



GROSSMONT-MT. HELIX IMPROVEMENT ASSOCIATION

Preserving the Character of Our Community

September 16, 2020

San Diego County Planning Commission
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Via email to: Ann.Jimenez@sdcounty.ca.gov
denise.russell@sdcounty.ca.gov
eComment through county website

**Re: September 18, 2020 Planning Commission Meeting Agenda Item #1
Liberty Charter High School Major Use Permit; PDS2015-MUP-15-027;**

Dear Planning Commission Members:

Thank you for the opportunity to provide public input on Major Use Permit for the Liberty Charter High School. We understand that a new high school is proposed to be built on 7.7 acres at Chase Avenue just east of Jamacha Road. Liberty Charter High School would have 450 students and 33 faculty and staff members located in a 48,000-square-foot building with 22 classrooms, along with a gymnasium, sports field and 161 parking spaces.

The Grossmont-Mt. Helix Improvement Association is a nonprofit association that represents an area of more than 7,000 households and has 1,100 active members in the area where the Liberty Charter High School is proposed to be built. Our board has carefully reviewed the plans for the high school, and we ask that you deny the project. We are concerned about this project because it is not consistent with the vision and goals of the County General Plan, has not had an environmental impact report, and will have a harmful and dangerous effect on traffic in the area.

The General Plan for the property calls for Semi-Rural Residential, or one dwelling unit per 0.5 acres. The community impact of having no more than 15 houses on the 7.7-acre property is far less than a school that will house 450 students and 33 faculty and staff members. Of particular concern is the daily traffic that the school will generate on Chase Avenue, a two-lane road. The road has already been the site of numerous traffic accidents, and adding 585 new daily trips a day will dramatically increase congestion on the road – particularly during the peak morning and afternoon school drop-off and pick-up times.

When GMIA wrote to the Planning Department about this project in January, we urged that a full Environmental Impact Report be conducted to study the traffic issues. We reiterate those concerns now. The school's proposed widening of Chase Avenue and providing a westbound left-turn lane is not sufficient to mitigate the traffic issues that the school will cause.

Thank you for considering our comments to deny this project. Please contact me at kchedberg@cox.net or 619.994.6900 if you have any questions.

Respectfully,

Kathleen Hedberg, PE, MPH
President, Grossmont-Mt. Helix Improvement Association

cc via email: County Supervisor Dianne Jacob
dianne.jacob@sdcounty.ca.gov

Alyssa Burley, President, Valle de Oro Planning Group
alyssa@alyssaburley.com