



*The County of San Diego*

# Planning Commission Hearing Report

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<b>Date:</b>	November 13, 2020	<b>Case/File No.:</b>	The Heights Charter School PDS2020-MUP-20-002 PDS2020-ER-20-14-002
<b>Place:</b>	No In-Person Attendance Allowed - Teleconference Only - County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Major Use Permit for a Charter School
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	2710 Alpine Boulevard, Alpine
<b>Agenda Item:</b>	#2	<b>General Plan:</b>	General Commercial (C-1)
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	General Commercial (C36)
<b>Applicant/Owner:</b>	The Heights Charter	<b>Community:</b>	Alpine Community Plan Area
<b>Environmental:</b>	CEQA §15301Exemption	<b>APNs:</b>	403-310-23

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## A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed Major Use Permit (PDS2020-MUP-20-002), the conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The Heights Charter School project (Project) is a charter school operating in the Alpine Community Plan Area in 11,160 square feet of leased space in two existing, one-story commercial buildings on the site. A code compliance case was opened in March 2019 for operating without an approved Major Use Permit. The proposed Major Use Permit will authorize the operation of the school in its currently leased space. The County has received no comments on the Project.

This report includes the following: development proposal, analysis and discussion, Community Planning Group and public input, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances, and reviewed the Project's potential impacts on the environment as required by CEQA. With the inclusion of conditions in the Form of Decision (Attachment B), PDS found the Project to be consistent with all relevant regulations.

The Planning Commission is asked to either approve the Project as submitted, approve the Project with modifications, or deny the Project. Based on our analysis, PDS staff thinks that the required findings can be made and recommends approval of the Project.

## B. STAFF RECOMMENDATIONS

Staff recommends the Planning Commission take the following actions:

- a. Adopt the Environmental Findings, which include the adoption of a Categorical Exemption as required by CEQA guidelines (Attachment A).
- b. Approve the Major Use Permit PDS2020-MUP-20-002, confirm the findings, and impose the requirements and conditions listed in the Form of Decision (Attachment B).

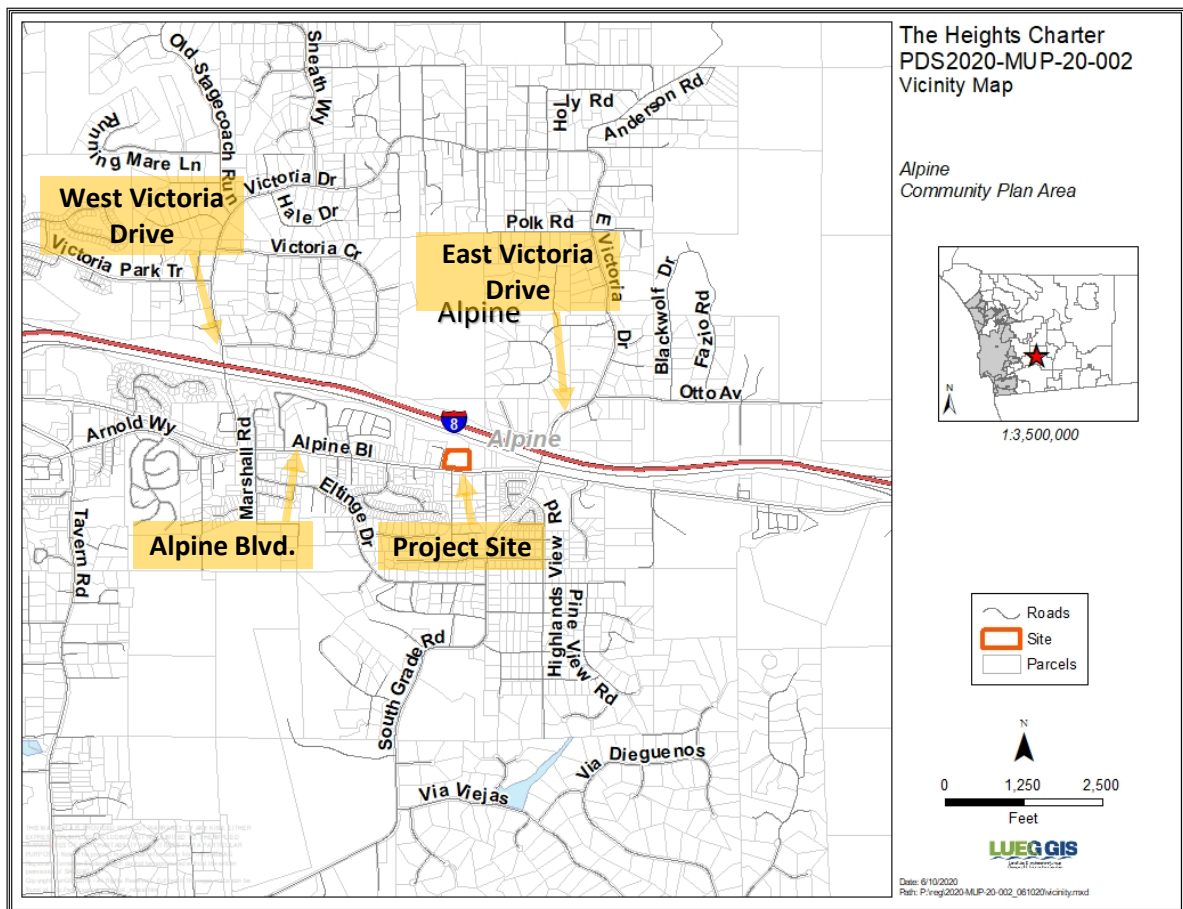


Figure 1: Vicinity Map

## C. PROJECT BACKGROUND

In August 2002, the County approved a Site Plan for a commercial development, which included two commercial buildings totaling 23,720 square feet with associated parking and landscaping. A private school leased space in the buildings from 2008 to 2011, and in 2012, the Heights Charter, a public charter school, began leasing the space. A school with more than 50 students requires a Major Use Permit when located in a General Commercial (C36) zone. PDS Code Compliance issued an Administrative Warning

(PDS2019-ENFGEN-000287) to the school for operating without a Major Use Permit on March 27, 2019 after receiving a complaint regarding internal circulation within the parking lot. The complaint stated that vehicles picking up students in the afternoon in the parking lot were inconveniencing customers of a commercial tenant on the site. To address the citation, the school is seeking approval of a Major Use Permit, which will resolve the code compliance case.

#### D. REGIONAL SETTING AND PROJECT LOCATION

The Project site is in the Alpine Community Plan Area within unincorporated San Diego County, on Alpine Boulevard between West Victoria Drive and East Victoria Drive (Figure 1). Interstate 8 is 150 feet north of the site.

The 2.57-acre Project site is fully developed with two commercial buildings (Figure 2). In addition to the Heights Charter School, tenants include the following a: dine-in restaurant, takeout pizza, nail salon, private postal service, chiropractor, and church. Commercial uses are adjacent to the east side of the Project site and across Alpine Boulevard to the south. Multi-family development abuts the west and north sides of the site, and Interstate 8 lies to the north of that. The Project site is flat, but the land rises to the north and the multi-family property and Interstate 8 are at higher elevations. Two existing driveways on the site provide access to Alpine Boulevard.



Figure 2: Aerial Photo

The General Plan Regional Category for the site is Village. The Land Use Designation is General Commercial, or C-1. The site is zoned General Commercial (C36). Surrounding land uses include commercial and multi-family residential. Please refer to Attachment C – Planning Documentation for maps of surrounding land uses and zoning designations.

*Table D-1: Surrounding Zoning and Land Uses*

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Residential 24 (VR-24)	Multi-Family Residential (RM)	Interstate 8	Multi-Family Residential, Interstate 8 Corridor
East	General Commercial (C-1)	General Commercial (C36)	Rock Terrace, East Victoria Drive	Retail, Laundry, Fast Food
South	General Commercial (C-1)	General Commercial (C36)	Alpine Boulevard, Louise Drive	Personal Services, Medical, Sheriff Station
West	Commercial (C-1)	General Commercial (C36)	Bay Meadows Drive	Multi-Family Residential

## E. DEVELOPMENT PROPOSAL

### 1. Project Description

The Project is a public charter school that leases space in two existing, one-story commercial buildings on the site (Figure 3). The school's space comprises a total of 11,160 square feet, and there is an area with play equipment on the east side of one building in the northeast corner of the property. The school is currently operating without an approved Major Use Permit. The permit will authorize the continuing operation of the school in its currently leased space.

The Heights Charter School offers a home-study-based charter school program for kindergarten through eighth grade. There are 279 enrolled students. Unlike a traditional school, the school does not have regular, classroom-based attendance. Instead, students predominately receive credit through the completion of home-based coursework. The school operates as a "resource center," supporting the home-based coursework by offering space for students to gather with instructors for optional in-person classes, tutoring, testing, and enrichment activities such as art, music, and physical activity.

The Project does not include any new buildings, and existing parking and landscaping will remain.

#### School Operation

The number of students on the site varies from 150 to 210 on a typical day and there are 28 employees. In-person classes start at 8:50 a.m. and continue through the day, with the last classes starting at 1:50 p.m. and ending at 3:00 p.m. Parents usually drop off students anytime between the early morning through early afternoon and begin picking them up mid-morning through the afternoon.



Drop off for upper grade students will be between 8:30 a.m. and 8:40 a.m. and for primary students between 8:40 a.m. and 8:50 a.m. Pick up time for primary students will be 2:50 p.m. and for upper grade students will be 3:10 p.m. Other than occasional public meetings in evenings, there are no school operations after 4:00 p.m.

### Access, Parking, and Circulation

Two existing driveways provide access to Alpine Boulevard. The Project includes adding or replacing 500 square feet of pavement, as shown on the plot plan, to bring the driveways up to current ADA code requirements.

The County Zoning Ordinance requires elementary schools to provide one parking space per employee and five spaces for visitors. With 28 employees, the Project requires 33 spaces. Commercial uses in the square footage leased by the school would require 55 spaces, so the school requires less parking. With 119 spaces, the existing parking is sufficient to comply with the number required by the Zoning Ordinance, even if commercial uses filled all leasable space.

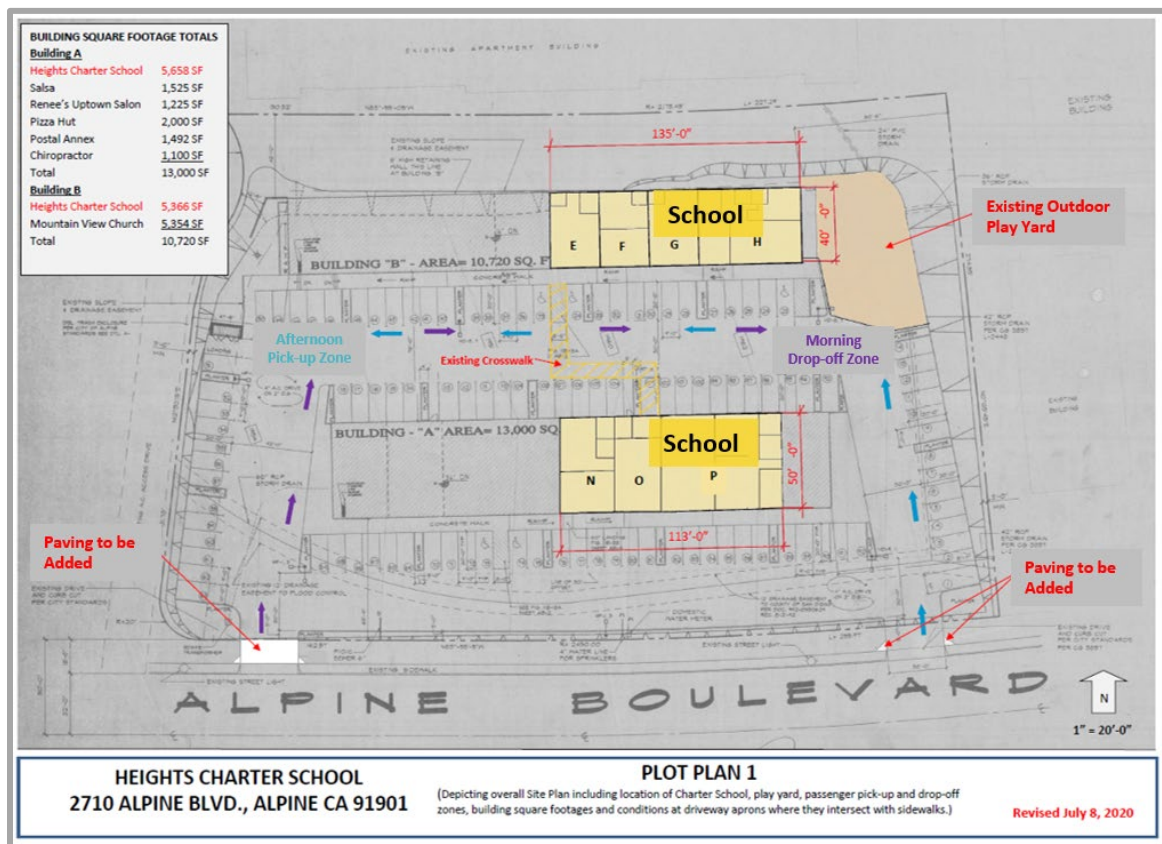


Figure 3: Plot Plan

The school occupies half the north building and the other half is leased by a church. The church holds services on Sundays and generates little traffic during other days, so the northern area of the parking lot is used primarily by the school. The school's traffic management plan directs parents to use only the northern area of the site's parking lot. They use the west driveway and move from west to east when dropping off students; parents use the east driveway and move east to west when

picking up students. Because the northern area of the parking lot is used primarily by the school, that reduces potential conflicts with customers visiting the commercial uses in the southern building.

## Municipal Services

The Project has demonstrated that all necessary services and facilities are available as required by the General Plan and Board of Supervisors Policy I-84 (Service Availability Forms for Public Water, Sewer, School, and Fire Services – Attachment F). The Padre Dam Municipal Water District provides water service, the San Diego County Sanitation District provides sewer service, and the Alpine Fire Protection District provides fire protection.



Figure 4: View of the Site Looking Northwest from Alpine Boulevard



Figure 5: View of the Site Looking Northeast from Alpine Boulevard

## **F. ANALYSIS AND DISCUSSION**

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the Alpine Community Plan, the County Zoning Ordinance, and CEQA Guidelines.

### **1. Key Requirements for Requested Actions**

- a. Is the Project consistent with the vision, goals, and policies of the General Plan?

- b. Does the Project comply with the policies required under the Alpine Community Plan?
- c. Is the Project consistent with the County's Zoning Ordinance?
- d. Is the Project consistent with other applicable County regulations?
- e. Does the Project comply with CEQA?

## 2. Analysis

### Traffic and Transportation

Because the school has a home-based educational program, the number of students on-site varies on a day-to-day basis, usually from 150 to 210 students on a typical day. A school with 210 students would generate 336 daily trips, based on San Diego Association of Governments data. Comparatively, a commercial use of the space would generate up to 441 daily trips. The school generates fewer daily trips than the site was originally approved for based on its commercial use.

The applicant submitted a traffic management plan describing on-site circulation during the morning drop-off and afternoon pickup times. A condition of the Major Use Permit requires the school to notify parents and others of the circulation plan and to implement it. This will minimize on-site circulation issues raised by the tenant complaint. An additional condition of the Major Use Permit prohibits school traffic from stacking onto Alpine Boulevard. Although this has not been reported as a problem, the condition states that the County can revisit the Major Use Permit to prevent it from becoming one in the future.

### Major Use Permit Findings

The discussion below covers scale, bulk and coverage, availability of services, effects upon neighborhood character, and suitability of the site for the type of proposed use. Staff has analyzed the Project in relation to each of these.

The Project will not alter the scale, bulk, coverage, or density of the site and so will continue to be compatible with adjacent uses, residents, buildings, and structures. The site currently receives all necessary public services and this will continue. Traffic generation for the charter school is less than what would be possibly generated by the commercial uses for which the buildings were designed and approved. The existing development on the site was approved with a Site Plan in 2002 and has operated there since then. A school for more than 50 students is allowed with a Major Use Permit under the current zoning, and the use of a portion of the existing buildings by a charter school is consistent with, and will not affect the suitability of, the site for the type and intensity of use that was approved with the original Site Plan. The Project will not have harmful effects on the neighborhood character.

## 3. General Plan Consistency

The proposed Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table E-1.

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<b>LU-9.7 Town Center Planning and Design.</b> Plan and guide the development of town centers and transportation nodes as the major focal point and activity node for village areas. Utilize design guidelines to be compatible with the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian-oriented. Wherever possible, locate public facilities such as schools, libraries, community centers, and parks in Town Centers and Villages.	Alpine Boulevard is a major focus of the village town-center concept in Alpine. The existing structures and site were reviewed for consistency with the Alpine Design Guidelines as part of a Site Plan review and approval. The Project will not change the building or site. A school located in this area complies with this General Plan policy.
<b>LU-17.2 Compatibility of Schools with Adjoining Uses.</b> Encourage school districts to minimize conflicts between schools and adjacent land uses through appropriate siting and adequate mitigation, addressing such issues as student drop-off/pickup locations, parking access, and security.	Implementation of the traffic management plan for student drop-off and pickup will mitigate potential conflicts with other uses of the site. Parking on the site complies with Zoning Ordinance requirements.

#### 4. Community Plan Consistency

The proposed Project is consistent with the following relevant Alpine Community Plan goals, policies, and actions as described in Table E-2.

Table E-2: Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
Commercial Goals: 1. Provide for commercial areas that are designed to be compatible with the existing character of the community and the goals and objectives of the Design Review Guidelines.	A Site Plan approved in 2002 was reviewed for compatibility with the existing community character and consistency with the Design Review Guidelines. The Project will not alter the buildings or site in any way that would change the approved site or architectural character.
Commercial Goals: 2. Preserve the village character of Alpine Boulevard.	A Site Plan approved in 2002 was reviewed for compatibility with the existing community character and consistency with the Design Review Guidelines. The Project will not alter the buildings or site in any way that would change the approved site or architectural character.

#### 5. Zoning Ordinance Consistency

The proposed Project complies with all applicable zoning requirements of the General Commercial (C36) zone with the incorporation of conditions of approval.

Table E-3: Zoning Ordinance Development Regulations

ZONING REGULATIONS	CURRENT	CONSISTENT?
Use Regulation:	C36	Yes, upon approval of Major Use Permit
Animal Regulation:	Q	Yes
Density:	7.26	N/A
Lot Size:	-	N/A
Floor Area Ratio:	-	N/A
Building Type:	W	Yes
Height:	G	Yes
Setback:	O	Yes
Lot Coverage:	-	N/A
Open Space:	A	N/A
Special Area Regulations:	B	Yes

Development Standard	Proposed/Provided	Complies?
Section 2365 of the Zoning Ordinance requires a Major Use Permit for Major Impact Services and Utilities uses within the proposed C36 zone. A school is included in Major Impact Services and Utilities.	The proposed school will comply with the C36 Use Regulations upon approval of a Major Use Permit.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 5750 of the Zoning Ordinance requires a Site Plan Review for a site with a "B" Special Area Designator for Community Design Review Area Regulations. Sections 5757.a.1. and 7156.a. of the Zoning Ordinance allow for an exemption from a Site Plan review when all the purposes and requirements of the Site Plan Permit process have been fulfilled by another, existing discretionary permit.	All the purposes and requirements of the Site Plan Permit process were fulfilled by another, existing discretionary permit, the Site Plan PDS2002-3500-01-067 that was reviewed according to the Alpine Design Review Guidelines and approved in 2002 for the two buildings, parking, and landscaping on the site. The charter school does not propose new development or alteration that would change the design or architectural character of the site.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>



Development Standard	Proposed/Provided	Complies?
Section 6750 of the Zoning Ordinance requires 33 parking spaces for the school.	There are 119 spaces on the site. The school requires 33, compared to 55 spaces that would be required for commercial uses in the same leased space. Analysis of the parking requirements for the school and the other uses on the site determined there is sufficient parking.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6250 of the Zoning Ordinance regulates signage.	There will be no change to existing approved signs on the site.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

## 6. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and qualifies for a Categorical Exemption under CEQA Guidelines Section 15301. Section 15301 exempts projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures involving negligible or no expansion of existing or former use. The use of space in the existing structures as a school qualifies for this Categorical Exemption. The Project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway. The Notice of Exemption prepared for the Project can be found in Attachment D - Environmental Documentation.

## 7. Applicable County Regulations

Table E-4: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance	The Major Use Permit site contains no wetlands, floodplain, flood fringe, steep slopes, biological resources, or archaeological or historical sites. Therefore, the Project is consistent with the Resource Protection Ordinance.
b. County Consolidated Fire Code	The Alpine Fire Protection District and County Fire Authority reviewed the Project. The Project complies with the County Consolidated Fire Code.
c. Noise Ordinance	The Project's Noise Study has been reviewed and the Project complies with the Noise Ordinance and the General Plan Noise Element.
d. Watershed Protection Ordinance	The Project's Storm Water Quality Management Plan has been reviewed and found to be complete and in compliance with the Watershed Protection Ordinance.

County Regulation Policy	Explanation of Project Conformance
e. Multiple Species Conservation Program	The site is entirely developed and the Project will create no biological impacts. The Project is in conformance with the Multiple Species Conservation Program.

#### **G. COMMUNITY PLANNING GROUP**

On February 27, 2020, the Alpine Community Planning Group voted to recommend approval of the Project by a vote of 9-0-0-6-0 (9 aye, 0 noe, 0 abstain, 6 absent, 0 vacant).

#### **H. PUBLIC INPUT**

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the Project site until at least 20 different property owners were notified. A total of 77 property owners received notices of the application submittal in February 2020. Staff received one call when notices were sent out at the time of the application. The caller asked if the school planned to expand the building; staff explained that the Project proposed no expansion or building construction. Staff received no other comments on the Project.

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***Report Prepared By:***

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***Report Approved By:***

Mark Wardlaw, Director  
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**AUTHORIZED REPRESENTATIVE:**



MARK WARDLAW, DIRECTOR

**ATTACHMENTS:**

- Attachment A – Environmental Findings
- Attachment B – Major Use Permit Decision PDS2020-MUP-20-002
- Attachment C – Planning Documentation
- Attachment D – Environmental Documentation
- Attachment E – Public Documentation
- Attachment F – Service Availability Forms
- Attachment G – Ownership Disclosure

**Attachment A**  
**Environmental Findings**

**ENVIRONMENTAL FINDINGS**

The Heights Charter  
PDS2020-MUP-20-002  
PDS2020-ER-20-14-002

November 13, 2020

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15301 for the reasons stated in the Notice of Exemption on file with Planning & Development Services as Environmental Review Number PDS2020-ER-20-14-002.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).
4. Find that the project is consistent with the Multiple Species Conservation Plan (MSCP) and the County Subarea Plan and that the project is exempt from the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated March 4, 2020, on file with Planning & Development Services as Environmental Review Number PDS2020-ER-20-14-002.

**Attachment B**  
**Major Use Permit Decision**  
**PDS2020-MUP-20-002**





**County of San Diego**  
**PLANNING & DEVELOPMENT SERVICES**

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**COMMISSIONERS**

Douglas Barnhart (Chairman)  
Bryan Woods (Vice Chairman)  
Michael Beck  
Yolanda Calvo  
Michael Edwards  
David Palinger  
Michael Seiler

November 13, 2020

**PERMITEE:** THE HEIGHTS CHARTER  
**MAJOR USE PERMIT:** PDS2020-MUP-20-002  
**E.R. NUMBER:** PDS2020-ER-20-14-002  
**PROPERTY:** 2710 ALPINE BOULEVARD, ALPINE  
**APN(s):** 403-310-23

**DECISION OF THE PLANNING COMMISSION**

This Major Use Permit for Major Impact Services and Utilities for a charter school consists of three sheet(s) including plot plan and driveway plats, dated July 10, 2020. This permit authorizes Major Impact Services and Utilities for a charter school in existing buildings on a fully developed commercial site, including a playground area and use of the existing site parking pursuant to Section 1350, 2365, and 7350 of the Zoning Ordinance.

This MUP has been reviewed and approved only for the "B" Designator requirements for community design review pursuant to the Alpine Design Review Guidelines.

An exemption is hereby granted from a Site Plan Review Procedure required by Section 5750 of the Zoning Ordinance for a "B" Special Area Designator for Community Design Review Area Regulations. This exemption is granted in accordance with Sections 5757.a.1. and 7156.a. of the Zoning Ordinance because: all the purposes and requirements of the Site Plan Permit process have been fulfilled by another, existing discretionary permit, the Site Plan PDS2002-3500-01-067 that was reviewed pursuant to the Alpine Design Review Guidelines and approved August 2, 2002 for the two buildings, parking, and landscaping on the site. The charter school authorized by this MUP PDS2020-MUP-20-002 does not propose new development or alteration that would change the design, architectural character, parking, or landscaping of the buildings or site.

**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit shall expire on November 13, 2022, at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

.....  
**SPECIFIC CONDITIONS:** Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval

of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

**ANY PERMIT:** *(Prior to the approval of any plan, issuance of any permit, use of the premises in reliance of this permit, and prior to final release of the code violation for not having a Major Use Permit).*

**1. GEN#1–COST RECOVERY**

**INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan, issuance of any permit, use of the premises in reliance of this permit, and prior to final release of the code violation for not having a Major Use Permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

**2. GEN#2–RECORDATION OF DECISION**

**INTENT:** In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan, issuance of any permit, use of the premises in reliance of this permit, and prior to final release of the code violation for not having a Major Use Permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

**3. GEN#3–FILING OF NOTICE OF EXEMPTION (NOE):**

**INTENT:** In order to comply with CEQA and State law, the permit NOE shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall submit the original NOE and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOE form and required filing fees to the San Diego County Recorder's Office and file the document. Prior to the approval of any plan, issuance of any permit, use of the premises in reliance of this permit, and prior to final release of the code violation for not having a Major Use Permit, proof of filing shall be submitted. **MONITORING:** The [PDS, ZO, PCC] shall verify that the NOE was filed and that a copy of the document is on file at PDS.

**4. ROADS#1– ROW CONSTRUCTION AND ENCROACHMENT PERMIT**

**INTENT:** In order to ensure that improvements within the County Public Right-Of-Way comply with the [County of San Diego Public Road Standards](#) an encroachment permit

from the Department of Public Works shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:** A permit shall be obtained from the County for the improvements to be made within the public right-of-way. Construct existing driveways to meet G-14A San Diego Regional Standards as shown on the approved plot plan. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [PDS, LDR]. **DOCUMENTATION:** The applicant shall obtain the encroachment permit and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [PDS, LDR]. The developer shall obtain an encroachment permit from DPW authorizing such improvements. The applicant should contact the Land Development Permit Office for additional details. **TIMING:** Prior to the approval of any plan, issuance of any permit, use of the premises in reliance of this permit, and prior to final release of the code violation for not having a Major Use Permit, the encroachment permit shall be obtained. **MONITORING:** The [PDS, LDR] shall review the permit for compliance with this condition and the applicable improvement plans, and implement any conditions of the permit in the County improvement plans.

## 5. **ROADS#2– DRIVEWAY IMPROVEMENTS**

**INTENT:** In order to ensure that the driveways are improved to comply with G-14A standard. **DESCRIPTION OF REQUIREMENT:** The two driveways shall be improved per standard drawing G14A to the satisfaction of the Director of Planning & Development Services. All plans and improvements shall be completed pursuant to County standards. **DOCUMENTATION:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve the project driveways.
- b. Provide Secured Agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).
- c. Pay all applicable inspection fees with [DPW, PDCI].
- d. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- e. Obtain approval for the design and construction of all driveways to the satisfaction of the [PDS, LDR].
- f. Obtain a Construction Permit for any work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3284. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

**TIMING:** Prior to use of the premises in reliance of this permit and final release of the code violation for not having a Major Use Permit, the driveway improvements shall be completed. **MONITORING:** The [PDS, LDR] and [DPR, TC] shall review the plans for

consistency with the condition and County Standards and Community Trails Master Plan. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS before any work can commence.

#### 6. BLD#1–IMPROVEMENT PERMIT

**INTENT:** In order to ensure the project meets Building Code requirements. **DESCRIPTION OF REQUIREMENT:** The applicant shall obtain an inspection of the premises by a Department of State Architect-certified inspector or obtain a Tenant Improvement permit. **DOCUMENTATION:** Documentation that an inspection by a DSA-certified inspector has occurred or a Tenant Improvements building permit has been issued. If [PCC, BD] determines that no inspection by a DSA-certified inspector or Tenant Improvement permit is required, applicant shall obtain documentation to that effect. **TIMING:** Prior to use of the premises in reliance of this permit and final release of the code violation for not having a Major Use Permit, the inspection by a DSA-certified inspector shall occur or the Tenant Improvements permit shall be finalized and final inspections shall be passed. **MONITORING:** The [PCC, BD] is responsible for enforcement of this condition.

#### 7. GEN#4–INSPECTION FEE

**Intent:** In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to use of the premises in reliance of this permit and final release of the code violation for not having a Major Use Permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

#### 8. PLN#1–CIRCULATION PLAN

**INTENT:** In order to ensure safe circulation on the site, a circulation plan shall be implemented. **DESCRIPTION OF REQUIREMENT:** An on-site circulation plan shall be distributed to school users and implemented by the school. **DOCUMENTATION:** The applicant shall submit documentation committing to informing school users of the circulation traffic plan and to implementing the plan. **TIMING:** Prior to use of the premises in reliance of this permit and final release of the code violation for not having a Major Use Permit, the documentation shall be submitted and approved. **MONITORING:** The [PDS, LDR] shall review the documentation for compliance with this condition.

**ONGOING:** *(Upon establishment of use, the following conditions shall apply during the term of this permit).*

#### 9. PLN#2–SITE CONFORMANCE

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The

project shall conform to the approved plot plan(s). Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. The school shall operate between 8:00 a.m. and 4:00 p.m., with occasional meetings in evenings. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design or operation in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** This condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

**10. NOISE#1–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]**

**INTENT:** In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** This condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

**11. ROADS#3–UNIMPEDED ROAD TRAVEL LANES**

**INTENT:** In order to ensure a safe, unobstructed public road. **DESCRIPTION OF REQUIREMENT:** Vehicle traffic generated by the school shall not back up from the project driveway openings into the travel lanes of Alpine Boulevard for the life of this permit. If vehicles back up into the roadway, the County will review the situation and may require revisions to the project and/or the site to alleviate a public safety issue, including Modification of the Major Use Permit. **DOCUMENTATION:** Alpine Boulevard shall not be adversely affected by project-generated traffic backing up into the travel lanes at any time. **TIMING:** This condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

**12. ROADS#4–SIGHT DISTANCE**

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance in both directions along **Alpine Boulevard** from the project driveway openings for the life of this permit that meets County Public Road Standard Requirements. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** This condition shall apply for the duration of the term of this permit.



**MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

**GRADING/CONSTRUCTION PLAN/ENCROACHMENT PERMIT NOTES:**

In addition to the conditions set forth above, the following notes shall be placed on the grading/construction plan or Encroachment Permit and made conditions of the issuance of said permits:

***DURING CONSTRUCTION:*** (The following actions shall occur throughout the duration of the grading/construction).

**13. NOISE#2-TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].**

**INTENT:** In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers.
- d. Ensure that when feasible, electrical power shall be used to run air compressors and similar power tools.
- e. Minimize the use of back up alarm.
- f. Equipment staging areas should be placed at locations away from noise sensitive receivers.
- g. Noise attenuation techniques shall be employed as needed to ensure that noise levels remain below 75 dBA Leq at existing noise sensitive land uses. This step shall apply to all construction activity on and off the proposed project site.

**DOCUMENTATION:** The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

.....

**MAJOR USE PERMIT FINDINGS**

Pursuant to Section 7358 (see Section 7359 for additional findings required for a “Specific Hazardous Waste Facility Project” and for in lieu findings for Large Wind Turbine permits) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

(a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to*

1. *Harmony in scale, bulk, coverage, and density*

The project includes no construction or improvements other than upgrading the driveways to current requirements. The project will not alter the scale, bulk, coverage, or density of the site and therefore will continue to be compatible with adjacent uses, residents, buildings, and structures.

2. *The availability of public facilities, services, and utilities*

The site currently receives imported water from the Padre Dam Municipal Water District. The site currently receives sanitary sewer service from the San Diego County Sanitation District. The site currently receives fire protection service from the Alpine Fire Protection District. These districts will continue to serve the site and public facilities, services, and utilities are available to the site.

3. *The harmful effect, if any, upon desirable neighborhood character:*

The project includes no construction or improvements other than upgrading the driveways to current requirements, so the project will not alter the appearance or the site. Traffic generation for the charter school is less than what would be generated by the commercial uses for which the commercial buildings were designed and approved. The project will not have harmful effects on the neighborhood character.

4. *The generation of traffic and the capacity and physical character of surrounding streets:*

Traffic generation for the charter school is less than what would be generated by the commercial uses for which the commercial buildings were designed and approved.

5. *The suitability of the site for the type and intensity of use or development, which is proposed:*

The existing development on the site was approved with a Site Plan in 2002 and has operated on the site since then. A school for more than 50 students is allowed

with a Major Use Permit under the General Commercial (C36) zoning and the use of a portion of the existing buildings by a charter school is consistent with and will not affect the suitability of the site for the type and intensity of use that was approved with the original Site Plan.

6. *Any other relevant impact of the proposed use:*

None.

(b) *The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan:*

The site is subject to the General Plan Regional Category Village and Land Use Designation General Commercial. The use by a charter school of a portion of the existing buildings that were approved for commercial uses is consistent with the Regional Category and Land Use Designation.

(c) *That the requirements of the California Environmental Quality Act have been complied with:*

The use qualifies for a Categorical Exemption under Section 15301 of the CEQA Guidelines. Section 15301 exempts projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures involving negligible or no expansion of existing or former use. The use of space in the existing structures for a school qualifies for this Categorical Exemption. The Project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

(d) That the proposed development meets the intent and specific standards and criteria prescribed in Sections 5757.a.1. and 7156.a. of the Zoning Ordinance because: all the purposes and requirements of the Site Plan Permit process have been fulfilled by another, existing discretionary permit, Site Plan PDS2002-3500-01-067; the project is compatible with adjacent land uses; and the project is compatible with the General Plan. Therefore, the project meets the criteria for an exemption from a Site Plan review.

(e) That any applicable standards or criteria waived by the Director pursuant to Section 7158d. have been or will be fulfilled by the condition or conditions of a Use Permit or Variance. No standards or criteria have been waived but an exemption is granted in accordance with Sections 5757.a.1. and 7156.a. of The Zoning Ordinance.

.....  
**ORDINANCE COMPLIANCE NOTIFICATIONS:** The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGR/AM/susmppdf/lid\\_handbook\\_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGR/AM/susmppdf/lid_handbook_2014sm.pdf)

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below

<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

**STORMWATER COMPLIANCE NOTICE:** Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to periodic adjustment as changes are made to the National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements imposed by the San Diego Regional Water Quality Control Board (Regional Board) on discharges from municipal separate storm sewer systems (MS4). The new MS4 Permit was adopted by the Regional Board on May 8, 2013 and amended on November 18, 2015. The County has begun the process of amending ordinances and taking other action to implement the new MS4 Permit. Additional studies and other action may be needed to comply with the new and future MS4 Permits.

**DRAINAGE:** The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

**GRADING PERMIT REQUIRED:** A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

**NOTICE:** To comply with State law, the applicant/owner must file the Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
<b>Planning &amp; Development Services (PDS)</b>			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health (DEH)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
Real Property Division	RP		

**APPEAL PROCEDURE:** Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY



THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

ON MOTION of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, this Form of Decision is passed and approved by the of the County of San Diego, State of California, at a regular meeting held on this 13<sup>th</sup> day of November, 2020, in County Operations Center, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

COUNTY OF SAN DIEGO PLANNING COMMISSION  
MARK WARDLAW, SECRETARY

BY:

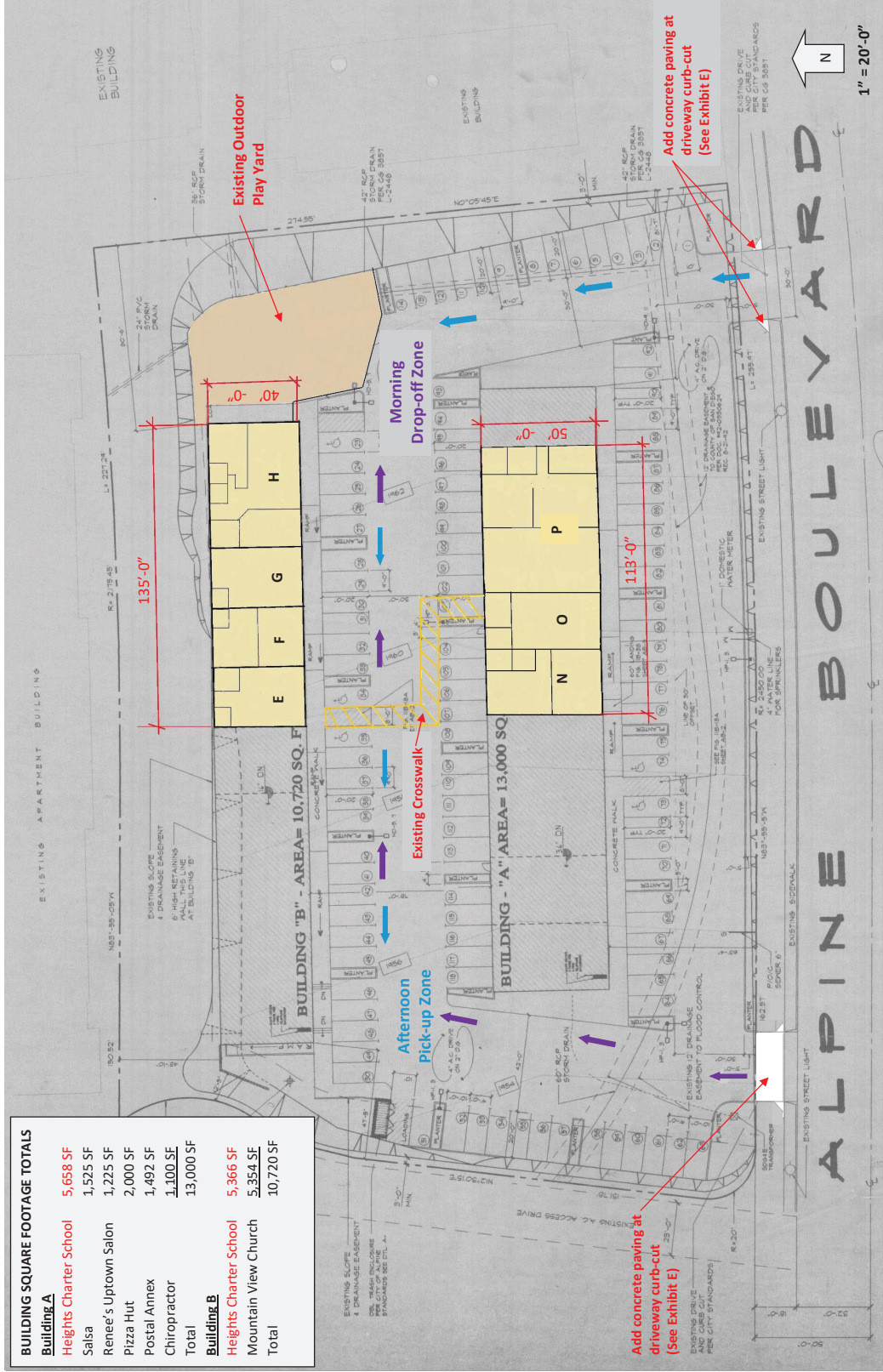
Ashley Smith, Chief  
Project Planning Division  
Planning & Development Services

cc: Diana Whyte, The Heights Charter, 2710 Alpine Blvd., Alpine, CA 91901  
Wayne Oetken, P.O. Box 1161, La Mesa, CA 91944  
Bill Snipes, Snipes-Dye Associates, 8348 Center Drive, Suite G, La Mesa, CA 91942

email cc:

Ed Sinsay, Team Leader, Land Development/Engineering, PDS  
Ashley Smith, Planning Manager, Project Planning, PDS  
Gerardo Vargas, Code Compliance Officer, Code Compliance, PDS  
Alpine Community Planning Group

**Attachment C**  
**Planning Documentation**



# PLOT PLAN 1

## HEIGHTS CHARTER SCHOOL

2710 ALPINE BLVD., ALPINE CA 91901

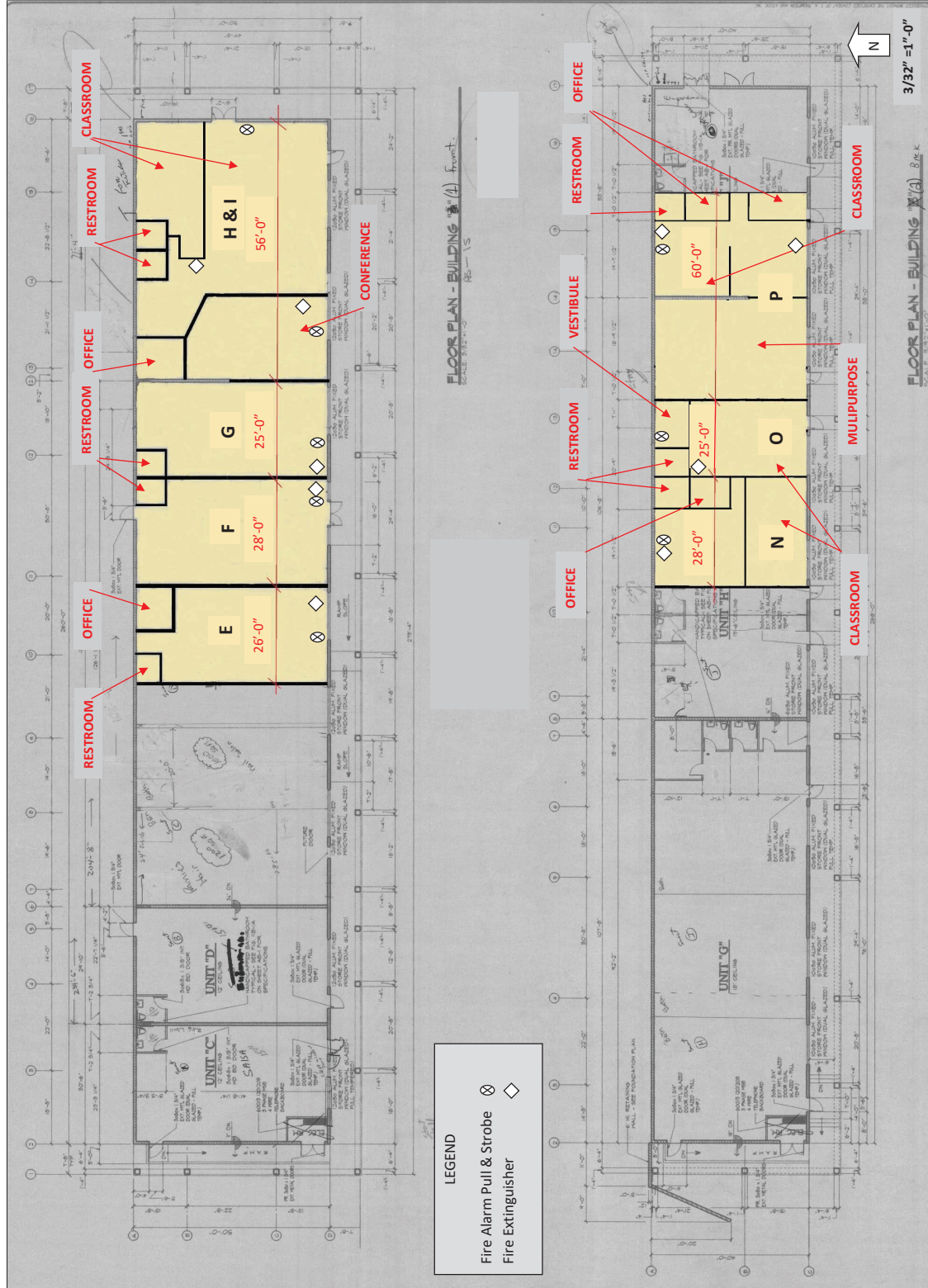
(Depicting overall Site Plan including location of Charter School, play yard, passenger pick-up and drop-off zones, building square footages and conditions at driveway aprons where they intersect with sidewalks.)

## EXHIBIT F

Revised July 8, 2020

SDC PDS RCVD 07-10-20  
MUP20-002

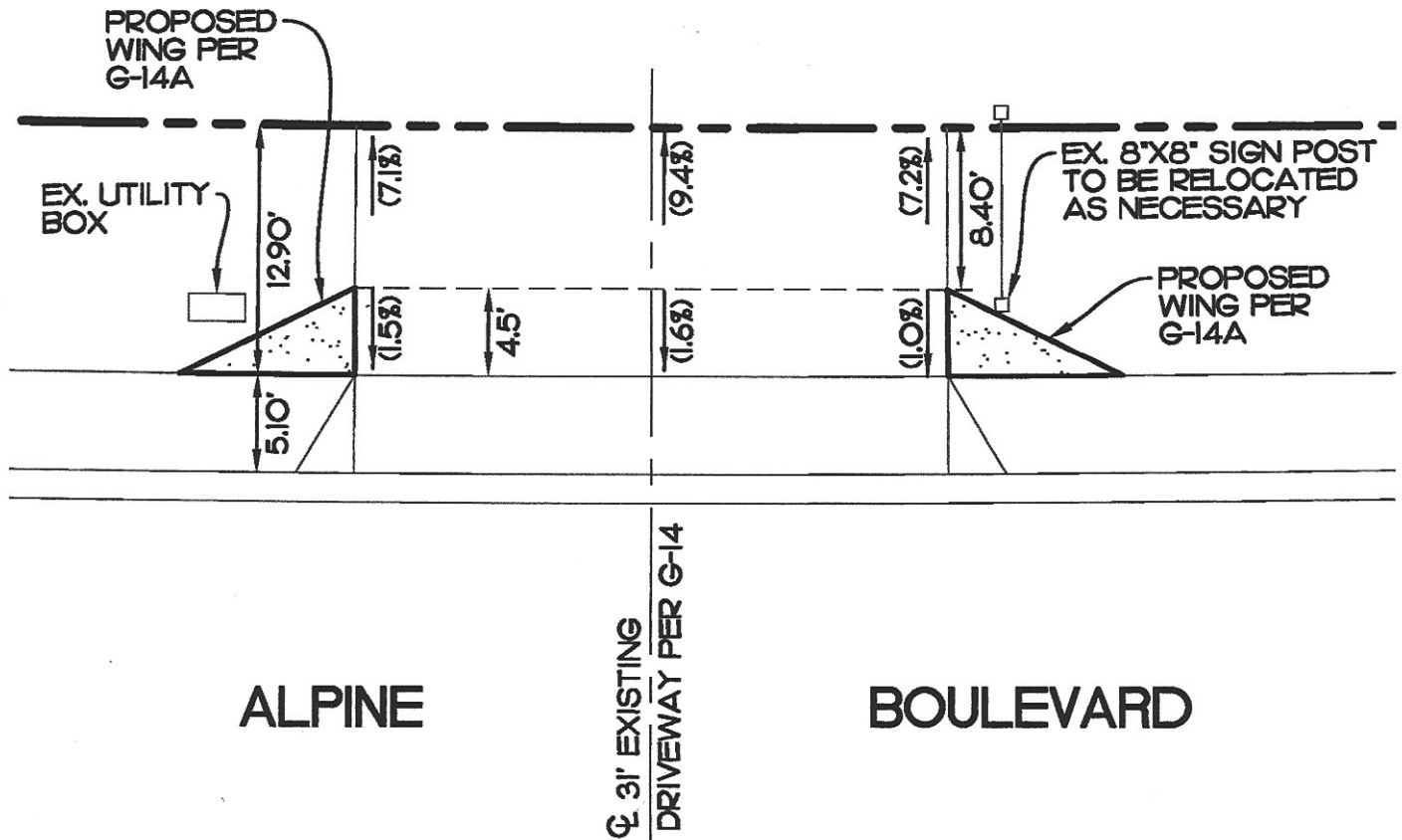




**HEIGHTS CHARTER SCHOOL**  
**2710 ALPINE BLVD., ALPINE CA 91901**

**PLOT PLAN 2**  
(Depicting Building Floor Plans and location of fire pull stations, strobes and fire extinguishers)

**EXHIBIT F**  
**Revised July 8, 2020**



SDC PDS RCVD 07-10-20  
MUP20-002

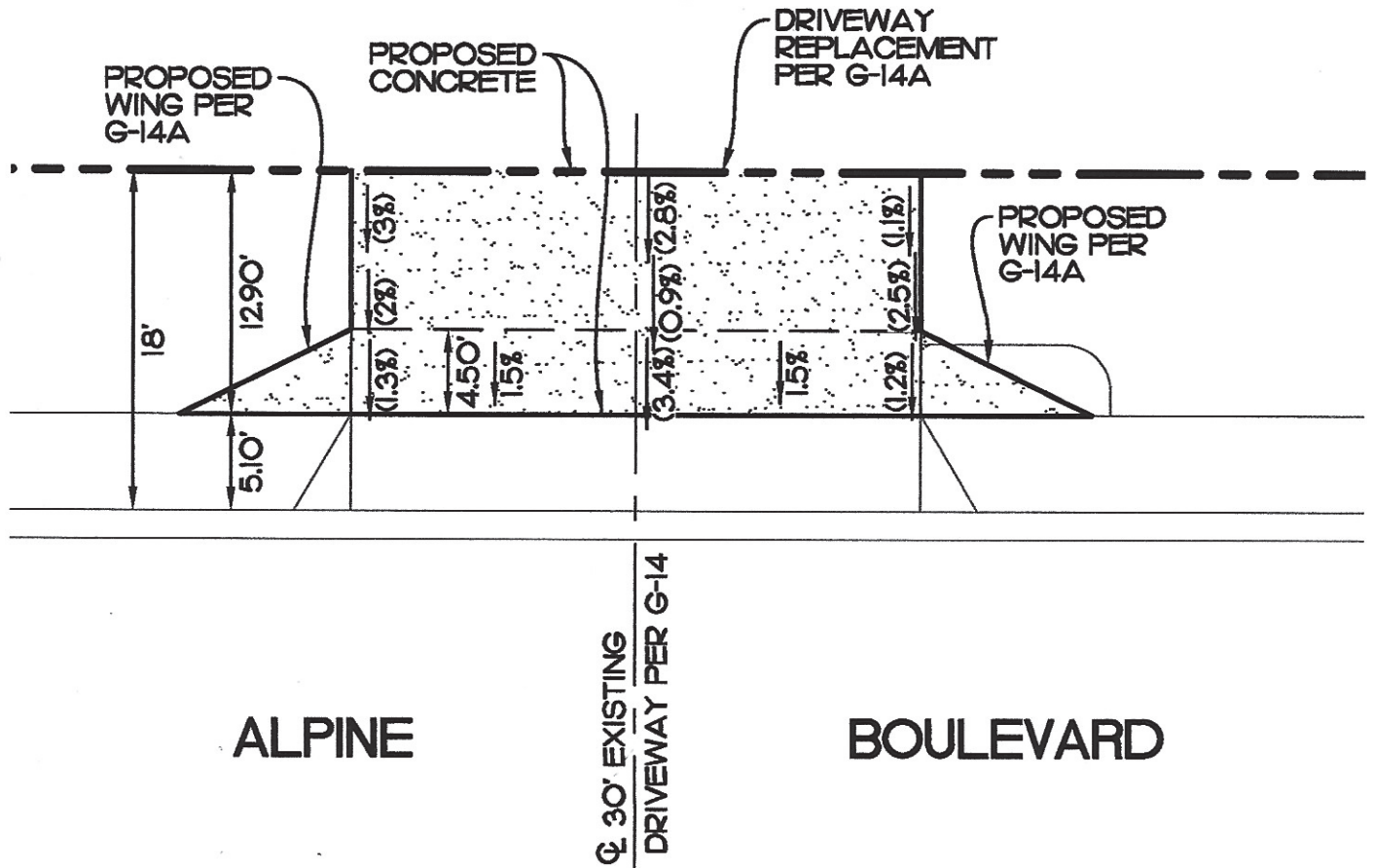


**Snipes-Dye associates**  
civil engineers and land surveyors  
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942  
TELEPHONE (619) 697-9234 FAX (619) 460-2033

**EASTERLY DRIVEWAY PLAT**  
ALPINE BLVD, ALPINE, CA 91901

DATE: 06/18/2020 SCALE: 1"=10'





**Snipes-Dye associates**  
**civil engineers and land surveyors**  
 8348 CENTER DRIVE, STE. G, LA MESA, CA 91942  
 TELEPHONE (619) 697-9234 FAX (619) 460-2033

**WESTERLY DRIVEWAY PLAT**  
 ALPINE BLVD, ALPINE, CA 91901

DATE: 06/18/2020 SCALE: 1"=10'

**Project Description**

Revised January 14, 2020

Major Use Permit Application – The Heights Charter

**EXHIBIT B****PROJECT DESCRIPTION**

The project proposes the legalization of an established charter school resource center in leased space in two office buildings on the same parcel. The project site is located at 2710 Alpine Boulevard in the Alpine Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village, Land Use Designation General Commercial. Zoning for the site is General Commercial (C36). Development of the site as a shopping center was approved by the Planning Commission in 2002 by approval of Plot Plan STP 01-067 under a Mitigated Negative Declaration (MND) (PDS 2002-3500-01-067-PDS-PLN).

The site is developed with two existing office buildings with associated parking and landscaping. The project consists of the leasing of four suites in each of the two buildings on the site for a total of eight suites comprising a total of 11,160 square feet. All buildings within the site are fully leased with no vacancy. Other uses within the complex (not a part of the project) include a Mexican restaurant with limited inside seating, a Pizza Hut (take out and delivery only), a church (weekend and evening operations only), a Postal Annex, beauty salon and chiropractor (chiropractic office only open 2 days and 1 evening per week).

The Heights Charter School offers a home-study-based charter school program for students in grades Transitional-Kindergarten (TK) through eighth grade (TK-8). The resource center has been operating on the site since 2012 but recently was notified that a school with over 50 students requires a Major Use Permit. Unlike a traditional "day" school operation, the resource center does not have regular "classroom-based" attendance. Instead, students predominately receive credit through the completion of home-based coursework. The resource center supports this home-based coursework by offering space for students to gather with instructors for optional "live" classes, tutoring, testing, and enrichment activities such as art, music and physical activity. While it is not possible to predict the precise number of students on the site on a day-to-day basis, there are usually between 152 and 208 students on site on a typical day.

All facilities and parking needed for operation of the project are found on the existing site, and no further tenant improvements are required or proposed at this time. Tenant improvements to convert the office spaces to educational use were completed in 2012. A play area was established in the northeast corner of the site, which resulted in the removal of 8 parking spaces. Play equipment is available for use during operating hours only (generally between 8 am and 4 pm). The resource center does not use a bell system or public address. The building has an audible fire alarm system, and conducts fire drills in accordance with state requirements (i.e., at least once per semester). The charter school's board of directors holds public meetings occasionally in the evening. Other than occasional public meetings, there are no operations after 4 pm.

Minor improvements are proposed to reroute the sidewalks behind the driveway aprons to meet current county standards for ADA access, but no other construction activity is proposed. It is anticipated that a minor (1 day) of removal of existing asphalt will be associated with this work, and minor (1 day) of concrete pouring will be required for this improvement, but no other construction activity will be needed. Access will continue to be provided by these existing driveways to Alpine Road. The project would continue to be served by sewer by the San Diego County Sanitation District and



**Project Description**

Revised January 14, 2020

**Major Use Permit Application – The Heights Charter**

imported water from the Padre Dam Municipal Water District. No extension of sewer or water utilities will be required by the project. No earthwork will occur and the project includes no off-site improvements.

**Traffic and Parking Operations**

Operations of the resource center are not like a typical “day” school program in that classes are optional and not mandatory, and there is no regular start time or “school day”. Instead, classes are offered according to a posted schedule, and parents drop off students for classes and typically either wait for the students to attend class or exit the site and return to pick-up students later in the day. Most students who chose to attend classes at the center remain on site for 2-3 hours, others are there longer.

An analysis of vehicle trips was performed for the resource center in November. Vehicle trip counts were taken over 25 days, which included several weekdays considered to be representative of typical operations. Car counts were taken each morning as parents/children arrived. Based on this analysis, it was determined that the “peak hour” of vehicle operations occurs between 8:45 and 9:15 am. On a typical day there are a total of 28 employee vehicle trips and 75 parent vehicle trips. In 2002, the MND for the site estimated a total of 474 Average Daily Trips (ADT), and current operations (with the center fully leased) remain well within that estimate.

Vehicles enter the site from Alpine Boulevard using one of two driveways. Alpine Boulevard is a two-lane Collector Road striped with a center turn lane, bike lanes and on-street parking. There are no trees or other obstructions blocking a driver’s view while exiting the site. Alpine Boulevard is generally straight, with a gentle northern curve east of the site. There are no obstructions or other constraints that diminish the safety of vehicle operations of the site.

In order to enhance drop off operations, vehicles dropping off students to the resource center are directed to use the west driveway only. This creates a one-way traffic loop through the site, and facilitates use of a single, marked student drop-off zone located in the rear of the site. By directing student drop-off and pick-up to the rear of the site, ample space within the parking lot is available to accommodate vehicle queuing without creating back-up of vehicles onto Alpine Boulevard. Specific vehicle routing for a.m. and p.m. are reflected on the Plot Plan.

The site has a total of 120 off-street parking spaces, as well as 211 feet of on-street parking on the north side of Alpine Boulevard. On the same days that vehicle trips were taken, representatives of The Heights also took counts of cars parked on the site. Counts indicate parking capacity is more than adequate:

A.M. on count days Low 52/High 76 spaces occupied (at High 37% surplus)

P.M. on count days Low 56/High 79 spaces occupied (at High 34% surplus)

## The Heights Charter

Traffic Management Plan

The purpose/goal of this traffic management plan is to promote safety and minimize the traffic queue onsite. Attendance at classes is not mandatory, and students can attend any or no classes during the school day. Students usually attend classes for 2-3 hours in a typical day, with the largest attendance during the morning. Onsite classes start at 8:50 a.m. and continue throughout the day, with the last classes starting at 1:50 p.m. Parents usually drop-off students in the early morning through early afternoon. Parents begin picking-up mid-morning through the afternoon. It should be noted that there is no other competing traffic in the drop-off and pick up areas because The Heights Charter is located adjacent to a church which only utilizes this driveway area on the weekends. The retail businesses in Building A (located closest to Alpine Boulevard) utilize the front/southern parking area of the property. By restricting drop-off to the west driveway, and pick-up to the east driveway, the site can safely accommodate simultaneous drop-off and pick-up. Please refer to the attached layout and/or the plot plan for a visual reference. Parents will be provided a copy of this Traffic Management Plan and are directed to strictly follow the drop-off and pick-up procedure to maintain safe ingress and egress of students and staff.

DROP OFF PROCEDURE:

- For the first classes in the morning, student drop off will be staggered from 8:30 a.m. to 8:50 a.m. (20 minutes)
  - Upper grades will drop-off between 8:30 a.m. and 8:40 a.m. and primary students drop off between 8:40 a.m. and 8:50 a.m.
- Parents will enter the shopping center driveway on the west end of the property and proceed north, then eastward between Buildings A and B until they reach the outdoor drop off area.
- Staff members will be placed on both sides of the driveway at the east end of the building to help students disembark and guide them safely onto the adjacent north sidewalk that leads into the outdoor drop-off area.
- All students attending classes will assemble in the outdoor drop-off area where they will be met by their teacher and led to class after vehicles have departed.
- After the students are dropped off, cars will exit the property via the east driveway.
- Parking is provided for staff and parents, but typically only between 3 and 6 parents park on site while their students attend classes.

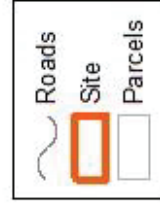
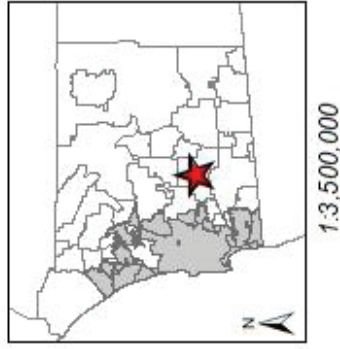
PICK-UP PROCEDURE:

- Parents will pick up their students from mid-morning through the afternoon.
- For students attending the last class session in the afternoon, dismissal times will be staggered:
  - Pick-up for primary students (TK through 3<sup>rd</sup> grade) will be 2:50 p.m. and for upper grade students (4<sup>th</sup> through 8<sup>th</sup> grade) will be 3:10 p.m.
- Parents will enter the shopping center east driveway and go north, then westward between Buildings A & B until they reach the pick-up area at the west end of the property.
- Students will be supervised in the pick-up area by their teacher and released to their parent's vehicle in a safe and organized manner supervised by staff.
- After the students are picked up, cars will exit the property via the west driveway.



The Heights Charter  
PDS2020-MUP-20-002  
Vicinity Map

Alpine  
Community Plan Area

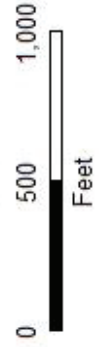
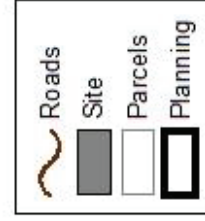




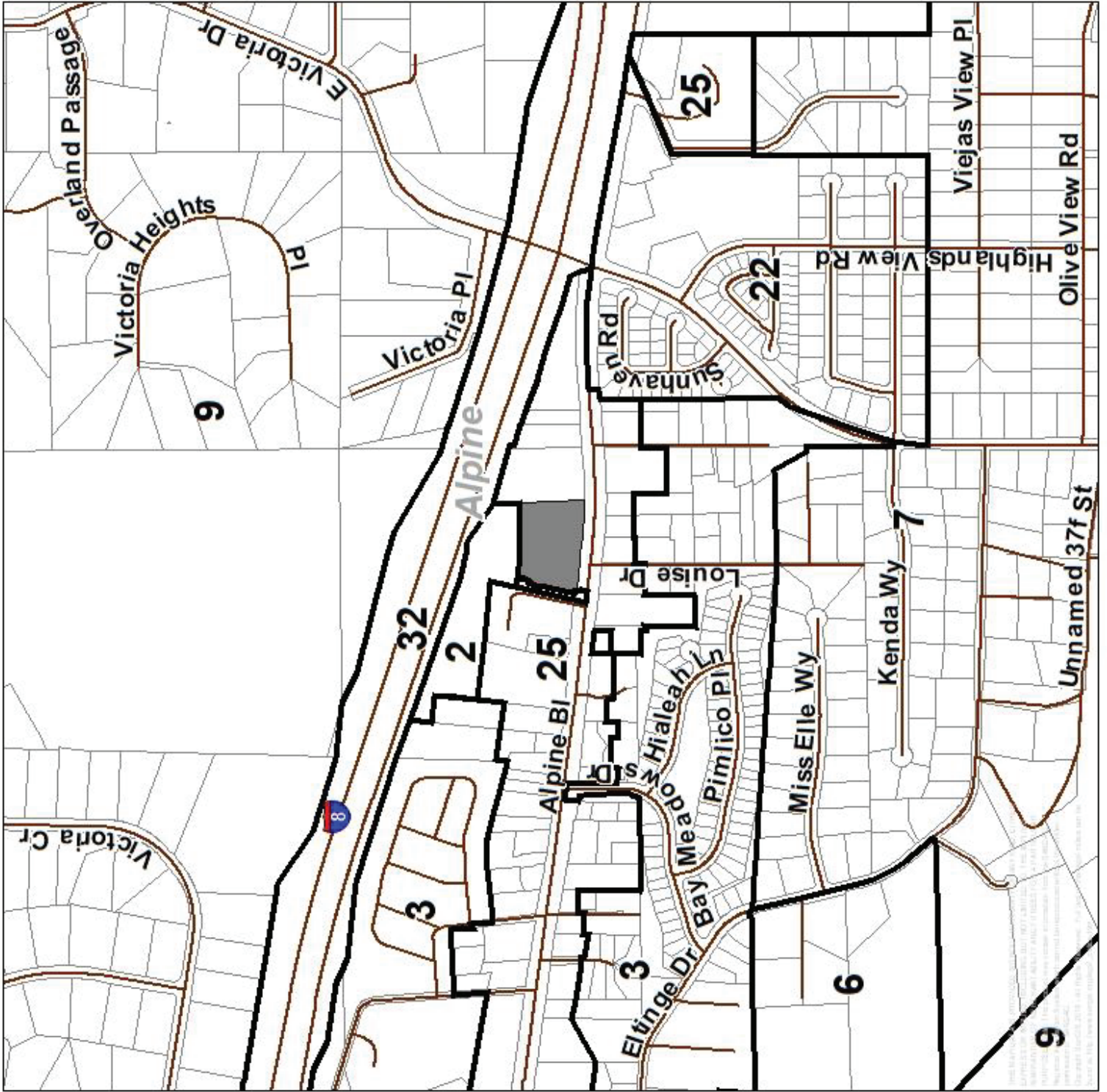
# The Heights Charter PDS2020-MUP-20-002 General Plan

## Alpine Community Plan Area

- (2) Village Residential (VR-24)
- (3) Village Residential (VR-15)
- (6) Village Residential (VR-4.3)
- (7) Village Residential (VR-2.9)
- (9) Semi-Rural Residential (SR-1)
- (22) Specific Plan Area
- (25) General Commercial
- (32) Public/Semi-Public Facilities



Date: 8/10/2020  
Print: P:\reg\2020-MUP-20-002\_081020\plan.mxd

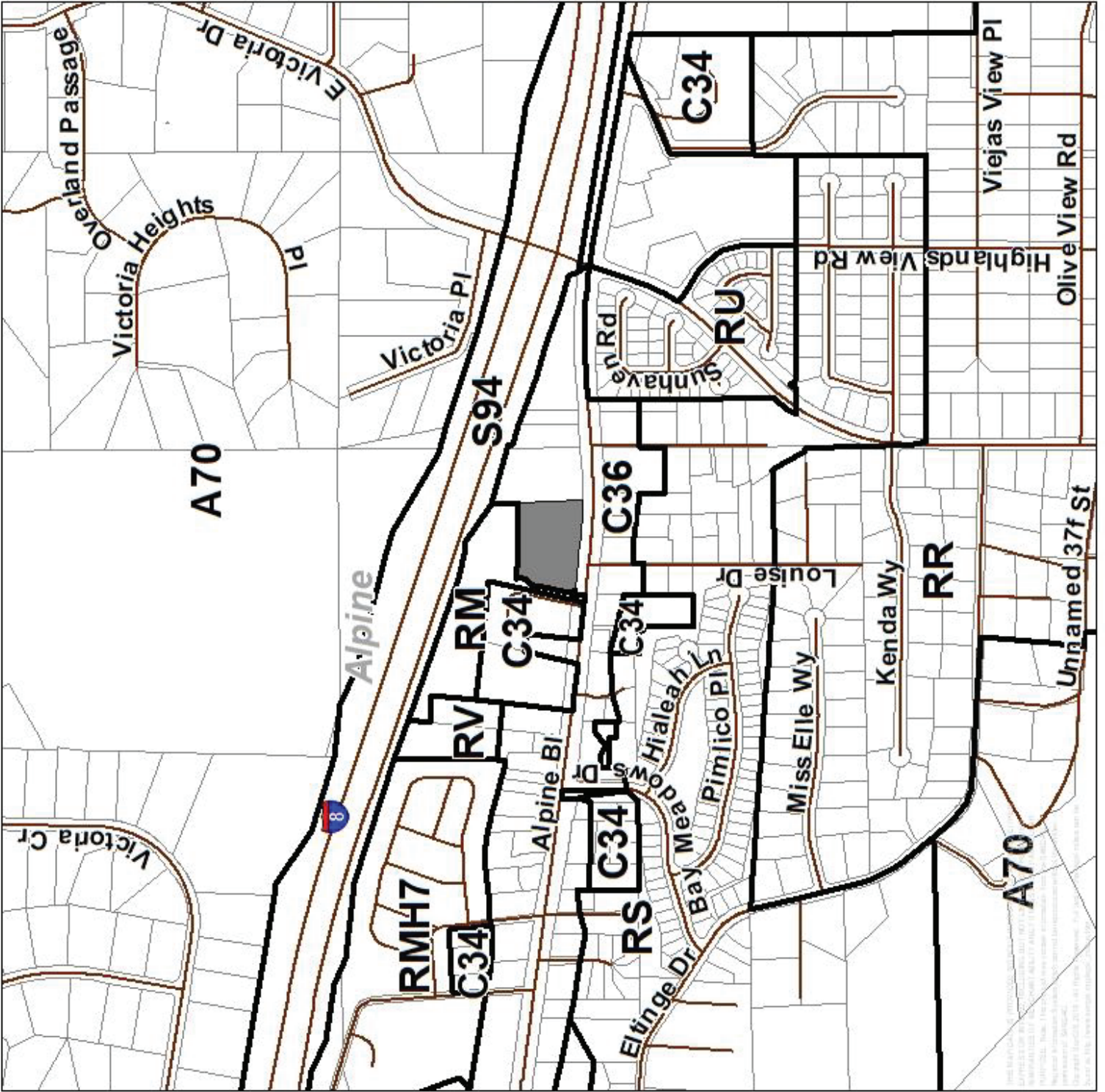
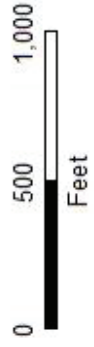
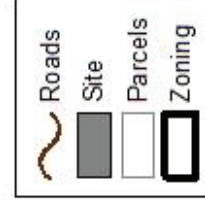




The Heights Charter  
PDS2020-MUP-20-002  
Zoning

Alpine  
Community Plan Area

- A70 - Limited Agricultural
- C34 - General Commercial/Residential
- C36 - General Commercial
- RM - Multi Family Residential
- RMH7 - Mobilehome Residential
- RR - Rural Residential
- RS - Single Family Residential
- RU - Urban Residential
- RV - Variable Family Residential
- S94 - Transportation/Utility Corridor









# The Heights Charter PDS2020-MUP-20-002

Alpine Community Plan Area



N

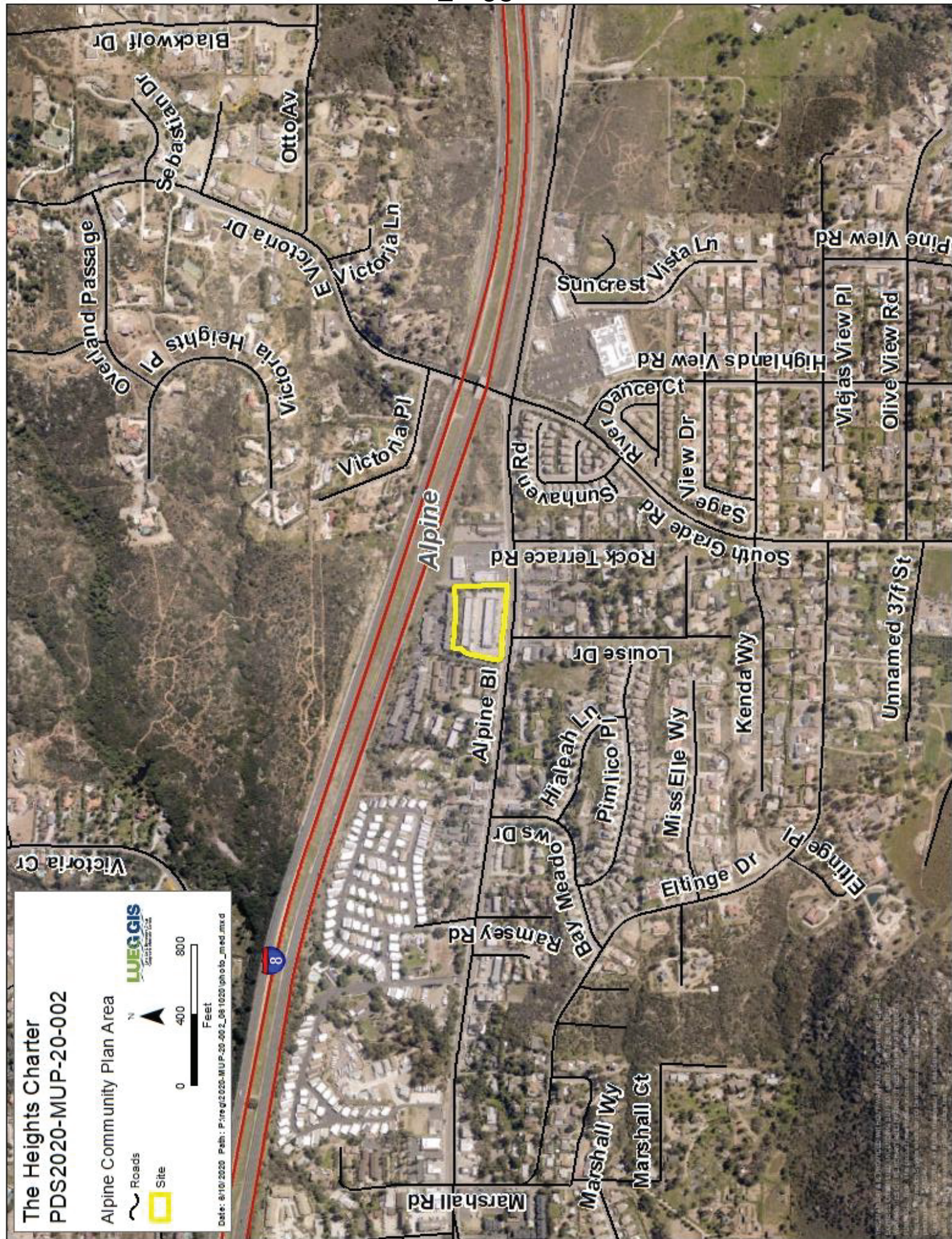
Roads

Site



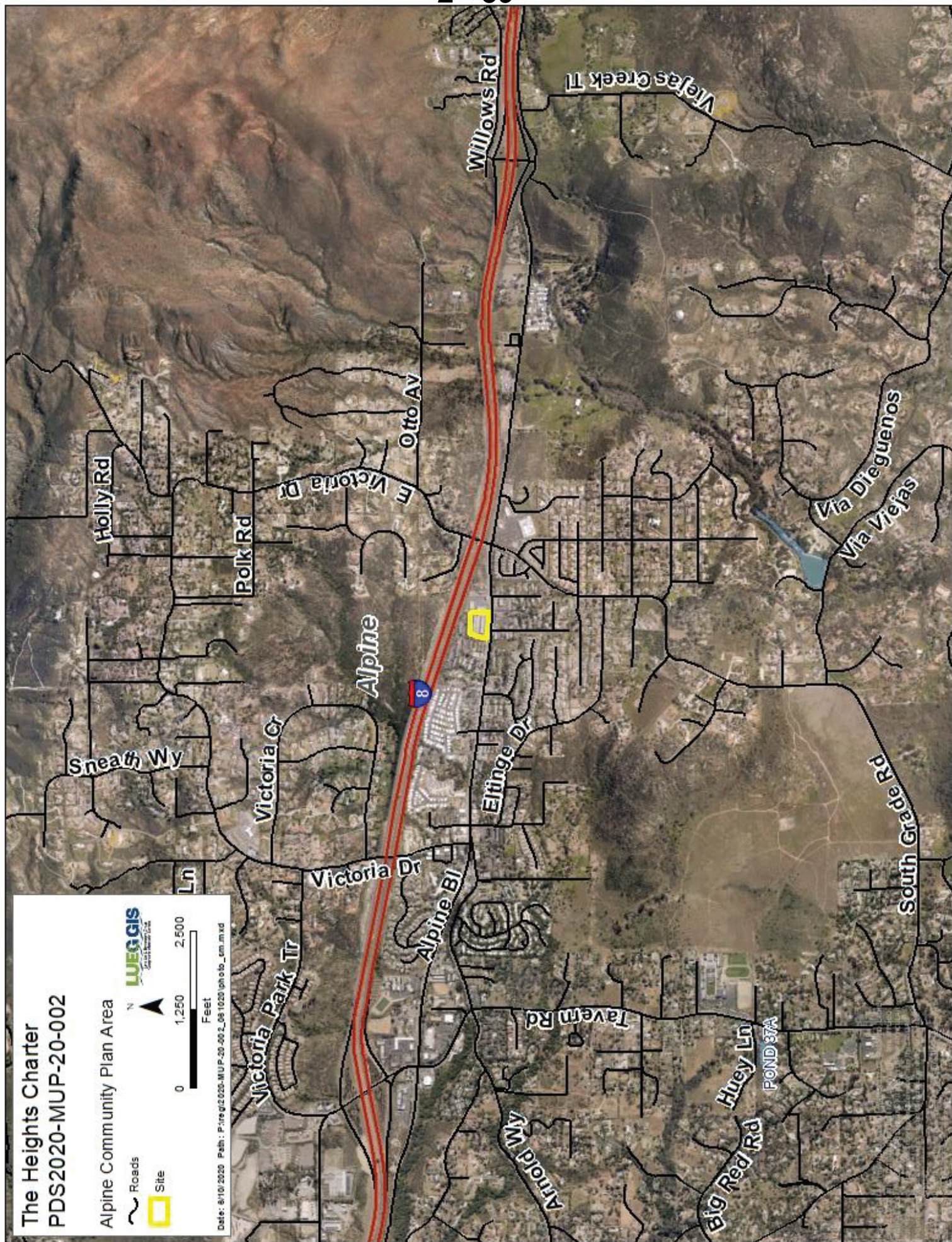
Feet

Date: 8/10/2020 Path: F:\reg2020-MUP-20-002\_081020 photo\_med.mxd



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**Attachment D**  
**Environmental Documentation**

# 2-41 NOTICE OF EXEMPTION

TO: Recorder/County Clerk  
Attn: James Scott  
1600 Pacific Highway, M.S. A33  
San Diego, CA 92101

FROM: County of San Diego  
Planning & Development Services, M.S. O650  
Attn: Project Planning Division Section Secretary

**SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152**

Project Name: Record ID: PDS2020-MUP-20-002, PDS2020-ER-20-14-002  
The Heights Charter School Major Use Permit

Project Location: 2710 Alpine Boulevard, Alpine, CA 91901

Project Applicant: The Heights Charter, 2710 Alpine Boulevard, Alpine, CA 91901  
Telephone Number: 619-729-0419

Project Description: Charter school in leased space in two existing office buildings on the same lot.

Agency Approving Project: County of San Diego

County Contact Person: Jeff Smyser, AICP Telephone Number: 858-495-5438

Date Form Completed: November 13, 2020

This is to advise that the County of San Diego Planning Commission has approved the above described project on November 13, 2020, Item # 1 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
  - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
  - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
  - ☐ Statutory Exemption. C Section:
  - ☒ Categorical Exemption. G Section: 15301
  - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
  - ☐ G 15182 - Residential Projects Pursuant to a Specific Plan
  - ☐ G 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning
  - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: Categorical Exemption 15301. Existing Facilities (Class 1) consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized in 15301 are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. The use of space in existing office buildings for a charter school is negligible or no expansion of use. In addition, none of the Exceptions to Categorical Exemptions, found at 15300.2, apply to this project.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: \_\_\_\_\_ Telephone: (858) 495-5438

Name (Print): Jeff Smyser, AICP Title: Project Manager

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

## REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF  
THE HEIGHTS CHARTER SCHOOL  
PDS2020-MUP-20-002, PDS2020-ER-20-14-002

November 13, 2020

**I. HABITAT LOSS PERMIT ORDINANCE** – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

Discussion:

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

**II. MSCP/BMO** - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

Discussion:

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated March 4, 2020.

**III. GROUNDWATER ORDINANCE** - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES  
☒

NO  
☐

NOT APPLICABLE/EXEMPT  
☐

Discussion:

The project site currently obtains its water supply from the Padre Dam Municipal Water District which obtains water from surface reservoirs and/or imported sources. The

project will not use any groundwater for any purpose, including irrigation or domestic supply.

**IV. RESOURCE PROTECTION ORDINANCE** - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The <a href="#">Steep Slope</a> section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

***Wetland and Wetland Buffers:***

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

***Floodways and Floodplain Fringe:***

Not Applicable: The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.

***Steep Slopes:***

There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

***Sensitive Habitats:***

No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

***Significant Prehistoric and Historic Sites:***

The property has been surveyed by a County of San Diego certified archaeologist/historian, Donna Beddow, on November 13, 2001 as part of the review of Big Sky Offices; STP01-067; Log No. 01-14-068, and it has been determined that the property does not contain any archaeological/historical sites. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

**V. STORMWATER ORDINANCE (WPO)** - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

☒

NO

☐

NOT APPLICABLE

☐

Discussion:

The project Storm Water Quality Management Plan has been reviewed and is found to be complete and in compliance with the WPO.

**VI. NOISE ORDINANCE** – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

☒

NO

☐

NOT APPLICABLE

☐

Discussion:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

Transportation (traffic, railroad, aircraft) noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL)=60 decibels (dB) limit because review of the project indicates that the project is not in close proximity to a railroad and/or airport. Additionally, the County of San Diego GIS noise model does not indicate that the project would be subject to potential excessive noise levels from circulation element roads either now or at General Plan buildout.

Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.

## MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT

The Heights Charter  
PDS2020-MUP-20-002, APN(s) 403-310-23-00

March 4, 2020

### Summary

The project proposes the legalization of an established charter school resource center leased space in two office buildings on the same parcel. The project consists of the leasing of four suites in each of the two buildings for a total of eight suites, comprising a total of 11,160 square feet. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

### Statement of Fact

There are no sensitive habitats or species within the proposed project area. The site is entirely urban/developed and does not support native vegetation. As a Tier IV habitat, no on-site preservation is required and impacts to urban/developed habitats do not require mitigation under the Biological Mitigation Ordinance. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity. Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value and does not support sensitive species. Given the current site conditions and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

### Conclusion

After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance.



**Attachment E**  
**Public Documentation**

## Smyser, Jeffrey

---

**From:** Travis Lyon <travislyonacpg@gmail.com>  
**Sent:** Friday, May 22, 2020 11:01 AM  
**To:** Smyser, Jeffrey  
**Cc:** Turner, Jessica  
**Subject:** Re: Heights Charter MUP and assistance with online CPG meetings

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning Jeff,

I apologize for the delay. I have good news for you. We actually had the applicant present to the group in parallel with their initial submittal.

At the February 27th, 2020 meeting of the Alpine Community Planning Group, the group made a recommendation to approve the project as submitted with the condition that if any major items were noted in the scoping letter that the group reserved the option to request the applicant come back to present to the group on those major issues. The motion was made by Mike Milligan and seconded by Jim Easterling. The vote was 9 yes, 0, no, 0 abstain, 6 absent.

It was fortunate that we did take action on the item at that meeting because it was our last before the COVID-19 shutdowns took place. The condition to bring the project back pending the findings of the scoping letter are consistent with our standard procedure of generally not making a final recommendation until we have the scoping letter in hand to review any major issues PDS identifies. I have reviewed the letter and I think there are 2 items that we might wish to revisit. The amended plot plans / floor plans and the updated traffic study. However, I don't think there is any reason for us to have the applicant come back until those 2 items have been updated by the applicant.

I ask that the PDS utilize the formal recommendation from the group to move the MUP application forward. The project timeline identifies applicant submits the first iteration submittal per the scoping letter in July. I would request that the information provided by the applicant at that time be forwarded to the planning group to determine if the group would like the applicant to return to present on those items, or if their written application is satisfactory to identify those a minor issues that do not need further planning group review.

In summary, the group has made a recommendation that should be sufficient at this time to keep the application moving forward and no new information has been provided that would require a revisit. I believe it is likely that the 1st iteration submittal on traffic and the plot plans may need to be reviewed by the planning group and hopefully the environment will be more conducive for the planning group to meet at that time.

Please feel free to contact me if you have any questions or concerns.

**Travis Lyon** | Chairman  
Alpine Community Planning Group  
P.O. Box 1419, Alpine, CA 91903-1419  
619.952.8607  
[travislyonacpg@gmail.com](mailto:travislyonacpg@gmail.com)

**Attachment F**  
**Service Availability Forms**



# County of San Diego, Planning & Development Services

## PROJECT FACILITY AVAILABILITY - SEWER

### ZONING DIVISION

Please type or use pen		S
Josh Kluczewich	406-544-9496	
Owner's Name	Phone	
19955 Nine Mile Rd		
Owner's Mailing Address	Street	
Huson	MT 59846	
City	State	Zip
		ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____
		DPWWWDPOSSAL AMT \$ 15.00 DISTRICT CASHIER'S USE ONLY

**SECTION 1. PROJECT DESCRIPTION****TO BE COMPLETED BY APPLICANT**

- A. ☐ Major Subdivision (TM) ☐ Certificate of Compliance: \_\_\_\_\_  
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment  
☐ Specific Plan or Specific Plan Amendment  
☐ Rezone (Reclassification) from \_\_\_\_\_ to \_\_\_\_\_ zone  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension... Case No. \_\_\_\_\_  
☐ Expired Map... Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

- B. ☐ Residential . . . . . Total number of dwelling units \_\_\_\_\_  
☐ Commercial . . . . . Gross floor area 23,720  
☐ Industrial . . . . . Gross floor area \_\_\_\_\_  
☐ Other . . . . . Gross floor area \_\_\_\_\_

C. Total Project acreage 2.566 Total lots 1 Smallest proposed lot N/A

- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☐ No  
 Is the project proposing the use of reclaimed water? ☐ Yes ☐ No

Assessor's Parcel Number(s)  
(Add extra if necessary)

403-310-23	

Thomas Guide Page 1234 Grid C6  
 2710 Alpine Blvd, Alpine, CA 91901  
 Project address \_\_\_\_\_ Street \_\_\_\_\_  
 Alpine Community Planning Group 91901  
 Community Planning Area/Subregion \_\_\_\_\_ Zip \_\_\_\_\_

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.  
 OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Miana Whyte Date: 01/31/2020  
 Address: 2710 Alpine Blvd, Alpine, CA 91901 Phone: 619-729-0419

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY****TO BE COMPLETED BY DISTRICT**

District name San Diego County Sanitation District Service area Alpine Service Area

- A. ☒ Project is in the District.  
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.  
☐ Project is not in the District and is **not** within its Sphere of Influence boundary.  
☐ Project is not located entirely within the District and a potential boundary issue exists with the \_\_\_\_\_ District.

- B. ☐ Facilities to serve the project ☐ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: \_\_\_\_\_  
☐ Project will not be served for the following reason(s): \_\_\_\_\_

- C. ☐ District conditions are attached. Number of sheets attached: \_\_\_\_\_  
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
☒ District will submit conditions at a later date.

- D. ☐ How far will the pipeline(s) have to be extended to serve the project? \_\_\_\_\_

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature 	Print Name and Title Peejay Tubongbanua, DPW Unit Manager	Phone 858-694-2659	Date 03/30/2020
--------------------------	--	-----------------------	--------------------

**THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT** On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123







County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - WATER**  
**ZONING DIVISION**

Please type or use pen		<b>W</b>	
Josh Kluczewich	406-544-9496	ORG _____	
Owner's Name	Phone	ACCT _____	
19955 Nine Mile Rd		ACT _____	
Owner's Mailing Address	Street	TASK _____	AMT \$ _____
Huson	MT 59846	DATE _____	
City	State Zip	DISTRICT CASHIER'S USE ONLY	

**SECTION 1. PROJECT DESCRIPTION****TO BE COMPLETED BY APPLICANT**

- A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment  
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: \_\_\_\_\_  
☐ Boundary Adjustment  
☒ Rezone (Reclassification) from \_\_\_\_\_ to \_\_\_\_\_ zone.  
☒ Major Use Permit (MUP), purpose: Charter School  
☐ Time Extension...Case No. \_\_\_\_\_  
☐ Expired Map...Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_
- B. ☐ Residential ..... Total number of dwelling units \_\_\_\_\_  
☐ Commercial ..... Gross floor area 23,720  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_
- C. ☐ Total Project acreage 2.566 Total number of lots 1
- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No  
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

 Assessor's Parcel Number(s)  
 (Add extra if necessary)

403-310-23

 Thomas Guide Page 1234 Grid C6  
2710 Alpine Blvd, Alpine, CA 91901

 Project address \_\_\_\_\_ Street \_\_\_\_\_  
Alpine Community Planning Group 91901

Community Planning Area/Subregion \_\_\_\_\_ Zip \_\_\_\_\_

 Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and  
 COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

 Applicant's Signature: Miana White Date: 01/31/2020  
 Address: 2710 Alpine Blvd, Alpine, CA 91901 Phone: 619-729-0419

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY****TO BE COMPLETED BY DISTRICT**

- District Name: Padre Dam MWD \* Letter Expires 3/9/2021 \* Service area: ESA
- A. ☒ Project is in the district.  
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.  
☐ Project is not in the district and is not within its Sphere of Influence boundary.  
☐ The project is not located entirely within the district and a potential boundary issue exists with the \_\_\_\_\_ District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached \_\_\_\_\_. (Number of sheets) \_\_\_\_\_  
☐ Project will not be served for the following reason(s): \_\_\_\_\_
- C. ☐ District conditions are attached. Number of sheets attached: \_\_\_\_\_  
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
☐ District will submit conditions at a later date.
- D. ☐ How far will the pipeline(s) have to be extended to serve the project? \_\_\_\_\_

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

 Authorized Signature: Cheryl Brugman Print Name: Cheryl Brugman  
 Print Title: Engineering Technician Phone: 619-258-4635 Date: 3/9/2020

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT

 On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:  
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123






County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - FIRE**  
**ZONING DIVISION**

Please type or use pen

Josh Kluczewich <span style="float: right;">406-544-9496</span>		F
Owner's Name	Phone	
19955 Nine Mile Rd		
Owner's Mailing Address	Street	
Huson	MT 59846	
City	State	Zip
DATE _____ AMT \$ _____		DISTRICT CASHIER'S USE ONLY

**SECTION 1. PROJECT DESCRIPTION****TO BE COMPLETED BY APPLICANT**

- A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment  
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: \_\_\_\_\_  
☐ Boundary Adjustment  
☐ Rezone (Reclassification) from \_\_\_\_\_ to \_\_\_\_\_ zone.  
☒ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension...Case No. \_\_\_\_\_  
☐ Expired Map...Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_
- B. ☐ Residential ..... Total number of dwelling units \_\_\_\_\_  
☒ Commercial ..... Gross floor area 23,720  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_
- C. Total Project acreage 2.566 Total lots 1 Smallest proposed lot N/A

Assessor's Parcel Number(s)  
(Add extra if necessary)

403-310-23	

Thomas Guide. Page 1234 Grid C6

2710 Alpine Blvd, Alpine, CA 91901

Project address \_\_\_\_\_ Street \_\_\_\_\_

Alpine Community Planning Group 91901

Community Planning Area/Subregion \_\_\_\_\_ Zip \_\_\_\_\_

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Miana White Date: 01/31/2020  
 Address: 2710 Alpine Blvd, Alpine, CA 91901 Phone: 619-729-0419  
 (On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

**SECTION 2: FACILITY AVAILABILITY****TO BE COMPLETED BY DISTRICT**District Name: ALPINE FIRE PROTECTION DISTRICTIndicate the location and distance of the primary fire station that will serve the proposed project:  
1364 TAVERN RD SSW OF PROJECT SITE 1.3 ROAD MILES.

- A. ☒ Project is in the District and eligible for service.  
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.  
☐ Project is not in the District and not within its Sphere of Influence boundary.  
☐ Project is not located entirely within the District and a potential boundary issue exists with the \_\_\_\_\_ District.
- B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 3 minutes.  
☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
- C. ☒ District conditions are attached. Number of sheets attached: 3  
☐ District will submit conditions at a later date.

**SECTION 3. FUELBREAK REQUIREMENTS**

**Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.**

- ☒ Within the proposed project 100' feet of clearing will be required around all structures.  
☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: Jason McBrum Print Name and Title: JASON McBRUM FM Phone: 619 445 2635 Date: 3/5/2020

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:  
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123





## ALPINE FIRE PROTECTION DISTRICT



Date: 3-3-2020

County of San Diego  
Planning and Development Services  
Zoning Counter  
5510 Overland Avenue Suite 110  
San Diego, CA 92123

Dept: Planning Development Services

RE: APN: 403-310-23-00  
Project: The Heights Charter  
Street Name: 2710 Alpine Blvd E, F, G, H, N, O, P  
City, State, Zip: Alpine, Ca. 91901

The Fire District has received the proposed project and determined that the following conditions shall apply:

- 1 **Road Dimensions:** All on site roadways shall have an unobstructed improved width of not less than 24 feet. Fire apparatus roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. **Conditions met**
2. **Surface:** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus not less than 75, 000 lbs. **Conditions met.**
3. **Turning Radius:** The turning radius of a fire apparatus access road shall be a minimum of 28', as measured on the inside edge of the improvement width. **Conditions met**
4. **Dead End Road Lengths:** Dead end road length is not a concern.

Any residential driveway that is in excess of 150 feet in length shall be provided with approved provisions for turning around emergency apparatus. A cul-de-sac shall be provided in residential areas where the access roadway serves more than two structures. The minimum unobstructed paved radius width for a cul-de-sac shall be 36 feet radius in a residential area.

5. **Marking:** shall be provided with "No Parking Fire Lane Designation " by posting signs that are clearly visible from a vehicle and comply

1364 Tavern Road Alpine, CA 91901-3831 Business: (619) 445-2635 Fax: (619) 445-2634

We are a public safety organization of dedicated professionals whose mission it is to:  
Save Lives, Protect Property and the Environment, Serve the Community  
[www.alpinefire.org](http://www.alpinefire.org)

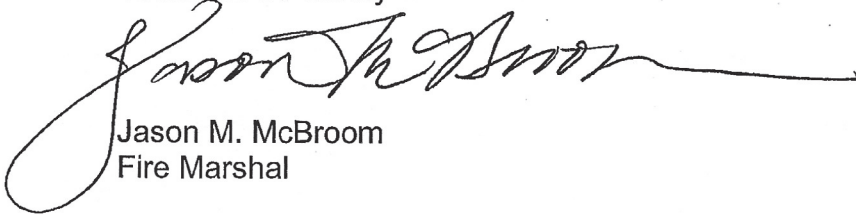


with Section 22500.2 of the California Vehicle Code. These signs shall be placed every 30 feet or as per Fire District requirements at the time of final approval. **Conditions met.**

6. **Roadway Design Features:** No speed bumps, speed humps, speed control dips, etc. shall be permitted on fire access roadway. **Conditions met**
7. **Road Maintenance Agreement:** Not applicable
8. **Secondary Access:** Not required
9. **Water Supply:** Existing fire hydrants are located on Alpine Blvd.
10. **Fire Protection Systems:** Existing wet-automatic sprinkler systems are installed throughout as required at time of original construction. **Conditions met.**
11. **Vegetation Management:** The slope are shall be maintained as needed for the proper defensible space requirements for 100' to all structures. The owner has this condition and maintains as needed. **Conditions met**
12. **Fire Protection Plan:** Not applicable
13. **Knox Box:** Knox box with keys to the access of all common areas shall be installed at the main office area. Application for box is available online. **Condition met**
14. **Address Numbers:** Address numbers shall be visible from the frontage of the street. They shall be installed as per the AFD local ordinance and the County Consolidated Fire Code. 6" x 1" in height and stroke. **Condition met**
15. **Fire Extinguishers:** Portable fire extinguishers shall be installed in each classroom and serviced annually. Inspected monthly by the school staff. Minimum rating for extinguishers will be 2A:10BC. **Condition met.**
16. **Building Construction:** All new building construction shall conform to the 2019 California Building Code and the County of San Diego Building code with all amendments. No new construction will take place. **Condition met.**
17. **Fire Alarm:** The building has an existing fire alarm system installed. The waterflow and sprinkler control valves are supervised. The main fire alarm control panel is located in the front building suit Q. It is monitored by Central Station and proof of annual fire alarm inspections are provided. Existing manual pull boxes are installed in each classroom. They are local alarms only. As per California Fire Code 907.2.3.8 automatic detection devices are not required when an automatic sprinkler system is installed throughout. **Condition met.**

If you should have questions or comments, feel free to contact me.

Yours in Fire Safety

A handwritten signature in black ink, appearing to read "Jason M. McBroom", with a long horizontal flourish extending to the right.

Jason M. McBroom  
Fire Marshal

cc: David Sibbet Program Coordinator, San Diego County Fire Authority

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## County of San Diego, Planning &amp; Development Services

PROJECT FACILITY AVAILABILITY - SCHOOL  
ZONING DIVISION

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

Josh Kluczewich

406-544-9496

Owner's Name

Phone

19955 Nine Mile Rd

Owner's Mailing Address

Street

Huson

MT

59846

City

State

Zip

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_

TASK \_\_\_\_\_

DATE \_\_\_\_\_

ELEMENTARY \_\_\_\_\_

HIGH SCHOOL \_\_\_\_\_

UNIFIED \_\_\_\_\_

Sc

DISTRICT CASHIER'S USE ONLY

## SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

## A. LEGISLATIVE ACT

- ☐ Rezones changing Use Regulations or Development Regulations  
☐ General Plan Amendment  
☐ Specific Plan  
☐ Specific Plan Amendment

Assessor's Parcel Number(s)  
(Add extra if necessary)

403-310-23

## B. DEVELOPMENT PROJECT

- ☐ Rezones changing Special Area or Neighborhood Regulations  
☐ Major Subdivision (TM)  
☐ Minor Subdivision (TPM)  
☐ Boundary Adjustment  
☒ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension...Case No. \_\_\_\_\_  
☐ Expired Map...Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

- C. ☐ Residential ..... Total number of dwelling units \_\_\_\_\_  
☒ Commercial ..... Gross floor area 23,720  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_

- D. ☐ Total Project acreage 2.566 Total number lots 1

Applicant's Signature: Chiana WhiteDate: 01/31/2020

Address: 2710 Alpine Blvd, Alpine, CA 91901

Phone: 619-729-0419

Thomas Guide Page 1234 Grid C6

2710 Alpine Blvd, Alpine, CA 91901

Project address Street

Alpine Community Planning Group 91901

Community Planning Area/Subregion Zip

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

## SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Alpine Union School District

If not in a unified district, which elementary or  
high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: Boulder Oaks Elementary School miles: 3

Junior/Middle: Joan MacQueen Middle School miles: 2

High school: miles: \_\_\_\_\_

- ☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)  
☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.  
☒ Project is located entirely within the district and is eligible for service.  
☐ The project is not located entirely within the district and a potential boundary issue may exist with the school district.

WOPickering II

WILLIAM PICKERING II

Authorized Signature

CBO

Print Name

619.445.3236

Print Title

Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:  
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



PDS-399SC (Rev. 09/21/2012)

PDS RCVD 3-27-20

MUP20-002





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County of San Diego, Planning & Development Services  
**PROJECT FACILITY AVAILABILITY - SCHOOL**  
**ZONING DIVISION**

*Please type or use pen*  
 (Two forms are needed if project is to be served by separate school districts)

Josh Kluczewich 406-544-9496

Owner's Name \_\_\_\_\_ Phone \_\_\_\_\_  
 19955 Nine Mile Rd

Owner's Mailing Address \_\_\_\_\_ Street \_\_\_\_\_  
 Huson MT 59846

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

ORG \_\_\_\_\_  
 ACCT \_\_\_\_\_  
 ACT \_\_\_\_\_  
 TASK \_\_\_\_\_  
 DATE \_\_\_\_\_

ELEMENTARY \_\_\_\_\_  
 HIGH SCHOOL \_\_\_\_\_  
 UNIFIED \_\_\_\_\_

**Sc**

*DISTRICT CASHIER'S USE ONLY*

**SECTION 1. PROJECT DESCRIPTION****TO BE COMPLETED BY APPLICANT**

**A. LEGISLATIVE ACT**  
☐ Rezones changing Use Regulations or Development Regulations  
☐ General Plan Amendment  
☐ Specific Plan  
☐ Specific Plan Amendment

**B. DEVELOPMENT PROJECT**  
☐ Rezones changing Special Area or Neighborhood Regulations  
☐ Major Subdivision (TM)  
☐ Minor Subdivision (TPM)  
☐ Boundary Adjustment  
☒ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension...Case No. \_\_\_\_\_  
☐ Expired Map...Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

**C.** ☐ Residential ..... Total number of dwelling units \_\_\_\_\_  
☒ Commercial ..... Gross floor area 23,720  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_

**D.** ☐ Total Project acreage 2.566 Total number lots 1

Applicant's Signature: Miana White Date: 01/31/2020  
 Address: 2710 Alpine Blvd, Alpine, CA 91901 Phone: 619-729-0419

Assessor's Parcel Number(s)  
 (Add extra if necessary)

403-310-23	

Thomas Guide Page 1234 Grid C6  
 2710 Alpine Blvd, Alpine, CA 91901  
 Project address \_\_\_\_\_ Street \_\_\_\_\_  
 Alpine Community Planning Group 91901  
 Community Planning Area/Subregion \_\_\_\_\_ Zip \_\_\_\_\_

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

**SECTION 2: FACILITY AVAILABILITY****TO BE COMPLETED BY DISTRICT**

Grossmont Union  
 District Name: High School District

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: \_\_\_\_\_ miles: \_\_\_\_\_  
 Junior/Middle: \_\_\_\_\_ miles: \_\_\_\_\_  
 High school: Granite Hills High School miles: 13

☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)  
☐ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.  
☒ Project is located entirely within the district and is eligible for service.  
☐ The project is not located entirely within the district and a potential boundary issue may exist with the \_\_\_\_\_ school district.

Scott Patterson  
 Authorized Signature \_\_\_\_\_  
 Deputy Supt, Business Services  
 Print Title \_\_\_\_\_

Scott Patterson  
 Print Name \_\_\_\_\_  
 (619) 644-8010  
 Phone \_\_\_\_\_

On completion of Section 2 by the district, applicant is to submit this form with application to:  
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



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**MUP20-002**

**Attachment G**  
**Ownership Disclosure**





## County of San Diego, Planning &amp; Development Services

**APPLICANT'S DISCLOSURE OF OWNERSHIP  
INTERESTS ON APPLICATION FOR ZONING  
PERMITS/ APPROVALS  
ZONING DIVISION**
Record ID(s) PDS 2019-MPA-19-007PDS 2020-MUP-20-002Assessor's Parcel Number(s) 403-310-23

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

Josh Kluczewich

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

**NOTE: Section 1127 of The Zoning Ordinance defines Person as:** "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Diana Whyte  
Signature of Applicant

Diana Whyte, Executive Director
01/31/2020  
Print Name

01/31/2020  
Date

----- OFFICIAL USE ONLY -----

SDC PDS RCVD 2-26-20

**MUP20-002**

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<http://www.sdcountry.ca.gov/pds>