



# County of San Diego

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Date: November 13, 2015

TO: Commissioner Bryan Woods, Chairman  
Commissioner Michael Beck, Vice Chairman  
Commissioner Michael Seiler  
Commissioner Peder Norby  
Commissioner Leon Brooks  
Commissioner Douglas Barnhart  
Commissioner David Pallinger

FROM: Mark Wardlaw, Director

## **REQUEST FOR PERMISSION TO FILE AN ADMINISTRATIVE APPEAL**

The purpose of the memorandum is to request the Planning Commission authorize two parties to file appeals of an administrative decision by the Director of Planning & Development Services (PDS) regarding a zoning determination.

On October 27, 2015, the County of San Diego entered into a Stipulated Administrative Enforcement Order (SAEO) with Covert Canyon, LLC authorizing an interim use for governmental military and law enforcement training at 19150 High Glen Road in Alpine. The SAEO included an administrative decision that the proposed use is allowed under the "Law Enforcement Services" use type described in Zoning Ordinance (ZO) Section 1346. The administrative decision by the Director regarding the determination of the "Law Enforcement Services" use type may be appealed pursuant to Section 7200 of the ZO (Administrative Appeal Procedure).

PDS issued a public notice of the decision to nearby property owners, interested parties and the Alpine Community Planning Group. PDS has received one appeal of the decision under ZO Section 7201 a.2. The appeal was received from Clark F. Williams, the adjacent property owner.

Two requests seeking permission to appeal have been submitted from persons not having an interest in real property located within 300 feet from the exterior boundaries of the property. ZO Section 7201 a.3 requires such persons receive permission from the Planning Commission to file an appeal under ZO section 7201.a.3. One of the requests is from Mr. Marco Gonzales, representing the Cleveland National Forest Foundation, Save Our Forest and Ranchlands, and the Coastal Environmental Rights Foundation. The other request is from Ms. Danielle Belliveau, on behalf of 15 Alpine residents.

This item is limited to whether such permission to appeal will be granted. If permission is granted, and the authorized parties file an appeal, there will be one joint appeal hearing together with the appeal already filed by Mr. Williams. The appeal(s) will be heard at a subsequent meeting of the Planning Commission. The Department recommends that the Planning Commission grant the two requests seeking permission to file an appeal, contingent on an appeal being received by Planning & Development Services no later than Monday, November 23 at 5:00 p.m.

If I can be of further assistance, please contact me or Clay Westling, Deputy Director, at 858-495-5082.

Respectfully,



MARK WARDLAW, Director  
Planning & Development Services

Attachments:

- Petition and Justification for Environmental Groups' Right to Appeal from Marco Gonzalez
- Letter and Request for Right to Appeal from Danielle Belliveau and Neighbors