



Jim Orton
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

July 2, 2004

John Beccia
For SMART
PO Box 50
Santa Margarita, Ca 93453

SUBJECT: APPEAL OF TRACT 2686 -- Acceptance for Processing

Dear Mr. Beccia,

I have reviewed your appeal of the acceptance of Tract 2586 for processing. As we discussed prior to your filing the appeal, the decision to accept an application for processing is not an appealable action. Whether a project can or cannot be approved as being in conformance with the requirements of the general plan and ordinances, including the intent of the Planning Area Standards for Santa Margarita Ranch, will be decided through the public hearings on the project itself.

I have submitted a request to refund the appeal fees that were paid at the time of submittal of the appeal.

Please contact James Caruso at 781-5702, if you have further questions concerning this appeal.

Sincerely,

Patricia Beck

PATRICIA BECK
Assistant Director
Department of Planning and Building