



COLAB SAN LUIS OBISPO

WEEK OF AUGUST 26 - SEPT. 1, 2018

THIS WEEK

NO BOS MEETING ON AUGUST 28, 2018

NO BOS MEETING ON SEPTEMBER 3, 2018
(LABOR DAY)

LAST WEEK

BOS KEEPS STRATEGIC HOUSING POLICY ON LIFE SUPPORT

**GIBSON & HILL STILL CLING TO IN LIEU HOUSING TAX EVEN IF OTHER
FUNDING IS MADE AVAILABLE + THEY WANT TO INCLUDE PRIVATE HOMES**

OTHER TACTICAL HOUSING ACTIONS:

**FEE REDUCTIONS FOR AFFORDABLE HOUSING
PERMITS APPROVED**

**STAFF DIRECTED TO EASE FARMWORKER
HOUSING & AMEND ORDINANCE**

**DITTO FOR ACCESSORY DWELLING UNIT
ORDINANCE EASING**

SLO COLAB IN DEPTH

SEE PAGE 14

A MURDER MYSTERY SOLVED...WHAT KILLED DIABLO???
Congressman Carbajal: Candles Please!

BY ANDY CALDWELL

**The Spiritual Awakening America Needs Isn't What You
Think It Is**

By DC McAllister

A Perfect Storm Threatens America's Survival

By Frank Hawkins

THIS WEEK'S HIGHLIGHTS

No Board of Supervisors Meeting on Tuesday, August 28, 2018 (Not Scheduled)

No Board of Supervisors Meeting on Tuesday, September 4, 2018 - Day after Holiday

LAST WEEK'S HIGHLIGHTS

Board of Supervisors Meeting of Tuesday, August 21, 2018 (Completed)

Item 28 - Public Facilities Fee Ordinance: Deferred Payment of Public Facility Fees. The Board approved the deferral and made it a permanent part of the ordinance, so it won't have to be re-approved each year. It also eliminated the 20% down payment.

The benefit of this deferral is that when the project is cleared by final inspection, it is closer to the point of generating revenue, which makes the financing more feasible. The process may especially benefit various categories of affordable projects.

Public facilities fees are levied on developments to provide future capital for parks, sheriff's facilities, fire facilities, administration buildings, and so forth. These can be hundreds of thousands or even millions of dollars, depending on the size of the project.

See the tables below for the substantial costs:

Public Facility Fees Effective July 13, 2009

FEE CODE		GOV'T	ADMIN	SHERIFF	PARK **	LIBRARY	FIRE *	TOTAL	TOTAL W/O FIRE
ZSFR SINGLE FAMILY RESIDENCE - Each									
	AVILA SFR	\$ 533	\$ 111	\$ 280	\$ 2,303	\$ 454	\$ 1,994	\$ 5,675	\$ 3,681
	COUNTY SFR	\$ 533	\$ 111	\$ 280	\$ 2,303	\$ 454	\$ 1,994	\$ 5,675	\$ 3,681
	CAYUCOS SFR	\$ 533	\$ 111	\$ 280	\$ 2,303	\$ 454	\$ 1,994	\$ 5,675	\$ 3,681
	CAMBRIA SFR	\$ 533	\$ 111	\$ 280	\$ 2,303	\$ 454	\$ 1,994	\$ 5,675	\$ 3,681
	SAN MIGUEL SFR	\$ 533	\$ 111	\$ 280	\$ 2,303	\$ 454	\$ 1,994	\$ 5,675	\$ 3,681
ZMFR MULTI-FAMILY RESIDENCE - Each									
	AVILA MFR	\$ 406	\$ 72	\$ 213	\$ 1,753	\$ 345	\$ 902	\$ 3,691	\$ 2,789
	COUNTY MFR	\$ 406	\$ 72	\$ 213	\$ 1,753	\$ 345	\$ 902	\$ 3,691	\$ 2,789
	CAYUCOS MFR	\$ 406	\$ 72	\$ 213	\$ 1,753	\$ 345	\$ 902	\$ 3,691	\$ 2,789
	CAMBRIA MFR	\$ 406	\$ 72	\$ 213	\$ 1,753	\$ 345	\$ 902	\$ 3,691	\$ 2,789
	SAN MIGUEL MFR	\$ 406	\$ 72	\$ 213	\$ 1,753	\$ 345	\$ 902	\$ 3,691	\$ 2,789
ZOFC OFFICE - Per 1000 Sq Ft									
	AVILA OFFICE	\$ 719	\$ 45	\$ 378		\$ 239	\$ 902	\$ 2,283	\$ 1,381
	COUNTY OFFICE	\$ 719	\$ 45	\$ 378		\$ 239	\$ 902	\$ 2,283	\$ 1,381
	CAYUCOS OFFICE	\$ 719	\$ 45	\$ 378		\$ 239	\$ 902	\$ 2,283	\$ 1,381
	CAMBRIA OFFICE	\$ 719	\$ 45	\$ 378		\$ 239	\$ 902	\$ 2,283	\$ 1,381
	SAN MIGUEL OFFICE	\$ 719	\$ 45	\$ 378		\$ 239	\$ 902	\$ 2,283	\$ 1,381
ZRTL RETAIL - Per 1000 Sq Ft									
	AVILA RETAIL	\$ 432	\$ 34	\$ 226		\$ 143	\$ 902	\$ 1,737	\$ 835
	COUNTY RETAIL	\$ 432	\$ 34	\$ 226		\$ 143	\$ 902	\$ 1,737	\$ 835
	CAYUCOS RETAIL	\$ 432	\$ 34	\$ 226		\$ 143	\$ 902	\$ 1,737	\$ 835
	CAMBRIA RETAIL	\$ 432	\$ 34	\$ 226		\$ 143	\$ 902	\$ 1,737	\$ 835
	SAN MIGUEL RETAIL	\$ 432	\$ 34	\$ 226		\$ 143	\$ 902	\$ 1,737	\$ 835

Item 29 - Title 29 Fees & Nexus Study: Housing in Lieu Tax Posing as a Fee.

The Board, in a positive move, directed staff to examine alternatives to this tax posing as a fee. Unfortunately it also directed staff to examine alternative formulae for the existing in lieu fees. Arnold and Compton both stated that they were opposed to the so-called fee but would go along with examining alternatives.

The staff will examine alternative funding sources to the in lieu fee, such as marijuana revenue, a sales tax measure, dedicating a portion of the regular budget, dedicating a portion of the hotel tax, and any others they can think of, and then report back – perhaps in October or December.

Background: The so-called housing in lieu “fee” is in actuality a tax on new development. The State passed enabling legislation that allows cities and counties to require that developers provide a specified number of “affordable” homes within their proposed projects as a condition of approval. Often including these homes is physically, financially, and marketing-wise impossible.

As an alternative, the law allows builders to place a specified amount (in actuality a ransom) of funds in an affordable housing account “in lieu” of actually building the homes. San Luis Obispo County adopted the program just as the recession hit, and in recognition of the severely depressed housing market and limited commercial development, the County determined to phase the tax in over 5 years. Each year the Board has had to consider if it would raise the tax from the year-1 level to the year-2 level and has demurred because new construction of housing has remained weak.

The bottom line is that over the decades the process of developing residential and commercial property has become so overregulated and expensive that developers cannot afford to produce affordable housing and prefer to develop larger, more expensive units. In turn, the State Legislature made things worse by enabling cities and counties to require that developers include a stipulated number of affordable units in their projects or pay an “in lieu fee,” which is really a tax on development. The dollars generated from the “in lieu fee” are accumulated and then given to non-profit housing developers to help finance their affordable projects. This is really a government blackmail program to force homebuilders to charge more for their market units to bail out the politicians’ failed public policy.

Homebuilders are required to provide one affordable unit for each five market units or pay a “fee” (tax) into the affordable housing fund in lieu of actually building the unit. The amount of the fee is based on a complex black box study called a nexus study, which analyzes economic and market factors to come up with the base per sq. ft. costs. This data is then manipulated into a standard “fee” (tax) based on the size of the market houses (unsubsidized houses). It is then applied to each market house (per unit fee).

Item 30 - A request to 1) receive and file an update on the County Housing Initiatives Package; 2) provide staff direction as necessary on the proposed Constraints and Opportunities Analysis for Residential Development, Accessory Dwelling Unit Ordinance, and Farmworker Housing Ordinance; and 3) consider a resolution authorizing the Director of the Department of Planning and Building to waive permit processing fees for affordable housing projects. This was the main event of the day. Per prior Board direction, the staff conducted an analysis of those areas in the unincorporated County which could possibly be rezoned for expanded residential development. Staff then basically recanted its analysis by listing a variety of barriers that would render any development impossible. The most significant barriers listed included:

The Largest Barriers are (No Surprises Here):

1. The County's Strategic Growth Principles.
2. Lack of water expansion, production, and acquisition plans.
3. Components of the General Plan and zoning ordinances which prohibit expanding or creating new urbanized areas.
4. Lack of road infrastructure to support increased traffic attributable to the new homes.

A Side Note: In regard to issue 4, Supervisor Hill chastised COLAB from the dais for presumably supporting State Proposition 6, which would repeal the SB1 fuel taxes imposed last year by the Legislature. In fact the COLAB Board has not taken a position on Proposition 6, and it will be one of the subjects of the October COLAB Fall Forum, when members and friends can receive information and discuss potential positions.

In any case the staff and Supervisor Gibson seem to treat these barriers as immutable laws of the universe rather than artificial constructs of failed public policy.

Shockingly, the staff recommended that the report be received and filed. The stakeholders group, which worked on the report for over a year, was shocked and dismayed. They objected vociferously. Eventually the Board directed the CEO to examine the matter and report back with feasibility for continuing the project. The entire issue is still at risk, and the various stakeholders and the public including the under housed, the real estate industry (which has been largely absent thus far), labor, business, agriculture, and all the others should press the matter.

The fundamental issue contained in this item was, and is still, how the Board of Supervisors (for the County unincorporated area) and the various cities can develop and then implement a strategy to accommodate the projected County need for 18,000 new housing units between now and 2045. Simultaneously, the strategy must deal with the scarcity of existing housing, which is driving both purchase prices and rental costs relentlessly upward. These are challenging tasks

because each of the 7 cities has its own land use authority. The County has land use authority in the unincorporated areas.

It turned out that a coalition of groups, including the Home Builders of the Central Coast, the Economic Vitality Corporation, the SLO Chamber of Commerce, various not-for-profit housing development corporations, and others want this to become a formal priority project.

The Project: Set up a formal and dedicated project team in the CEO's office (pulling existing high talent staff from the required disciplines – water, law, land use, engineering, environmental protection, etc.). Structure it with a proper project charter and resource commitments from the existing departments and budget. Its overall mission would be to figure out how to overcome the constraints, the related costs, and the methods of funding them, including private sector investment. The only new cost would be to assist it with a real estate consulting firm that is experienced in large development programs in constrained environments to help with the big picture alternatives, experience, and analysis.

The project design would involve public stakeholders, cities, utilities, neighborhood advisory committees, civic associations, and so forth. This enriching input could be built into the project design and schedule.

More land needs to be zoned for housing in both the state and San Luis Obispo County. The State contains 163,696 sq. miles of land of which only 6% is developed. San Luis Obispo County (including the cities) contains 3,299 square miles of land. It is estimated that about 4% may be developed. One-half percent more zoned for housing would yield 16.5 sq. miles or 11, 833 sq. acres. At 4 homes per acre, much less - only 4500 acres would be needed for the 18,000 new homes projected over the 25-year planning horizon.

Some new homes will of course be in denser apartment complexes, town homes, and clusters. It seems impossible that the County cannot figure a way to zone in and provide 4500 additional acres with water and other municipal services, especially since many of the new homes will be in cities. The staff reports that it could find only 8 areas that might be rezoned for homes, but that there are many constraints and the whole study is too general and will require extensive work and time to solidify.

Recommended Areas for Consideration: The staff report indicated that certain areas are more generally favorable:

The Constraints and Opportunities Mapping project identified the following most suitable areas based on available data and consultation with SLOCOG and the Stakeholder Group. It is important to note that while these areas were identified as suitable for residential development, the analysis performed to reach that conclusion was at a high-level and it is possible that upon more detailed analysis additional constraints may be identified. Nonetheless, the results below

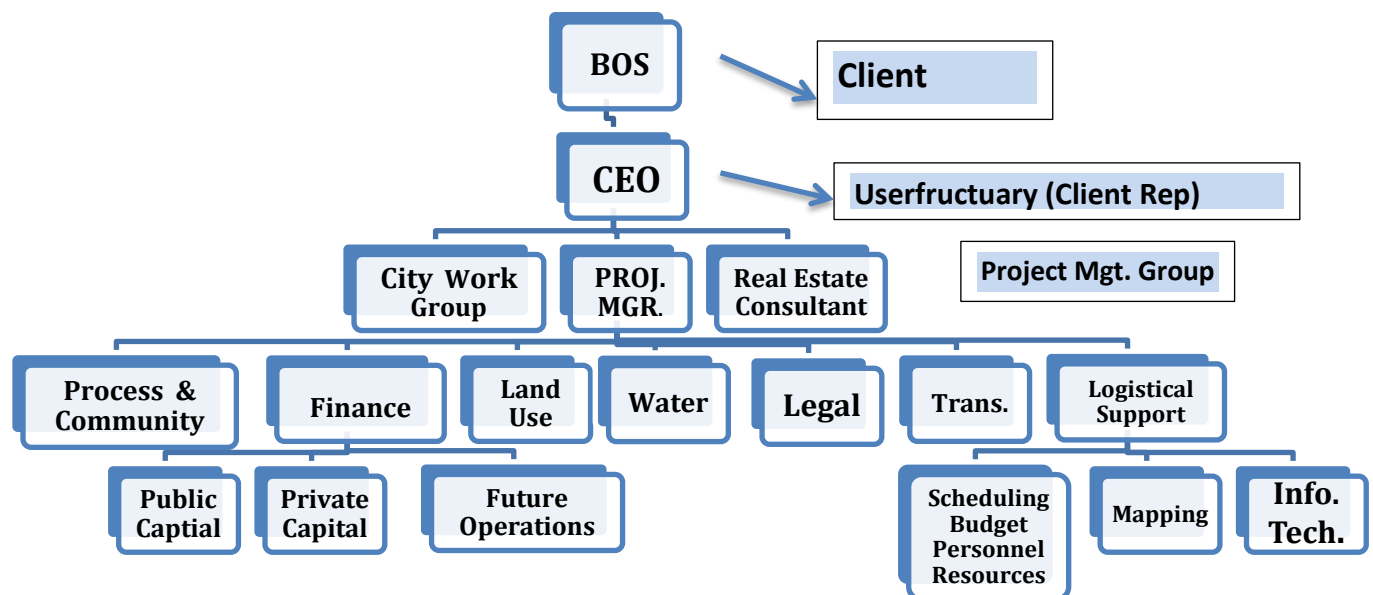
help to narrow the focus of where the county ought to consider exploring development potential further.

1. West Templeton – west of the current Templeton Urban Reserve Line (URL).
2. South Atascadero – between Atascadero and Santa Margarita east of Highway 101.
3. Pozo Road Area – along Pozo Road south of Santa Margarita.
4. Los Osos Valley Road Area – the southern Los Osos valley near City of San Luis Obispo.
5. South San Luis Obispo – south of Buckley Road between Highway 101 and Highway 227.
6. Edna Valley Area – southeast of the San Luis Obispo city limits.
7. South Arroyo Grande / North Nipomo – between Los Berros and Nipomo on the west side of Highway 101.
8. Southeast Nipomo – on the east side of Highway 101.

Refocused Project: Insofar as refocusing the project, COLAB recommends something like the structure below:

SIMPLIFIED FUNCTIONAL PROJECT STRUCTURE (SAMPLE)

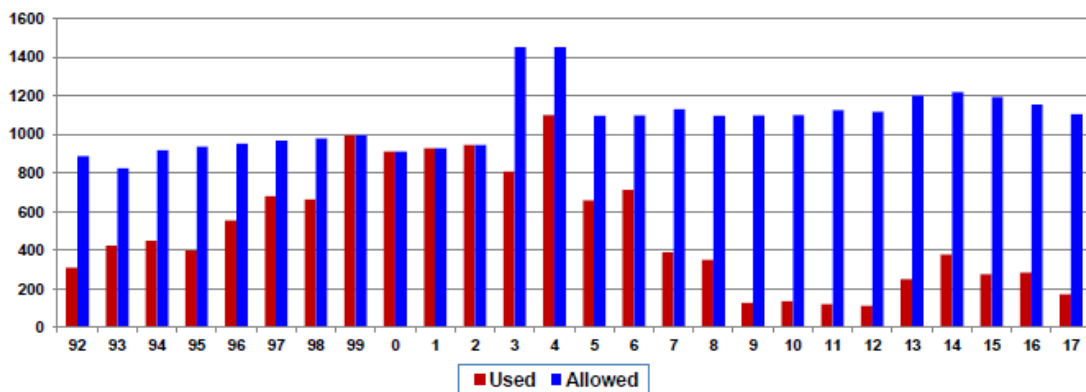
**Would Ultimately Be Much More Detailed and Populated with Real People.
EACH BOX WOULD HAVE ITS OWN SUB-DETAIL AND SCHEDULE**



Two Red Herrings: Infill and the Housing Element: As noted above, the staff recommended that the study which they had just completed be received and filed. The staff stated that it would be a good future resource for use when staff prepares the next update of the State required Housing Element (a plan which shows if there are adequate sites available in a jurisdiction for low and moderate housing). Shelving the project at this point would be death and would scuttle the Board's original intent.

The problem is that the Housing Element doesn't actually generate any houses. It is not proactive. All one need do is review the actual production of homes in the unincorporated area for the past ten years per the chart below. Very few homes have been built at all on existing or newly permitted lots.

Allocation Use 1991 to 2017



Similarly, the FY 2017-18 was not off to a roaring start after the first 3 Quarters per the table below:

Table 1
Residential Activity - Fiscal Year 17-18 as of March 30, 2018

	Dwelling Units		
	Allowed	Used	Percentage
County Wide - Residential Single Family	639	78	12 %
County Wide - Residential Multi Family *	339	71	21 %
Nipomo Mesa Area - Residential Single Family	84	24	29 %
Nipomo Mesa Area - Residential Multi Family *	45	0	0 %
Total	1107	173	16 %

* includes residential unit ownership projects and cluster subdivisions within urban reserve and village reserve lines.

Supervisor Gibson keeps talking about infill. The 3 tables below present the County's analysis of existing lots for various categories of housing. These in fact come from the current Housing Element Plan. They total 2,158 potential dwelling units, or what the County terms "potential" development. One might ask why more houses haven't been built on these lots. It turns out that many are in Nipomo where there are severe water restrictions, Cambria where there is total ban because of water restrictions, and Los Osos where there is a total ban because of water restrictions. The ban also pertains to Los Osos because of the decades long issue over septic waste and the ultimate construction of the sewage treatment plant. It is not known if the sewer related ban has been lifted, and if not, why not?

SITES ANALYSIS						CHAPTER 3	
Table 3.6: Underutilized Parcels for Potential Very Low and Low Income Households							
Assessor Parcel Number	Community	Existing Use	General Plan Designation and Zoning*	Acres	Density (units/ac)	Maximum Potential Units Per General Plan	Realistic Potential Units (18 units/ac)
074-223-006	Los Osos	Multi-Family	RMF	1.18	26	31	17**
074-223-008	Los Osos	Single Family	RMF	1.06	26	28	6
074-223-009	Los Osos	Single Family	RMF	1.08	26	28	19
074-263-039	Los Osos	Multi-Family	RMF	1.03	26	27	15**
074-293-003	Los Osos	Single Family	RMF	1.28	26	33	23
Multiple***	San Miguel	Single Family	RMF	4.60	20	92	83
021-241-018	San Miguel	Senior Center	RMF	0.41	20	8	7
021-241-001	San Miguel	Single Family and Mobile Home Park	RMF	8.04	20	160	50
021-302-006	San Miguel	Single Family	RMF	0.33	26	9	3
021-241-028	San Miguel	Single Family	RMF	2.33	26	61	20
041-011-009	Templeton	Single Family	RMF	2.00	26	52	28
090-384-001	Nipomo	Single Family	RMF	0.50	20	10	9
092-142-014	Nipomo	Single Family	RMF	0.91	20	18	6
092-142-018	Nipomo	Multi-Family	RMF	1.25	20	25	7
092-142-033	Nipomo	Multi-Family	RMF	1.16	20	23	17****
						Total	310
<p>* The General Plan Designation and the zoning are the same for the County.</p> <p>** Due to condition of existing structures it is assumed these sites will be completely redeveloped. Only the increase in units is included this column.</p> <p>*** APNs: 021-241-020, 030, 031, 032 and 021-401-004, 011, 016, 017, 018</p> <p>**** Approved tentative map for the number of units indicated. Because there are no active building permit applications, this parcel is still considered underutilized.</p> <p>Full development potential is assumed for Los Osos parcels 074-223-009 and 074-293-003, all San Miguel parcels (listed as "multiple"), and Templeton parcel 021-302-006. The Los Osos sites and most of the San Miguel sites (021-401-011) have older single family residences and accessory structures built on a small portion of the site. Partial development potential is assumed for</p>							
						Housing Element	3-9

Table 3.7: Vacant Parcels for Moderate Income Households

Assessor Parcel Number	Community	General Plan Designation and Zoning*	Acres	Density (units/ac)	Maximum Potential Units Per General Plan	Realistic Potential Units
092-579-003	Nipomo	RMF	7.0	15	70	70
092-579-003	Nipomo	CR	1.2	10	12	12
092-577-006	Nipomo	RMF	0.9	10	9	9
092-142-034	Nipomo	RMF	1.2	15	18	18
092-578-004	Nipomo	RMF	2.0	15	30	30
092-578-005	Nipomo	RMF	2.1	10	21	21
092-578-005	Nipomo	RMF	1.7	15	15	26
092-141-035	Nipomo	RMF	1.6	10	16	16
092-141-037	Nipomo	RMF	1.7	10	17	17
092-577-002	Nipomo	RMF	1.8	10	18	18
092-577-006	Nipomo	RMF	0.9	10	9	9
092-577-003	Nipomo	OP/RMF	1.3	10	13	13
092-577-011 PTN	Nipomo	RMF	2.0	15	30	30
024-191-062	Cambria	RMF	0.7	15	11	9
024-191-063	Cambria	RMF	0.8	15	12	10
013-151-034	Cambria	RMF	6.6	15	99	33
023-441-008	Cambria	RMF	1.1	15	17	8
013-151-043	Cambria	RMF	2.3	15	35	30
013-151-021	Cambria	RMF	2.4	15	36	36
013-151-023	Cambria	RMF	1.8	15	27	27
062-085-004	Oceano	RMF	0.3	15	5	5
062-082-017	Oceano	RMF	0.2	15	3	3
074-293-010	Los Osos	RMF	1.7	10	17	17
074-293-016	Los Osos	RMF	1.2	10	12	12
074-229-004	Los Osos	RMF	8.6	10	86	86
074-229-026	Los Osos	RMF	2.5	10	25	25
074-229-024	Los Osos	RMF	11.8	10	118	118
					Total	708

* The General Plan Designation and the zoning are the same for the County.

Note: 1. Los Osos is subject to a State imposed sewer moratorium, but a community sewer project is expected for completion in 2016.

Table 3.8: Vacant Parcels for Above Moderate Households

APN	Community	General Plan Designation	Acres
021-241-021	San Miguel	RSF	3.9
021-361-003	San Miguel	RSF	37
021-355-001	San Miguel	RSF	11.8
021-241-015	San Miguel	RSF	11.8
040-289-028	Templeton	RSF	7.5
041-181-017	Templeton	RSF	1.0
041-181-021	Templeton	RSF	0.5
040-289-012	Templeton	RSF	1.4
041-031-006	Templeton	RSF	1.5
041-031-013	Templeton	RSF	2.1
040-292-033	Templeton	RSF	3.0
017-311-006	Shandon	RSF	3.0
017-311-005	Shandon	RSF	2.9
017-192-053	Shandon	RSF	16.4
017-164-012	Shandon	RSF	5.0
092-570-044	Nipomo	RSF	1.3
092-572-013	Nipomo	RSF	3.4
092-572-014	Nipomo	RSF	5.0
092-572-053	Nipomo	RSF	3.0
074-431-001	Los Osos	RSF	7.8
074-431-017	Los Osos	RSF	1.8
074-026-007	Los Osos	RSF	1.7
074-026-008	Los Osos	RSF	2.3
074-026-009	Los Osos	RSF	3.0
074-026-010	Los Osos	RSF	2.7
074-052-049*	Los Osos	RSF	5.6
074-052-032*	Los Osos	RSF	0.7
074-052-033*	Los Osos	RSF	2.0
074-052-025*	Los Osos	RSF	1.3
074-052-024*	Los Osos	RSF	1.2
074-052-036*	Los Osos	RSF	4.7
062-069-009	Oceano	RSF	1.1
062-321-040	Oceano	RSF	2.7
075-032-014	Oceano	RSF	2.9
Total			163 acres of RSF 1,140 potential housing units

*Housing unit estimate adjusted for minimum parcel size of 10,000 square feet per planning area standard.

In looking at the tables above, it's pretty clear that the County has snookered the State Department of Housing and Community development by showing all these potential sites. The fact is that in addition to the areas where there are bans on new development, the cost of processing permits and paying high exaction fees for small, scattered projects is not financially

feasible. How do you build a 250-unit family oriented garden apartment project under such barriers? It's a myth.

A policy driven management project that creates a firm, practical strategy and implementable plan for removing the barriers needs to be made a top priority and driven forward relentlessly.

Other Related Actions:

On a positive note during this same meeting, the Board approved some practical steps that could make it easier to add accessory dwelling units, add more farm worker housing, and waive permit fees for affordable housing projects..

Positive actions which the Board advanced included:

1. Fee Reductions for Affordable Housing

Reduce, waive, and defer fees

Current Status:

- *Prepared resolution authorizing Director to waive permit process fees for affordable housing*

Action Item:

- *Consider resolution for adoption*

They items below were approved conceptually. The staff will have to prepare a Land Use Plan and ordinance revisions. The process is expected to extend well into 2019. Further delay may occur on some items if it is determined that they require a full environmental impact report (EIR) under CEQA.

2. Farmworker Housing Ordinance

Draft Ordinance Framework

- Reduce minimum lot size*
- Expand distance to agriculture for qualifying density*
- Combine farmworker housing and group quarters into Agricultural Worker Housing section*
- Allow up to 12 units / 36 beds (from 4 units / 20 beds) with plot plan*
- Develop stock plans for group quarters*

Action Item:

- *Confirm scope of ordinance framework*

3. Accessory Dwelling Unit Ordinance

Draft Ordinance Framework

- Eliminate ADU exclusion areas*
- Allow on parcels with certain non-conformities*

- c. Reduce minimum parcel size
- d. Expand land use categories where allowable
- e. Allow larger ADUs on parcels less than 2 ac.
- f. Increase allowable separation from primary
- g. Prohibit use of new ADUs as short-term rentals
- h. Develop stock plans for ADUs

4. Accessory Dwelling Unit Ordinance Additions

Options to support tiny homes:

- Allow on wheels (with restrictions)
- Offer density bonus for subdivisions
- Reduce planning requirements for tiny ADUs

The Board questioned why limit this to tiny homes. They also considered manufactured homes and RV/Trailer homes/Campers. Certainly we see private sector RV parks all over the place. Could the County contract with experts to set these up?



Why can't these be developed for the homeless living in campers and vans (Doesn't need a pool or a club house)? Non-profits could run them and provide assistance to the people.

Planning Commission Meeting of Thursday, August 23, 2018 (Completed)

There were no large policy items on this agenda. Several smaller subdivision proposals were up for consideration.

The Ralph Goehring Templeton Tennis Ranch proposed to modify its previously approved Vesting Tentative Tract Map and Conditional Use Permit to include the following: The addition of 58 Temporary Events per year with up to 150 guests; Multiple Temporary Events may occur on a single day; Construction of a 4,320 sq. ft. multi-purpose building for indoor temporary

events; and no outdoor amplified music is authorized. The existing uses include a 10,086 sq. ft. tennis club with 5 tennis courts, 1 paddle court, café, fitness/sauna rooms, offices and storage.

The item was previewed and continued. The residents at the end of the street are not happy and objected to traffic, lack of parking, 58 events, potential drunk driving, and related issues.

COLAB IN DEPTH

IN FIGHTING THE TROUBLESOME, LOCAL DAY-TO-DAY ASSAULTS ON OUR FREEDOM AND PROPERTY, IT IS ALSO IMPORTANT TO KEEP IN MIND THE LARGER UNDERLYING IDEOLOGICAL, POLITICAL, AND ECONOMIC CAUSES AND FORCES

A MURDER MYSTERY SOLVED...WHAT KILLED DIABLO???

Congressman Carbajal: Candles Please!

BY ANDY CALDWELL

Wow! I just got an official, taxpayer paid for, mailer from Congressman Salud Carbajal! I am feeling pretty important. The message must be urgent if he is sending it to everybody in the district, right? As it turns out, Congressman Carbajal is simply running for reelection while he is, several years too late, pretending to run to the rescue of the Central Coast economy.

Congressman Carbajal would have us believe, if we take this franking campaign flyer on face value that he is going to soften the blow of the one billion dollar annual loss to our local economy by way of the closure of Diablo Canyon Nuclear Power Plant. Not to mention the loss of 10% of our electricity supply. Make that the cumulative loss of 20% of our power supply, since we already lost our only other nuke plant, San Onofre.

So, what is Salud Carbajal proposing to do? Create a federal tax credit program to spur investment in renewable energy! Gee, that is exactly what we need! Another tax break on top of innumerable tax breaks, mandates, and subsidies galore! Talk about insult to injury! This means we will have to pay Arizona even more money to take even more excess solar power off our hands!

The biggest hit to our economy from the closure of Diablo will be wages and property taxes. Diablo pays out a quarter of a billion in payroll and some \$20 million in property taxes. Except during the construction phase, solar and wind have virtually no payroll! What is worse? Industrial-scale solar is exempt from having to pay property taxes, which negatively affects local government, including schools.

The most insulting line is this campaign piece? Congressman Carbajal states, “With PG and E’s decision to decommission Diablo...I am taking a proactive approach to offset the loss of jobs”. Ha! This wasn’t PG and E’s free-will “decision”. Honestly, the two reasons PG and E is closing Diablo have nothing to do with seismic risk, but rather legislative overkill and the effect of capricious pecuniary machinations.

The first was the impending multi-billion dollar requirement that PG and E cool the water they use in the plant before returning the same to the ocean at ambient temperature. The second was this scheme called Community Choice Energy that would have made Diablo a billion dollar white elephant whereby green-preening, virtue-signaling communities like Santa Barbara could refuse to purchase the energy generated by Diablo.

When he was a county supervisor, Salud Carbajal didn’t lift a finger to ensure that PG and E would continue operating. But, why, if Carbajal is as concerned about climate change as he pretends to be? After all, nuclear power is the most reliable and productive source of greenhouse gas free energy known to man.

Truthfully, if Salud Carbajal genuinely cared about our economy, he would introduce a resolution urging the State of California to rescind the once-through cooling requirement and abolish Community Choice Energy programs, while urging Diablo Canyon to keep the lights on! Either that, or next time, mail us a candle!

Andy Caldwell is the executive director of COLAB and the host of The Andy Caldwell Show weekdays from 3-5 pm on News Press Radio AM1290 and AM1440 KUHL. This article first appeared in the Santa Barbara News Press of August 15, 2018.

The Spiritual Awakening America Needs Isn't What You Think It Is

By DC McAllister

One of the most common questions we hear in response to the decline of our culture and to the conflict that has ensued from that erosion is “How can Americans change?” “How do we avoid the ‘veritable civil war’ that might be coming to our country?”

In a recent [article at National Review](#), Victor Davis Hanson gives several answers to these questions: we need to fix immigration issues, reform the university, grow the economy, deal with reactionary racialism, and experience a religious and spiritual awakening. I believe this last point takes priority because it lays the philosophical foundation for all the others.

Typically, when spiritually minded people—particularly those who hold to the Judeo-Christian worldview—discuss religious revival, they focus on the need to revive principles and values

having to do with morality, objective truth, and divine authority. Religious and rational elements, not spirituality, are emphasized.

While religion and spirituality should always go together, sometimes we mistakenly separate them. Religion becomes a cold set of rules and other-imposed conformity. Spirituality becomes unhinged from reality. When divided, each creates some of the very problems we are trying to fix—loss of individualism and rampant subjectivism. So it is important to understand both.

I believe most of us understand the nature of religion, principles of morality, and reason, but I don't think many of us grasp the depth and breadth of spirituality and why it is fundamental to pulling our society back from the brink of destruction and embarking on the many practical solutions we need to right the ship.

A lot of Americans believe in the spiritual realm, but they don't often see how spirituality is key to relationships—and how society, politics, and culture are all about relationships. Fundamentally, our society is broken because the relationships are broken. Relationships are broken because we have lost the meaning of true spirituality.

Relationships begin with self-knowledge. If you don't know yourself as God created you to be—not as you or others imagine yourself to be, but as you truly are—you don't really know anyone else. If a society is filled with people who don't know themselves, and thereby don't know others or how they should live in this world, then that society is dysfunctional.

A human being is a spirit—a unique identity, or in the words of Soren Kierkegaard, a “self.” This individual “self” is known not by an objective list of truths, but through understanding how those truths relate to the individual. This isn't relativism. This is truth known through relations, and that's a key difference.

Kierkegaard called this subjectivity, but he didn't mean it as we do today. He wasn't talking about truth being defined according to each individual. He was talking about the individual, or subject, experientially knowing objective truth—and as spiritual creatures, we can know that truth by relating to other spirits.

Let me put it this way, if a pie is sitting on the table and you never taste the pie, then you won't essentially know the pie. You are aware of its objective existence, but you don't know it. That truth is lost to you because you have not experienced it. Your experience doesn't make the pie real or true—only objective creative reality makes something true (i.e. God)—but your lack of subjective experience keeps you from knowing that truth in a truly meaningful way.

Additionally, by not tasting the pie but only gathering objective information about the pie, you have robbed yourself of knowledge about yourself. You don't know if you like sweet blueberries and graham cracker crust or whether they're unsavory to you. Likewise, you won't be able to share that knowledge and experience with another as you both taste the pie.

This is a very simple analogy to illustrate what it means to be a spirit, to be your true self. The interacting and the knowledge that passes between the object and the subject is a spiritual act. It's the illumination of who a person has been created to be and is becoming as he gains knowledge of himself through relating to others. The pie doesn't define the person tasting the pie, but the tasting of the pie reveals truths about the person—to himself and others.

Spirituality, in other words, is essential to self-knowledge (individuality), knowledge of God (objectivity), and knowledge of others (community). Religion is an expression of that spirituality. Knowing who we are in this world and our relation to God and other people is a spiritual exercise because it involves the ethereal passing of knowledge back and forth about truth.

One of the fundamental problems in our society is a lack of knowledge on all three levels and a corruption of that knowledge through inauthenticity and materialism. We simply aren't relating to one another—not to God, not to ourselves in light of God's objective truths, and not to others in the same light because we don't spend authentic, personal time relating to each other face to face. We don't value relationships as a means to knowledge and becoming the best of who we were made to be.

Because we have rejected objective truth, we have no common basis on which to relate to one another. We're like ghosts passing one another in the darkness, having no tangible reality to relate and commune with one another. When we do come close, we expect others to abide by our subjective perceptions of truth, and when they don't, we lash out. We make demands, we become angry, and we look for some greater power to corral all the ghosts into our self-made closet.

We hear a lot about how lonely Americans are, and one of the primary reasons is this lack of spirituality and the relational knowledge based on objective truths that comes with it. When we don't realize that we are spiritual creatures, and we allow the closed box of nature, other people's beliefs, the state, social media, or our subjective selves to define us, we are living a lie. We are living alone, and this terrifies us.

We believe boys can be girls, because that's what a minority group tells us. We believe the government is society itself, because that's what centralized power creates. We believe we are entitled to other people's stuff, because we don't respect the individual. We only respect our own animal appetites.

If we are not gaining true knowledge about ourselves and other people, then something will fill that void—either a fantastical world of entertainment and online interactions with faceless people who pass on their delusions to others or entities with power that impose false propaganda onto us, telling us who we are, what we should do, and how we should live.

We are a country bereft of spirituality. As a result, we live only for the present instead of living with an eye to eternity. We embrace material determinism, believing we're victims of everything. We don't see ourselves as unique individuals created by God for a purpose, living under his authority.

If all we'll know is what the state wants us to know, communicated to us through pop culture and a morally relative educational system, we will become what it has defined us to be. Conflict will ensue as society is broken apart until it is rebuilt through earthly authoritarianism.

Only when we first see ourselves in light of God's truth, and then authentically form healthy relationships with other people will we flower into the unique individuals we are supposed to be. Only then will we be free, because we will know and be known before God—the source of truth—freeing us from the identities imposed on us by a spiritless, godless society.

This might seem like a complicated way of looking at one aspect of spirituality, but it is important to understand where knowledge of truth comes from and how it shapes our choices in politics and culture. When we understand this, we will experience joy and peace, even as we struggle in a world fraught with despair. We will embark on a journey into ourselves as we discover our unique place in the universe, how there is no else like us, but how we still have so much in common with every other human being on the planet.

To build relationships with other people that are real, authentic, and based on common knowledge of God is satisfying like nothing else. When we have this foundation, we are able to work together to create a better society, full of authenticity, diversity, and freedom.

DC McAllister is a journalist and cultural/political commentator based in Charlotte, NC. Her work can be found at a variety of outlets, including PJ Media, The Federalist, and Real Clear Politics. She has been a guest on Fox News, CNN, BBC, NRATV, NPR, Hannity radio, and BBC radio. She is the author of A Burning and Shining Light and co-author with Dan Bongino of Spygate: The Attempted Sabotage of Donald J. Trump in the 2016 Election, to be released in October 2018. This article first appeared in the Daily Wire and was redistributed by the Stanford University Hoover Institution

A Perfect Storm Threatens America's Survival

By Frank Hawkins

It's said that just because you're paranoid, that doesn't mean someone isn't out to get you. There have been constant serious threats to our country since our founding in 1776, starting with the British through the early 19th century and the Nazis, Imperial Japan, and nuclear-armed Soviets in the 20th century. Those were primarily external threats.

Today, our civilization is in more danger than ever. While there are still external challenges, the most serious threats are increasingly internal. Individually, each is troubling but not necessarily fatal. Blended together, like adding [glycerol](#) to concentrated nitric and sulfuric acids to form nitroglycerin, we have to ask, is America facing a Perfect Storm?

10. Radical Islam. It took two attempts, but radical Islam finally managed to bring down the Twin Towers in New York City in 2001. Since that major attack on America, radical Islam

attacks have persisted on a lesser scale. Under the purposely vague label of "terrorism," according to newamerica.org, there have been 406 jihadist assaults on Americans, resulting in 103 deaths, since 2001. Countless other attempts have been thwarted by law enforcement. A radical American-born Muslim group was busted in New Mexico teaching children to shoot up schools. Meanwhile, with help from a compliant media, sharia law proponents have reached critical mass to win statewide and congressional seats. It's a creeping threat to our Constitution, the document essential to holding our increasingly diverse population together as a nation. Sharia law is not remotely compatible with our Constitution. Nevertheless, Democrats find themselves increasingly allied with Muslims, including the girlfriend-assaulting deputy chair of the Democratic Party.

9. Lying, Evil, Greedy Politicians with Questionable Loyalties. Nothing defines this issue more than N.Y. governor Cuomo, who said America "was never that great." Whaaat? Is he referring to the country regarded as the hope of the free world that saved Europe and Asia from fascist tyranny, the country that has given the world transformative improvements in medicine, technology, music and the arts, the country that created the highest standard of living in the history of the world, the country that sacrificed over 300,000 of its men to end slavery, the country with a Constitution that defines the rights of the individual against progressive governments? When obstruction and self-dealing become the primary goals and policy of one of the two major political parties instead of trying to make our country greater, you know there's a problem.

8. Diversity/Identity Politics. With identity politics cloaked in the guise of diversity, is there room for competence? Federal and state grants come laden with various demands for diversity. Businesses and government institutions find themselves saddled with vice presidents and directors of diversity. Universities have indoctrinated their students with diversity to the point where white males are now under direct assault throughout our society. The diversity purge is a threat to fundamental excellence in major businesses and institutions. Every good American wants *all* people to be treated fairly and with respect and to be given the right to succeed. We want people to be judged on their competence and their character, not on their race, sex, or sexual preference. Whatever happened to the notion of the best and most qualified person for the job? How is identity politics helpful to our country? It's not. It's damaging. It's a Democrat thing. Any fool can see this.

7. Fake News, and Now Google. Yes, folks, fake news is very real. [Gary Gindler](#) on American Thinker reports, "Google has introduced a practice nicknamed 'expulsion to the 101st kilometer,' referring to the Soviets forcibly evicting dissenting citizens 100 kilometers or more from Moscow. ... [L]inks to conservative sites has artificially moved beyond the first hundred links. Google knows that people, as a rule, scan just the first ten to twenty links. Consequently, Google creates an impression that the whole world is full of leftist ideas only. Professor Robert Epstein believes that the Google algorithm gifted Hillary Clinton in 2016 with at least [2 million](#) votes." Facebook routinely shadows conservative stories so they are not seen by a larger audience. "Facebook's removal of links ... has resulted in a [93% decrease](#) in web traffic from this social network to leading conservative sites since the 2016 elections." Fake news on TV and in newspapers starts with outright lies and slander against conservatives and the president of the United States. One survey found that 90% of news coverage is slanted against the president. Even more insidious is censorship by omission. Important stories on sites like

American Thinker, Frontpage Mag, Breitbart, LifeZette, the Geller Report, and Drudge will rarely or never be found in the so-called mainstream media. Americans deserve better.

6. Assault on the Second Amendment. The right to bear arms is a fundamental right granted to Americans by the Bill of Rights. It's not about hunting or sport shooting. It's about self-defense from personal assault, home invaders, or potentially a hostile government. Like all fascists and communists, the left dreams of seizing control and confiscating guns from citizens who might threaten the left's rule. Every time there is a mass shooting, regardless of the reason, such as Islamic terror, drugs, or mental illness, the leftist drumbeat is heard again, demanding more and more controls on gun rights. Chip, chip away is their strategy. The NRA has provided a continuing brilliant defense of the Second Amendment so far, but watch as the left wing continues to attack the NRA and one of our most basic rights.

5. The Drug Crisis. A National Geographic TV series examines the drug crisis in various locations around the country, including Miami, Baltimore, and Montana. The series shows not just the overwhelmed law enforcement people, but also the junkies (victims) and dealers. From opioid use to heroin and even everybody's favorite "recreational" drug, pot, a significant part of our population, particularly younger people, has been rendered not just useless, but a burden to society. More than 72,000 Americans died from drug overdoses in 2017. That's almost 200 a day. Nearly half of all federal prisoners were involved in drug-related crime. Meanwhile, Hollywood and the music industry make drug use look like good old-fashioned fun. The media pretty much ignore the issue. It's a fundamental cancer in our society. President Trump has just announced a new plan to punish the dealers. We can only hope it works.

4. The Military as a Reflection of Our Society. [The American Conservative](#) reports that military recruiters are struggling to fill recruiting quotas. This disturbing problem isn't just that young people don't want to join the military; it's that they are not qualified to serve. The result is that the U.S. military is increasingly not representative of America. "For that to be true, two thirds of our military would have to consist of obese, under-educated former drug users and convicted criminals." One in four can't even meet basic high school graduate standards. One in ten has a criminal history. Only one out of eight even wants to be part of the military. There is also a geographical issue. Young people interested in the military mainly come from small towns in the South where there are traditions of military service. The trajectory here is not healthy. The military is among the most respected institutions in our country. We had a true civilian army in WWII. But today it's disturbing that only an increasing minority can or will serve.

3. Illegals, Homeless and Violence Overwhelming Our Cities. Except for the rich, American cities are becoming increasingly unlivable as illegal and homeless populations threaten to overwhelm city budgets. It's so bad in San Francisco that the city has funded poop patrols as that once lovely City by the Bay has become a nightmare to citizens and visitors alike. Large groups are canceling conventions. Los Angeles has doubled its homeless budget to \$450 million. Los Angeles County [plans to](#) spend \$374 million. That's 1 percent of a budget meant to service a population of over 10 million going to just 53,193 people. In addition, [violent crime](#) increased in many of the nation's largest cities in 2016 as metro areas saw jumps in homicide, robberies, and aggravated assaults. Chicago shooting deaths are approaching war-like proportions, with 664 people killed in 2017. So far in 2018, 360 homicides have been reported, most of them from gunfire. The Democrats who run these cities, many of them sanctuary cities, have no clue how

to deal with the situation other than to spend more money of taxpayers dumb enough to stay behind. Democrat policies are leading to financial and social disaster. It can't go on forever.

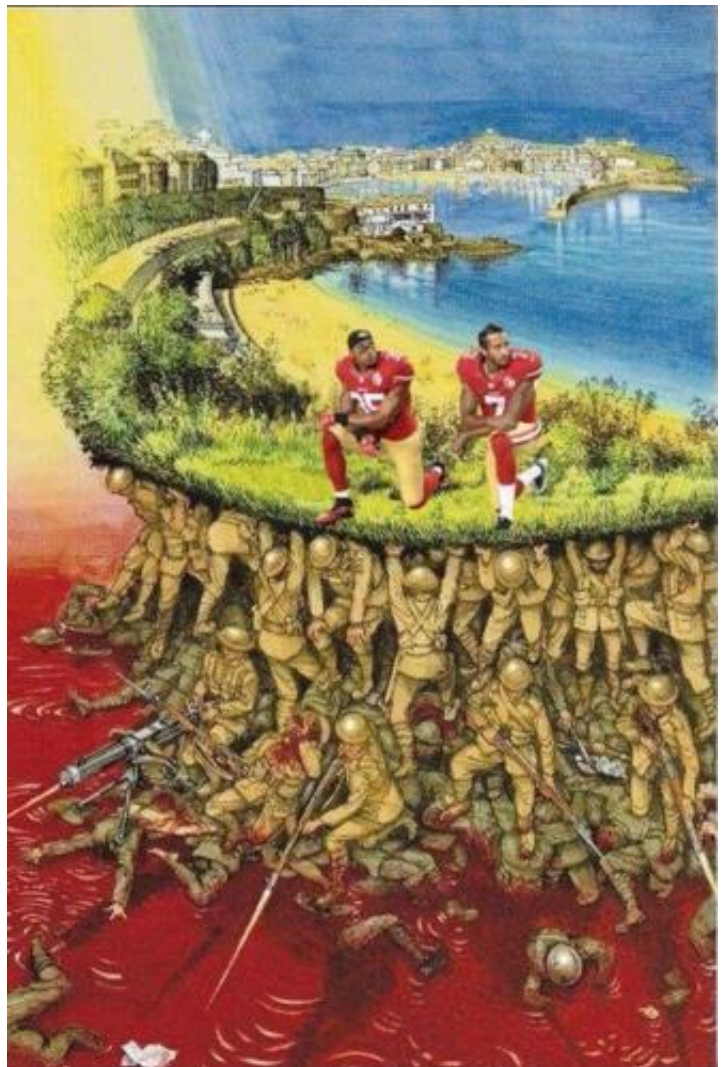
2. The Education Disaster. A friend of mine said he heard a caller into the Rush Limbaugh show shortly after Trump's inauguration say something to the effect of "you have Trump for a short time; we have your children, heh, heh, heh." I can't confirm this quote, but I think the statement, true or false, underscores the capture of our educational system by the left. Frontpage Mag offers this [stunning video](#).

Increasingly parents, particularly conservatives, need to be concerned about sending their offspring to expensive universities and having them return as poorly educated dedicated leftists, struggling to find a job, loaded with debt, and unable to think clearly about the world or their place in it. Free speech is often not just discouraged, but essentially banned. High school students are taught little or no history or patriotism. Street interviews reveal young people so uneducated that they can't identify the vice president, state who won the Civil War, explain what the Fourth of July celebrates, find any country on a map, or qualify for military service. There can be no greater danger to our civilization than a poorly educated public, but increasingly, it seems that's what we've got.

1. Does Anyone Care? A frog put in a pot of cold water on a stove that slowly starts to cook him is the classic example of how danger can creep up. A Bankrate.com survey found that 69% of Americans say they lose sleep stressing over worries about relationship and money. These same hardworking Americans are also busy with their jobs, their families and relationships, their mortgages, and hobbies and activities, while still finding time for recreation and good times. There is precious little time left over to stay current with events.

Meanwhile, progressives, many of them wallowing in cushy taxpayer-funded university jobs, are aggressively active and laser-focused on their anti-American agendas. The pot is already simmering.

Frank Hawkins is a former U.S. Army intelligence officer, Associated Press foreign correspondent, international businessman, senior newspaper company executive, founder and owner of several marketing companies, and published novelist. He currently lives in retirement in North Carolina. This article first appeared in the August 22, 2018 edition of American Thinker.





ANNOUNCEMENTS

PLEASE SEE FOLLOWING PAGES

The Weekly Update will not publish on Labor Day September 3, 2018. It will resume on Monday, September 10, 2018.



**THE
ANDY CALDWELL
SHOW**

AM1440
KUHL • the information station

AM 1290
Santa Barbara News-Press Radio

Listen to Andy Live Monday Thru Friday 3:00 PM to 5:00 PM





Early warning NEW AG IRRIGATION REGS

Greetings Interested Parties:

This is a heads-up email that our September 20-21, 2018 Central Coast Water Board meeting in Watsonville will be devoted almost entirely to discussion about the development of the next Agricultural Order, also known as Ag Order 4.0. We are arranging for stakeholder panel presentations and discussions from growers, agricultural advocates, environmental advocates, and other stakeholders. We will also have significant time devoted at the meeting to oral comment, where all stakeholders will have an opportunity to speak directly to our board about Ag Order 4.0. We anticipate a workshop format where ideas and concerns are freely expressed.

We will provide more details as they develop, but for now, please mark your calendars and consider attending. The board meeting will begin on Thursday, September 20, 2018 at 9:00 a.m. at the address listed below. We anticipate that the discussion will continue on Friday, September 21, 2018, but we will provide confirmation and more details in August.

September 20-21, 2018, beginning 9:00 a.m.
Watsonville City Council Chambers
275 Main Street - 4th Floor (new bldg)
Watsonville, CA 95076

Also, we are currently in the planning stages of adding a supplemental Water Board meeting to our current board meeting schedule. At this supplemental meeting, we plan on sharing with the board a range of Ag Order 4.0 requirement options; note that these are only requirement options and NOT a draft of Ag Order 4.0, and the board will NOT be voting on Ag Order requirements at this supplemental meeting. We believe this supplemental

board meeting will be scheduled for the first part of November, perhaps November 8-9, 2018. We will provide more details in the near future.

**Chris Rose
Central Coast Water Board
Irrigated Lands Regulatory Program**

STOP The Oil & Gas **SHUTDOWN** In San Luis Obispo County

Join Community Leaders, Small Businesses and Working Families in Opposing the Oil and Gas Shutdown Initiative



A Complete Shutdown of Oil and Gas Production

Safe and productive onshore oil and gas operations have been an important part of San Luis Obispo County's economy for decades. This initiative includes drastic provisions that would lead to the shutdown of all operations in the County.

The Loss of More Than 200 Jobs and Millions of Dollars to our County's Economy

If the oil and gas shutdown initiative passes, over 230 mainly blue-collar workers and their families who are reliant on the

oil and gas industry will be threatened with losing their jobs. The impact of this job loss would ripple throughout our county. In addition to the loss of jobs, San Luis Obispo County would also lose an industry that is responsible for \$64 million in economic output. Considering the pending closure of Diablo Canyon – and the looming economic strain that it will put on our county – we cannot afford the loss of another major employer.

Loss of Revenues for Local Schools, First Responders and Public Programs

The annual taxes and fees paid by the oil and gas industry provide over \$1 million to our County's General Fund. Our public safety departments, public schools and county programs benefit from these resources. A shutdown would force the county to make even more cuts to these vital services – forcing cuts in firefighting services, taking police officers off of our streets, opportunity away from our students and assistance from those who need it most.

More Oil and Gas will be Imported from Foreign Countries and Threaten Our Environment

While our country is making the transition to a greater reliance on renewable energy, it is important that we maintain our energy independence in the interim. Shutting down local oil production in California does not result in less consumption -- rather it means replacing local oil and jobs with foreign oil to meet our energy needs. As long as we need oil and natural gas to drive our cars, heat our homes and make electricity, it's better to produce it responsibly here in California where we have the strictest global environmental regulations in the world.

Hurts Those Who Can Least Afford It

California's gas prices are already among the highest in the country. Without local production in San Luis Obispo and other counties to meet our energy needs, gas prices and energy costs could rise, placing the heaviest burden on disadvantaged communities and working-class families.

Paid for by Stop the Oil and Gas Shutdown, a Coalition of Concerned San Luis Obispo Taxpayers, and Energy Companies that Create Jobs for Our Local Economy, Committee Major Funding from California Resources Corporation

SUPPORT COLAB!
PLEASE COMPLETE THE
MEMBERSHIP/DONATION FORM
ON THE LAST PAGE BELOW



MIKE BROWN ADVOCATES BEFORE THE BOS



VICTOR DAVIS HANSON ADDRESSES A COLAB MIXER



DAN WALTERS EXPLAINS SACTO MACHINATIONS AT A COLAB FORUM

See the presentation at the link: <https://youtu.be/eEdP4cvf-zA>



**AUTHOR & NATIONALLY SYNDICATED COMMENTATOR BEN SHAPIRO
APPEARED AT A COLAB ANNUAL DINNER**

Coalition of Labor, Agriculture and Business
 San Luis Obispo County
 "Your Property – Your Taxes – Our Future"
 PO Box 13601 – San Luis Obispo, CA 93406 / Phone: 805.548-0340
 Email: colabslo@gmail.com / Website: colabslo.org

MEMBERSHIP APPLICATION

MEMBERSHIP OPTIONS:

General Member: \$100 – \$249 ☐ \$ _____ Voting Member: \$250 – \$5,000 ☐ \$ _____

Sustaining Member: \$5,000 + ☐ \$ _____

(Sustaining Membership includes a table of 10 at the Annual Fundraiser Dinner)

General members will receive all COLAB updates and newsletters. Voting privileges are limited to Voting Members and Sustainable Members with one vote per membership.

MEMBER INFORMATION:

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

How Did You Hear About COLAB?

Radio ☐ Internet ☐ Public Hearing ☐ Friend ☐

COLAB Member(s) / Sponsor(s): _____

NON MEMBER DONATION/CONTRIBUTION OPTION:

For those who choose not to join as a member but would like to support COLAB via a contribution/donation.
 I would like to contribute \$ _____ to COLAB and my check or credit card information is enclosed/provided.

Donations/Contributions do not require membership though it is encouraged in order to provide updates and information.

Memberships and donation will be kept confidential if that is your preference.

Confidential Donation/Contribution/Membership ☐

PAYMENT METHOD:

Check ☐ Visa ☐ MasterCard ☐ Discover ☐ Amex NOT accepted.

Cardholder Name: _____ Signature: _____

Card Number: _____ Exp Date: ____/____ Billing Zip Code: _____ CVV: _____

TODAY'S DATE: _____

(Revised 2/2017)