Land Use Consistency Analysis

Liberty Charter High School

Major Use Permit PDS2015-MUP-15-027
Environmental Log No. ER-15-14-010

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1. Introduction

1.1. Intent of the Land Use Consistency Analysis

The purpose of the Land Use Consistency Analysis for Liberty High School is to examine the proposed project for consistency with applicable land use goals and policies from the County General Plan and Valle De Oro Community Plan. The study considers the type of development proposed compared to the existing setting, the type and character of the land use intended by the County for the subject property, and project consistency with applicable plans, goals, and policies.

1.2. Project Location and Setting

The 8.83-acre project site (Assessor's Parcel Number 498-330-39) is located at 1530 Jamacha Road, in the Valle De Oro Community Planning area. The site is west of Jamacha Road on the south side of Chase Avenue between Brayton Way and Jamacha Road. The site is within the Second Supervisorial District. The location of the project site is shown on Figures 1 and 2.

Water service is provided to the site by Otay Water District. The site is not currently served by public sewer service. The site is within the Otay Water District Wastewater Service Area but would need to annex into the sewer improvement district. Since the site is already within the service area and is eligible for service, the annexation to the improvement district does not require approval by the Local Agency Formation Commission (LAFCO). There is an existing sewer main that is located within the northeastern portion of the site. The San Miguel Fire Protection District provides fire and emergency services to the property.

The project site was previously owned by the California Department of Transportation. The land was intended for future construction of a public highway (State Route 54). State Route 54 was removed from the County Circulation Element during the General Plan Update process because Caltrans had no plans to build the roadway and was planning to sell the excess rights-of-way. Caltrans advertised the sale of the project site and sold the property at auction on April 21, 2011. Prior to being acquired by Caltrans, the property was owned by the Cajon Valley Union School District.

The project site is currently vacant. The site is roughly rectangular in shape with approximately 800 feet of frontage along Chase Avenue. There is a relatively narrow

appendage of the property in the northeast portion of the site that extends to the intersection of Chase Avenue and Jamacha Road.

There are no structures or improvements located on the property with the exception of a paved parking area located in the northeastern portion of the site. This portion of the site is under lease to the adjacent commercial shopping center.

1.3. Project Description

Literacy First Charter Schools (LFCS), a California Public Charter School, is proposing to relocate their existing Liberty Charter High School campus to the project site. LFCS was authorized by the San Diego County Board of Education in June of 2001. With a program specifically designed to meet the academic needs of its students, LFCS has seen remarkable progress. Each year student population has grown, STAR test results and API scores remain over 800 and the community has shown overwhelming support, demonstrated by the growing waiting lists of students desiring entry.

Literacy First Charter Schools serves students from kindergarten through twelfth grade. Due to the range of educational services offered, LFCS operates under a charter issued by the County Department of Education instead of from a specific school district. The charter for LFCS requires that they operate within the boundaries of the Grossmont Union High School District. Literacy First Charter Schools currently operates two elementary school campuses, one Junior High School campus and the existing Liberty Charter High School campus with a total enrollment of over 1,600 students.

The proposed high school will replace the existing Liberty High School campus currently located at 8425 Palm Street in Lemon Grove, California. The current high school site is approximately 8 miles to the west of the project site. The existing location of Liberty High School is at the former Palm Middle School. Palm Middle School was closed in the spring of 2012. Liberty High School began leasing the property in the fall of 2012. Relocation to the project site will allow Liberty High School to own their facility and develop the site in a manner that is specific to their needs.

Literacy First Charter Schools proposes a Major Use Permit (MUP) for the site to allow the development and continued operation of public charter high school. The proposed Liberty Charter High School will provide educational services for grades nine through twelve. At full capacity, there will be a maximum of 450 high school students and approximately 33 faculty and staff.

Classes will take place within a proposed 48,000 square foot, two-story building. There will be 22 classrooms that are available for use for the school. Administrative office space will be located is the same building. A gymnasium will also be provided for sporting events and assemblies.

The school building is located in the central portion of the site and uses the sports field as a buffer to the adjacent commercial uses. The school will be a closed campus that does not allow students to venture off campus during school hours. The campus will be fully enclosed to prevent non-students from accessing the property and prevent students from unauthorized departure. Security will be provided by school personnel. Drop-off/pick-up of students is accommodated on-site via designated driveways with adequate stacking space for vehicles. Access to the site is via two new driveways on Chase Avenue, a Mobility Element Road, and not through adjoining residential areas. An emergency access driveway to the sports field is also provided. The existing driveway on Chase Avenue accessing the adjacent commercial center will remain. The proposed site plan for the project is shown on Figure 3.

The school will operate during the normal school year (August through June) and during typical school hours (8:00 am to 3:30 pm). The calendar and hours may be adjusted if necessary to minimize impacts to the existing circulation system.

1.4. Surrounding Land Uses

Land uses surrounding the project site include existing commercial shopping centers to the immediate east and northeast and a commercial nursery and landscape materials yard to the north. Single-family homes are located to the northwest, west and south of the site. Valhalla High School is located approximately .75 miles to the east of the property on Hillsdale Road. Surrounding land uses are shown on Figure 4. Photos of the site and the surrounding area are shown in Figures 5 and 6.

1.5. Land Use and Zoning

The project site has a General Plan Designation of Semi-Rural Residential (SR-0.5) with a Regional Category of Semi-Rural. The existing General Plan Designations of the site and the surrounding area are shown on Figure 7.

The zoning of the site is Rural Residential (RR) with a minimum lot size of 0.5 acres. The zoning designations for the site are shown below on Table 1. Zoning designations for the site and the surrounding area are shown on Figure 8.

Table 1. Existing Zoning

USE REGULATIONS		RR
ANIMAL REGULATIONS		J/Q
DEVELOPMENT REGULATIONS	**Density**	-
	Lot Size	0.5 AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	G/O
	Open Space	-/A
SPECIAL AREA REGULATIONS		-

1.6. Required Project Approvals

The project will require the following approvals and permits from the County of San Diego and other public agencies:

Table 2. Required Approvals

Permit Type/Action	**Agency**
Major Use Permit	County of San Diego
Grading Permit	County of San Diego
Landscape Plans	County of San Diego
Improvement Plans	County of San Diego
Design Exception Request	County of San Diego
Building Permits	County of San Diego
General Construction Storm Water Permit	Regional Water Quality Control Board
Water/Sewer District Approval	Otay Water District
Fire District Approval	San Miguel Fire District

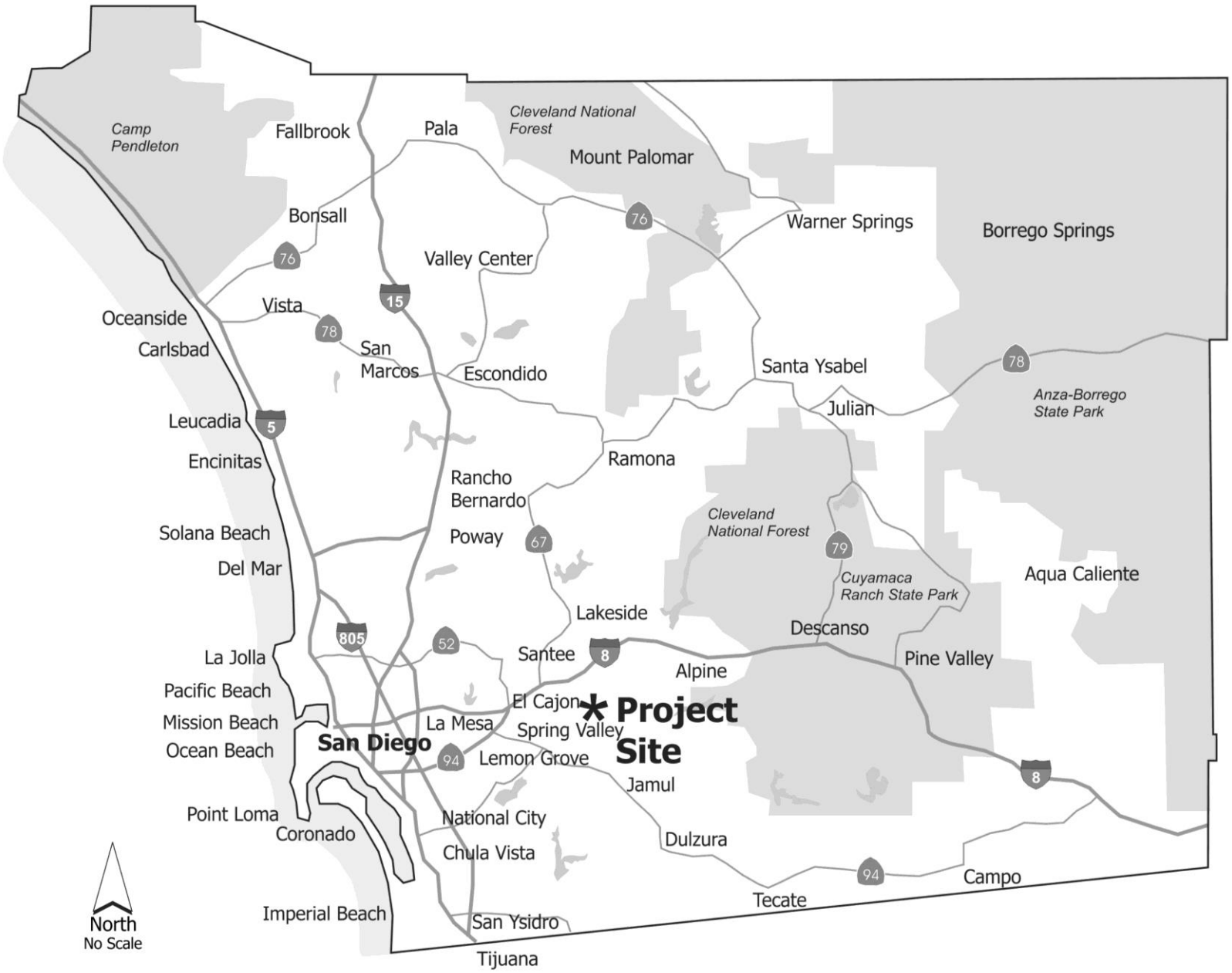

Figure 1. Vicinity Map

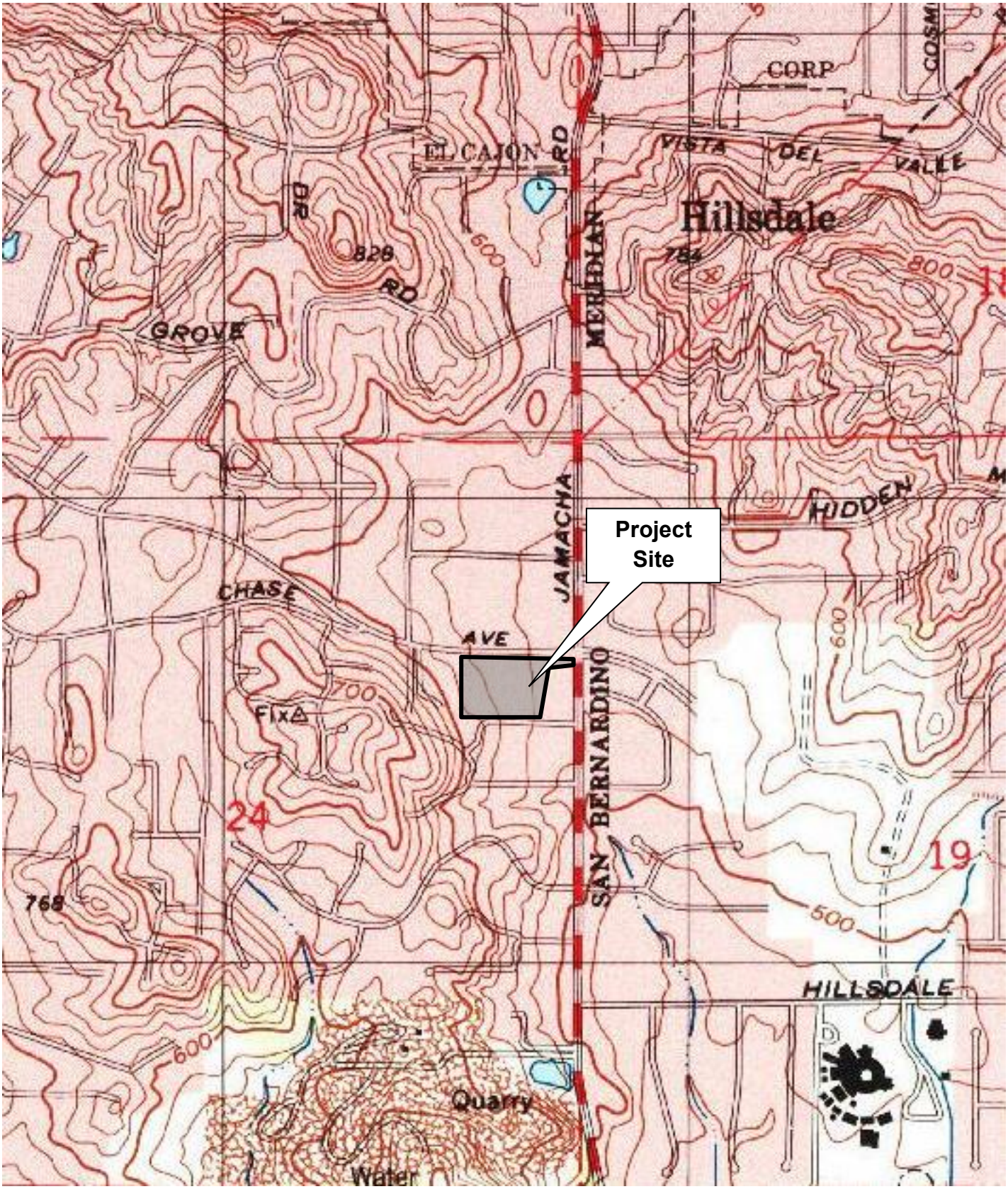

Figure 2. USGS Location Map

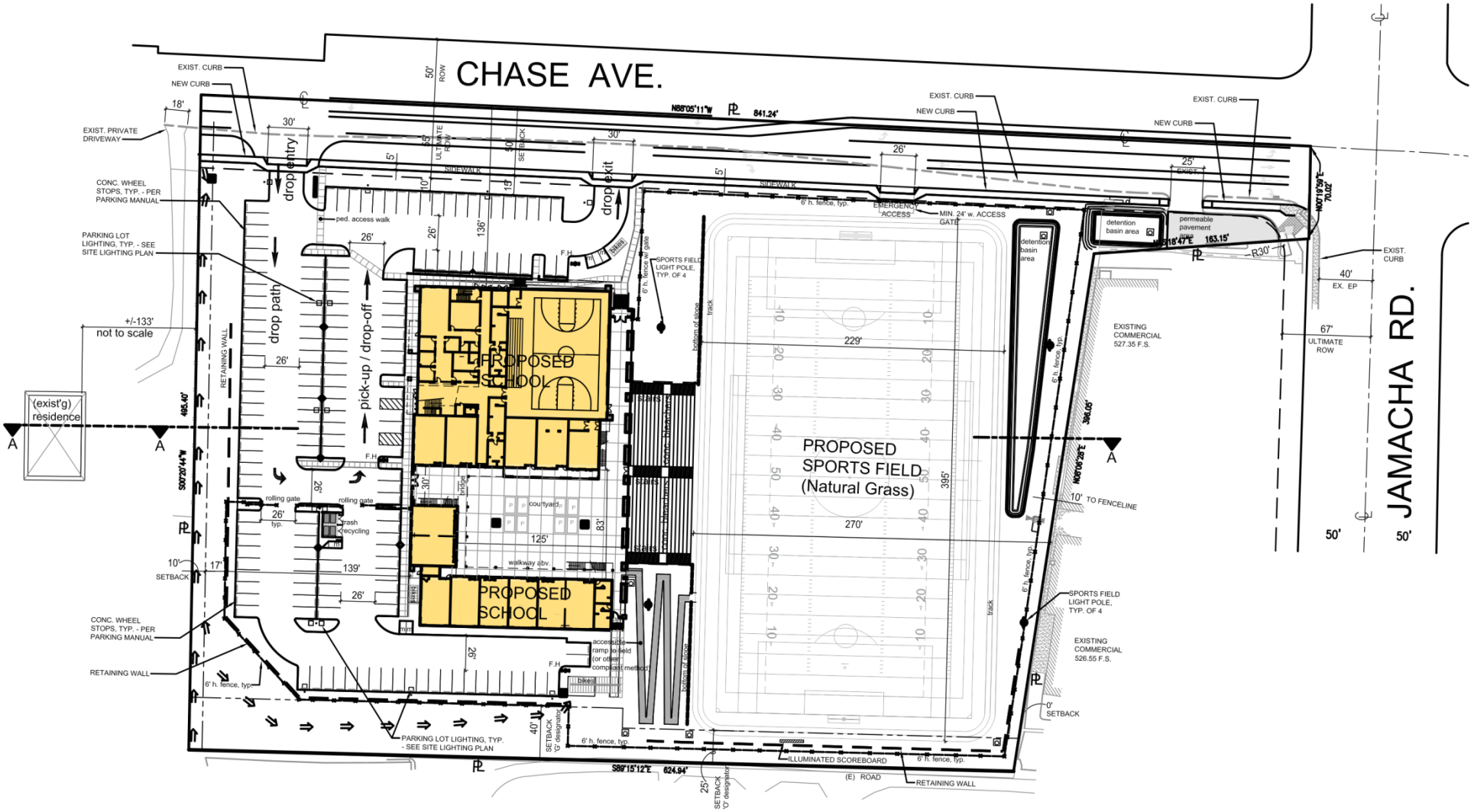

Figure 3. Liberty High Conceptual Site Plan

Figure 4. Surrounding Land Uses

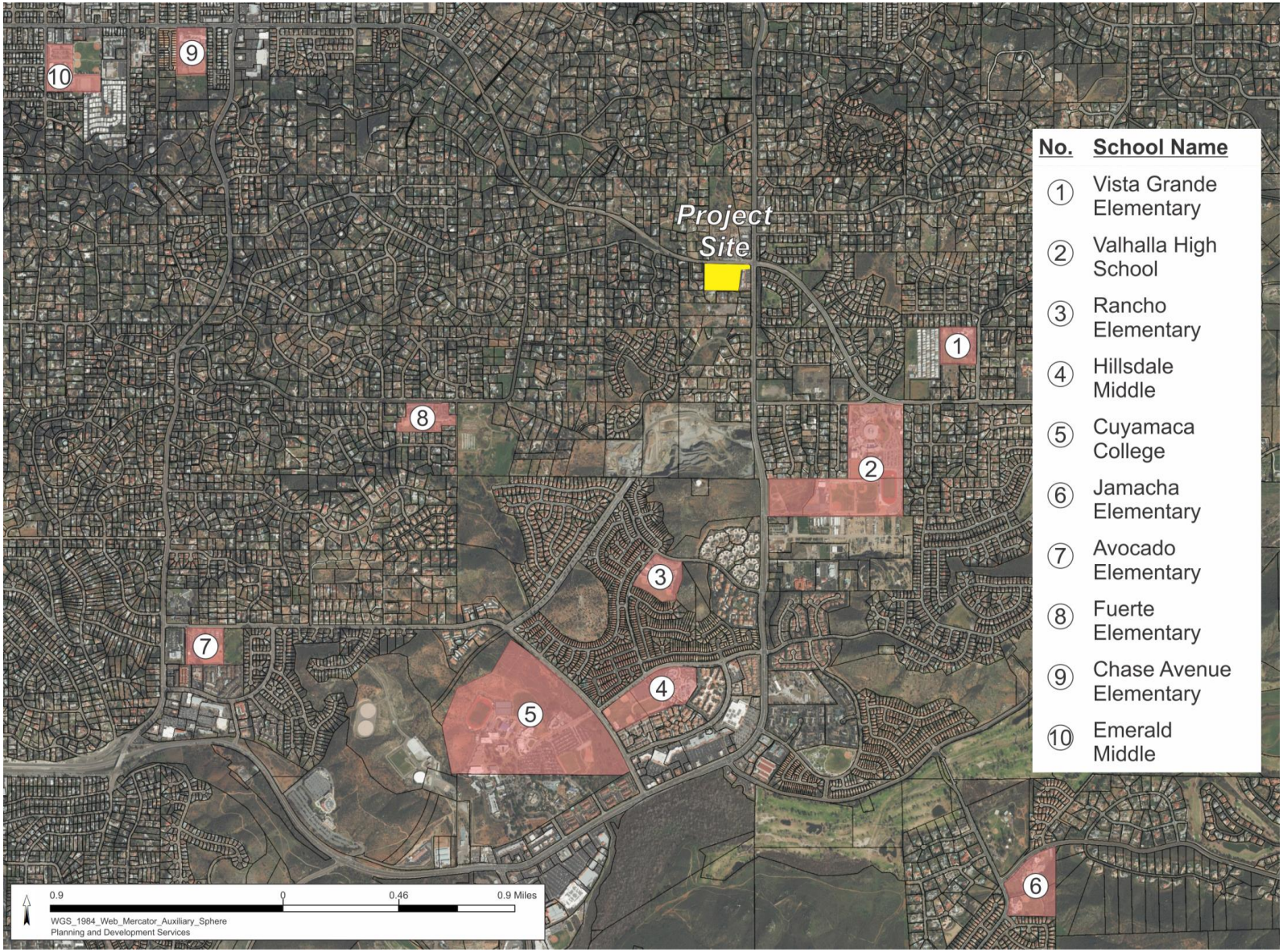

Figure 5. Existing Schools in the Vicinity

Photo 1. View from South

Photo 2. View from Southeast

Figure 6. Site Photos

Photo 3. View from Northeast

Photo 4. View from Northwest

Figure 7. Site Photos

Photo 5. View from Northeast

Photo 6. View of East

Figure 8. Adjacent Development

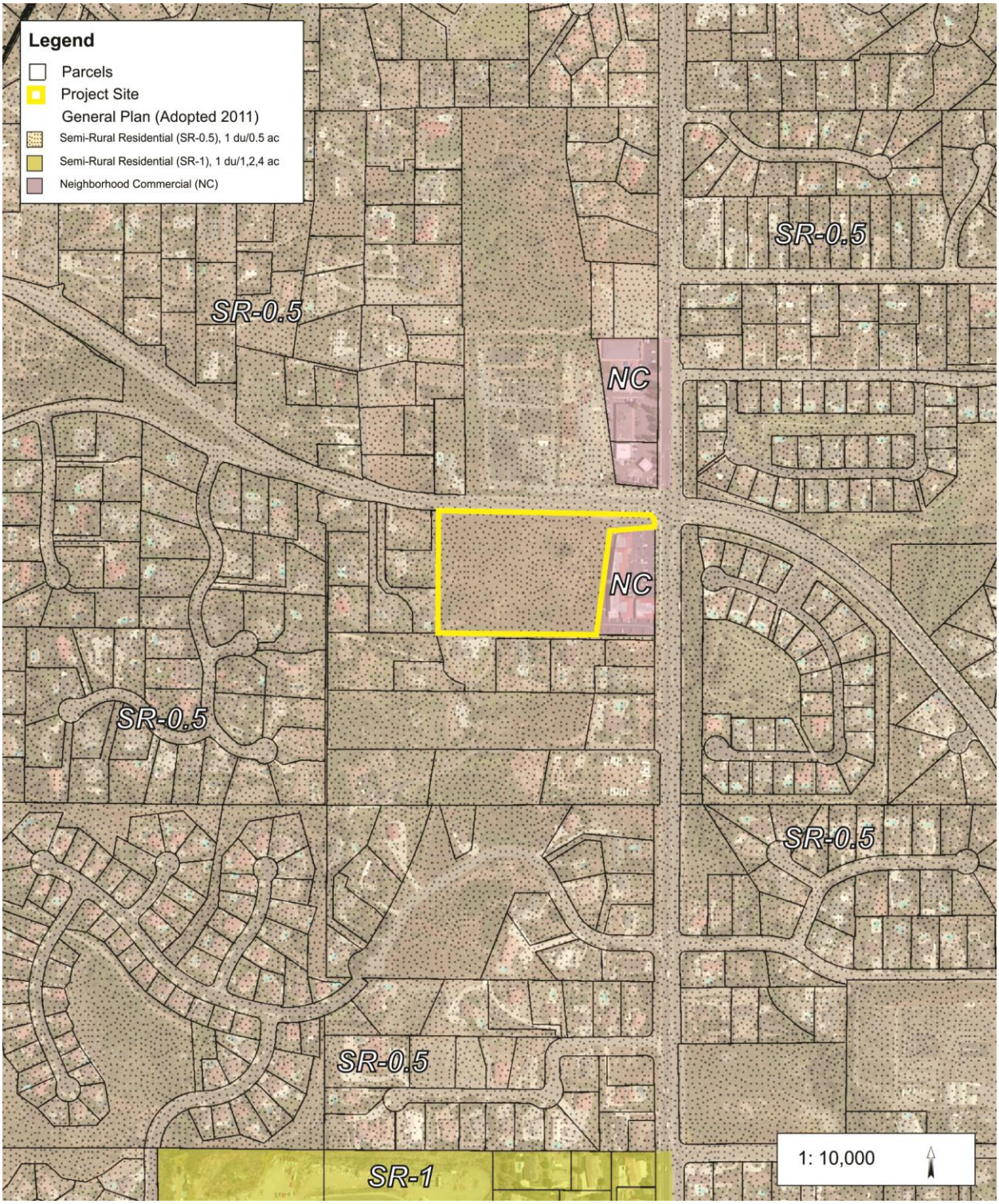

Figure 8~~9~~. General Plan Designations

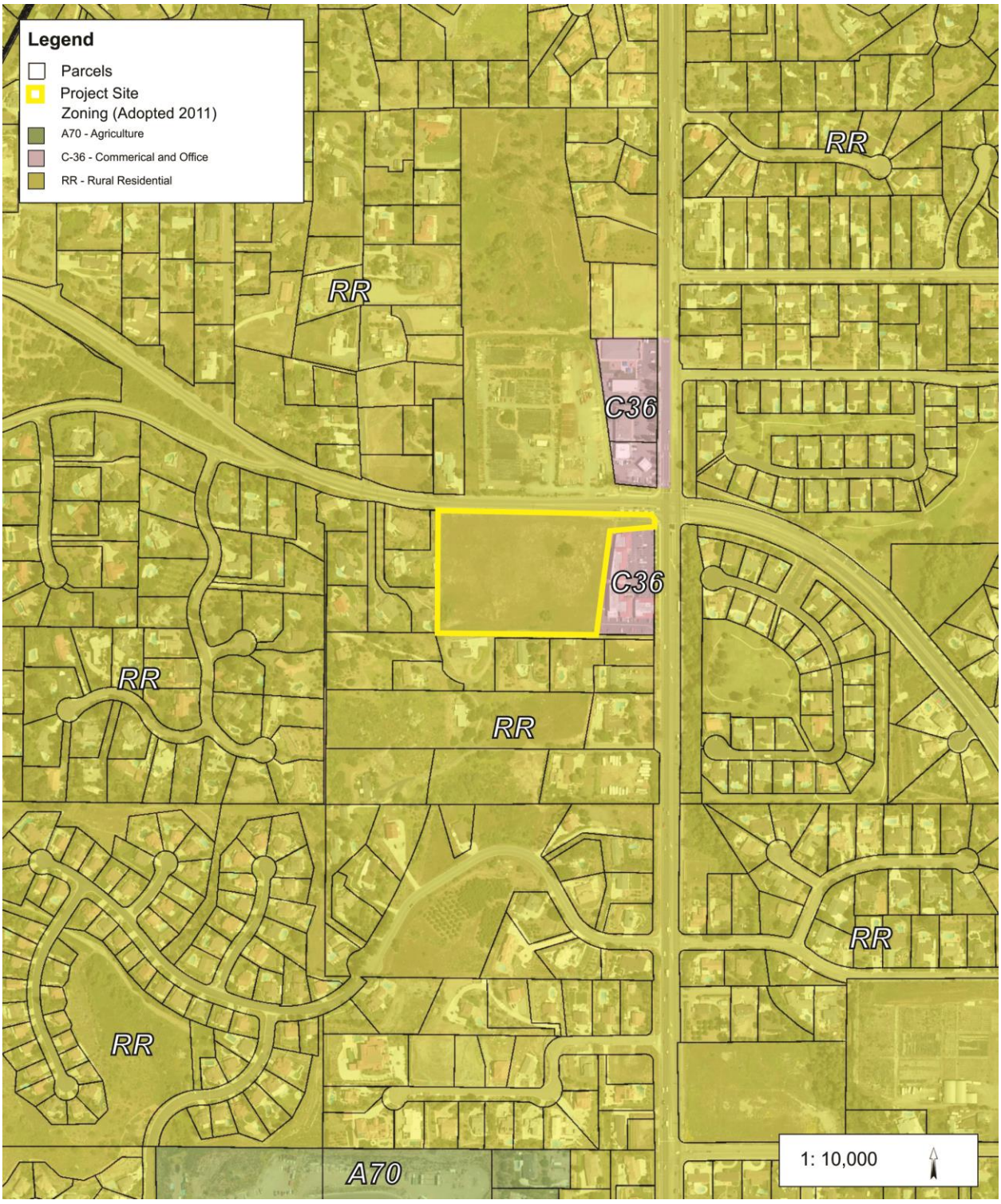

Figure 10. Existing Zoning

2. Consistency Analysis

2.1. General Plan Consistency

The County of San Diego General Plan is intended to provide guidance for the long-term development of San Diego County. The General Plan includes various Elements that address different aspects of growth, including accommodating population growth and housing needs, while influencing the distribution of development in order to protect scarce resources wisely; preserving the natural environment; providing adequate public facilities and services efficiently and equitably; assisting the private sector in the provision of adequate, affordable housing; and, promoting the economic and social welfare of the region. Goals, policies and objectives are provided within each of the Elements to guide future land development and ensure consistency with the County's intended vision for the future of San Diego County. An evaluation of the project consistency with applicable goals and policies of the General Plan is provided in Table 3 below:

Table 3. General Plan Consistency

LU-2.8 Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.	Staff will evaluate the project's conformance to this GP policy after the visual review is completed, and the Noise Study, Air Quality Assessment, and Climate Change Analysis are accepted.
LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.	The proposed development will be fully compliant with all California Green Building Code requirements and incorporate numerous sustainable planning and design features.
LU-5.5 Projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.	The project will not impede bicycle or pedestrian travel. Project improvements will improve and enhance bicycle and pedestrian travel by the installation of sidewalks and bike lanes along the south side of Chase Avenue. The addition of the sidewalk will provide a continuous connection to the existing transit stop on southbound Jamacha Road and connection to the surrounding neighborhoods.
LU-6.5 Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and	The Project would be required to submit a Storm Water Management Plan (SWMP) in conformance with the County's Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO). In addition,

stormwater best management practices, where applicable and consistent with the County's LID Handbook.	the Project would implement an authorized Storm Water Pollution Prevention Plan (SWPPP) pursuant to requirements under the National Pollutant Discharge Elimination System (NPDES) for the establishment and maintenance of Best Management Practices (BMPs).
LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	The project includes 23,500 cubic yards of cut and fill (no import/export). Based on the information provided by the project engineer, the building foot print is close to existing grade elevations. The bleacher section is incorporated into the slope.
LU-10.2 Development—Environmental Resource Relationship. Require development in Semi- Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.	The project site is relatively flat and does not support any unique natural features. No environmental resources or hazard areas have been identified.
LU-13.1 Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.	The affected service agencies (fire, water, sewer) have indicated that they are able to provide service to the Project site and have provided signed Project Service Availability Letters to the Project applicant. Water and sewer will be provided by Otay Water District and fire services will be provided by the San Miguel Fire District.
LU-13.2 Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	Water service will be provided by Otay Water District who has confirmed that adequate water facilities are available to serve the project.
LU-14.2 Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.	Sewer service will be provided by Otay Water District who has confirmed that adequate sewer facilities are available to serve the project.
LU-17.2 Compatibility of Schools with Adjoining Uses. 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/pick up locations, parking access, and security.	The proposed charter high school is located at a transition between commercial development fronting on a major thoroughfare and single-family homes located on the surrounding hillsides. Potential issues relating to conflicts with the adjoining commercial uses are addressed by placement of the school building in the central portion of the site and using the ball field as a buffer to the commercial uses. The school will be a closed campus that does not allow students to venture off campus during school hours. All students are required to wear school uniforms that distinguish students to faculty and adjacent business owners. The campus will be fully enclosed. Six-foot tall

	fencing will be integrated with the school buildings and surround the field and outdoor student activity areas to prevent non-students from accessing the property and prevent students from unauthorized departure. Drop-off/pick-up of students is accommodated on-site via a designated drop-off/pick-up area with established access lanes and adequate stacking space for vehicles. Access to the site is via Chase Avenue, a Mobility Element Road, and not through adjoining residential areas. Security will be provided by school personnel.
LU-17.3 Priority School Locations. Encourage school districts to locate schools within Village or Rural Village areas wherever possible and site and design them in a manner that provides the maximum opportunity for students to walk or bicycle to school.	The project site is not located in a Village or Rural Village area but is within a developed area near the intersection of two primary transportation thoroughfares. Project improvement will improve and enhance bicycle and pedestrian travel by the installation of sidewalks and bike lanes.
LU-17.4 Avoidance of Hazards. Assist school districts with locating school facilities away from fault zones, flood or dam inundation zones, and hazardous materials storage areas in conformance with State statutes.	There are no known fault zones, flood or dam inundation zones or hazardous materials storage areas in the vicinity of the project site.
COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.	The project will incorporate various measures to minimize dependence on imported water including the use of efficient irrigation systems, drought tolerant landscaping, low-flow plumbing fixtures, and demand-based shut-off sensors.
COS-4.2 Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.	The project will utilize efficient irrigation systems and use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.
COS-4.5 Recycled Water. Promote the use of recycled water and gray water systems where feasible.	There is currently no recycled water available to the project site. The use of gray water systems is not currently feasible for the proposed school use.
COS-5.2 Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.	The project is designed to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.
COS-7.1 Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.	The project site has been evaluated for the presence of archaeological resources and it has been determined that no important resources exist on the property.

COS-11.7 Underground Utilities. Require new development to place utilities underground and encourage “undergrounding” in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.	The project will underground all existing overhead utilities in accordance with the applicable regulations.
COS-13.1 Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.	All proposed lighting is designed to assure compliance with both the San Diego Light Pollution Code (§59.108-59.110) and the County Zoning Ordinance. The project would use the latest technology light sources to minimize light pollution. Lighting for the sports field will only be used periodically when school games or events are scheduled. No public use of the facilities is proposed. The building materials for the proposed school have been selected to minimize the potential impacts due to glare from highly reflective materials.
COS-14.3 Sustainable Development. Require design of residential subdivisions and nonresidential development through “green” and sustainable land development practices to conserve energy, water, open space, and natural resources.	The proposed development will be fully compliant with all California Green Building Code requirements and incorporate numerous sustainable planning and design features.
COS-15.1 Design and Construction of New Buildings. Require that new buildings be designed and constructed in accordance with “green building” programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.	The proposed building will be designed and constructed in accordance with “green building” programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.
COS-19.1 Sustainable Development Practices. Require land development, building design, landscaping, and operational practices that minimize water consumption.	The project will utilize efficient irrigation systems and use of native plant species and non-invasive drought tolerant/low water use plants in landscaping. The turf sports field will function as a bio-filtration feature of the stormwater management system. The proposed building will include all necessary infrastructures for the future installation of solar panels.
M-2.2 Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.	The proposed high school proposes two access points along the 841-foot frontage on Chase Avenue. The two driveways will allow for a designated entry and exit to provide a looped drop-off and pick-up route.
M-3.1 Public Road Rights-of-Way. Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network (see Mobility Element Network Appendix), Community	The project will dedicate and widen Chase Avenue along the entire frontage in conformance with the roadway designation of the Mobility Element and the Valle De Oro Community Plan.

Plans, or Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards and Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians.	
M-3.2 Traffic Impact Mitigation. Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian and bicycle facilities, and equestrian.	The project will be conditioned to mitigate all direct traffic impacts and contribute its fair share toward the financing of improvements to mitigate cumulative traffic impacts through payment of fees as required by the Transportation Impact Fee program.
M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.	All public roadways and private access drives within the project are designed to allow for ingress and egress of fire apparatus and emergency vehicles.
M-10.1 Parking Capacity. ■ Provide sufficient parking capacity for motor vehicles consistent with the project's location, use, and intensity Require new development to: ■ Provide parking facilities for motorcycles and bicycles ■ Provide staging areas for regional and community trails	Parking is provided in accordance with the requirements of section 6764 of the Zoning Ordinance. There are no designated trails or staging areas in the vicinity of the site.
M-10.7 Parking Area Design for Stormwater Runoff Bicycle, Pedestrian, and Trail Facilities. Require that parking areas be designed to reduce pollutant discharge and stormwater runoff through site design techniques such as permeable paving, landscaped infiltration areas, and unpaved but reinforced overflow parking areas that increase infiltration. Require parking areas located within or adjacent to preserve areas to also include native landscaping and shielded lighting.	The proposed parking area will use landscaped infiltration areas as a component of the stormwater management strategy.
S-6.4 Fire Protection Services for Development. Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).	The proposed project has been reviewed by the San Miguel Fire District and determined to meet the minimum travel time.
N-1.2 Noise Management Strategies. Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary: ■ Avoid placement of noise sensitive uses within noisy areas ■ Increase setbacks between noise generators	The Noise Study for the proposed high school has determined that the project will comply with all aspects of the County of San Diego Noise Ordinance.

and noise sensitive uses ■ Orient buildings such that the noise sensitive portions of a project are shielded from noise sources ■ Use sound-attenuating architectural design and building features ■ Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways)	
N-2.1 Development Impacts to Noise Sensitive Land Uses. Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.	The Noise Study has determined that all Noise Sensitive Land Uses will comply with the County of San Diego 70 dBA CNEL at the athletic field and based on additional set-backs and the proposed building orientation the site complies with the 65 dBA CNEL exterior noise standard for a school use without mitigation measures. To meet the 50 dBA CNEL interior noise standard at the proposed uses, an interior noise level reduction of minimum 20 dBA CNEL is needed for the proposed project. Therefore with the incorporation of dual pane windows and mechanical ventilation will achieve the necessary interior noise reductions to meet the County's 50 dBA CNEL standard.

2.2. Valle De Oro Community Plan Consistency

The Valle De Oro Community Plan is supplemental to the County General Plan and provides goals and policies to guide development of this community of San Diego County. An evaluation of the project consistency with applicable goals and policies of the Community Plan is provided in Table 3 below:

Table 4. Community Plan Consistency

Page 4: 2. Verify the existence of adequate public facilities prior to development approvals.	The affected service agencies (fire, water, sewer) have indicated that they are able to provide service to the project site and have provided signed Project Service Availability Letters to the project applicant.
Page 18: 2. Mature trees, shrubs, and significant land forms should be conserved in all public and private development projects.	The project site is relatively flat and does not support any unique natural features. No significant environmental resources have been identified.
Page 18: 5. Require the provision of adequate, appropriate, off-street parking for all types of vehicles in all new developments.	Parking is provided in accordance with the requirements of section 6764 of the Zoning Ordinance.
Page 18: 8. Require the under grounding of new and existing utility distribution facilities, including fiber-optic or cable lines, within the boundary or abutting street half-width right-of-way of any new	The project will underground all existing overhead utilities in accordance with the applicable regulations.

subdivision or development.	
Page 27: 5. Where practical, landscaping shall be provided within the right-of-way of major roads and prime arterials.	Street trees and landscaping is provided along the project frontage on Chase Avenue.
Page 27: 6. Require landscaping, including trees, along private property frontage of all Mobility Element roads wherever possible.	Street trees and landscaping is provided along the project frontage on Chase Avenue.
Page 35: 5. Encourage the use of reclaimed water for irrigation, recreation, and other purposes only where surface waters and ground waters will not be affected by the immediate or cumulative effects of contamination that may be present.	There is currently no recycled water available to the project site.
Page 36: 16. Require use of native species for landscaping where practical for public projects and private projects.	The project will utilize native plant species and non-invasive drought tolerant/low water use plants in landscaping.
Page 37: 22. Require development which is in harmony with existing topography and avoids extensive and severe grading.	The project includes 23,500 cubic yards of cut and fill (no import/export). Based on the information provided by the project engineer, the project will minimize extensive and severe grading by having the building foot print close to existing grade elevations, bleacher section incorporate into the slope, and the stormwater management facilities are located under the athletic field to further facilities reduced earthwork volumes
Page 37: 24. All outdoor lighting fixtures shall be shaded on top so that all light will shine downward.	All proposed outdoor light fixtures will be shaded on top.
SLOPE DEVELOPMENT Pages 38 through 41. Provide development in areas constrained by slope of or soil characteristics which offers site sensitive design to mitigate on-site impacts and protect community character.	Soils on the project site are Vista coarse sandy loam (VsD) and Placentia sandy loam (PfC). The average slope of the site is 10.7%. The erosion hazard for the soils is slight to moderate. There are no slope or soils characteristics that restrict development of the site.
Page 45: 2. Require site and building design which will maximize energy conservation.	The proposed development will be fully compliant with all California Green Building Code requirements and incorporate numerous sustainable planning and design features.
Page 48: 1. Require the strict enforcement of the County Noise Ordinance.	The Noise Study for the proposed high school has determined that the project will comply with all aspects of the County of San Diego Noise Ordinance.
Page 48: 2. Require site design and building design controls to minimize noise emissions from noise sources.	The Noise Study has determined that none of the proposed noise sources directly or cumulatively exceeds the property line standards at the shared commercial and residential property lines.

	Therefore, the proposed development related operational noise levels comply with the daytime and nighttime noise standards at the adjacent property lines.

2.3. Major Use Permit Findings

Pursuant to Section 7358 of The Zoning Ordinance, before any use permit may be granted, the following findings must be 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 proposes a Major Use Permit for the construction of a charter high school with capacity for 450 students. Improvements will include a 48,000 square foot, two-story building, 161 parking spaces, a designated location and route for student drop off and pick up, outdoor common areas and patios, and a sports field. Surrounding land uses consist of commercial development to the north and east and single-family homes to the south and west.

The adjacent commercial center to the immediate east of the project site is developed with 30,096 square feet of commercial uses on the 1.75-acre site. The existing buildings on the site include two two-story retail buildings that total 24,633 square feet. The remaining buildings are single story buildings totaling 5,463 square feet. The two-story retail buildings are approximately 28 to 30 feet in height and the single story buildings are approximately 18 to 20 feet in height.

Existing residential development located to the northwest, west and south of the site typically consist of single-family, detached homes on lots ranging from 0.5 acres to 2 acres. The majority of homes in the vicinity are two-story with some single-story and split-level homes. Most homes appear to be 16 to 25 feet in height.

Scale and Bulk:

The proposed high school would include approximately 48,000 square feet of building area in a single building located in the central portion of the site. The building includes two separate elements that surround an interior courtyard and are attached by a second floor walkway. The buildings are consistent with the height requirement of the

Zoning Ordinance with the primary building being 32-feet tall at the parapet. Architectural accent walls at the building corners and entry are 35-feet tall. Architectural renderings depicting the building show that the height and mass are appropriate when compared to the size of the site and adjacent development.

Grading of the project site has been designed to follow the natural contour of the land. The existing elevations along the northern boundary of the site along Chase Avenue range from 569 feet in the west to 524 feet in the east. The lower pad for the sports field will be 536feet; approximately nine feet above the pad level of the adjacent shopping center. The main pad for the school building and the parking area is approximately 562 feet; about 26 feet above the field level. Access to both the school building pad and the sports field pad are at grade with Chase Avenue.

The building is designed with an Early California / Mission architectural style consisting of finished concrete exterior in ~~three~~ two different colors with ~~faux stone~~decorative tile, heavy timber and ~~metal~~ tile roof accents. The building facades provide articulation and relief due to the use of various buildings materials and differing building elements which further reduces the bulk and of the building. The variation in color and finishes of the building materials serve to break up the mass of the building and visually divide the structure into separate components that reduce the scale and reduce the visual prominence of the building.

The architectural design incorporates materials, colors and textures that blend with the surrounding environment and cause the project to be visually integrated into the community in an unobtrusive manner. The proposed landscaping, outdoor spaces, and ball field further reduce the bulk of the building by providing screening and buffering.

The proposed building exceeds the minimum setback requirements. The increased setbacks place the building further from the viewer and diminish the visual prominence of the building. The building is proposed in the central portion of the site and is located 66 feet from the curb on Chase Avenue. The setback to the east from the adjacent commercial center is approximately 325 feet. Setbacks to the adjacent residential properties are approximately 139 feet to the west and 98 feet to the south. The added setback distances minimize the visual impact of the proposed school building from the neighboring residential and commercial uses and drivers on Jamacha Road and Chase Avenue and reduce the scale and bulk of the proposed school facility.

The use of perimeter landscaping consisting of proposed 24-inch box trees along the project property lines soften the transition between roadways and proposed structures and screen proposed structures from neighboring residences and drivers on the

adjacent roadways and would reduce the scale and bulk of the proposed school facility. Views of the parking areas from adjacent roadways and residences would be screened by proposed landscaping. The proposed trees will range from 15 feet to 30 feet tall at maturity, be drought tolerant and fast growing. The proposed landscaping is designed to fit within the character of the site and its surroundings and would serve to screen the project from adjacent roadways and neighboring residences.

The proposed school building is similar in scale to the adjacent two-story commercial buildings but larger than the adjacent single-family homes. Although the proposed school building is larger than the surrounding single-family residential structures in the immediate areas, the project would be compatible with the adjacent uses in terms of bulk and scale because of the siting of the structural elements on the site (setbacks), use of landscaping for screening, the use of varying architectural elements and materials, and articulation of building facades.

Coverage:

The project site consists of 8.83 acres. A proposed total of 48,000 square feet of building area would equate to coverage of approximately 12%. The adjacent commercial center to the immediate east of the project site is developed with 30,096 square feet of commercial uses on the 1.75-acre site. This equates to coverage of approximately 39%. The commercial center to the north of the site on Jamacha Road has a total of 27,530 square feet of commercial uses on the 2.64-acre property for a coverage of approximately 24%.

Residential parcels surrounding the proposed project contain single-family residences on lots ranging from 0.5 acre to 2 acres. These parcels are improved with one and two story single-family residences that range between 750 square feet to 3,200 square feet. Typical coverage for these residential lots ranges from 3 to 14%.

The proposed 48,000 square-foot school on the 8.83-acre parcel has 12% lot coverage. The proposed project is similar in coverage to the larger single-family homes in the surrounding area and is less than the coverage of the existing commercial development. When considering coverage characteristics of the surrounding single-family residential lots and commercial development, the coverage of the proposed school will be consistent with surrounding land uses.

Density:

The proposed project is a Major Use Permit for a charter high school which is not subject to density requirements.

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

The proposed project is for a charter high school that will serve a maximum of 450 students. Service availability letters have been received from the San Miguel Fire District and the Otay Water District for water and sewer service. All necessary services are available to the project site.

The project would rely upon sewer provided by the Otay Water District. The project site is located within the district boundaries but is not located in the existing sewer improvement district. Otay Water District will require that the project be annexed into the improvement district prior to providing service. There is an existing sewer line that crosses through the eastern portion of the project site.

The project will provide roadway improvements to Chase Avenue along the project frontage to bring that section of roadway into conformance with the County Circulation Element. The existing street will be widened to provide a second eastbound lane and will also provide a westbound left-turn lane into the project site. A bicycle lane will be included along the project frontage. A median will also be provided on Chase Avenue. The existing MTDB transit stop on Jamacha Road will be upgraded to comply with ADA access requirements. These improvements will ensure that adequate transportation services are available in the project vicinity.

The proposed charter high school will provide educational service to a maximum of 450 high school students. As a charter school, these services are provided at no cost to the students. The school was authorized by the San Diego County Board of Education in 2001, and is authorized to operate within the Grossmont Union High School District.

Based on the availability of existing services to the project site, the proposed project would not have an adverse impact on public facilities, services, or utilities.

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

The applicant proposes a Major Use Permit for a charter high school on an 8.83-acre site. Improvements will include a 48,000 square foot, two-story building, 161 parking spaces, a designated route for student drop off and pick up, outdoor common areas and patios, and a sports field. Surrounding land uses consist of commercial development to the north and east and single-family homes to the south and west.

Land uses surrounding the project site include existing commercial shopping centers to the immediate east and northeast and a commercial nursery and landscape materials yard to the north. Single-family homes are located to the northwest, west and south of the site. Valhalla High School is located approximately .75 miles to the east of the property on Hillsdale Road.

The proposed school building is similar in scale to the adjacent two-story commercial buildings but larger than the adjacent single-family homes. Although the proposed school building is larger than the surrounding single-family residential structures in the immediate areas, the project would be compatible with the adjacent uses in terms of bulk and scale because of the siting of the structural elements on the site (setbacks), use of landscaping for screening, the use of varying architectural elements and materials, and articulation of building facades.

The project would not have a harmful effect on traffic in the surrounding area. The proposed project is anticipated to generate a total of 585 new daily trips, including 117 (82 in, 35 out) morning peak-hour trips, 99 (33 in, 66 out) afternoon (school traffic) peak-hour trips, and 59 (23 in, 36 out) afternoon (commuter traffic) peak-hour trips. The Traffic Impact Analysis (TIA) prepared for the project concluded that implementation of the proposed roadway improvements would mitigate direct traffic impacts to surrounding roadways and intersections. The study also identified that the project would have cumulative impacts to various roadway segments and intersections and consequently will be paying the Traffic Impact Fee. The project will also dedicate right-of-way along the project's frontage on Chase Avenue, and improve that portion of Chase Avenue to Major Road standards with bike lanes and left turn lanes.

The project would not result in harmful noise impact to the surrounding uses. The Noise Impact Study concludes that none of the proposed noise sources directly or cumulatively exceeds the property line standards at the shared commercial and residential property lines. Therefore, the proposed development related operational noise levels comply with the daytime and nighttime noise standards at the adjacent property lines. The Major Use Permit decision will be conditioned accordingly to ensure that the project complies with Noise Ordinance requirements.

All proposed lighting for the project is designed to assure compliance with both the San Diego Light Pollution Code (§59.108-59.110) and the County Zoning Ordinance. The project would use the latest technology light sources to minimize light pollution. Lighting for the sports field will only be used periodically when school games or events are scheduled. No public use of the facilities is proposed. The building materials for the

proposed school have been selected to minimize the potential impacts due to glare from highly reflective materials.

When considering that visual, traffic, noise, lighting and glare impacts have been addressed during the discretionary review process through design considerations and conditions of approval, and that any impact or concerns have been adequately mitigated, it has been demonstrated that the proposed project will not have harmful effect upon desirable neighborhood character.

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

The Traffic Impact Analysis (TIA) has determined that the proposed project would generate a total of 585 new daily trips, including 117 (82 in, 35 out) morning peak-hour trips, 99 (33 in, 66 out) afternoon (school traffic) peak-hour trips, and 59 (23 in, 36 out) afternoon (commuter traffic) peak-hour trips.

Based on the County of San Diego criteria for determining traffic related impacts, the project would have a direct traffic related impact along Chase Avenue between the westernmost driveway and Jamacha Road. To mitigate this traffic direct impact, the project will widen Chase Avenue to provide a second eastbound lane and will provide sufficient space to accommodate a westbound left-turn lane onto the site. The roadway widening is consistent with Chase Avenue ultimate classification per the Valle de Oro Mobility Element, which states that Chase Avenue is classified as a 4.1B Major Road with Bike Lanes. Implementation of the proposed widening mitigates direct impacts to less than significant.

The project will also contribute to cumulative traffic impacts. As such, the project will participate in the Traffic Impact Fee (TIF) program that was adopted on April 20, 2005 (Ordinance No. 9712) by the County of San Diego Board of Supervisors. The TIF Program identifies transportation facilities needed to address cumulative impacts caused by future growth. TIF payments are divided into funds for the local Area, Regional, State Highway and Ramps and, if applicable, the Regional Transportation Congestion Improvement Program (RTCIP) to account for future transportation improvement projects. The Liberty Charter High School project is located within the Valle de Oro local fee area within the South region. Payment of TIF mitigates cumulative impacts to less than significant. Therefore, the project will not impact the capacity and physical character of the surrounding streets.

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

The project proposes a Major Use Permit for the construction of a charter high school with capacity for 450 students. Improvements will include a 48,000 square foot, two-story building, 161 parking spaces, a designated route for student drop off and pick up, outdoor common areas and patios, and a sports field. The site is currently vacant and is generally relatively flat, with a slope that is less than ten percent in gradient and would require approximately 23,500 cubic yards of grading. The grading is designed to follow the existing contour of the land. The grading will create one pad level for the school buildings and parking and a lower pad for the sports field. With the proposed improvements to Chase Avenue, ~~Surrounding~~ surrounding roads are adequate to serve the site. Access to the site is via Chase Avenue, a Mobility Element Road, and not through adjoining residential areas. Lands surrounding the project site are used for residential and commercial uses that include single family residences, retail uses, a landscape materials yard, and a nursery. Potential issues relating to conflicts with the adjoining commercial uses are addressed by placement of the school building in the central portion of the site and using the ball field as a buffer to the adjacent commercial uses. The school will be a closed campus that does not allow students to venture off campus during school hours. All students are required to wear school uniforms that distinguish students to faculty and adjacent business owners. The campus will be fully enclosed to prevent non-students from accessing the property and prevent students from unauthorized departure. Six-foot tall fencing will be integrated with the school buildings and surround the field and outdoor student activity areas to prevent non-students from accessing the property and prevent students from unauthorized departure. Drop-off/pick-up of students is accommodated on-site via a designated driveways drop-off/pick-up area with established access lanes and adequate stacking space for vehicles. The proposed project is similar in bulk, scale and coverage to the surrounding development. Therefore, the type and intensity of the proposed use would be harmonious with the surrounding area.

6. Any other relevant impact of the proposed use:

None identified.

(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 proposed project is subject to the Semi-Rural General Plan Regional Category, the Semi-Rural Residential (SR-0.5) General Plan Land Use Designation and the Valle De Oro

Community Plan. The SR-0.5 Land Use Designation is consistent with the RR (Rural Residential) zone that permits Senior High School activities as a Major Impact Service and Utility use type with the issuance of a Major Use Permit under Civic Use Type pursuant to the Zoning Ordinance 2185.b.

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

The project complies with the California Environmental Quality Act and State and County CEQA Guidelines because a Negative Declaration has been prepared for this project and is on file with Planning & Development Services as Environmental Review Number PDS2015-ER-15-14-010.

2.4. Crime Prevention Through Environmental Design (CPTED)

The San Diego Sheriff's Crime Prevention Unit aims to reduce crime in the communities that are served by the San Diego Sheriff's Department. Crime Prevention Specialists work as member of the County's patrol stations to develop and encourage the use of prevention and safety programs. Crime Prevention Through Environmental Design (CPTED) is utilized as a planning tool to help minimize and/or deter criminal activity in communities. CPTED consists of four complementary strategies including natural surveillance, access control, maintenance and territorial reinforcement (encouraging owners of private spaces to exercise control over their area by challenging intruders).

The County of San Diego Sheriff's Office has prepared a document titled *Commercial Security Handbook; Applying Crime Prevention Through Environmental Design Concepts.* The proposed project has been designed to incorporate many of the recommended features

Natural surveillance is the physical ability to see what's going on in and around the school. Features that have been incorporated into the design of the school to address natural surveillance include the installation of windows to increase visual exposure, use of open fencing instead of solid walls, and a design that minimizes areas that are hidden from view.

Access control is the ability to decide who gets in and out of the school. The proposed campus will be fully fenced and access controlled. The design requires that all visitors report to the administrative office located at the school entry.

Territoriality refers to measures that reinforce a message of ownership over the school. In addition to the school identification signs, additional signs will be provided that inform visitors that access is restricted, directing visitors to the office and providing additional information such as hours of operation and emergency contact information.

Maintenance further reinforces territoriality—any unkempt part of the campus sends a message that no one is particularly concerned about or possessive of that part of the school. The school will employ a maintenance staff to ensure that the school and grounds are properly maintained at all times.

3. Conclusions

To be inserted upon acceptance of analysis.