

COLAB SAN LUIS OBISPO COUNTY
WEEK OF MAY 25-31, 2014

PROPERTY GRABS SIDELINED FOR NOW
(But Election Will Determine If They Are Brought Back)

NO SUPERVISORS MEETING MAY 27TH

APCD BUDGET MAY 29TH 9:00 AM

HOUSING ELEMENT STALLS
COMMISSION UNHAPPY
JAMMED BY DEADLINE

SPECIAL PLANNING COMMISSION MEETING
THURSDAY MAY 29TH 1:30 PM

San Luis Obispo County Board of Supervisors Meeting of Tuesday, May 20, 2014
(Completed)

Item 24 - Staff Request for Board to Authorize Taking of Private Property through Plan Amendments and Revised Zoning Ordinances. The AG Cluster Subdivision Ordinance is Singled Out for Special Attack. The Board, through a series of successive motions and votes, rejected directing the staff to prepare Land Use Plan amendments and zoning ordinance amendments that, if passed, would:

- ✓ Place severe caps on the number of building permits issued per year (below the current 2.3 % of existing dwelling units cap).
- ✓ Force extinguishment of legal lots that the County determines to be substandard.
- ✓ Force merger of lots where the County determines that the existing legal lots are too small.
- ✓ Force use of an expanded transfer of development credits program (TDC's).

- ✓ Impose new restrictions and mandate larger parcels for the subdivision of agricultural land.
- ✓ Make permanent the water restrictions contained in the Paso Robles Urgency Water Moratorium.

SLOCAT HELP VITAL: There were 25 speakers, of which 21 opposed the proposals, 4 were incomprehensible, and none in favor. The Board was quick to abandon the policy ship which they had set in motion back in March. (Staff had been directed by the Board to return with this item for further processing.) Speakers included representatives of agriculture, real estate, Home Builders of the Central Coast, Farm Bureau, Cattlemen, expert land use attorneys, COLAB, and spirited citizens. The independent and totally volunteer San Luis Obispo County Action Team (SLOCATS) had clearly studied the issue and provided impressive testimony about legal, contextual, and historical aspects of the problematic proposals. This type of testimony is vital because it goes beyond the specific industry and economic perspectives which are necessarily the forte of other groups. The overall effect clearly impressed the Board members, who probably figured that, given the lack of pre-noticing of the item and the turgid density of the write-up, no one would venture to object. The item only became available on the afternoon of Wednesday, May 14, 2014. As usual, there was no summary PowerPoint accompanying the item to help the public obtain comprehensive summary (even though there was a PowerPoint in existence). The SLOCATs' ability to organize and disseminate the information was vital to the informed and relevant commentary.

Almost by consensus, the Board determined it did not wish to consider checked Items 1, 3, and 4 above. Eventually Items 2 and 5 were also eliminated. Gibson was promoting both, while Arnold and Mecham were opposed from the get go. Hill clearly understood the problems, but didn't want to completely abandon his buddy Gibson and went into a meandering digression about the need to eliminate lawns and reuse treated sewer water.

Gibson attempted one last shot and pushed to adopt Item 6 from the list above (essentially making the Paso Basin 1:1 water offset requirement permanent and spreading it to all areas of the county with a water severity condition level of II or III. Again with Arnold leading, Mecham and Ray ended up opposed. In the end, Ray rhetorically stated that she wanted to reject all the proposals. How come she voted to have Caruso bring them back in the first place?

Ultimately, all the Board could bring itself to do was direct the staff to study the feasibility of developing a program to incent people to get rid of their lawns to save water.

The Failure of Public Policy: On May 7th 2013 (over a year ago), the Board had its first major discussion about the need to help people in the Paso Basin who were having well problems. As of today, nothing real has happened. So far as we know the County still lacks a map showing which wells are dry and which ones are likely to go dry. Also so far as we

know, there are no programs in place to help the people with dry wells, even though a list of potential assists was discussed at the May 7, 2013 meeting.

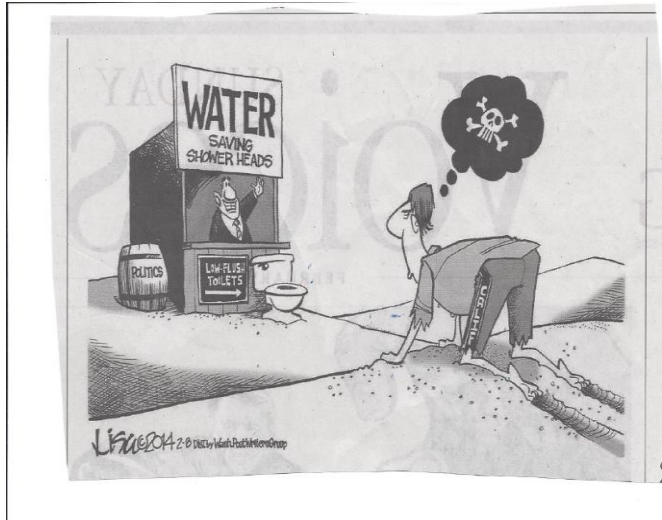
Instead we have a massive, costly, and illegal water and development moratorium, proposals and staff assignment to ramp up land use controls, a number of expensive consulting contracts, studies about how to compel people to restrict their water use, two major law suits (including one that could lead to adjudication), a divided community, and total frustration. There is not one bladder dam, not one facilitated neighborhood water sharing plan, not one discount contract for hauling and delivering water, not one plan to recharge surplus Naci water (note that the inter-tie and plans to ship Naci water to the Chorro valley are fully funded and well under way), no facilitated plan to help develop community wells in neighborhoods where there are dry well problems, and no interim recharge plan (say if El Nino comes, as forecast).

Incredibly, on May 20, 2014 the Supervisors were saying that they really need to suspend the developing of more regulations and do something about getting water. (Of course Gibson pooh-poohs most ideas for obtaining water, but that's understandable because he ideologically wants to undermine development here and kick the hell out of industrial civilization in general.)

A Disturbing Colloquy: Separately from the substantive discussion on this item, consider this disturbing and revealing behavior at the Board. Supervisor Arnold was questioning Planner III James Caruso about his report and recommendations. She was particularly interested in a phrase that seemed to mean that he was recommending that the principles of the Paso Basin moratorium be made permanent and be spread to the rest of the unincorporated County. For whatever reason, Caruso was having difficulty giving her a straight answer. (Strange, since he was scrivener of the item – did he not know what the meaning was of what he had written?) In any case, he lobbed the question to Deputy County Counsel McNulty, who in turn attempted to explain the sentence and ended up struggling. At that point Supervisor Ray butted in and said that she had the answer and proceeded to discourse. Eventually, Gibson butted in and reinforced her discourse. Meanwhile, Arnold was completely cut out of the conversation as if she were not in the room.

How rude and unprofessional! Arnold was questioning Caruso. If she had wanted to question McNulty she could have directed the question to him. We see this behavior over and over again from Gibson toward Arnold. Is Ray getting ready to pile on too?

Remember this when you vote.



No Board of Supervisors Meeting on Tuesday, May 27, 2014

There will be no Board of Supervisors meeting on Tuesday, May 27, 2014. The Board does not normally schedule meetings on a Tuesday that follows a Monday holiday. Monday May 26th is Memorial Day.

San Luis Obispo County Air Pollution Control District (APCD) Meeting of Wednesday, May 28, 2014 (Scheduled)

Item B-2: Proposed 2014-15 Annual Operating Budget. The proposed budget is on the agenda for introduction and discussion. The actual adoption will take place at subsequent meeting. It is a standstill budget and does not appear to contain any new policy initiatives. There are no proposed fee increases, and staffing remains at the current level (23.5 FTE).

The most significant feature is the decline in revenue, attributable to the closing of the Morro Bay power plant. Fee revenue from annual operating permits is budgeted to decrease from \$1.95 million to \$1.72 million due to the loss of permit revenues resulting from the closure of the Morro Bay Power Plant.

Protection Racket: Since the Morro Bay plant has been around for decades, one has to wonder what value added work was performed by the APCD staff each year to justify a \$230,000 dollar annual permit fee. Just what did APCD staff have to do each day to inspect and monitor the plant to use up \$230,000 per year? Obviously, the consumers pay for it in their electric bills. Joe Profaci would be envious. (**Giuseppe "Joe" Profaci** (October 2, 1897–June 7, 1962) was a [New York La Cosa Nostra](#) boss who was the founder of what is today known as the [Colombo crime family](#). Established in 1928, this was the last of the [Five Families](#) to be organized. He was the family's boss for over three decades. A number of Hollywood films have been partially based on Profaci's career.)



Collecting Protection Fees From a Small Business

The proposed budget is displayed below:

**AIR POLLUTION CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO
FY 2014-2015 PROPOSED BUDGET SUMMARY**

<u>EXPENDITURE/REVENUE CLASSIFICATION</u>	<u>BUDGET 2013-2014</u>	<u>ESTIMATED 2013-2014</u>	<u>DISTRICT REQUEST 2014-2015</u>
Salaries & Benefits	\$3,127,819	\$3,060,601	\$3,180,746
Services & Supplies	1,022,415	841,490	937,240
Other Charges	7,500	3,000	9,500
Fixed Assets	<u>164,119</u>	<u>140,656</u>	<u>12,000</u>
Subtotal	4,321,853	4,045,747	4,139,486
Contingencies	125,427	0	124,185
Reserve & Designations Increases	<u>95,750</u>	<u>95,750</u>	<u>0</u>
Total Expenditures	<u>4,543,030</u>	<u>4,141,497</u>	<u>4,263,671</u>
Revenues	3,787,145	3,900,488	3,560,626
Fund Balance	614,931	614,931	514,876
Cancelled Reserves	0	0	188,169
Encumbrance Reserve (prior year)	<u>140,954</u>	<u>140,954</u>	<u>0</u>
Total Financing Sources	<u>4,543,030</u>	<u>4,656,373</u>	<u>4,263,671</u>
Net District Cost	<u>\$ 0</u>	<u>\$(514,876)</u>	<u>\$ 0</u>

The program view of the same data is displayed below.

Service Program Summary						
Service Program	2013-2014 Budget		2014-2015 Proposed		Changes	
	Approp.	F.T.E.	Approp.	F.T.E.	Approp.	F.T.E.
Administration	\$ 659,473	2.75	\$ 621,384	2.75	\$ (38,089)	0.00
Compliance & Monitoring	1,409,988	7.70	1,292,542	7.70	(117,446)	0.00
Engineering	1,042,969	6.30	1,052,290	6.30	9,321	0.00
Planning & Outreach	1,209,423	6.75	1,173,270	6.75	(36,153)	0.00
Contingencies/Reserves	<u>221,177</u>		<u>124,185</u>		<u>(96,992)</u>	
Totals	<u>\$4,543,030</u>	23.50	<u>\$4,263,671</u>	23.50	<u>\$ (279,359)</u>	0.00

Planning Commission Meeting of Thursday, May 22, 2014 (Completed- Sort of)

Item 4 - 2014-19 Housing Element. The Commission spent almost four hours reviewing the proposed Housing Element. The time frames are too tight and the Commissioners objected vigorously, refused to endorse the staff recommendations, and continued the matter to a special Commission meeting on Thursday, May 29th at 1:30 PM. The document must be approved by the Board of Supervisors and filed with the State Department of Housing no later than June 30, 2014. The staff report contains the usual rhetoric about meetings with interested “stakeholders,” but the media, limited government advocates, general public, and others who are not considered “stakeholders” will have little or no time for a protracted education or discussion.

Staff Summary:

The Housing Element is one of the seven required elements of the San Luis Obispo County General Plan. Its purpose is to 1) facilitate the provision of needed housing for all income levels, and 2) meet the requirements of State law (Government Code Section 65583). Generally, all cities and counties must update their Housing Elements to be in compliance with State law every five years to address a planning period prescribed by the State. California Government Code Section 65588 requires the next Housing Element to be adopted by the Board of Supervisors by June 30, 2014. Failure to meet this deadline could make the County and local nonprofit organizations ineligible to apply for certain state grants and loans, such as the Infrastructure Bank and Infill Infrastructure Grant programs, until the Housing Element was adopted and certified by the State.

The Commissioners know that the current Element, which is ending, accomplished very little. They know that the Ten Year Plan to End Homelessness was simply propaganda and a failure. Commissioner Meyer indicated that he would vote against the current proposal outright.

Commissioner Campbell was unhappy because the Commissioners did not have a redlined version comparing the new proposal with the existing Element.

Clearly the Board of Supervisors majority and County staff have no operable strategic vision of how to deal with the housing situation and its relationship to jobs and economic development. The County's so-called "smart growth" strategy, which mandates forced stack-and-pack housing, is out of sync with the marketplace and citizen preferences for single family free-standing homes spread over large areas to facilitate privacy and maintenance of animals, gardens, inter-generational families, and a semi-rural lifestyle.

COLAB will present an analysis in its upcoming Newsletter. It is clear that notwithstanding all the hand wringing about affordable housing, the homeless, and work force housing, the County is not undertaking any substantial proactive effort to truly encourage the production of a large number of apartment units at various income levels, which are the key for entry level workforce professionals. In terms of various levels of affordable housing, the County is lowering its goals from the prior Housing elements. The staff report states that there are sufficient parcels zoned for 20 or more dwelling units per acre to meet the projections and State requirements.

Unincorporated County Share of Housing Needs 2014- 2019

Income Category	Number of New Units	Percent
Very Low	336	24.9
Low	211	15.7
Moderate	237	17.6
Above Moderate	563	41.8
Total	1,347	100

The section of the staff report on compliance with the California Environmental Quality Act (CEQA) tells the true story that the County does not expect to accomplish much in the affordable or workforce housing arenas. (See next page)



Banned House?

The Environmental Coordinator found that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA. An Addendum to the adopted Negative Declaration was prepared based on the following:

- No new zoning is being proposed or authorized that could increase development intensity beyond what is currently allowed with existing zoning. Therefore no new environmental impacts will result from this general plan amendment.
- No new programs are being proposed that could increase the extent or density of development. Therefore no new environmental impacts will result from this general plan amendment updating the current Housing Element.
- No change in impacts or new information – The proposed changes will not result in any new or increased impacts, nor is any new information available regarding the Housing Element's impacts.
- The implementation of specific programs that may involve development (such as future housing projects) will be subject to CEQA review and will be reviewed at the time of permit processing.

In essence: Blatant Public Policy Failure by the Current Board Majority

Memorial Day



American Cemetery Normandy (WW II)



American Cemetery Chateau Thierry, France (WW I)



Viet Nam Memorial



Gettysburg



Afghanistan

Come Up from the Fields Father

by Walt Whitman

*Come up from the fields father, here's a letter from our Pete,
And come to the front door mother, here's a letter from thy dear son.*

*Lo, 'tis autumn,
Lo, where the trees, deeper green, yellower and redder,
Cool and sweeten Ohio's villages with leaves fluttering in the moderate wind,
Where apples ripe in the orchards hang and grapes on the trellised vines,
(Smell you the smell of the grapes on the vines?
Smell you the buckwheat where the bees were lately buzzing?)*

*Above all, lo, the sky so calm, so transparent after the rain, and with wondrous clouds,
Below too, all calm, all vital and beautiful, and the farm prospers well.*

*Down in the fields all prospers well,
But now from the fields come father, come at the daughter's call,
And come to the entry mother, to the front door come right away.*

*Fast as she can she hurries, something ominous, her steps trembling,
She does not tarry to smooth her hair nor adjust her cap.*

*Open the envelope quickly,
O this is not our son's writing, yet his name is signed,
O a strange hand writes for our dear son, O stricken mother's soul!
All swims before her eyes, flashes with black, she catches the main words only,
Sentences broken, gunshot wound in the breast, cavalry skirmish, taken to hospital,
At present low, but will soon be better.*

*Ah now the single figure to me,
Amid all teeming and wealthy Ohio with all its cities and farms,
Sickly white in the face and dull in the head, very faint,
By the jamb of a door leans.*

*Grieve not so, dear mother (the just grown daughter speaks through her sobs,
The little sisters huddle around speechless and dismayed),
See, dearest mother, the letter says Pete will soon be better.*

*Alas poor boy, he will never be better (nor maybe needs to be better, that brave and simple soul),
While they stand at home at the door he is dead already,
The only son is dead.*

*But the mother needs to be better,
She with thin form presently dressed in black,*

*By day her meals untouched, then at night fitfully sleeping, often waking,
In the midnight waking, weeping, longing with one deep longing,
O that she might withdraw unnoticed, silent from life escape and withdraw,
To follow, to seek, to be with her dear dead son.*

Leaves of Grass, New York, 1867.