more trips per day on this already overly congested road. We seriously doubt that a traffic study would support the placement of a school at this site due to safety concerns and increase congestion issues at this intersection.

In addition, there are 6 high schools within 5 miles of this site (Valhalla, Steele Canyon, Grossmont, Christian, El Cajon High and Granite Hills. One is less than 1/2 mile away (Valhalla) and one being an already established Charter school which is Steele Canyon . Grossmont Union High School District has tabled building a new high school in Alpine due to under enrollment in the district and Alpine area. This delay in the Alpine high school being built has been a very contentious issue with the residents of Alpine. We are sure they would be further outraged to find out a new school is being built when their school that they have lobbied to have for years has been table indefinitely . None of the 6 schools are at maximum enrollment capacity. So clearly another school is not needed.

This school is being shoe horned into a site that is clearly too small and not appropriate for the surrounding area (which is mainly residential). Especially with a sports field and lights that would disrupt the surrounding homes.

We live in the 64 home Jamacha Park Home Owners Association that that is less than 1/2 a block from this proposed site. We have a large green belt areas for both Unit 1 and Unit 2. Plus private roads. We are concerned that the students would be trying to access and trespass onto our large green belt areas (some of which are secluded) to engage in smoking, drug use and sexual activity) leaving trash and garbage and other various things. We are also concerned that they will be parking on our private roads Fairglen, Fairvalley and the public street of Penasco on which some of our homeowner reside. This would pose an adverse liability to Jamacha Park Homeowners Association and it home owners.

We ask that this proposal be denied for the above stated reasons.

Sincerely, Tom and Claire Kelly 1537 Fairvalley Rd., El Cajon, CA 9/12/2020

From: [Tom/Claire Kelly](#)
To: [Jimenez, Ann](#)
Subject: Literacy First Charter School
Date: Saturday, September 12, 2020 8:53:18 AM

I am sending you a corrected copy of your letter sent previously. Thank you

Dear Board of Supervisors, as residents that live within 1 block of this purposed school we are vehemently opposed to the Literacy First Charter School on the current site of [Jamacha](#) and Chase in El Cajon.

The current heavy traffic on these two main access arteries for all of the surrounding area to Hwy 94 and Hwy 8 and feeder roads into El Cajon, Rancho San Diego, Spring Valley, etc. would not be conducive to traffic entering and exiting this purposed site. It would pose multiple dangers to vehicles and student pedestrians and exacerbate the already heavily trafficked roads. With 450 students, 33 staff and support coming and going two times a day would put at a minimum 900 more trips per day on this already overly congested road. We seriously doubt that a traffic study would support the placement of a school at this site due to safety concerns and increase congestion issues at this intersection.

In addition, there are 6 high schools within 5 miles of this site (Valhalla, Steele Canyon, [Grossmont](#), Christian, El Cajon High and Granite Hills. One is less than 1/2 mile away (Valhalla) and one being an already established Charter school which is Steele Canyon. [Grossmont](#) Union High School District has tabled building a new high school in Alpine due to under enrollment in the district and Alpine area. This delay in the Alpine high school being built has been a very contentious issue with the residents of Alpine. We are sure they would be further outraged to find out a new school is being built when their school that they have lobbied to have for years has been table indefinitely. None of the 6 schools are at maximum enrollment capacity. So clearly another school is not needed.

This school is being shoe horned into a site that is clearly too small and not appropriate for the surrounding area (which is mainly residential). Especially with a sports field and lights that would disrupt the surrounding homes.

We live in the 64 home [Jamacha](#) Park Home Owners Association that that is less than 1/2 a block from this purposed site. We have a large green belt areas for both Unit 1 and Unit 2. Plus private roads. We are concerned that the students would be trying to access and trespass onto our large green belt areas (some of which are secluded) to engage in smoking, drug use and sexual activity) leaving trash and garbage and other various things. We are also concerned that they will be parking on our private roads [Fairglen](#), [Fairvalley](#) and the public street of [Penasco](#) on which some of our homeowner reside. This would pose an adverse liability to [Jamacha](#) Park Homeowners Association and it home owners.

We ask that this proposal be denied for the above stated reasons.

Sincerely, Tom and Claire Kelly 1537 [Fairvalley](#) Rd., El Cajon, CA 9/12/2020

Public Correspondence- Oppose Item 1- 2 of 2

To Whom It May Concern:

My name is Ahlam Meram and I live at 1430 Chase Terrace, El Cajon CA. My family and I have lived here since 1997. In the last 20 years we have seen the traffic on Chase Ave become extremely busy. Chase Avenue cannot handle this amount of charter school traffic. We get traffic from Valhalla High School, Hillsdale Middle School, Vista Grande Elementary School, Kinder Care and Fuerte Elementary School, not to mention all the traffic that comes from the two gated communities off Hillsdale Road who use Chase to get to Interstate 8.

Getting out of my street onto Chase has become impossible these last few years, often having to wait 20 minutes just to get out onto Chase Ave, especially during school hours. With four different schools in our neighborhood and four different times these schools go in and out, it's impossible to make a left turn on Chase Ave. I have to make a right and get on Fuerte Drive and make a right on Chase Ave.

Our four kids went to Fuerte Elementary School, Hillsdale Middle School and Valhalla High School so we have been dealing with increasing traffic on Chase Avenue for years. Valhalla High School students drive up Chase really fast. I have witnessed many accidents on the corner of Jamacha and Chase Ave. Adding another high school will cause many accidents with a road that can not handle the existing traffic.

Valhalla High School is less than 2 miles from my house and when my kids went there it used to take me easily 30 minutes to get there one way. The traffic is not just from attendance; during football games we used to say walking to Valhalla was faster than driving there and would sit in the car for 45 minutes to get home.

Please think about the safety of these high school students driving back and forth to school in this traffic. Another high school in this neighborhood is not ideal.

I authorize the SOS2 community group and/or their chosen representative to represent me at the planning commission meeting.

Ahlam Meram
1430 Chase Terrace
El Cajon, CA 92020
(619)588-0702

I request the San Diego County Planning Commission NOT adopt the proposed Mitigated Negative Declaration and DENY any Major Use Permit to build a high school at the proposed site. Chase is already a congested corridor and will not allow for any valid flow of traffic if a lineup of "drop off" and parking vehicles are lined up and over Chase to Anza as well as congesting Jamacha and Chase. There are three Elementary schools in the immediate vicinity, two high schools (one a Charter), and traffic associated with those large and prospering schools is enough. The small, narrow corridor of Chase will be perpetually backed up.

Personally, I won't be able to get my teen nor my middle schooler to campus in any kind of efficient manner...nor when picking up. It is a high school, so compounding the issue is even more newly licensed, teenage drivers navigating the area. The entire concept of erecting yet ANOTHER high school (2 isnt enough?? Add Granite Hills and Grossmont which are within a few miles and it is 4 local high schools) in the small field on Chase should have been a non-starter. This will stress the residents, businesses (will the High School attempt to drive out long-standing businesses who have made their livelihood there??), and certainly create noise, light pollution, traffic, and further wildlife endangerment.

The only answer to this sketchy project proposal which is skirting the appropriate vetting processes is "No".

- Amber J Pierce
Resident and registered voter

To: Planning Commission

Re: Sept 18 meeting, agenda item ! : **Liberty Charter High School**

I request the San Diego County Planning Commission NOT adopt the proposed Mitigated Negative Declaration, and DENY any Major Use Permit to build a high school at the proposed site.

Reasons:

The proposed site near the intersection of Chase Ave and Jamacha Rd is too dangerous already to increase traffic on it. Evidence abounds about the current danger to students and residents. The mitigation changes proposed by the charter school just make the situation worse! We cannot accommodate 854 more vehicles coming and going across Chase Ave no less making the proposed dangerous left hand turn. I am not opposed to the school, just the site and there are alternative sites available that are better.

As a resident, my semi-rural life will be disturbed by increase noise, light pollution, and loss of wildlife. My frustration trying to make a left hand turn from Feurte onto Chase will be increased from the current wait time of 10 minutes to 15-20 minutes during the opening and closing of the charter school and Vahalla High School.

I am further concerned that overflow parking from school events will impact our street (Shadow Knolls Dr). As residents we have an agreement that there is no on street parking except for repair vehicles and rare events when resident's guest need additional parking. The noise and increased danger on our curvy and steep hill road will change the quiet and beautiful environment that we enjoy and cause accidents, injury and possible loss of life.

The building of school will have a negative impact on our property values!

A Puzzlement:

I want to express some puzzlement about the real estate procurement of the property and the use of tax payer dollars for this purchase. As I understand the history, the property was purchased from Cal Trans in 2011 by MCF Investments, LLC for **\$900,000** and subsequently in 2012 transferred to MX LLC under the names of children of the prior owner. It was sold to Liberty First Charter Schools in December 2016 for **\$4.8 million**, an approximate profit to the LLC of **\$3.9 million**. How does a Charter School have the financial ability to pay that much cash for a vacant lot? Moreover, the property experienced a 5 times market appreciation (my nearby property certainly did not).! As a note, the County Assessor assessed the property in 2016 at \$5million for 8.3 acres of undeveloped land zoned at rural resident .5 acres. The real estate agents I have spoken with were surprised (to say the least) at the high value placed on this land. (see attachments for supporting documents)

Are there tax advantages for a nonprofit? How can one justify the spending of tax payer dollars of \$4.8 million to purchase the property ? Why would the property be purchased at this very high price **without a contingency** on the purchase agreement? The answer to this latter question is in the November 11, 2015 Minutes of First Literacy Board meeting. The minutes state that the Multiple Use Permit had been approved and thus the way to the purchase was cleared. How did

Liberty get this idea that the MUP was/would be approved? Subsequently, the property entered into escrow without contingencies on a \$4.8 million purchase. (see attached copy of Board minutes)

I recently learned that Literacy First sold the property to Debbie Byer for \$5 million who leased it back to Liberty Charter. Ms. Byer is the principal of Liberty Charter High School and earns a yearly salary of about \$170,000.

I assume that all the actions taken with regard to the purchase and sale of the property are legal. I wonder if they are ethical or explainable. I also wonder if the Planning Commission staff reviewed this matter.

In closing, I reiterate that I oppose the proposed site of the school and not the school itself.

Ann Morey
1524 Shadow Knolls Dr
El Cajon

KEEP SCROLLING To next page for attachments

Branch :O40 User :ABOR

3. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

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CHICAGO TITLE CO.
DOCUMENTARY TRANSFER TAX \$ 1,001.00
COMPUTED ON FULL VALUE OF PROPERTY
CONVEYED, OR
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ENCUMBRANCES REMAINING THEREON AT TIME OF
SALE.
Chicago Title
Signature of declarant or agent determining tax - firm name
 Unincorporated Area *City of*
When recorded mail to:
State of California
Department of Transportation
4050 Taylor Street M.S. 310
San Diego, CA 92119
760-284-22

DOC # 2011-0383619
JUL 28, 2011 8:00 AM
OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 1035.00
OC: 00
8295
PAGES: 4

Space above this line for Recorder's Use
RW MAP 49568 E.A. 0R0002

| District | County | Route | Post | Number |
|----------|--------|-------|------|----------------|
| 11 | SD | 54 | 13.8 | DD 20666-01-01 |

DIRECTOR'S DEED
000010
JUN 2011

The STATE OF CALIFORNIA, acting by and through its Director of Transportation, does hereby grant to
MCF Investments, LLC

all that real property in the City of El Cajon, County of San Diego, State of California, described as:

SEE EXHIBIT "A"

MAIL TAX
STATEMENTS TO:
**Mail Tax Statements
To Address Above**

Form RW 6-1(5) (Revised 01/08)
20666-01-01.DDsd.doc4/21/2011

DOC # 2012-0817114



DEC 27, 2012 11:24 AM
OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 22.00
OC: OC

PAGES: 3

21514


RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:
Henderson, Caverly, Pum & Charney LLP
Attn: Philip J. Sullivan, Esq. (PG)
12750 High Bluff Drive, Suite 300
San Diego, CA 92130

MAIL TAX STATEMENTS TO:
MX Holdings, LLC
1770 Fourth Avenue
San Diego, CA 92101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED **APN: 760-234-22**

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$ 0. **THE GRANTORS AND GRANTEE IN THIS CONVEYANCE ARE COMPRISED OF THE SAME PARTIES WHO CONTINUE TO HOLD THE SAME PROPORTIONATE INTEREST IN THE PROPERTY, EXCLUDED PURSUANT TO R&T §11925(d)**

Computed on full value of property conveyed, or
 Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.
 Unincorporated area: City of El Cajon, and

WITHOUT CONSIDERATION, DUSTIN J. McCARTHY, Trustee of the DUSTIN J. McCARTHY MANAGEMENT TRUST DATED NOVEMBER 13, 2012, and GAVIN C. McCARTHY, Trustee of the GAVIN C. McCARTHY MANAGEMENT TRUST DATED NOVEMBER 13, 2012, as Tenants-in-Common, do hereby REMISE, RELEASE and FOREVER QUITCLAIM to

MX HOLDINGS, LLC, a California limited liability company,

the real property located in the City of El Cajon, County of San Diego, State of California, as described:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Commonly known as: Vacant Lot, El Cajon, California.

DATED: December 19, 2012


DUSTIN J. McCARTHY, Trustee of the DUSTIN J. McCARTHY MANAGEMENT TRUST DATED NOVEMBER 13, 2012


GAVIN C. McCARTHY, Trustee of the GAVIN C. McCARTHY MANAGEMENT TRUST DATED NOVEMBER 13, 2012

Assessor's Parcel #: Title Representative:
CHASE AVE
EL CAJON, CA 92020 498-330-39-00
BRIAN MCCLOSKEY & ERIKA GREANEY

Our philosophy "protecting your property rights" with offices throughout Southern California

Thank You For "Choosing" California Title Company

THE INFORMATIONAL PRODUCT IS BEING FURNISHED FREE OF CHARGE AS A CUSTOMER SERVICE BY CALIFORNIA TITLE COMPANY (CTC) IN CONFORMANCE WITH THE RULES ESTABLISHED BY THE CALIFORNIA DEPARTMENT OF INSURANCE. THE INFORMATION CONTAINED HEREIN AS WELL AS ANY ACCOMPANYING DOCUMENTS IS NOT A FULL REPRESENTATION OF THE STATUS OF THE TITLE TO THE PROPERTY IN QUESTION. THE INSURANCE OF THIS INFORMATION DOES NOT CONSTITUTE A CONTRACT TO ISSUE A POLICY OF TITLE INSURANCE ON THESE SAME TERMS, NEITHER EXPRESS OR IMPLIED. WHILE THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, NO LIABILITY IS ASSUMED BY CTC EITHER IN CONTRACT, TORT OR OTHERWISE FOR ANY ERROR OR OMISSION CONTAINED HEREIN AND THIS INFORMATION MAY NOT BE RELIED UPON IN THE ACQUISITION OR IN ANY LOAN MADE ON PROPERTY BY THE RECIPIENT OF THIS INFORMATION WITHOUT THE ISSUANCE OF A POLICY OF TITLE INSURANCE.

Date: 7/21/2020

Time: 3:17 PM

Customer Service Rep: Anthony Boras

Property Information

Primary Owner : Secondary Owner : Site Address :

Mailing Address :

Assessor Parcel Number : CountyName : Tax Account ID : Phone : Census Tract : Housing Tract Number :

Lot Number : Page Grid : Legal Description :

LITERACY FIRST CHARTER SCHOOLS N/A

CHASE AVE

EL CAJON, CA 92020-

1012 E BRADLEY AVE EL CAJON, CA 92021

498-330-39-00 San Diego

N/A 0136.05 N/A

N/A

-

Abbreviated Description: SEC/TWN/RNG/MER:SEC 24 TWN 16 RNG 01W SEC 24-16-1W*NEQ*DOC11-0383619 IN SEQ OF

Property Characteristics

Bedrooms : Bathrooms : Partial Bath : Total Rooms :

0.0

0

0 Year Built : N/A Garage : N/A 0 Fireplace : N/A Pool/Spa : N

Square Feet : Lot size : Number of Units : Use Code :

0

8.83 AC 0

Agricultural-Unimproved Vacant Land

Zoning : R-1:SINGLE

Sale/Loan Information

Transfer Date : Transfer Value : First Loan Amt :

12/30/2016 \$4,850,000 N/A

Document # : 2016-0717123 Cost/Sq Feet : N/A

Lender :

Assessment/Tax Information

Assessed Value : Land Value : Improvement Value : Percent Improvement :

\$5,045,940 \$5,045,940 \$0

0 %

Tax Amount : Tax Status : Tax Rate Area : Homeowner Exemption :

\$61,645.60 Current 59-364

N

Data Deemed Reliable, But Not Guaranteed.

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Branch :040,User :ABOR Comment: Station Id :KC8T

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Branch :040,User :ABOR Comment: Station Id :KC8T

SAN DIEGO,CA Page 2 of 3 Printed on 7/21/2020 3:20:47 PM Document: DD 2016.717123

Branch :040,User :ABOR Comment: Station Id :KC8T

AGENDA REGULAR MEETING BOARD OF DIRECTORS LITERACY FIRST CHARTER SCHOOLS 1012 E Bradley Ave., El Cajon 92021 January 13, 2016 5:30 P.M.

INSTRUCTIONS FOR PRESENTATIONS TO THE BOARD BY PARENTS AND CITIZENS

The Literacy First Charter Schools (“School”) welcomes your participation at the School’s Board meetings. The purpose of a public meeting of the Board of Directors (“Board”) is to conduct the affairs of the School in public. Your participation assures us of continuing community interest in our School. To assist you in the ease of speaking/participating in our meetings, the following guidelines are provided:

1. Agendas are available to all audience members at the door to the meeting.
2. “Request to Speak” forms are available to all audience members who wish to speak on any agenda items or under the general category of “Communications.” “Communications” is set aside for members of the audience to raise issues that are not specifically on the agenda. However, due to public meeting laws, the Board can only listen to your issue, not respond or take action. These presentations are limited to three (3) minutes and total time allotted to non- agenda items will not exceed three (3) minutes. The Board may give direction to staff to respond to your concern or you may be offered the option of returning with a citizen-requested item.
3. You may also complete a “Request to Speak” form to address the Board on Agenda items. With regard to such agenda items, you may specify that agenda item on your “Request to Speak” form and you will be given an opportunity to speak for up to three (3) minutes when the Board discusses that item.
4. When addressing the Board, speakers are requested to state their name and address and adhere to the time limits set forth.
5. Any public records relating to an agenda item for an open session of the Board which are distributed to all, or a majority of all, of the Board members shall be available for public inspection at 799 E. Washington Ave., El Cajon, CA 92020

In compliance with the Americans with Disabilities Act (ADA) and upon request, Literacy First Charter Schools may furnish reasonable auxiliary aids and services to qualified individuals with disabilities. Individuals who

require appropriate alternative modification of the agenda in order participate in Board meetings are invited to contact the Executive Director’s office.

Board Agenda

Literacy First Charter Schools

November 11, 2015

I. PRELIMINARY

a. CALL TO ORDER

Meeting was called to order by the Board Chair at

.

2. ROLL CALL

Mr. Larry Kincaid Mr. Mark Ferguson Mrs. Lorri Ague Mrs. Lori Briggs Mr. Sal Campos Mr. Brent Watson Mr. Richard Willis

3. FLAG SALUTE

Present _____

Absent _____

It is recommended that the Board approve Agenda Motion: _____ Action: _____ Second: _____ V ote: _____

d. ADOPT CONSENT AGENDA

All matters listed under the consent agenda are considered by the Board to be routine and will be approved/enacted by the Board in one motion in the form listed below. Unless specifically requested by a Board member for further discussion or removed from the agenda, there will be no discussion of these items prior to the Board votes on them. The director recommends approval of all consent agenda items.

- 1. Approve Minutes from November 11, 2015 Board Meeting
- 2. Approve the Agenda for the January 13, 2016 Board Meeting

II. COMMUNICATIONS

Visitor’s Petitions, Correspondence: Individual presentation shall be for no more than three (3) minutes and the total time for this purpose shall not exceed fifteen (15) minutes. Ordinarily, Board members will not respond to presentations and no action can be taken. However, the Board may give direction to staff following a presentation.

III. STAFF REPORTS

a. Executive Director’s Report

It is recommended that the Board approve Consent Agenda Motion: _____ Action: _____ Second: _____ V ote: _____

Board Agenda

Literacy First Charter Schools November 11, 2015

i. Attendance ii. Programs

iii. Board Terms

iv. Military Paid Leave Policy

v. Discussion: Years in Teaching Policy

b. Chief Financial Officer’s

i. Provide update on the Chase Ave Property

IV. ITEMS SCHEDULED FOR ACTION

A. Approve Military Paid Leave Policy B.

C.

D.

E.

V. ITEMS REMOVED FROM THE CONSENT AGENDA (if any) VI. BOARD ITEMS/REPORTS

It is recommended that the Board approve Agenda Item A Motion: _____ Action: _____ Second: _____ Vote: _____

It is recommended that the Board approve Agenda Item B Motion: _____ Action: _____ Second: _____ Vote: _____

It is recommended that the Board approve Agenda Item C Motion: _____ Action: _____ Second: _____ Vote: _____

It is recommended that the Board approve Agenda Item D Motion: _____ Action: _____ Second: _____ Vote: _____

It is recommended that the Board approve Agenda Item D Motion: _____ Action: _____ Second: _____ Vote: _____

Board Agenda Literacy First Charter Schools November 11, 2015

VII. CLOSED SESSION 1. None

VIII. PUBLIC SESSION

- 1. Reconvene to Open Session: The meeting was reconvened to open session at

_____.

- 2. Public Report on Action Taken in Closed Session (includes the vote or abstention of every member present.

IX. ADJOURNMENT

The meeting was adjourned at _____.

Board Agenda Literacy First Charter Schools November 11, 2015]

Literacy First Charter School

Minutes of Board of Directors Meeting November 11th – 5:30 PM

OPEN SESSION CALL TO ORDER

Call to Order – 5:39 PM, Larry Kincaid

Roll Call – Present Voting Members - Lorri Ague, Richard Willis, Larry Kincaid, Sal Campos , Lori Briggs, Mark Ferguson, /Late: Brent Watson / Absent:/ Non-Voting Members - Debbie Beyer, Jerry Keough, Gail Stroben

Approval of Agenda and Approve the Minutes

Motion to Approve the Consent Agenda, to include the Minutes from October

Flag Salute

Kincaid

14 Board Meeting - Ague / Second - Campos / Vote:

Action: Passes

Motion to approve November 11th, 2015 agenda- Ague / Favor Ferguson Favor Ague Favor Briggs Favor Campos Favor Second - Campos / Vote:

Action: Passes

Watson absent Willis Favor

COMMUNICATIONS-

Board Agenda]

Literacy First Charter Schools November 11, 2015

Larry Kincaid extended heartfelt “Thank You!” to everyone involved in putting the Veteran’s Day celebration together.

He felt the service was fantastic and it could not have been a better celebration.

STAFF REPORTS / DISCUSSION / ACTION Executive Director’s Report:

a. The Veteran’s Day festivities were reviewed. Attendance was very high! 90 % in attendance at the PA, 91% in attendance at the LA & JA, 88% in attendance at the HS. There were less than 120 students absent at all four campuses!

Veteran’s Day Report:

b. Campus activities: HS- student went through rotations (boot camp, discussion and video with Veterans, military protocol and ranking, cups on wall, cards for wounded warriors). At the PA/JA/LA- there were flag planting ceremonies, assemblies and parades. At the afternoon celebration at the HS, all classified and certified staff members were present and extremely helpful. The truly helped make the day seamless. The LCHS students were a large part f making the day a success also, from the band playing, to the LC president speaking, and the tech club running sound, and the students and teachers jumping in to direct crowds, serve food, and so much more. The day wouldn’t have worked without all of the amazing teachers, staff and students at all of LFCS!

Board Agenda]

Literacy First Charter Schools November 11, 2015

B.

j. Thank you Mr. Kincaid: Larry helped out a lot at the Veteran’s Day celebration today, and we are very thankful, not only for his service, but for his presence at the celebration today. It was nice to have the support.

Programs:

- c. Attendance: remains high on all campuses- average of 96- 98 %.
- d. Conferences: The PA piloted student led conferences, similar to what the HS started last year. They were a great success! The entire dynamic of conferences was changed by this and it was wonderful to see students began to take ownership of their learning.
- e. Health Program: LFCS staff is doing the Father Joe’s Villages Turkey Trot on Thanksgiving morning. It is a 5K and should be a great time!
- f. 50’s Day- 1st grade celebrated the 50th day of school with 50’s Day! The teachers dressed up in 1950’s attire and used the time to teach students a little history about the era, and ended the day with Root Beer floats!
- g. The HS had Unity Days last week: Olympics, community service, powderpuff football game, and homecoming.
- h. Fundraisers: We have a lot of fundraisers finishing and happening right now: Entertainment Books- over \$30,000 was raised for buses this year! We remain the top selling school in the county! Christmas tree sales: a portion of the proceeds go the specific grade activities (6th grade camp, roar and snore, etc.), 6th grade is selling pies for camp, Volleyball team is selling pancakes, and the running club is selling socks.
- i. Board information: It is recommended that the board have a retreat in January. The Brown Act was discussed.

Chief Financial Officer’s Report:

- 1.
- 2.

a. Key elements were reviewed. Some items were initially flagged, but the report came back with no findings in the end.

2015 Audit Report:

a. Report was reviewed, and at this point in the year. The text book portion of our budget increased this year due to new curriculum that was purchased, otherwise, we are tracking very well with our budget.

First Interim Report:

b. The major use permit was approved. Next steps are: letters will be sent to the neighbors surrounding the property notifying them of the intent to build. A response from the city is expected within 4-6

Chase Ave. Property:

weeks including concerns they have. On our end, there are concerns regarding the lighting on the football field and the capacity in the gym and on the bleachers. These will be addressed. All money spent on the Chase Ave, property so far was reviewed.

Approve 2014-15 Audit Report: Willis / Second- Briggs/ Vote: Action: Passes

Kincaid Favor Ferguson Favor Ague Favor

ITEMS SCHEDULED FOR ACTION-

B. Approve the First Interim Report for 2015: Ague/ Second:

Ferguson/ Vote: Briggs Favor Action: Passes Campos Favor

ITEMS REMOVED FROM THE CONSENT AGENDA-NONE BOARD ITEMS/REPORTS

NONE CLOSED SESSION-

A. reconvene to open session: The meeting was reconvened to open session at Kincaid Favor Ferguson Favor Ague Favor Briggs Favor Campos Favor Watson absent Willis Favor 6:57pm.

Motion to adjourn meeting at 6:57 pm: Ague / Second - Ferguson/ Vote:

ADJOURNMENT

Action: Passes

Items for future Board Meeting

Watson absent Willis Favor

NONE PUBLIC SESSION-

Respectfully Submitted, Gail Stroben

1. Next scheduled Board Meeting: December 4th, if any issues arise, otherwise, it will be January 9, 2016 @ 5:30 pm at LFCS Junior Academy, 1012 E. Bradley, El Cajon CA 92021

Board Agenda]

Literacy First Charter Schools

November 11, 2015

Liberty Charter High School Major Use Permit

REF: Item 1 ID 705 961 167

We request the San Diego County Planning Commission REJECT the proposed amendment to the General Plan, NOT adopt the proposed Mitigated Negative Declaration, and DENY any MUP to build a high school at the proposed site.

We are homeowners who have lived on Fair Glen Road, off of Chase Avenue for the last 46 years and have seen significant impact on traffic from the Shea Homes development behind us & Valhalla High School. It has become increasingly dangerous for exiting our neighborhood (Fair Country Road), especially during school hours.

In the many years we've lived in this area, the Chase Avenue/Jamacha Road intersection has seen FEW improvements to handle it's greater traffic flow. Now, with this Charter school proposal...it would only make things worse, causing significant delays & safety issues to those who daily commute in this area.

This proposed change would also contribute to an increase in noise & light nuisance in our neighborhoods & would negatively impact the overall aesthetics of our area.

And finally, we are appalled that the planning of this project....has been done WITHOUT KNOWLEDGE OF MANY WHO LIVE IN THIS IMMEDIATE AREA & who would be greatly impacted by it.

Please...DO NOT ALLOW the "misuse" of this property...to the detriment of those who live by it.

Regards,

Chuck & Judy Campbell
1545 Fair Glen Road
El Cajon, CA 92019



R5DPD
2.23.05
K1H
P-1K
226546

David Zeman/ Hermine Vartanian
11984 Paseo Fuerte
El Cajon Ca 92020
david@davidzeman.com
619 938-2213

Re: Liberty Charter High School Proposal.

I am a home owner/ resident living within 1 mile of this proposed school site. Although I do not oppose a new charter high school, I oppose the Liberty Charter High School proposal site in this area.

Jamacha and Chase is already an extremely busy, high traffic, high speed, congested intersection. If you take into account that this is a main thoroughfare for Valhalla High School and Hillsdale Middle School parents, there are times of the day where it is literally GRIDLOCK getting from Fuerte Dr., to Chase to Jamacha Blvd. I know..., I've lived it for years taking my son to school.

When you take into account the considerable additional traffic a school in this area would create and the potential of children walking to and from this school, it is a recipe for disaster.

Any reasonable, non-political and un bias traffic study done of this area would conclude that this is a very ill-advised and dangerous location to put a high school. There has to be a better location where a school like this would not impact traffic and be a better, safer fit for the community.

I went to Valhalla when it was a new school. The site, the safety and traffic was considered and well thought out at the time. As this area gained residents over the years, Chase Ave. was continued East, through to Valhalla, another well thought out expansion to ease traffic at this intersection. Unfortunately, there is no more room for expansion at Jamacha or Chase Ave.

Although El Cajon has changed over the years, it is still a rural, safe and beautiful community to raise a family. That's why most of the people that live here, moved here.

My wife and I have worked hard over the years to live in this area. We pay a small fortune in property taxes in which a good portion goes to ALL schools/ college in our area.

EVERYONE HERE DOES. This is simply not the right area for a school of this nature.

I think a yes vote on this proposal is reckless. Please consider a different location for Liberty Charter High School.

Thank you,

David Zeman/ resident

I am writing to request the Planning Commission deny the Liberty Charter High School application for a Major Use Permit and to not adopt the Environmental Findings and to not adopt the proposed Mitigated Negative Declaration.

I don't understand how a charter school can justify spending 4.5 million tax payer dollars to purchase 8.3 acres. That is \$469.879.52 per acre. Who in their right mind would do that? It is very irresponsible of this charter school and it leads me to wonder why they paid over 4 times the price per acre?

To: The San Diego County Planning Commission.

September 10, 2020

Regarding: Liberty Charter High School proposed building site.

I request the San Diego County Planning Commission REJECT the proposed amendment to the General Plan, NOT adopt the proposed Mitigation Negative Declaration , and DENY any MUP to build a high school at the proposed site.

It should be noted that this position has nothing to do with the importance of Charter Schools or Liberty High School.

There are 3 justifications for this request.

1. First and foremost is the safety of the children who will attend Liberty High School and the Children who attend adjacent Valhalla High School. Chase Avenue which would be the only access point for Liberty is a two-lane road that services this rural community. Jamacha is a major five lane road cross street nearest the site in question. Currently without the Liberty High School this intersection is a source of significant traffic accidents and is considered one of the worst intersections for accidents in East County. In addition, the San Miguel Emergency Services used this intersection an average of 6 times per day. Using the most current traffic data (Not the 18-year-old data that Liberty High School submitted) there are 1,000 vehicles using this intersection during peak times. Adding the 400 students plus teachers will increase peak traffic by 40%. The proposed road improvements will do very little to change the demographics of the entry and exit points. Considering 100% of the Liberty High School students and staff arrive by automobile and a large percentage of Valhalla Students walk and drive to and from school using this intersection the statistical probability given the accident data suggest there is greater than an 80% chance there will be multiple serious accidents involving a student(s) on a frequent basis. The probability of an accident being fatal is high as the volume of traffic at peak times will block emergency vehicles and impede the First Responders ability to arrive at the scene in a timely manner. Multiple accidents that leads to a single fatality is unacceptable.
2. This property was NEVER intended to be used for a High School. This property is in a rural area of the county and has been zoned for housing only. To change the zoning without a full environmental impact study and or allowing a work around the study is negligent. Aside from the traffic congestion with no relief even with additional lanes along with the increase in greenhouse gases, noise and air pollution is unacceptable. No decision should be made regarding the use of this property without the completion of a full Environmental Impact Study that is shared with both this

Commission, Liberty and the residents of the community. In addition, this property connects to a retail center that houses a liquor store, massage parlor, vaping center and other business that has served the community for many years. This is another reason this property should not be considered for anything other than it's intended residential use. Anyone with common sense who visited this site would clearly see this property should never be used for a High School.

3. There remain questionable circumstances surrounding the purchase of this property by Liberty. In addition, Liberty has not engaged the surrounding community as required by law. They have been less than honest in their approach. Notifying Cal-Trans who owns vacant property which is the basis of their notification justification does not represent notification of the impacted residents. They have not posted any signage as a reasonable person would expect announcing the future site of the high school. In fact, it was by chance the residents of this community learned about their intent. There are also concerns regarding Liberty not following requirements to change the zoning of this property. These items and more are under investigation and any decision to allow this school to be built should be put on hold until the results of these investigations are concluded.

For these reasons I am requesting the Commission reject or at the very least hold on any decision regarding this property until all these issues are resolved. This is what is in the best interest of the county of San Diego and the impacted community.

Debra & Gordon Krass
1802 Avocado Ranch Rd.
ElCajon, Ca. 92019

To the San Diego County Board of Supervisors

Regarding Agenda Item 1, ID 705-961-167

Opposing Liberty Charter School at corner of Chase/Jamacha

Thank you for the opportunity to express my opposition to the location, not the school, for the current plans for Liberty Charter. I live off of Fuerte and Chase and travel this road several times a day. When Valhalla is in session, traffic is routinely backed up a mile or more on East Bound Chase, to get to that intersection. It's a narrow one lane road that doesn't have the potential to be widened. I see dangerous activity every day with people trying to get past the backup. Cars turning north onto Jamacha frequently move into oncoming traffic to get past cars backed up trying to get to Valhalla. I've seen cars pull through the traffic delineators posts to get into the strip mall on the northwest corner, because they don't want to wait as long as it takes to be able to make a u-turn from the light. Replacing the delineator posts is a common occurrence as they are frequently run over. It's a dangerous intersection and greatly impacted during the hours that school is opening and closing. Please don't allow there to be another school there that will add to the danger that currently exists. My Mother in Law lived on Chase above that intersection and someone ran into her as she attempted to turn into her driveway and the same thing happened to my nephew.

I want to make it clear that I am not opposed to the school...I am absolutely opposed to the school at that location.

Thank you for your time.

Judith Carter

San Diego County Board of Supervisors Planning Commission Hearing

September 18, 2020 @ 9:00 am PDT

Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027

Comments from Kathryn McGuire, 1401 Monument Hill Rd, El Cajon CA 92020:

As a resident of the immediate area for ten years AND a parent of a public High School student (who previously attended private K-8 school), I strongly oppose the proposal to build another High School in this area. Chase Avenue between Jamacha Road and Anza St is a dangerous, two-lane "country road" where head-on and roll-over crashes have occurred. Especially frightening is the fact that assessments of the site have completely disregarded the danger of the blind corner (at Chase Ave & Fuerte Rd) that immediately precedes the proposed entry point into the school on the East bound side of Chase Ave. Although the legal speed limit on Chase Ave in the area is 45 miles/hr, a traffic study would reveal that most cars are driving 50-70 mph as they enter the blind corner. A not insignificant percentage of the traffic includes 18-wheeler sand and gravel trucks and other large vehicles (eg, dump trucks) that would never be able to stop in time for slowed cars. Additionally, residents on Chase Ave have requested help for years regarding the lack of speed control on Chase Ave. No parent in the area will allow their children to walk on Chase Ave. Now, the County is proposing to intentionally create a death-trap situation in which parents slow down with children in the car and/or children are walking near this highly dangerous road just around a blind corner.

Building the proposed High School would not only place the children and parents using the school in danger, it will also increase the danger for local residents driving on Chase Ave. Unfortunately, Chase Ave is used as the major artery between Jamacha Rd and I-8. Traffic levels on the road are high and cause long delays and extreme danger for residents attempting to enter the roadway. Intentionally increasing traffic on a road that is unsafe and already supporting traffic levels far beyond its' original design is unconscionable. There are no shoulders or median lanes to relieve any of the volume or to increase safety.

Not only is the road unsafe, but the County is going to be responsible for placing a High School right next to a liquor store, bar, and vape shops? What about ensuring schools are only located in healthy and secure environments? How have those issues been addressed in a manner that places the children's safety first?

Although I support the Charter school concept, I believe the State and County has a responsibility to warrant schools are located safely and where demand for a school makes the most sense. I expect our elected officials and County Supervisors who represent the public to listen and take heed of the assessment of local advisory boards (ie, Casa de Oro Planning Committee) and to apply all laws, regulations and county codes consistently to proposed building projects. In fact, the County and Liberty Charter School have not been open and forthcoming to the public and have not demonstrated that usual and customary environmental, noise, traffic, water, air, habitat and plant studies and assessments have been completed.

As a voting resident of this area, I have to believe that the County Planning Commission will only make decisions and determinations based on facts presented in standardized studies and assessments, and that those decisions will always take the safety and welfare of children into careful consideration.



MARISA JANINE-PAGE
mjp@chpllaw.com
858.764.8107

September 15, 2020

VIA E-COMMENT

San Diego County Planning Commission
5510 Overland Avenue, Suite 310
San Diego, CA 92123

RE: Hearing Date: September 18, 2020
Agenda Item No.: **1 ID 705 961 167#**
Record ID: PDS2015-MUP-15-027
Environmental Log No.: PDS2015-ER-15-14-010
Project Title: Liberty Charter High School

Dear Planning Commission:

This e-Comment and its exhibits are submitted on behalf of Save Our Students – Safety Over Sorry (“SOS²”) in opposition to the proposed Liberty Charter High School project (the “Project”). Specifically, **SOS² respectfully requests the Planning Commission NOT adopt the proposed Environmental Findings, NOT adopt the proposed Mitigated Negative Declaration, and DENY Literacy First Charter Schools, Inc.’s application for a Major Use Permit.**

As discussed below, the Project will destroy eight acres of rural, undeveloped land currently home to protected wildlife and replace it with unmitigable and life-threatening traffic dangers; greenhouse gas emissions; a 48,000 square foot two story building that exceeds height requirements; insufficient parking; disruptive noise nuisance all hours of the day and days of the week; invasive and transient lights; curious teens next to a liquor store, vape shop, hookah lounge, and massage parlor; and permanently destroy the quiet and scenic rural community of Rancho San Diego. Despite the fact that Literacy Charter Schools, Inc. (“LFCS”) is funded by taxpayer money, it intends to import the majority of its students from Lemon Grove and other communities miles away from the site and exclude the local community from the Project. In other words, the local community bears all the burden of the significant negative impacts of the Project and gets none of the benefit.

SOS² wishes to be very clear that it does not oppose Liberty Charter High School (“LCHS”) or its building of a new high school in the El Cajon area – but the Chase Avenue and Jamacha Road is not a safe or viable location for another high

County of San Diego
Planning Commission
September 15, 2020
Page 2

school and the significant negative impacts of the Project at that location unnecessarily puts at risk the lives of students, their families, and the Rancho San Diego community – especially when there is an equally-close available lot that offers safe ingress and egress and would be a win/win for the school and the community.

It shocks the conscience that the Staff Report recommends approval of the Project on a mitigated negative declaration (“MND”). **In the past 40 years, the County has NEVER approved a major use permit to build a High School on a mitigated negative declaration** – this charter school must go through the same CEQA process as every other proposed high school!

Among other things discussed in more detail below, SOS² opposes approval of the Project for the following primary reasons:

- the Project, the process, the proposed MND, and the proposed Findings do not comply with the California Environmental Quality Act (“CEQA”);
- the Project and MND rely upon outdated and inaccurate traffic data in disregard of the Department of Transportation’s directive;
- the Project fails to comply with the water conservation recommendations of the Otay Water District and the Governor¹;
- the Project’s Initial Study is flawed and deficient;
- the proposed Mitigated Negative Declaration (“MND”) fails to mitigate all the significant negative impacts of the proposed project;
- the Staff Report, proposed Environmental Findings and proposed MND² rely upon faulty assumptions inconsistent with the substantial evidence;
- the Project fails to comply with recent legislative prohibitions under the Charter School Act and is inconsistent with the General Plan;

¹ The Otay Water District “strongly encouraged [LFCS] to adopt water conservation measures” yet the Project intends to put in a full football field when it does not even have a team. (Staff Report 1-440-401).

² Because the deficiencies and errors in the Staff Report carry forward the erroneous analysis to the proposed Environmental Findings and proposed Mitigated Negative Declaration, to avoid repetition throughout this eComment submission when SOS² refers to deficiencies and errors in the “Staff Report,” it also means those deficiencies and errors are in the proposed Environmental Findings and proposed Mitigated Negative Declaration.

County of San Diego
Planning Commission
September 15, 2020
Page 3

- County staff were repeatedly made aware of problems with inadequate public notice and comment by the local planning group and more than 100 surrounding neighbors, but ignored the due process violation and refused to give an extension or continuance of the public comment period, depriving meaningful public participation;
- Project supporters were given ample advance notice of the public comment period, opportunity to submit comments to the Planning Commission earlier than the posting of the Agenda, and a special direct email access to the Planning Commission secretary (Ex. P-0972). In contrast, the rest of the public did not get notice of the public comment period, had to wait until the agenda posted to submit an eComment and had to use the online eComment portal – which repeatedly failed to upload attachments. Further, it appears that the County has stepped out of its neutral reviewer role and has aligned to co-advocate for the Project (Staff Report 1-392-394).

1. The Valle De Oro Community Planning Group Unanimously Voted To Deny The Project.

The proposed project site is within the Valle de Oro Community Planning Group (“VDOCPG”) Planning Area. The VDOCPG is comprised of members *elected* at-large from the community and, at the time of its vote on the Project, included a registered a civil engineer who worked on SR54 and is intimately familiar with the Jamacha/Chase intersection and a certified AICP planning consultant, among other highly educated individuals. Since March 1978, the VDOCPG has reviewed proposed projects for consistency and compliance with the VDO General Plan and the VDO Community Plan Goals and Objectives adopted in January 1976, as amended from time to time and officially advised the Planning Commission and Board of Supervisors on all projects affecting the Valley de Oro Community Planning Area. The VDOCPG’s stated objective is to retain a unique balance of urban, semi-rural, agricultural, and open space land uses; to ensure that new development conserves the natural resources and topography; *and to provide a pleasant and safe environment for present and future residents* of the VDO area.

After a months of in-depth study of the Project and conducting public hearings, the VDOCPG **unanimously voted to require a full environmental impact report (“EIR”) on the Project and to deny the Project on an MND.** (See Exs. A-118 and A-84). The County of San Diego Planning Commission Hearing Report (“Staff Report”) substantially mischaracterizes and understates the

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VDOCPG's public hearings and public comments, as well as the VDOCPG's analysis and reasons for **unanimously** voting to deny the Project. (Compare Staff Report 1-356 – 1-358; 1-362-1-379; 1-381; Exs. A-116-118 to Staff Report at G, p. 1-19 – 1-20).

2. Save Our Students – Safety Over Sorry (SOS²).

SOS² is a local Rancho San Diego/El Cajon community association of more than 850 members who know first-hand the daily dangers and hazards of the Chase Avenue and Jamacha Road intersection. (Ex. D-203-D-267; Ex. Q). Rancho San Diego/El Cajon is a special rural residential neighborhood. People choose to live here for its natural, rural, and quiet environment. The site of the proposed project currently offers a field of California native grasses where the red fox plays, eucalyptus and palm trees where the red-tailed hawks and their babies nest each spring, a 100 year old majestic oak tree with a little rope swing invites one to ponder, and other wildlife that made this their home.

The SOS² members aligned to oppose the Project on its many significant negative impacts of the Project, but their over-arching objective is safety. It is in that vein that SOS² pleads to the Planning Commission to look beyond the “calculations” the, with flawed assumptions and data manipulations might look feasible on paper, and listen to the people who know and live the realities of that intersection – and will be permanently, significantly, and negatively impacted by the tragedies (both life and ecological) that will result if this Project is built at the proposed site. We implore the Planning Commission to not repeat the same mistakes that tragically and unnecessarily took the young lives of Julian Friar and Ryan Willweber – students killed in car accidents at Steele Canyon High School and West Hills High School, respectively. In both cases, neighbors warned the planning commissioners of the traffic dangers of the proposed sites for those high schools, but their pleas fell on deaf ears because the planning engineers “made it work on paper.” There are many alternative sites in El Cajon available that are safer and better suited for a high school – Chase and Jamacha is **not** one of them.

3. The Project Is Opposed By More Than 1,000 Neighbors.

The Staff Report *grossly* understates the local community's opposition to this Project being built at the proposed site of Chase and Jamacha. To be clear, this letter represents ***the opposition of more than 850 SOS² members.*** (Ex. Q). These neighbors are extremely impassioned in their opposition to ***any*** school being built at the dangerous and overburdened site of Chase Avenue and Jamacha Road.

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As discussed below, inadequate notice of the Project was provided to the neighbors who will be negatively impacted by the Project. In fact, as County Staff heard from the standing-room-only outcries of more than 100 neighbors at the January 7, 2020 VDO meeting, the ONLY reason any neighbors found out about the Project was because a few very committed VDO board members went door to door up and down the very steep and hilly surrounding neighborhood to notify the neighbors personally because they had learned that no one impacted by the Project had actual notice of it or the upcoming VDO community meeting. With just three days' notice, more than 100 neighbors showed up to protest the deficient notice and oppose the Project.

Although County Staff was present at that VDO meeting and heard nearly two hours of public outrage for the lack of adequate notice and substantial opposition with very personal and tragic stories concerning the traffic problems and other negative impacts on the proposed site, the Staff Report summarily glosses over the opposition at that meeting and omits material information to the point that it blatantly misrepresents the magnitude and scope of the local community's opposition.

Equally as telling of the impermissibly biased review of the Project and lack of neutrality,³ the Staff Report horribly mischaracterizes the level of support for the Project versus the level of opposition. To wit, the Staff Report states that it received 116 comment letters during the public review period of the proposed MND with most of the comments in support of the project and only 27 comments in opposition. (Staff Report at H. p. 1-20).

First, LFCS had years of notice and had all their student's parents' email to easily and direct solicit supportive public comments. In contrast, the neighbors negatively impacted by the Project had less than two weeks' notice to digest thousands of pages of complex studies and documents and prepare meaningful public comment, no means to notify each other outside of walking door to door in very rural and hilly neighborhoods, and no one to explain to them the public comment process or importance.

³ It is also concerning that LCHS Vice Principal perceives this Planning Commission and the County Staff to be co-advocates of the Project and adversaries to SOS²: “*we* need to be prepared to defend the traffic study” and “*we* need to be prepared to defend our MND” and “*we* need to be prepared to address traffic and CEQA.” (Staff Report 1-394).

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Second, of the 89 comments the County represents were “in support of the Project,” nearly all of those comments were merely in support of *the school* – NOT the Project. Only a handful of those comments were actually supportive of moving the project “to El Cajon.” In fact, NONE of the comments were in support of expanding and moving the high school to the very dangerous intersection of Chase and Jamacha. And, some of the school’s parents even stated they *opposed* moving the school to El Cajon. (See, e.g., Staff Report at 1-351.)

Third, in contrast to the pro-school comments, the caliber of public comments opposed to the Project is omitted from the Staff Report, yet represents substantial evidence of the first-hand accounts of negative impacts the Project would have on safety, traffic, environment, culture, aesthetics, viewsheds, noise, lighting, local businesses, and public resources.

4. The Neighbors Were Given Inadequate Public Notice.

Tellingly, LFCS states no less than four times in its Board minutes that it is communicating and working with the neighbors “to pitch the idea of a school and to alleviate fears and address concerns”. (See Exs. M-586, M-600, M-609, M-645). That simply was not true. No neighbor ever received any notice, flyer, or other communication from LFCS to discuss the Project and its significant negative impacts on surrounding neighbors, the environment, the wildlife, and the adjacent businesses. Indeed, the *only* communication of any kind from LCHS in the last five years has come since February 2020 -- and that communication came in the form of environmentally-unfriendly junk mail solicitations to attend LCHS.⁴

LCHS was required to post a notice – the only sign posted is a little old faded “no trespassing: sign on the vacant lot. (Ex. D-225).

Because the surrounding area of the Project is rural and open space and the Project site is currently a vacant field, a 300 foot perimeter of the site barely generates the minimum required 20 property owner addresses for notice – indeed Cajon Valley School District, the California Department of Transportation, and Literacy First Charter Issuer, LLC own nearly all the land in the 300 foot perimeter of the site. Therefore the 300 foot perimeter included only 27 neighbors. Moreover, at least three of those 27 property owners are certain they never received any notice in 2015 or in 2020 – so the Staff Report is inaccurate to say that a total of 27

⁴ And yet, LFCS has repeatedly stated that it will not pull students away from the already underpopulated Valhalla High School.

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property owners *received* notices – they may have been mailed, but it does not appear they were *received*.

County Staff and the VDO Board were repeatedly made aware, through public outcry and expressed frustration, both in writing and at the VDO January 2020 and February 2020 meetings, that public notice was deficient. Even with this knowledge, and their obligation to ensure and protect constitutional due process rights, under Public Resources Code section 15105, the County had the discretion to extend the public comment period – but took no action to do so, benefitting LFCS to the detriment of the opposing neighbors and deriding public participation in the review process.

5. CEQA Requirements.

This is not a determination to be based upon whether the LCHS is liked or disliked or LFCS operates good schools. This decision must be made on whether this Project is consistent with the General Plan and complies with CEQA. In evaluating the significance of environmental effects under CEQA, “the lead agency *shall* consider direct physical changes to the environment which may be caused by the project and reasonably foreseeable indirect physical changes in the environment which may be caused by the project.”⁵ The reasonably foreseeable impacts of a project can only be understood and evaluated with a CEQA Initial Study that accurately identifies *all* affected environmental factors and the completion of an Environmental Impact Report (“EIR”), which must adequately consider all potential impacts and alternatives for the proposed project.

CEQA only excuses the preparation of an EIR and allows the preparation of a negative declaration in its place in two very narrow instances:

- (1) When the initial study identifies potentially significant effects on the environment:
 - a. But revisions in the project plans would avoid the effects or mitigate the effects **to a point where clearly no significant effect on the environment would occur:**
and,

⁵ 14 Code of California Regulations (“CCR”) § 15064(d).

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b. There is no substantial evidence that the project, as revised may have a significant effect on the environment.⁶

- (2) When the initial study shows there is no substantial evidence that the project may have a significant effect on the environment.⁷

Here, both prongs of this test fail. The Initial Study acknowledges that the proposed project would result in significant impacts in the areas of Biological Resources, Utilities & Service Systems and Air Quality, but it incorrectly states that those impacts are mitigable. The evidence demonstrates that these significant impacts are not and cannot be mitigated to a level of insignificance –as mandated by law.

Further, substantial evidence proves that the Initial Study fails to identify all the environmental factors significantly impacted by the Project – including Aesthetics, Noise, Recreation, Greenhouse Gas Emissions, Land Use & Planning, Transportation, and Public Services. Because the Initial Study fails to accurately identify these impacted environmental factors, the proposed Environmental Findings are deficient and inaccurate and all these significant impacts are not mitigated in the proposed MND.

Additionally, the offered mitigation for the significant traffic impact is wholly insufficient and relies upon faulty assumption, outdated data and ignores CalTrans' directives. In fact, there is no viable mitigation of the significant traffic impact, so the MND requires LCHS to pay a fee into the States Transportation Impact Fee fund.

Courts have not hesitated to reject an MND and require an EIR when the requirements of CEQA are not met.⁸ In determining whether an EIR is needed, there is “a low threshold for initial preparation of an EIR.”⁹ “Since the preparation

⁶ Public Resources Code (“PRC”) § 21064.5; 14 CCR § 15064(f)(2); 14 CCR § 15070.

⁷ 14 CCR § 15070.

⁸ See, e.g. *Mejia v. City of Los Angeles* (2005) 130 Cal.App.4th 322 (rejecting MND based on evidence of possible impacts to wildlife and traffic hazards); *Chamberlin v. City of Palo Alto* (1986) 186 Cal.App.3d 181 (rejecting MND where neighborhood traffic control plan might increase vehicle pollution and noise, limit effectiveness of policy and fire protection, etc.); *Friends of “B” Street v. Hayward* (1980) 106 Cal.App.3d 988, 1003 (rejected MND where project would lead to vehicle emissions, business disruption, loss of wildlife habitat, increased traffic, noise, parking problems, and loss of neighborhood character of area.).

⁹ *Architectural Heritage Ass’n v. County of Monterey* (2004) 122 Cal.App.4th 1095, 1110.

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of an EIR is the key to environmental protection under CEQA, accomplishment of the high objectives of that Act require the preparation of an EIR whenever it can be “fairly argued” on the basis of substantial evidence that the project may have significant environmental impact.”¹⁰

“A ‘significant effect on the environment’ means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.”¹¹

Substantial evidence as used in CEQA means facts, a reasonable assumption predicated upon facts, or expert opinion supported by facts.¹² Substantial evidence means enough relevant information, and reasonable inferences from this information that a fair argument can be made to support a conclusion that there may be a significant effect on the environment, even though other conclusions might be reached.¹³ Expert testimony or evidence is not required, **statements by members of the public may constitute substantial evidence if based on relevant personal observations on non-technical subjects where special expertise is not required.**¹⁴

Under the “fair argument” standard, the County is not to weigh competing evidence to determine who has a better argument concerning the likelihood or extent of a potential environmental impact, as the County’s job is not to resolve conflicts in the evidence but to determine only whether substantial evidence exists to support the fair argument being made.¹⁵ Even if the County can point to substantial evidence supporting a determination that no significant impact will occur, ***a negative declaration will not be upheld if the record contains other substantial evidence to the contrary.***¹⁶

The California Supreme Court has stressed “the importance of preparing an EIR in cases ... in which the determination of a project’s environmental effect turns

¹⁰ *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 75.

¹¹ 14 CCR § 15382.

¹² PRC § 2080(e).

¹³ 14 CCR § 15384(a).

¹⁴ *Citizens Ass’n for Sensible Dev. v. County of Inyo* (1985) 172 Cal.App.3d 151, 173 (owner of adjacent property may, based on personal observations, testify to existing traffic conditions).

¹⁵ *Id.*

¹⁶ *Friends of “B” Street v. Hayward* (1980) 106 Cal.App.3d 988, 1002; *Architectural Heritage Ass’n v. County of Monterey* (2004) 122 Cal.App.4th 1095, 1110.

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upon the resolution of controverted issues of fact and forms the subject of intense public concern.¹⁷ At the Valle de Oro Community Planning Group meetings held on January 7, 2020 and February 4, 2020, the residents of Rancho San Diego/El Cajon, in a packed, standing-room only meeting hall expressed overwhelming and intense concern about the many negative impacts this Project with cause. giving real life observations of how (1) their views and peaceful enjoyment of their homes will be destroyed by a large stucco building exceeding the allowable height requirement, field and parking lights shining through their windows and ruining their enjoyment of the rural night sky, and disruptive noise from the school's outdoor PA system and (2) Chase and Jamacha are already overburdened and dangerous with traffic that backs up more than a quarter of a mile every morning and every night and turns into a raceway in the evenings with traffic accidents almost a daily occurrence – several tragic and others causing a complete shutdown of Chase Avenue – the only thoroughfare of this community to Interstate 8 W. (Staff Report 1-356 – 1-358; 1-362-1-379; 1-381; Exs. A-116-118). For these reasons, as well as many others detailed in public comments, the County's record, the LFCS Board Minutes (Staff Report; Exs. A, F, H-O) and this eComment and supporting evidence (Exs. A-P), there is a confirmed statutory preference for resolving doubts in favor of the preparation of an EIR.¹⁸

As presented in this eComment, there is a fair argument, based on substantial evidence (See Staff Report and Exhibits A -O), that the following environmental factors will be significantly and negatively impacted by the Project that have not been mitigated or have not been mitigated to a level of insignificance by the proposed MND:

- *Transportation/Traffic*
- *Greenhouse Gas Emissions*
- *Aesthetics*
- *Noise*
- *Light*
- *Protected Raptors*
- *Protected natural resources*
- *Geology/Soils*
- *Water Conservation*
- *Public Resources*

¹⁷ *Architectural Heritage Ass'n v. County of Monterey* (2004) 122 Cal.App.4th 1095, 11122.

¹⁸ *Id.*

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6. The Staff Report, Proposed Environmental Findings, And Proposed Mitigated Negative Declaration Are All Based On Flawed, Inaccurate Or Deficient Data And Information And Fail To Consider Substantial Evidence Demonstrating The Project Violates CEQA And AB1505, And Is Inconsistent With The General Plan.

SOS² finds many problems in the Initial Study¹⁹, Staff Report, proposed Environmental Findings and proposed MND, as well as the whole planning and development review process. (See for example the deficiencies and omissions of material information in the Staff Report and the staff record. (Staff Report; Exs. H-L.) This eComment tries to address many of these deficiencies, errors, bad and outdated data, and flawed assumptions but there are so many, and due to the limited eComment period, addressing them all proved impossible.²⁰

Substantial evidence demonstrates that the Project violates the California Environmental Quality Act and will have a significant negative impact on safety, traffic, environment; greenhouse gas and hot spot emissions; community historical culture, viewsheds, visual inconsistencies with community; parking, lighting nuisance, noise nuisance; public resources; and surrounding business. This evidence is omitted, discounted, ignored, or acknowledged superficially by the County in preparing its Staff Report, proposed Environmental Findings, proposed Major Use Permit Decision, and proposed Mitigated Negative Declaration. It is telling that even the County Staff is uncertain in its unsupportable recommendation: “Base on staff’s analysis, staff *thinks* the required findings can be made” (Staff Report 1-2).

7. The Staff Report Is Deficient And Flawed Because It Relies Upon An Inaccurate, Deficient, And Flawed Traffic Impact Study And Outdated Estimated Data.

A. The Traffic Study Data Is Outdated And Fails To Comply With The Department Of Transportation’s Directives.

¹⁹ SOS2 challenges that the Initial Study was flawed by failing to adequately assess and identify that the Project will have a significant negative impact on each of the ten CEQA factors identified above, thereby failing to adequately evaluate the negative environmental impacts on each.

²⁰ SOS2 reserves the right to challenge the material deficiencies, omissions, inaccuracies, flawed assumptions, lack of due process, use of bad or outdated data, and reliance of data or information inconsistent with better or more accurate data or analysis in later appeals.

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In November 2015, the Department of Transportation was very clear: “***The data used in the TIS should not be more than 2 years old.***” (Staff Report 1-331). What that directive was not heeded, the DOT repeated it on January 16, 2020: “***The data used in the TIS should not be more than 2 years old.***” (Staff Report 1-330). It was still not complied with so again, on April 9, 2020 the DOT criticized: “***Only a one-day traffic count was provided, and the data was more than 4 years old.***” (Staff Report 1-384-385). The DOT went on to further criticize and require: “***A one-day count is not a good representation of actual traffic movements. Provide more recent traffic counts which include minimum three-day mid-week traffic counts.***” (Id.) the DOT also directed they “provide traffic analysis for the Horizon year without Project (Cumulative) and Horizon year with Project (Cumulative) to verify if there are any traffic impacts to any of the State’s facilities.

1. All The Traffic Data Relied Upon Is More Than Two Years Old – Making The Proposed Findings And MND Deficient And Erroneous.

Ignoring the DOT’s directives, the Staff Report went on to make its recommendation using outdated and erroneous data. First, the Staff Report relies on CalTrans 2002 data. Not only is it 18 years old, but it is based upon estimations made from snapshot data collected at temporary milestone locations collectors and then annualized using standardized seasonal fluctuations. It is not actual real-time data.

Second, the Staff Report explains that it intentionally did not comply with the DOT’s directives to use data less than 2 years old because the 2016 SANDAG traffic counts were lower than the 2014 observed Traffic Impact Study data. (Staff Report 1-7). The defect with that explanation, is that the 2016 SANDAG traffic counts were not actually 2016 traffic counts! Rather, traffic has not been counted on Chase at Jamacha or on Jamacha and since before 2011. (Ex. H - , noting “N” for “previous year’s count carried forward.”) Additionally, by using this very old and understated data, the Staff Report inaccurately analyzes the traffic impact—reporting lower projections to justify their unlawful failure to prepare the required EIR. By using the substantially understated data, it also results in flawed analysis and Findings that conceal the unmitigable negative traffic impact – and the fact that the current LOS F will remain a LOS F at all points along Chase. It also allows them to assert that Jamacha is currently a LOS C. SOS² challenges that

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Jamacha's LOS at Chase Avenue is much higher than the LOS C (which we understand actually comes from 2002 estimated data).

Third, although the Traffic Impact Study is dated 2018 – in fact, it does relying upon a memorandum drafted in 2018 but still relying upon old and outdated traffic data. In fact, all the traffic data it relies upon is more than two years old:

- March 19, 2013 County traffic data (Traffic Impact Study);
- October 7, 2014 – observed one day traffic data collection at Chase and Jamacha(Staff Report 1-176; Traffic Impact Study);
- November 19, 2014 – observed traffic data collected at Palm Street(Staff Report 1-11; Traffic Impact Study);
- February 5, 2015 – observed Valhalla traffic and Jamacha and Hillsdale(Traffic Impact Study); and
- September 9, 2016 – observed and record one hour of data at proposed entrance to Project for gap study. (Traffic Impact Study).

Finally, SOS² conducted its own traffic counts in the morning peak hours of March 5, 2020 and the afternoon peak hours of March 6, 2020 and observed that more than 20,000 cars pass through the Chase and Jamacha intersection –that nearly 3,000 more cars since the Traffic Impact Study's data collection. (Ex. F).

2. No Horizon Year With And Without Project (Cumulative) Was Analyzed – Which Is A Material Defect.

The DOT directed the Traffic Impact Study provide traffic analysis for the Horizon year with and without the Project. Presumably, the omission was purposeful. Currently, the VDO area is inundated with growth projects, including Fuerte Estates (37 new homes on Fuerte Drive – the main feeder surface street to Chase Avenue), Ivanhoe Ranch (approximately 119 new homes proposed), a large sand mine quarry that will add dozens of double-trailer haul trucks daily to the Jamacha/Chase intersection to make their way to Interstate 8 West or 125 N), and a conversion of dedicated open-space to a retirement community. (Ex. A -0001 – A-0127). Given that the Rancho San Diego and North El Cajon communities use Chase as their connector to Interstate 8 West and 125 N, the cumulative impacts of

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these projects on what is already a LOS F Chase Avenue – the omission and refusal to provide this Horizon year cumulative data is material.

B. Traffic At The Proposed Location Is LOS F And Very Dangerous.

It is undisputed that Chase Avenue west of Jamacha Road is currently at the worse Level of Service – an LOS F.²¹ Indeed, the school’s leaders admit that traffic at Chase and Jamacha is “a mess” nonchalantly respond that their school’s traffic impact is “a cost the community will have to endure.” They need to take their blinders off – because it is students’ lives that will be the cost.

Chase and Jamacha are deadly thoroughfares. Just one month ago, a pedestrian was killed by a speeding car on Jamacha near Chase Avenue. In the last year alone, four people have been killed in car accidents on Chase Avenue or Jamacha Road near the proposed site. And, that doesn’t account for the 31 year-old clerk shot dead in a robbery at the nearby Jamacha 7-Eleven in March 2020.

| | | |
|---|-------------------|---|
| ▪ | November 8, 2019 | 58 year old man killed in hit and run crash on Chase Avenue. |
| ▪ | November 29, 2019 | Pedestrian killed on East Chase Avenue on Thanksgiving. |
| ▪ | June 7, 2020 | Fatal crash on Chase Avenue |
| ▪ | August 5, 2020 | Pedestrian killed on Jamacha Road near Chase Avenue |

In just the past five years, there have been more than 90 police-reported car accidents at Chase Avenue and Jamacha Road. (Ex. G). Additionally, public comments to the County and statements to the VDOCPG detail stories of the hundreds of unreported accidents at or near that intersection and the near-misses that raise the hair on neighbors’ necks daily from the screeching of tires as it echoes up the canyon-like hills of the surrounding neighborhoods. (Staff Report 1-356 – 1-358; 1-362-1-379; 1-381; Exs. A-116-118; see also D-241-D247). It is well known that

²¹ SOS2 challenges the assumption that Jamacha Road at Chase Avenue is an LOS C. We understand that determination relies upon *estimated* data from 2002. CalTrans’ PeMS has no current LOS data for that location as it stops tracking LOS for Jamacha (SR54) west of Rancho San Diego and SANDAG’s traffic counts rely on annualized estimations that date back before 2011. (Exhibit H – noting that SANDAG counts for Chase Avenue at Jamacha and Jamacha at Chase have not been counted since before 2011).

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Chase Avenue and Jamacha Road are mini-speedways, where cars race in excess of 80 and 90 miles per hour constantly. (Id.)

C. The Staff Report Is Deficient Because It Fails To Recognize That Expanding And Moving The LCHS To El Cajon Leaves Lemon Grove Students Without Any High School, Increasing VMT To El Cajon, Greenhouse Gas Emissions, And Additional Daily Trips.

According to Mark Linman, the Project Proponent’s spokesperson, the majority of LCHS’s current population reside in Lemon Grove – approximately 8.0 miles from the proposed El Cajon site. Mr. Linman further represented that only 4% of the current student population come from the VDO area. The Staff Report analysis and the Traffic Impact Study are materially flawed because neither considered these two extremely important data points. In fact, to cover up the intentional omission of these data points in the analysis, the Staff Report goes out of its way to misleadingly describe that most of the current Liberty Charter High School students “live in the East County area.” (Staff Report at 1-14.)

1. Approximately 300 Lemon Grove LCHS Students Will Be Displaced, Negatively Impacting Public Resources.

According to Mr. Linman’s representations to the VDOCPG and at the January 7, 2020 VDOCPG meeting of the current LCHS population’s zip codes, an estimated 300 of their current students reside in Lemon Grove. There is no public high school in Lemon Grove. In fact, LCHS is the *only* high school in Lemon Grove. If it expands and moves to El Cajon, it will leave Lemon Grove without any high school for its high school-aged population. That will have a significant negative impact on the public resources for the Lemon Grove community – and the surrounding communities that will have to absorb those students.

2. The Staff Report And Traffic Impact Study Failed To Consider The VMT, LOS Or Traffic Pattern Impacts Of Displacing These 300 Lemon Grove Students.

Based upon all the praise from the School’s parents, students, and alumni it appears likely that the current 300 LCHS Lemon Grove students (and their siblings and other future high schoolers) will continue to attend LCHS in El Cajon – especially since there will be no high school in Lemon Grove for them. But, the Staff Report and Traffic Impact Study rely upon flawed assumptions that the

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majority of the LCHS students will come from the northern areas of El Cajon. They completely fail to analyze the many negative impacts of the 300 students who probably walk to school now but would have to commute eight miles from Lemon Grove to Chase and Jamacha.

There is no analysis of the route they will travel and the impact on the DOT facilities from those additional VMT or the surface streets. Indeed, the most direct route from Lemon Grove to Jamacha and Chase is east on Highway 94, south on Avocado (through one of the worst elementary traffic congestions in the VDO area), east on Fuerte Drive (past another horrible elementary traffic congestion and into all the Valhalla and Hillsdale traffic) and then east on Chase.²² That commute would be horrendous on so many levels. Further, for the Lemon Grove students who do not have their own vehicle (and as discussed below there is not enough parking for them all to drive anyway), the additional VMTs for their parents – who likely work downtown or in the UTC or Carmel Valley area – will double because they will be back-tracking every day.

Moreover, there is no greenhouse gas emissions analysis for all this extra VMT and the additional idling greenhouse gas from the several congested areas they will have to pass through just to get to Chase and Jamacha. There is certain to be significant negative greenhouse gas emissions impacts. The climate action plan policies require greenhouse gas emissions impacts be fully analyzed – especially in this case where County Staff already challenged the Projects purported greenhouse gas mitigations. (Ex. M-852 at B2).

D. The Staff Report And Traffic Impact Study Both Under-Project The Additional Daily Trips That Will Be Caused By The Project.

In its original Traffic Impact Study, Kimley Horn projected the Project would result in 585 additional daily trips (“ADT”). It arrived at that projection using old March 2013 CalTrans data. In 2018, Kimley Horn corrected itself, and using November 19, 2014 data, it projected the Project would result in 854 additional daily trips – a 46% increase in just the 1.5 years from CalTrans’ 2013 data to Kimley Horns observed 2014 data. One can only extrapolate from that what a six year increase would be!

²² As the County knows there is also poor on-ramp and circulation along Avocado and Highway 94.

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Acknowledging the Kimley Horn corrected and more current ADT projection, for no clear reason except to fallaciously process the Project's MUP application on an MND when it clearly requires a full EIR, the Staff Report intentionally used the lower projected 585 ADT in its analysis and conclusions. Consequently, none of the analysis or the proposed Findings are accurate and should be rejected.

Moreover, both the Staff Report's outdated ADT and Kimley Horn's 2014 ADT are significantly understated and inaccurate. Both projections rely upon the flawed assumption that the Project will generate the same amount of traffic in El Cajon that it does in Lemon Grove. In fact – with the majority of its current student population living in Lemon Grove – within walking distance of the school – the CalTrans 2013 data and the Kimley Horn 2014 observed data must be adjusted to account for the additional traffic that will result from the 300 displaced Lemon Grove students. Figuring in these additional drivers significantly increases the projected number of ADT and will result in significant negative traffic impacts not analyzed or considered in the Staff Report.

E. The Staff Report Fails To Consider That A Significant Number Of The Drivers That Travel The Dangerous Chase/Jamacha Corridor Are Inexperienced Teen Drivers.

According to the CDC, in 2015 the United States death toll for teens in motor accidents was more than 235,845. In 2016, teen drivers were involved in more than one million police-reported crashes, resulting in more than 3200 deaths. (National Highway Traffic Safety Administration Fatality Analysis Reporting System). In California, teen driver fatalities is the number one cause of death among teenagers in the state. In fact, California's Office of Traffic Safety reported 204 teen driver fatalities in 2018, which is nearly double the 110 teen driver fatalities in 2016.

No one knows the pain of these teen fatalities more than the Grossmont Unified High School District community. We are still grieving the tragic loss of Julian Friare – a Steele Canyon High School student killed in a head-on collision on his way to school. He was in the traffic corridor that the community warned the planning commission was dangerous when that high school was going through this process. We are also still grieving the death of Ryan Willweber, who was killed pulling out of West Hills High School onto Mast Boulevard – again, a known problem traffic area that the community warned was too dangerous for a high school. And, we are still grieving the death of Will Burton – a star student athlete who was killed driving home from school on a rural, windy road in East County – much like Chase Avenue at the proposed site of this Project.

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The Planning Commission has an obligation to consider these traffic and safety factors. Not only is the Chase corridor from Avocado to Valhalla High School the main commuter thoroughfare, it is a corridor heavily traveled by teen-drivers going to Valhalla, Steele Canyon, Granite Hills, Christian, Grossmont, and Cuyumaca Community College.

F. The MND Calls For Narrowing Chase Avenue Lanes From 17 Feet To 12 Feet Wide, But Fails To Consider That Doing So Will Make Exponentially More Dangerous, Or Analysis The Fact That Chase Avenue Is A Major Thoroughfare For Large, Oversized Vehicles.

The Staff Report fails to consider the fact that Chase Avenue is a major thoroughfare for large, oversized vehicles. On a daily basis, Superior Ready Mix sends at least 34 semi-trailers double-trailer haul trucks through the Chase/Jamacha intersection and west on Chase every day – the majority of those trucks pass through that intersection several times between 7:00 and 9:00 a.m. and again between 3:30 and 5:00 p.m. – the peak hours for of the Project. In fact, this intersection stays busy all day with these double-trailer haul trucks, semi-cargo carriers, hazardous gasoline tankers, Asplundh Construction Company trucks, school busses, special needs busses, transit busses, garbage trucks, and other quarry and over-sized vehicles. (Exs. D-203-267).

Additionally, it is also well known that Western Truck School is located in Rancho San Diego and uses Jamacha Road, Chase Avenue, and Hillsdale Road as its driving course. Additionally, the Department of Motor Vehicles Industry Business Center (for commercial license testing center) – is just one-half mile south of the proposed site. It too uses Jamacha and Chase as part of their testing route.

Further, there is currently a proposed project application under review for a sand-quarry at the old Cottonwood Golf Course location – just one mile south of the Chase/Jamacha intersection. All those oversized quarry haul trucks and trailers will travel Jamacha and Chase – just like the Superior Ready Mix Trucks. Yet, the Staff Report makes no mention of such Horizon year or future cumulative impacts of this Project and others projects being reviewed or recently approved, or the increased dangers of exponentially increasing the volume of oversized quarry haul trucks with flying sand and rock debris.

Completely ignoring negative impacts the Project will have in the context of the present and future volume of these oversized vehicles, the proposed MND

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conditions approval of the Project on the NARROWING of the traffic lanes on Chase Avenue by five feet each lane! The width of the current lanes is 17 feet each and the MND calls for them to be narrowed to 12 feet and the school's dedicated left turn entrance lane will be only 10 feet wide. While this might meet with standard traffic guidelines, there was no consideration for the amount of oversized vehicles that traffic this LOS F corridor. In fact, the Superior Ready Mix haul trucks are 11.5 feet wide – that leaves just six inches. The narrowing of these lanes by this Project will significantly increase the dangerousness of this already deadly intersection. Moreover, as discussed above, it puts inexperienced teen drivers in narrow lanes, and bicyclists, skateboarders, the Valhalla cross-country track team, joggers, and zippy motorcyclists next to these large over-sized vehicles and unnecessarily in harm's way.

G. The Staff Report Incorrectly Assumes That Chase' LOS F Will Decrease With The Widening Of Chase Lane.

The Staff Report states that that the current LOS on Chase Avenue between Jamacha Road and Brayton Lane is a LOS of F. Photographs verify that throughout the day, and especially during Peak Hours, eastbound traffic backs up on Chase Avenue all the way to Fuerte Drive. (Ex. D-203-217). That's more than $\frac{1}{4}$ of a mile – and many times it will back up nearly a half-mile to Chase Lane.

The MND calls for Chase Lane to be restriped from the School's proposed entrance driveway (DWY 1) to Jamacha Road. (Ex. J). As depicted in the Revised Conceptual Striping Plan, the plan is to re-stripe eastbound Chase to be one 12 foot traffic lane and one bicycle lane, with a no travel zone directly in front of the school 23 from DWY 1 to the School's proposed exist driveway (DWY 2). (Ex. J). It also proposes to restripe eastbound Chase into a bike land and three traffic lanes (left turn, right turn, and throughfare) from DWY 2 to Jamacha Road. (Ex. J). The Staff Report asserts that Chase Avenue is a current LOS F west of DWY 1 and will remain a LOS F without significant impact from the Project. It also asserts that Chase Avenue will become a LOS D with the minor widening and restriping of Chase. (Staff Report 1-177). The neighbors have repeatedly informed the County staff that their analysis and conclusions are wrong.

In fact, the restriping eastbound Chase will have significant negative impact on Chase's eastbound LOS because even though current striping is only for one lane

²³ In the Staff Report, it now claims this area will be an unquantifiable number of parking spaces – even though the MND requires the school post no parking signs on both sides of Chase Avenue. (Staff Report 1-7).

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west of the easterly point of the Property, the drivers naturally split into two lanes at or about Brayton Way and then split into three lanes about midway between DWY 1 and DWY 2. (D-204-205). By restriping between DWY 1 and DWY 2 to a single traffic lane, all the cars that are currently split into 2 and 3 lanes will be bottlenecked into one lane – imagine the if two and three lanes of traffic extend nearly one-half mile how far back they will extend if forced into a single lane! Not only will the LOS F west of DWY 1 be exponentially worsened by the Project, but the level of greenhouse gas emissions by all the idling cars will be substantial – but was never analyzed. Instead, it was merely assumed there would be no greenhouse gas emission impact at all.

Moreover, with traffic now bottlenecked into one eastbound lane, Fuerte Drive, Chase Lane, Brayton Lane, and all Chase Avenue resident's driveways will be blocked with gridlocked idling traffic. (Ex. E). A significant portion of Valhalla High School and Hillsdale Middle School's population live in the Hidden Mesa neighborhood up Fuerte Drive. Their only way to get to school is down Fuerte to Chase Avenue.

The significant negative impact of the MDN's restriping westbound Chase Avenue into one lane is similarly insurmountable. East of Jamacha, Chase's westbound traffic is two lanes – and always congested. (Exs. D-220, 228-230.) Additionally, Jamacha northbound has two dedicated westbound turn-lanes that are always busy. (Exs. D-231, D-256). Currently, these two lanes of traffic have approximately 700 – 800 feet to merge into one lane that is about 25 feet wide. (Exs. D-210-219; 230; 233). The MND calls for these two lanes of heavy traffic to merge into one lane in less than 300 feet from the Jamacha intersection. That is a recipe for disaster. (Ex. E).

Additionally, the LCHS Vice-Principal states that in the afternoons parents arrive early and queue for pickup, even before school lets out. (Staff Report 1-381-383). That may work well in Lemon Grove where their current site is surrounded by open space and an LOS A surface street, but there is nowhere to queue on Chase and Jamacha – where posted speeds are 45 and 50 miles per hour, respectively. Further, the School's parking lot only provides for 700 linear feet of queuing – that accommodates only about 27 vehicles. (Ex. E). That which leaves the other 250+ cars to stage west of DWY 1 in Chase's east bound single lane and block all the Chase resident's driveways and likely Fuerte Drive. (Id). Or, if the parents are coming from the other direction, they could stage in the left turn lane dedicated to the School's DWY 1. (Id.) But, that lane is only 300 feet in length and will

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accommodate about eight queuing cars only. The rest of the queuing cars will back up Chase to and through the Jamacha intersection, blocking the westbound throughfare lane. (Ex. E). And, accordingly to the School's future population assumptions, a substantial portion of the cars will come southbound on Jamacha to turn westbound on Chase. With that traffic pattern, it is highly likely that those cars turning west onto Chase will be backed up to Jamacha or blocked by northbound Jamacha traffic turning west or westbound Chase traffic, leaving queuing cars backed upon Jamacha – the site of the majority of accidents at that intersection.

With all this gridlock and no safe or fast option, two things will happen: 1) parents will try to bypass the gridlock by pulling into and dropping the students off in the 7-Eleven parking lot then exiting back onto Jamacha near the KinderCare or 2) go through the Chase/Jamacha intersection and pull into and drop the students off in the El Cajon Center parking lot. Either way has a significant negative impact on traffic, the businesses located in those centers, and the safety of the students – including the KinderCare preschoolers who are being dropped off and picked up at the same time. Moreover, every parent who has ever had one of “those mornings” knows that when the five-minute bill rings, students will jump out of the car and run like they are in fight or flight mode without concern for anything but not getting detention for a tardy – regardless if they are in the northbound double turn lane on Jamacha, the southbound turn lane on Jamacha or the dedicated left hand turn lane.

H. The MND Restriping And LCHS's 854+ ADT Will Have A Significant Negative Impact On The Immediate Neighbors.

As demonstrated above, the restriping and additional traffic will cause traffic to back up well over one-half mile. The bottleneck of that traffic jam will be right at the Schools DWY 1 entrance. While the Project's traffic impact would be negative for any immediate adjacent neighbor, it poses an exceptionally significant negative impact for these neighbors. Omar and Merna are amazing foster parents for special needs children. The bus picks these special needs children up every morning about 8:15 a.m. Exhibit D-262 shows you just how close the School's proposed DWY 1 entrance is to where Omar and Merna's special needs foster children wait for their bus. The Project imposes incredible dangers to these children, not only the likelihood of life-threatening bodily injury – but substantial greenhouse gas emissions inhalation from all the idling cars right at their pick up and drop off spot.

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I. The TIF Does Not Mitigate The Significant Negative Impact Of The Project On Traffic.

The Staff Report, the traffic study, the neighbors who live near the Project site – and even the Project Proponent -- admit that there will be a significant negative impact on traffic by the Project. The Staff Report relies on flawed assumptions and inaccurate, outdated data to brush the glaring evidence aside and instead offensively suggests that traffic will be mitigated by a Traffic Impact Fee (“TIF”). First, the TIF will not be dedicated to mitigating the negative impacts of the Project on traffic at Chase and Jamacha. Second, LFCS is funded with state funds – paid by taxpayers, so the TIF fee is actually the neighbors’ tax money being used against them. Third, the proposed TIF is only about \$160,000 – which is nowhere near the value of our children’s lives who will be at risk unnecessarily by the cavalier suggestion that the TIF could possibly mitigate the negative impacts of traffic.

J. Staff Report And Findings Are Materially Flawed Because Vehicle Miles Traveled And Traffic Counts Will Increase By Displacing All Lemon Grove Students.

The Staff Report and proposed findings are deceptively misleading to suggest an inference that the Project will reduce traffic, VMT, and parking. In fact, relocating and expanding the Liberty Charter High School (“LCHS”) to the proposed site and increasing its maximum population will result in significantly increased traffic, VMT and parking needs.

First, according to Mark Linman’s report to the VDO in January and February 2020, and the published zip codes of the LCHS current population, ***a majority of the current students live in Lemon Grove*** in the surrounding neighborhoods – where many can walk to LCHS. As such, using parking utilization data collected for the current site of LCHS to compare to parking needs at the Project fail to account for all the students who currently walk to school but will have to drive eight miles to attend school in El Cajon.

Second, the parking utilization data is under-reported and not current. The traffic study Staff relies upon to make its proposed findings and recommendation was collected six years ago on November 19, 2014 – a week before Thanksgiving and a time notorious of high school absences by juniors and seniors visiting prospective colleges.

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Third, LCHS reported a 2014-2015 school year population of 325 students, but projects expanding to a population of 450 students at the Project. That is a 38.46 % increase since the parking utilization data collected six years ago. Moreover, neither the project proponent's traffic study nor the Staff Report that relied on the flawed traffic study accounted for changes in behavior as they related to student driving over the past six years or the related increases of parking utilization.

Fourth, as noted above and in the population data of LCHS, a majority of the current students live in Lemon Grove. Lemon Grove has no other high school; therefore, eliminating the only high school in the area will exponentially increase the VMT and greenhouse gasses. As one LCHS parent noted in her public comment submitted *in opposition to the Project*, moving LCHS out of Lemon Grove will cause great hardship on her – and all families in Lemon Grove – because all students of high school age who live in Lemon Grove will be forced to commute out of Lemon Grove just to go to high school! The Staff report wholly fails to address that evidence of current data that demonstrates the Project will result in significant negative impact on VMT, global climate (i.e. emissions), traffic, and parking by relocating LCHS to El Cajon – a location that does not need another high school as there are six high schools within a five mile radius of the Project site – and all six are underpopulated presently.

Fifth, in calculating its estimated 854 additional vehicles each day, the traffic study relied upon in the Staff Report relies on the same flawed assumptions and outdated data making that 854 estimate significantly underrepresented.

Finally, while the Staff Report relies upon the assumptions that the students currently enrolled in the LFCS elementary schools that are presently located in El Cajon and Santee would matriculate to LCHS if relocated and expanded in the El Cajon area, all of those schools are located three or more miles away from the site of the Project. Further, the population analysis of these elementary schools demonstrates that nearly all of the LFCS elementary students live three or more miles away from the site of the Project. As such, VMT will increase, greenhouse gasses will increase, traffic will increase, and parking will increase, causing a significant negative impact.

K. The MND Will Negatively Impact The Local Businesses.

The MND requires the School to post “no parking” signs all along westbound and eastbound Chase. The Staff Report gives no consideration to the fact that the

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neighboring businesses rely on product deliveries to sustain their businesses. The delivery trucks cannot maneuver into the parking lot and there is no alley lane for deliveries, so they currently put out safety cones and park along on Chase Avenue. (Exs. D-250-254). The vehicles depicted in these exhibits are seen regularly on weekday afternoons around 3:00 to 4:30 and are typically there for about one hour. With the restriping and no parking signs, there is nowhere for these delivery trucks to make their deliveries to the local businesses.

L. The Staff Report Fails To Consider The Negative Impact Of These Traffic Problems On Public Resources.

Every Monday morning, Chase Avenue residents line Chase with multiple large garbage cans, and starting in the morning the trash truck meanders down Chase and picks up trash. Similarly, every afternoon, the mail truck delivers the mail. The Staff Report completely fails to address the hazards and negative impact the School and all its additional traffic will have on these public resources.

Similarly, the School plans for an emergency access driveway as requested by the local fire department, but there is no consideration given to how the restriping will cause Chase Avenue to be so tight that *when* there is an accident there is no access for First Responder vehicles to get around the LOS F traffic jam to get to the scene of the accident!

M. The School's Start Time Of 8:30 A.M. Fails To Heed Kimley Horn's Advice And Will Result In Substantial Negative Impacts.

On September 29, 2016, Kimley Horn conducted a one hour observed gap study from 7:45 a.m. to 8:45 p.m. The data proved that there were very few gaps that cars could turn left into the School's DWY 1 entrance between 8:00 a.m. and 8:30 a.m. Based on the limited data they collected, Kimley Horn advised the School time should start earlier or later to avoid "heavy eastbound traffic volumes that occur on Chase Avenue between 8:00 and 8:30 AM" (Traffic Impact Study at 6-4 and August 17, 2018 Memorandum at p. 6). The MDN ignores that advice and the School is scheduled to begin at 8:30 a.m., meaning that students, faculty, administrators will be arriving to the Project the exact time the Valhalla students are to get to their 8:20 a.m. start time and Hillsdale students are trying to get to their 8:15 a.m. start time.

8. The Staff Report And Proposed Findings Grossly Understate The Greenhouse Gas Emissions That Will Result From The Project.

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As discussed above, the Initial Study is deficient and inaccurate in several categories – the negative impact of greenhouse gas and emissions is one such category. The project proponent submitted a very superficial global climate study and report that relies upon unsupported assumptions.

For example, there is no analysis or account for the all the VMT from Lemon Grove to the Chase/Jamacha site. Additionally, there is no analysis or account for all the VMT from Lemon Grove to all other high school locations within the Grossmont Unified High School District – which will be absolutely necessary if LCHS leaves no high school in Lemon Grove.

Further, there is no analysis of the significant negative impact and cumulative effect of greenhouse gases of the Project in relation to all the recent and future proposed projects in and around the VDO boundaries – including the 36 new homes being built off Fuerte, the 119 projected new homes in Ivanhoe Ranch, the hundreds of increase quarry sand trucks from the Cottonwood sand mind, the increased VMT and traffic caused by the new Skyline Church's retirement residential community.

9. The Parking At The Project Is Ominously Underestimated, Inadequate, And Will Negative Impact Surrounding Neighbors Because There Is No Overflow Parking Anywhere But On Nearby Surface Streets.

The Staff Report recommends the Project on the flawed analysis that 161 parking spaces will be sufficient. 161 parking spaces will not be sufficient and there is no place for expansion or overflow parking.

First, using the County's Zoning Ordinance minimum requirements, the County staff calculated the required number of parking spaces to equal 160.5 (33 for employees; 15 for visitors; and 113 for students). (Staff Report 1-6-7). The Project plans for 161 parking spaces, the bare minimum. In fact, their calculations are incorrect. As discussed herein, the parking utilization calculations do not take into account that by relocating and expanding the LCHS from Lemon Grove to Chase/Jamacha, it is displacing approximately 300 high school students who live in Lemon Grove and will be left without a high school option near their home. Where these students can presently walk to high school, they will have to drive eight miles to Chase/Jamacha, which will increase the student parking utilization from the 2014 utilization rates.

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Second, the Project does not include a cafeteria, but makes no parking accommodations for food trucks or other catering vehicles. There is also no parking for visiting school teams' busses and/or parents for athletic events, musical competitions, mathematic tournaments, or theatre events. The only place for the overflow to go is neighborhood street overflow.

Finally, the location allows for no wiggle-room for error in calculation or insufficiency of parking. The nearby businesses already have insufficient parking in their parking lots for their guests and there is no parking – or even the ability to safely park – on Chase or Jamacha, That leaves the nearby neighborhood surface streets as the first available parking overflow. These streets are narrow, steep, windy, and have insufficient curbs to allow street parking. Insufficient parking at the Project will result in negative impacts to the neighbors by having their driveways blocked, blind-curves obscured, lines of sight obstructed, traffic dangers thrust upon pedestrians; as well as public loitering, littering, and nuisance. The Staff Report brushes aside these legitimate concerns of neighbors without any substantive or meaningful response or acknowledgment of the reality of the truth of it.

10. The Project Will Have A Negative Impact On Public Resources And Violate Education Code Section 47605.

It has become well documented that Charter Schools in California are having a negative impact on public resources – namely public schools. (Fraud and Waste in California's Charter Schools. inthepublicinterest.org, March 2018; Research Brief: How charter schools impact public school district budgets. inthepublicinterest.org, Feb. 23, 2018). It is with this documented social science and conflict between charter and public schools that the Legislature and Governor passed AB1505 in 2019. AB1505 amended the Charter School Act of the Education Code and went into effect July 1, 2020. It struck a compromise that recognizes the importance and need for charter schools while at the same time preserves the public school system by. AB1505 made many changes, but of import here is the requirement – just like CEQA – that a charter school may not be allowed to expand into a new location if it will negatively impact public resources. Specifically if the “charter school would duplicate a program currently offered within the school district and the existing program has sufficient capacity for the pupils proposed to be served within the reasonable proximity to where the charter school intends to locate.” (Educ. Code § 47605(a)(4), (c).)

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Moving LCHS to the proposed site would negatively impact public resources in violation of CEQA and AB1505. There are five public high schools within four miles of the Jamacha/Chase site. Valhalla High School is less than .75 miles east on Chase Avenue; Grossmont High School is 3 miles west on Chase Avenue; Steele Canyon High School is 4 miles south down Jamacha; Granite Hills High School is 3.4 miles north up Jamacha Road, and El Cajon High School is 3.1 miles northwest. ***Every one of these high schools has open enrollment, serves the same targeted pupils as LCHS, and is underpopulated!*** To the extent that LCHS claims they serve the students who don't do well in big school environments, both the IDEA Center High School and Chaparral High School are public schools just 6 miles away and serve ***that*** exact student population.²⁴

Not only does the Staff Report fail to consider the significant negative impact on these public resources, but the Board of Education – the chartering authority for LFCS -- was not even invited to provide advisory comment in this process.

In contrast, moving LCHS out of Lemon Groves leaves all of Lemon Grove without a high schools and two existing vacant school buildings. Additionally, next door La Mesa has an upcoming vacant school building that can more than adequately accommodate all the resources and needs of LCHS – including a cafeteria.

11. The Project Is Inconsistent With California Policy, The VDO General Plan, And The San Diego County General Plan.

Under Title Five of the Education Code, a full analysis of the appropriateness of a school site location is required. Schools are not permitted to be located next to certain types of businesses. Here, the Project is intended to be built adjacent to two bars, one liquor store, a vape shop, a hookah lounge and a message parlor. These are all dangerous attractions to curious teen-agers. It is an ignorant ostrich with its head in the ground to pretend that the LCHS students will not be attracted to these businesses – and the easily accessible trash they generate.

Moreover, the MND makes no consideration for the impact on the businesses who hold liquor licenses. The California Department of Alcoholic Beverage Control will not permit a retail liquor license premises within 600 feet of a school. While the ABC cannot revoke or deny renewal of an existing liquor license on that basis, it

²⁴ Additionally, the Project will also negatively impact these public schools and the Grossmont Unified High School District by pulling students, state and federal funding, and teaching resources away from public schools.

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will not permit the transfer or issuance of a new permit. Therefore, the Project will have a devastating impact on the market value of the current seven businesses with liquor licenses at the intersection of Chase and Jamacha – and eventually eliminate the retail of liquor, negatively impacting the surrounding community those businesses service. The Staff Report fails to address or consider those negative impacts of the Project.

12. The Staff Report Fails To Consider Or Analyze Historical Dry-Farming.

According to property records for the site of the Project, the property, and surrounding land, was owned and farmed by Fred P. Clicka. Mr. Click owned the land from the late 1800's through 1940 when it was transferred to William Abi Ziad, who owned it through 1956. The U.S. Geological Survey history maps indicate that the subject property and surrounding lands were likely dry-farmed. However, the Staff Report does not investigate, discuss, or even consider this evidence or the significant negative impact on the environment of disturbing known dry-farming hazardous chemicals without proper remediation. An EIR should be conducted to verify the potential dry-farming and the chemicals used and any necessary remediation.

13. The Staff Report Summarily Dismisses Neighbor's Legitimate Concerns About Significant Negative Impacts To Light, Noise And Views.

Neighbors to the property give first-hand descriptions of how they enjoy the peacefulness of this rural environment and express their legitimate concerns about another high school in this neighborhood bringing even more nuisance with noise, traffic and night lighting. Some comment about how awful it is to live next to Valhalla – but then pass offensively pass it off as if only teenagers that go to Valhalla make noise and LCHS students are silent and perfect. Teenagers and teenagers. But anytime you put a group of people together outside with night lights and an outdoor PA system – it does not matter who you are, you are going to disrupt the neighbor's peace and enjoyment. The Staff Report admits that both the noise and the transient light levels exceed the allowable standards – but only by a small amount so it is discounted as “mitigated.” First, it has not been adequately mitigated to where the Project does not cause a significant negative impact. Second, the Staff Report fails to cumulative negative impact, or address any mitigation for, the combined noise and light of the Project and Valhalla.

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The Initial Study also inaccurately fails to identify that the proposed site sits in a valley surrounded by neighbors with views or the rural community. These views impact the neighbor's use and enjoyment of their home and their property values. (Exs. 61-64). There is absolutely no honest analysis of the significant negative impact on the neighbors' peaceful and beautiful rural views by eliminating the open field and 100 year old oak (Ex. D-263 ca. 1950) where red-tail hawks soar above (Ex. D267), nest in the Palms and Eucalyptus, and feed on the rodents in that field and replacing it with a 48,000 square foot, two story, over-height stucco building, noisy and unsightly rooftop HVAC units.

14. There Is A Better And Safer Alternative.

SOS² appreciates that LCHS wants a brand new high school in El Cajon. But it is the duty of the Planning Commission to make sure that the location of that high school does not cause unmitigable significant negative impacts and is safe! Chase and Jamacha is not it. CEQA requires consideration of alternatives. There is a far superior alternative in the Grossmont Unified High School District. It is an 80 acre parcel of commercial and residential land for sale off Quicker Road in El Cajon. It is equal-distance for their students, offers easy and safe ingress and egress, and would allow all four LFCS to be built on the same campus. There would be plenty of space to build all the classrooms, gymnasiums, sports fields, and play grounds that LFCS want without being spread all over El Cajon and Santee.

15. SOS² Is Concerned At The Lack Of Due Process And Apparent Bias, And Favoritism Through This Process.

Bias, favoritism, backroom deals, and unequal review standards have no place in a county's review of a major use application to build a new high school. As noted above, it is curious that the County has NEVER, in the past 40 years, approved a major use permit to build any high school on a Mitigated Negative Declaration. With all the substantial evidence of deficient, erroneous, flawed assumptions, and inadequate analysis as pointed out above, it certainly appears that this charter high school application has been held to a different and lesser threshold than any other high school application.

It becomes more suspect that the LFCS identified the subject property in early 2014 and on May 14, 2014 approved opening escrow on to purchase the property "conditional that LFCS has the ability to pull out of escrow at no cost and with a complete refund." (M-551). Yet, on November 11, 2015 – four years before any public comment was solicited and nearly five years before this upcoming

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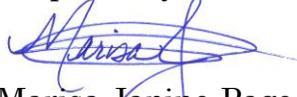
Planning Commission Hearing – the LFCS Chief Financial Officer reported with regards to the Chase/Jamacha property that: “the major use permit was approved.” (M-645). With that promise, LFCS ignored the VDOCPG concerns about traffic (M-683) and moved forward to finalize the purchase of the property and close escrow ***without condition***. (M-703). It is even more suspect that LFCS purchased the property for \$4,850,000 in cash (with taxpayer money) – nearly \$4,000,000 more than the sellers paid for the property only a couple years earlier and far over-market for rural residential .5 acres developments in that area.

It is also concerning that Project supporters were given ample advance notice of the public comment period, opportunity to submit comments to the Planning Commission earlier than the posting of the Agenda, and a special direct email access to the Planning Commission secretary (Ex. P-0972). In contrast, the rest of the public did not receive notice of the public comment period, had to wait until the Planning Commission hearing agenda posted to submit an eComment, and had to use the online eComment portal – which repeatedly failed to upload attachments. Further, it appears that the County has stepped out of its neutral reviewer role and aligned to co-advocate for the Project (Staff Report 1-392-394).

CONCLUSION

For the reasons stated in herein and supported by the accompanying evidence (Exhibits A-Q), the SOS²'s member's comments during the public comment period, after the public comment period, the eComments submitted, and the SOS² pre-recorded presentation to the Planning Commission, SOS² requests the Planning Commission DENY the MUP Application and not adopt the Environmental Finds or the proposed MND.

Respectfully submitted,



Marisa Janine-Page

I am writing to OPPOSE the building of Liberty Charter High School at the intersection of Chase and Jamacha in El Cajon. There is currently a horrendous traffic situation that the San Diego County Administration is ignoring, that will become immensely dangerous if this school is built IN THIS LOCATION. The proposed plan is completely unfeasible and will result in daily, DAILY, traffic accidents and incursions. More importantly, there has never been a Major Use Permit approved for ANY project, never a school, without an Environmental Impact Report. To approve this project WITHOUT an EIR would be criminal. Please prevent this avoidable disaster situation and require the applicant to pursue another location. A VERY REASONABLE ALTERNATIVE LOCATION HAS BEEN IDENTIFIED THAT THE APPLICANT MUST REVIEW BEFORE THIS PROJECT CAN BE APPROVED. If this school is built, and accidents start to occur, the blood will be on your hands as the approval authority. PLEASE DO NOT MAKE THIS MISTAKE. We have begged you and WARNED YOU. Please review WITH UTMOST DETAIL the proposed traffic scheme, and it will become crystal clear that the increased risk is much too high to subject the students and citizens to a probably chance of being involved in an accident, much less road rage from traffic jams. PLEASE deny this MUP. Mark Feallock, Captain, US Navy, retired.

My name is Mark Jackson, I live at the corner of Fuerte and Chase with my family for almost 28 yrs . I have seen a lot of growth here and had welcomed the new people and business beneficial to this immediate area, and feeling really blessed! Then I started noticing a heart wrenching and compelling issue, getting worse and worse! This particular issue is worthy of protecting, worthy of having a voice and worthy of being Heard! Here is 3 main points with alarming factual un reversible consequences with the building of this charter school project at this location at this time.

1. The destruction of a wild life in this fragile, life giving “wild life corridor “and open air space! Right now at this point in time there is (8 pair of full adult coyotes with pups One family of skunks, one family of red tailed fox with two kits! one large family of raccoons! Six -8 pulse opossums! Migratory dove and ducks that feed on the seed of the wild mustard seed! 5 pair of large horned owls that feed on the exploding rat population we are down too one Mated pair of red tailed hawks (there was two mated pair but one of the hawks was plowed in to by windshield of a trucker hauling gravel for RCP rock yard that was across the street; they said there site would not have any environmental impact also! After having seen this with my own eyes I ran over to the poor bird; she was flying low with a fresh rabbit in its talons slowly gaining attitude to make Her way up to its nest! The trucker kept on going! That day I had to burry this majestic bird that was only trying to feed its young, the male was so stressed he couldn't feed the young chicks and they baby birds died as a result) Also there is massive population of gophers, the field mice and rabbits that the coyotes, fox's and this second pair of hawks that need feed on in this little eco field and wild life corridor! With the only open water source a huge pond just about 4,000 feet north on jamacha! All the wild life I have observed has been with my own eyes! If this project is to continue the effects will be certainly fatal for all of them! And wee will be faced with an unprecedented rat problem explosion ! the fox, raccoons, will certainly die or get run over! The owls, hawks, coyote and fox will no longer have the balance of gopher, rat to mouse to rabbit diet to continue a detrimental nutrition value for wild life to help fight off diseases and to survive! The coyotes will turn to the feral cats and small dogs we love as our family along with neighbors chickens! All facts
2. Traffic: Here is where those who feel there will be no impact are not correct AT ALL. The school states that there is to be 400 students not including staff! So lets count cars and aprox. Feet of asphalt needed for traffic for ONLY THE SCHOOL!! The maxim possible scenario would be if there was one car per student! Avg. car length is 14ft! That's 14ft from bumper to bumper x 400 cars, totaling 5,600 ft that over a mile long of cars parked on chase waiting on chase, along with the mile long traffic already we already have , waiting on a single lane both ways heavily traveled road ! If bus's are being used there would be 2x more than normal since there is the social distancing corona virus statute in effect resulting in less students on more busses! More Cars more busses more environmental impact! FACT!
3. The road its self! Chase road is not Wide enough Now with bicycle lanes both direction and One lane each direction! With no side walk! And NO STOPPING AT ANY TIME signs posted on each side ! There is no room Now for emergency vehicles to barely pass! There is a many cars and

motor cycles that run the red light trying to beat the light at speeds 20 30mph OVER the speed limit! I have seen some really bad accidents at the intersection of chase and jamacha rd, as well as the intersection of furte and chase that narrows down to a unnerving walk to and from the store! Where I have before helped the lucky people out from there mangled and twisted cars whose lives are forever changed from the already increased amount of traffic on chase! Fact !

Conclusion: These are but only 3 factual points of many that are very serious important issues! Point 2 and 3 can be resolved by Taking more property to accommodate for the extra lane for your school or ignoring it all together! BUT Please tell me how is the loss of ALL our neighborhood wild life That is needed and beneficial to the area and To Us who live here, how is that helpful or beneficial to this area surrounding this property, this wild life corridor ! These precious animals have the right to be here and we all have an obligation to protect them whenever and where ever especially if there IS other sites that the school can go, without this huge loss of animal species that have The RIGHT to life, that has TRUE FACTUAL meaning and immediate purpose to this area!

I am writing to request the Planning Commission deny the Liberty Charter High School application for a Major Use Permit and to not adopt the Environmental Findings and to not adopt the proposed Mitigated Negative Declaration.

I live less than 1 mile from the proposed site. I did not learn about this high school to be built on this site until January 5, 2020 2 days before the Valle De Oro planning meeting. At this meeting, VDO unanimously objected the Mitigated Negative Declaration and asked for a full EIR. Their decision was to community character and benefit, safety, aesthetics, traffic.

Board member **Wendy Tinsley-Becker** stated that *“the traffic analysis is flawed...the Rancho San Diego neighborhood is under siege. Environmental Impact is necessary and Mitigated Negative Declaration is insufficient.”*

Valle De Oro Planning Group Member **Michael Herron** at one point stated, *“From what I’m hearing I think we need to recognize the area’s traffic problem before we look at any high school.” **

*“The traffic in that intersection is a mess to begin with - **Debbie Beyer** Literacy First Principal” **

*Quoted from January 31,2020 East County Magazine – article attached.

You can see even Debbie Beyer knows that traffic at Chase and Jamacha is terrible. Putting a school at this location is irresponsible and dangerous. Are you willing to put a student’s life at risk with a left hand turn on such a busy street? Below you can see what Literacy First Board Member **Priscilla Scheiber** posted on twitter on April 30,2015 after a high school student was killed making a left-hand turn from his West hills High School.

*“So sad” ***

Are you willing to approve the loss of another high school student to dangerous left-hand turn? We are not? It’s not safe for a school to be placed at this site.



Priscilla Schreiber @... · Apr 30, 2015

Student Dies in Crash In Front of West Hills High School | NBC 7 San Diego So sad!
nbcsandiego.com/news/local/San.. via @nbcsandiego



Student Dies in Crash in Front of West Hills High School
nbcsandiego.com

Beyer feels that for some residents it may be difficult to “comprehend that all high school kids don’t act the same. Our kids aren’t perfect, but it is not the same environment because it is small, kids are known, and because our program is a different kind of program you are not going to see the same sort of behavior.”

Quoted from January 31,2020 East County Magazine

I find her quote to be very insulting. I have 3 children that have all attended Valhalla High School and they have all received exceptional educations; taking Honors and AP classes and graduated with honor.

To say that “you are not going to see the same sort of behavior” is arrogant and doesn’t install their statement that “they want to be good neighbors”

Valhalla High School is less then 6000’ feet from the proposed site. There is no need for a school in Rancho San Diego. There are 7 high school within 5 miles of this proposed site and none of these schools are at capacity. Idea Center High School is an alternative to traditional public schools. Steele Canyon, Grossmont High School, Granite Hills High School, El Cajon High School, Christian High School.

There is no need for another school in our community. Liberty Charter has stated that they have a closed campus, therefore there is NO benefit to our community. The high schools I have listed above all allow youth sports to use their facilities; here are just some of these group in the community that benefit from the preexisting high schools. Youth baseball, softball, lacrosse, volleyball, soccer, bugle corps, pop warner football and cheerleading. Community member use the tracks for exercise.

The intersections of Chase and Jamacha is the major intersections for Rancho San Diego commuters to get to the 8 Freeway West. This proposed site is going to make traffic at this intersection worse than what we all know it already is.

This intersection of Chase and Jamacha is the primary intersections used by Superior Gravel trucks. They have 74 roundtrips each day. These trucks are 64 feet long and 9.5 feet wide. The proposed right hand turn lane turning from Chase to Jamacha is proposed to be 10’ wide this is not safe.

The majority of Liberty High school students live in El Cajon proper; they do not live in Rancho San Diego. Literacy First has stated that 80% of their students will be travelling south on Jamacha and turning right onto Chase and then a left-hand turn into their school. When the parents leave, they will be trying to return to Jamacha travelling northbound, how are they going to get across 3 lanes and a bike lane in 300 odd feet to get into the left turn lane? Or are they going to maneuver a U Turn because they too have to get to the 8 freeway West?

With regards to morning traffic Liberty Charter has stated that they will stagger their start time to 8:30. This will not alleviate any traffic. Valhalla High School has 2 start times 7:20 for first period and 8:20 for second period. The majority of the students at Valhalla start at 8:20. Traffic is already greatly impacted by students and parents travelling to Valhalla. There are many times people are waiting on East Bound Chase for more than 15 minutes just to get to the light at Chase and Jamacha. Fuerte Elementary and Vista Grande Elementary students also use the intersection of Chase and Jamacha to get to their respective schools. I have personally seen the same CVUSD bus driver travel through the intersection of Chase and Jamacha 3 different times in a 30-minute period.

There is not adequate parking at the proposed school; when they have sporting events spectators will be trying to park in adjacent businesses or along the street or on Brighton Way. It is going to be a disaster and the risk to our students, young drivers and our community is at risk.

We are not willing to take that risk. I ask again that you deny the Major Use Permit and to not adopt the Environmental Findings and to not adopt the proposed Mitigated Negative Declaration.

Michelle Kister

LIBERTY CHARTER HIGH SCHOOL x +

https://www.eastcountymagazine.org/print/32715



By Paul Kruze, Contributing Editor

January 31, 2020 (El Cajon) -- Initial plans to build a charter high school on an empty lot near Chase Avenue and Jamacha Road hit a major stumbling block when the Valle de Oro Planning Group unanimously voted to reject a mitigated negative declaration for the project proposed by [Literacy First Charter Schools](#).

With the January vote, the next step for Literacy First will be a vote by the Valle De Oro Planning Group on Feb. 4 at 7 p.m. at the Otay Water District Headquarters meeting room. After this vote, the proposal goes on to the San Diego County Planning Commission on a future determined date, and then on to the San Diego Board of Supervisors.

Some 150 local residents packed into a room at the Otay Water District Administration Building in Spring Valley, with the vast majority expressing concerns that the proposed project could severely and negatively impact local traffic. Nearby Valhalla High School, with its 2,125 students, already impacts traffic in the area, especially during early morning and afternoon hours.

The proposed 48,000 square foot school campus called Liberty Charter High School would consist of a two-story building with 22 classrooms for up to 450 students, administrative offices, a gym, patios, and a football field. A parking lot with 161 spaces would also be built alongside the building.



A complete library of documents regarding the proposed high school can be found on the County of San Diego website at tinyurl.com/LibertyCharterHS.

The new charter high school would generate at least 600 more trips in the area, according to a traffic engineering study commissioned by Literacy First in 2014, when the charter school organization acquired the land from the CalTrans. Mark Linman, a project land consultant hired by Literacy First, said during the meeting that a third lane would be built on the eastbound side of Chase Avenue leading to a one-way driveway onto the school property.

Numerous residents testified that they believe the school is a "right project in the wrong place."

However, several current Literacy First parents affirmed their support for the project, sidestepping the overall building issue being discussed.

Valle De Oro Planning Group Member Michael Herron at one point stated, "From what I'm hearing I think we need to recognize the area's traffic problem before we look at any high school."

Besides the traffic concerns, residents also expressed concerns about the school's location adjacent to a vaping lounge, a liquor store, and a convenience store across from the proposed high school. School officials said that the campus would be in a "locked down" state as opposed to an "open campus."



A "Mitigated Negative Declaration" (MND) was issued and published as a [legal notice for the project](#) in mid-December as required by [The California Environment Quality Act](#), also known as "CEQA." A "MND" is a declaration prepared for a project when the initial study has identified potentially significant effects on the environment, but the effects no longer pose a concern.

Also throwing its weight into the fray is the Grossmont Union High School District (GUHSD), which submitted a [four-page letter](#) from the district's law firm, Best Best & Krieger, to Denise Russell of the San Diego County Planning and Development Services on the day of the first vote. The GUHSD expressed concern that the project from an environmental aspect would be located approximately 3500 feet of Valhalla High School. "The District's paramount concern is the safety and security of these students. To that end, the District notes that the MND makes only one mention of Valhalla High School and contains virtually no analysis of the project's impact on the District's students or facilities," the GUHSD letter states.

Literacy First is facing a crunch of reality in that their lease ends in two years on a property in Lemon Grove which now houses its high school.

Literacy First Executive Director, Debbie Beyer expressed frustration that the Valle De Oro Planning Group was not able to consider her rebuttals to some of the information discussed during the

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9/13/2020

San Diego County Planning Commission

9/14/2020

Liberty Charter High School Major Use Permit;PDS2018-MUP-15-027

Dear Ms. Calvo and Messrs. Barnhart, Woods, Beck, Edwards, Palinger, Seiler,

I oppose your staff recommendation of a mitigated negative declaration and the grant of a Major Use permit for Liberty Charter High School (LFCS, LLC). Public records of Board minutes from 2016 of LFCS state that they "Had" a MUP and could move forward with escrow and close with no contingencies. Why would anyone buy a property zoned rural residential when they had to have a MUP to operate a High School without a contingency? We are still investigating this transaction as there might well have been Brown Act violations. Did your staff vett this possibility?

I feel like there has been a lack of transparency surrounding this project and our community. County staff did the absolute minimum to notify people who live near this project and only 10 days to comment. LFCS NEVER put up a sign or rendering on the project site. LFCS NEVER reached out to the community. I think this has deprived me and the community of Due Process. Staff did not bother to even show up to the VDO meeting in February to answer the Boards questions concerning this project. As you are no doubt aware, VDO voted against this twice.

No school has been built in San Diego County without a full EIR in the last 40 years. I have been in touch with GUHSD and they believe not doing a EIR is dangerous. I also believe it is dangerous. What I want to know is who will be responsible when a student or a family gets killed because of poor planning by the school and your commission. I urge you to put the breaks on this project. It is always better to be safe, rather than sorry.

There are many other flaws in the planning of this project, and I authorize the SOS2 organization to represent me at the hearing.

Respectively,

Steven Dillingham

El Cajon, CA.

I am writing to request the Planning Commission deny the Liberty Charter High School application for a Major Use Permit and to not adopt the Environmental Findings and to not adopt the proposed Mitigated Negative Declaration.

I graduated from Valhalla in 2019. I keep reading how Liberty Charter is a better school then public schools and I am hear to set the record straight.

I am a student athlete in college I play volleyball at DII school. I have classmates that graduated with me that have received a full ride scholarship to Johns Hopkins are attending Air Force Academy, Yale, Dartmouth, Notre Dame. We have alumni that are MLB and NFL players and we even have an Olympic Gold medalist diver Greg Louganis.

But what I really want you to take note of is the AP (Advanced Placement) comparison between Valhalla and Liberty High.

Valhalla High School AP TEST DATA FROM ENROLLMENT of 2099 STUDENTS

1. $2099 \times 21\% = 441$ VALHALLA STUDENTS TAKE AP CLASSES
2. VALHALL OFFERS 28 AP CLASSES
3. VALHALLA PROVIDES 53% MORE AP CLASSES THEN LIBERTY CHARTER PROVIDES
4. THERE ARE MORE VALHALLA STUDENTS TAKING AP CLASSES THEN ARE EVEN ENROLLED AT LIBERTY CHARTER THEY HAVE 346 STUDENTS TOTAL ENROLLED.
5. VALHALLA HAS 441 STUDENTS TAKING AP CLASSES

So as you can see Valhalla offers more AP then Liberty High. I ask that you take into account that if this school goes in at Chase and Jamacha there is the potential for Valhalla to lose funding an that is inherently wrong to place a new school so close to an exisiting school.

Do what's right and deny this MUP.

Thank you

Zoey Kister

Advanced Placement (AP) Courses (School Year 2018–19)

2018-19 SARC - Valhalla High

| Subject | Number of AP Courses Offered* | Percent of Students In AP Courses |
|--------------------------|-------------------------------|-----------------------------------|
| Computer Science | 0 | N/A |
| English | 4 | N/A |
| Fine and Performing Arts | 1 | N/A |
| Foreign Language | 2 | N/A |
| Mathematics | 3 | N/A |
| Science | 7 | N/A |
| Social Science | 11 | N/A |
| All Courses | 28 | 21.10% |

Note: Cells with N/A values do not require data.

*Where there are student course enrollments of at least one student.

Last updated: 1/24/2020

VALHALLA HIGH SCHOOL SCHOOL ACCOUNTABILITY REPORT CARD 2018-2019**Advanced Placement (AP) Courses (School Year 2018–19)**

2018-19 SARC - Literacy First Charter Schools

| Subject | Number of AP Courses Offered* | Percent of Students In AP Courses |
|--------------------------|-------------------------------|-----------------------------------|
| Computer Science | 2 | N/A |
| English | 2 | N/A |
| Fine and Performing Arts | 1 | N/A |
| Foreign Language | 2 | N/A |
| Mathematics | 2 | N/A |
| Science | 2 | N/A |
| Social Science | 4 | N/A |
| All Courses | 15 | 37.00% |

Note: Cells with N/A values do not require data.

*Where there are student course enrollments of at least one student.

Last updated: 1/15/2020

THIS DATA WAS COLLECTED FROM THE CALIFORNIA DEPARTMENT OF EDUCATION SCHOOL ACCOUNTABILITY REPORT CARD 2018-2019

From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 2:22:07 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Amanda Carter submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: While I support the building of a new charter school in town, I fully do not support this location. Traffic is already bad there with daily commuters as well as from having Valhalla right down the road. This street can not handle the traffic from another school, no matter the size. I've lived in the area for 20 years and know multiple people whose cars have been hit and totaled by people driving down the two-lane road. Added traffic there will be dangerous and awful for residents.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 2:46:38 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Amy Gilson submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: This proposed building location is absurdly unsafe. I vehemently oppose this proposition.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, September 15, 2020 2:11:42 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Byron Johnston submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I strongly oppose the Liberty Charter HS. The roads cannot handle the congestion and traffic. Furthermore, it wouldn't be safe for the kids.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, September 16, 2020 7:22:42 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

C C submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I oppose

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, September 16, 2020 7:58:15 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

C C submitted a new eComment.

Meeting: Planning Commission Hearing

Item: Regular Agenda Items

eComment: I oppose the building of Liberty Charter at this location. Safety of children in a school setting is paramount. Not having an Environmental Impact Report is a dereliction of your duty to provide for the safety and well-being of all children around this location.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, September 15, 2020 8:40:49 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Caleb Kister submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Please do not approve the Major Use Permit or adopt the MND. Our state and environment are being destroyed by wild fires right now. A full EIR needs to be done for this site. In San Diego County NO high school has been built without an EIR. In this time when our county just had a terrible fire with global warming and greenhouse gases. How can you approve this just by charging them money. Money is not going to keep our air clean. Please deny this project, For our future health,

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Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 2:31:28 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Carolyn Gabriel submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Chase is a dangerous road due to people speeding. I live off of Brayton Way and there are many times of the day where I can not turn left on to chase to go to work or for other reasons due to excessive traffic. My husband and son were rear ended trying to turn left on Brayton way to come home. The traffic is bad all the time and speeding is very common on chase. Dangerous!!!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 6:05:31 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Celia Anon submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Im an alumna. They've been pushing this area for years, as they told us as Freshmen that we would be there by senior year, and obviously that didn't happen. Im in my 2nd year of college. Wonder why...?Traffic is a big issue. I think lemon grove is the best place for this school. That community still needs that school. I don't think being that close to Valhalla will affect the community in a positive way either. Just my thoughts.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 3:41:38 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Chalaina Nicole submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: The area is overly congested, not to mention the drastic increase in traffic accidents/collisions In the area as well, it would be a horrible idea to add a school that will create more traffic issues, regardless of the schools size.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, September 15, 2020 8:49:20 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

David Kister submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I ask that you deny this project. It needs a full EIR. Valle de Oro stated it needed a full EIR, Grossmont Mount Helix group stated it needed a full EIR. This would set a very dangerous precedent to set with not requiring a full EIR.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 5:47:20 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Doris Gilson submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am familiar with this intersection due to having extended family who live on Chase Ave, just west of Jamacha. Putting in a school that would require/allow a left turn across Chase seems very risky. Having to make this turn periodically, I can say that it always makes me a little nervous. Even making a right turn into the property from Chase is a bad idea, as traffic comes over the hill on Chase Ave (toward Jamacha) very quickly. If cars are backed up to turn in this would be dangerous.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 7:57:47 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

E L submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: As a resident of the area I'm concerned about the traffic congestion the school will generate. Getting of Fuerte yo Chase will be a nightmare!

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 2:13:17 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Emily Gilson submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I grew up on this Chase Ave-right above the proposed location for this school. This is an extremely busy street where people often drive quite a bit over the speed limit & do illegal u-turns around the yellow cones. This would be a horribly unsafe location for a school, especially if children are walking, biking or even learning to drive to school. It would also be a headache for families to drop off/pick up children since there are always SO many cars. Please do NOT approve this location!

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Wednesday, September 16, 2020 9:41:40 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Eric White submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I live in the area and putting a school with the traffic on Chase is a disaster waiting to happen. There will cause untold car accidents. Chase avenue has heavy traffic now and putting a left turn lane there is insane. Where is the EIR and why is this not done? I oppose this project

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 3:25:38 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Iris OlivaresSearcy submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I support the building of Liberty Charter High School!

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Tuesday, September 15, 2020 5:57:24 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jane LiVigni submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I live in the Rancho San Diego Corte Madera area. I am opposed to another school being added to the neighborhood — there's a high school less than a mile away. Further, the area's environment will greatly be impacted by the additional traffic and overall use of that particular site. I urge a realistic Environmental Impact Report be made.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 8:35:37 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

John Onza submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I unfortunately attended this horribly-managed and underfunded high school all four years, and I believe it should stay exactly where it is. It would be horribly disruptive for students that live near the campus to now commute all the way from LG to RSD. Moreover, Valhalla is WALKING distance from the proposed site for this new campus (and traffic is bad as is!). They should work on improving their current campus and not ruin our local community.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 8:07:03 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Judy Seeger submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I am strongly OPPOSED to an unnecessary addition of another high school when Valhalla is so close and another charter HS is just miles away. Local residents opinion should take precedent over Liberty supporters out of the area. Increased traffic would be extremely dangerous leading to more accidents and the limited entrance/exit would further congest the intersection. An EIR should be conducted as all other local school have had. There are other east county options more suited for the school.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Tuesday, September 15, 2020 2:03:25 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

K J submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I strongly oppose to LCHS building a school at that location. As an alumni of Liberty Charter, who attended for all 4 years, I can say how badly managed that school is. Not only does the school focus most of their money on sports (especially their track/field team) but also a majority of their teachers are poor educators. It also doesn't make sense to move to a location so small and congested. And also considering that Valhalla high school is literally down the street, meaning more traffic.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 3:00:29 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Karen Hertel submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: This area has been increasingly congested in the last several years and is certainly not safe for any school. Please do not approve this location.

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Wednesday, September 16, 2020 10:57:57 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Kathleen Hedberg submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Please see attached letter from the Grossmont-Mt. Helix Improvement Association. We are concerned that a full EIR was not performed and the impact on the traffic in the area for our community. We respectfully request you deny the MUP for this project. Respectfully,
Kathleen Hedberg, PE, MPH 619.994.6900

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Tuesday, September 15, 2020 10:25:03 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Laquanda Smith submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I oppose the building of a new high school. It will rise the level of traffic and we were told as freshman that a new high school would be built for our junior year. When there's a perfectly sound campus in lemon grove. Additions to the campus would be smarter then a whole new campus

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 6:35:51 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Lisa Lee submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Please don't ruin our community with this. There are no positives to this plan and a LOT of shady dealings going on. Traffic being the biggest concern aside from the shady stuff, and there are no plans to help with that. Do us all a favor and actually use this area during school times and see what a nightmare it will be with hundreds more cars. Listen to the people who actually live in this area, not parents who drive from miles away and aren't affected. WE DON'T WANT THIS!

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Tuesday, September 15, 2020 1:02:16 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Lori McElroy submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I oppose this location for the Liberty HS project. I drive this road regularly and the Jamacha/Chase intersection is horrible. It is fast, unsafe and already at max capacity when children would be expected to be arriving at school. I can't fathom adding more cars to this area at peak driving time (not to mention teenage drivers). Accidents and even worse waiting to happen.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Tuesday, September 15, 2020 8:26:48 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Lucien Kister submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Please deny the MUP and not adopt the Migrated Negative Declaration. I am a Valhalla Student. Traffic is terrible at Chase and Jamacha. It's not safe. This site is not safe. It's like trying to put an elephant on a postage stamp.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 2:42:46 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Matthew Shoemaker submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I have lived in this area for over 30 years and the traffic is already dangerously congested. My brother was almost killed just feet away from the proposed site. The infrastructure also doesn't exist in this area for a school and any attempt to build here would destroy the integrity of the neighborhood. It is also very disturbing that the school has not performed the basic due-diligence (environmental impact study) that any public school would. Do NOT approve this location!

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Tuesday, September 15, 2020 12:06:55 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Michelle Fehrensen submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I oppose use of rural residential land, less than a mile from a public high school. A bike lane is proposed, but only on the school frontage & neglects to address Chase Avenue approaching the school. Children currently ride Chase Avenue to their designated high school, Valhalla. The driveway to the school is at the start of the new bike lane. Backup traffic & illegal drop off along Chase Avenue (where there is a narrow road shoulder) is dangerous for kids (or adults) on bikes.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 3:14:14 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Peyton Seeley submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Strongly oppose

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 2:51:09 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Taylor Shoemaker submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: My husband's family has lived in this location for many years and I can definitively say that traffic safety in this area is a major issue. Unprotected left-hand turns across Chase are dangerous for both sides of traffic and may prove to be deadly. This is simply not a suitable location for a school. Do NOT approve this location.

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 2:33:21 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Tricia Geroche submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: This is an intersection I always avoid. Cannot get out of alberts w/0 driving down to hills dale road . This will not be a neighborhood school. The traffic and accidents around rolling hills drive and fuerte has increased immensely. Speeding is such an issue. Cannot enjoy walking around my neighborhood with the speed and Trash all over. People have lost respect for others.

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 5:08:53 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Trisha Mitchel submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: The proposed location on Chase and Jamacha Road is a horrible location. There is a high volume of traffic in that area already, adding a school in that area will create a dangerous traffic hazard. The area is not equipped to handle the additional traffic. No amount of road construction would be possible to accommodate additional school traffic. This creates a high risk for that demographical area.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 6:31:39 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Troy Mack submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: Opposing Liberty Charter HS at the proposed site on Chase Avenue. There is no need. Within 5 miles of the proposed site there are 8 high schools, including Valhalla, Grossmont, Monte Vista, Steele Canyon, Granite Hills, Berean, El Cajon, and Christian. Moreover, just 8 miles there is an existing Liberty Charter HS. High school options aside, the proposed site is extraordinarily hazardous for Chase or Jamacha traffic, aside from zoning issues with liquor, smoke, and hooka shops within 100-feet.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 9:09:18 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Vicki Dillingham submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I have audited the comments and I find it disturbing that most of them that support this project just state what a "great" school this is and how it will be such a "invaluable" asset. The comments offer little or no substance. In fact, almost all have students attending LFCS and have been directed by Debbie Beyer to comment. According to Mr. Linman, only 4% of the students that will attend live within the Valle de Oro area. I authorize SOS2 to speak for me at the hearing.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 2:53:50 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

vincent geroche submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: The intersection cannot accommodate the increased traffic even with the improvements they noted. All the studies are outdated. There are sufficient high schools in the area, and most of the students no doubt will not be from our neighborhood. The existing businesses maybe impacted too. Think of the safety of all the residents of the area and also your future students. The traffic will affect all the streets around Fuerte dr with speeding and trash throwing.

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To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 6:01:07 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Wendy David submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I oppose this new school being built due to major safety and traffic concerns

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GROSSMONT-MT. HELIX IMPROVEMENT ASSOCIATION

Preserving the Character of Our Community

September 16, 2020

San Diego County Planning Commission
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Via email to: Ann.Jimenez@sdcounty.ca.gov
denise.russell@sdcounty.ca.gov
eComment through county website

**Re: September 18, 2020 Planning Commission Meeting Agenda Item #1
Liberty Charter High School Major Use Permit; PDS2015-MUP-15-027;**

Dear Planning Commission Members:

Thank you for the opportunity to provide public input on Major Use Permit for the Liberty Charter High School. We understand that a new high school is proposed to be built on 7.7 acres at Chase Avenue just east of Jamacha Road. Liberty Charter High School would have 450 students and 33 faculty and staff members located in a 48,000-square-foot building with 22 classrooms, along with a gymnasium, sports field and 161 parking spaces.

The Grossmont-Mt. Helix Improvement Association is a nonprofit association that represents an area of more than 7,000 households and has 1,100 active members in the area where the Liberty Charter High School is proposed to be built. Our board has carefully reviewed the plans for the high school, and we ask that you deny the project. We are concerned about this project because it is not consistent with the vision and goals of the County General Plan, has not had an environmental impact report, and will have a harmful and dangerous effect on traffic in the area.

The General Plan for the property calls for Semi-Rural Residential, or one dwelling unit per 0.5 acres. The community impact of having no more than 15 houses on the 7.7-acre property is far less than a school that will house 450 students and 33 faculty and staff members. Of particular concern is the daily traffic that the school will generate on Chase Avenue, a two-lane road. The road has already been the site of numerous traffic accidents, and adding 585 new daily trips a day will dramatically increase congestion on the road – particularly during the peak morning and afternoon school drop-off and pick-up times.

When GMIA wrote to the Planning Department about this project in January, we urged that a full Environmental Impact Report be conducted to study the traffic issues. We reiterate those concerns now. The school's proposed widening of Chase Avenue and providing a westbound left-turn lane is not sufficient to mitigate the traffic issues that the school will cause.

Thank you for considering our comments to deny this project. Please contact me at kchedberg@cox.net or 619.994.6900 if you have any questions.

Respectfully,

Kathleen Hedberg, PE, MPH
President, Grossmont-Mt. Helix Improvement Association

cc via email: County Supervisor Dianne Jacob
dianne.jacob@sdcounty.ca.gov

Alyssa Burley, President, Valle de Oro Planning Group
alyssa@alyssaburley.com

From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, September 14, 2020 10:28:49 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Kathy & Chuck Giles submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 To speak on this item call (619) 343-2539 and use ID 705 961 167#

eComment: I oppose LFCS building their school on the corner of chase and Jamacha It will cause too much traffic and unsafe conditions

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