

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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SANTA CRUZ, CA 95060-4508
VOICE (831) 427-4883 FAX (831) 427-4877



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Sandra Bean

Mailing Address: 1928 12th Street

City: Los Osos

Zip Code: 93402

Phone:

RECEIVED

OCT 19 2009

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

SECTION II. Decision Being Appealed

1. Name of local/port government: San Luis Obispo

2. Brief description of development being appealed:

Los Osos Wastewater Project-

I wish to request an amendment in CCC's approval on L.O. Wastewater project, to allow development to proceed upon construction of the project, subject to conditions equitable to legal rights to property owners meeting specific water use and availability criteria, acceptable to CCC and SLO County.

I wish to appeal segregation and unfair taxation for services that should be available equally to all members of the community of Los Osos, including those members of the community penalized by a moratorium for the past 20 years.

3. Development's location (street address, assessor's parcel no., cross street, etc.):

Los Osos Wastewater Project as approved by SLO County Board of Supervisors Sept. 29, 2009

4. Description of decision being appealed (check one.):

Approval; no special conditions

Approval with special conditions: CCC amendmet to approve Los Osos prohibition zone vacant land development upon Los Osos Wastewater's project completion subject to each individual project

Denial meeting retrofit credit or other water source solution in compliance with water shortage needs.

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A3-SLO-09-055

DATE FILED: October 19, 2009

DISTRICT: Central Coast

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5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other San Luis Obispo Board of Supervisors' approval of a segregated 218 vote

6. Date of local government's decision: _____

7. Local government's file number (if any): _____

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1)

(2)

(3)

(4)

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)**SECTION IV. Reasons Supporting This Appeal****PLEASE NOTE:**

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

San Luis Obispo County has a potential approval from the California Coastal Commission (CCC) for the construction of a wastewater system for the community of Los Osos. Within this approval, is a statement from CCC which does not allow vacant land owners within the prohibition zone in Los Osos to make use of wastewater services until such time as a solution to Los Osos Water Problems is reached.

I own Vacant Land within the 'prohibition zone' and during the past 30 years selling Real Estate as a Broker in this area, I have sold several unimproved properties under moratorium during the past twenty years.

As other members of FAIR, I feel that members of this community that have been denied the use of the land they have paid taxes on, should be able to apply with San Luis Obispo County to develop upon completion of the Los Osos Wastewater System, without the requirement of an additional 218 votes, PROVIDED each person that applies to build a home can show they have water retrofit credits or can provide another solution to water use which does not jeopardize the community's water supply for other members of the community.

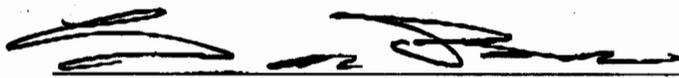
This SHOULD be considered to provide fair and unbiased opportunity to ALL members of the community of Los Osos, without prejudice or discrimination.

Lack of consideration of this alternative could be considered discrimination or prejudice against certain members of this community, and unfair practice against members of the community which have already been penalized due to no fault of their own.

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SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.



Signature of Appellant(s) or Authorized Agent

Date: 10/19/09

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby
authorize

_____ to act as my/our representative and to bind me/us in all matters concerning this appeal.

Signature of Appellant(s)

Date: _____