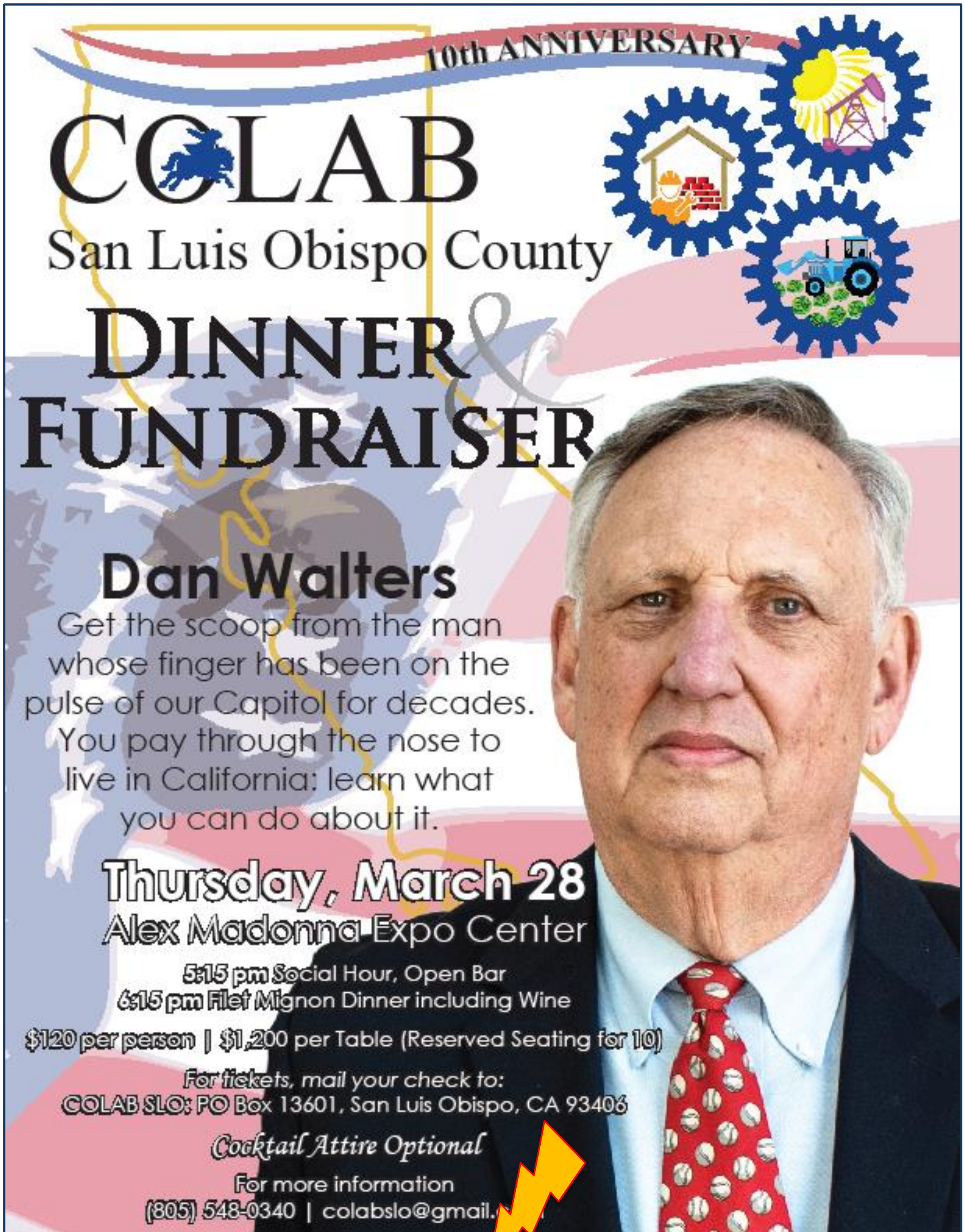
COLAB
San Luis Obispo County
The Coalition of Labor Agriculture and Business

WEEKLY UPDATE March 10 - 16, 2019



FLASH: SOCIAL HOUR IS NOW HOSTED

THIS WEEK

BOARD'S LEG PROGRAM SHOULD SEEK TO KEEP DIABLO OPEN

LAST WEEK

NO BOARD OF SUPERVISORS MEETING

SLOCOG AFFIRMS STACK-AND-PACK

DRAFT ENVIRONMENTAL IMPACT REPORT PROCESS KICKED OFF FAVORS 70% HIGHER DENSITY FOR FUTURE DEVELOPMENT

RESOURCE MANAGEMENT SYSTEM

SHOULD BE JUNKED

IN LIEU HOUSING FEES (TAX) TO GO UP FOR HOMES OVER 2,200 SQ. FEET & OTHER TAXES FLOATED INCLUDING ON VACATION RENTALS

COLAB IN DEPTH

SEE PAGE 18

U.S. CO2 EMISSIONS RISE AS NUCLEAR POWER PLANTS CLOSE

BY JAMES CONCA

THE GREEN NEW DEAL PLUS MODERN MONETARY THEORY = SOCIALISM

BY MARK HENDRICKSON

THIS TRAIN WON'T LEAVE THE STATION

BY JOEL KOTKIN AND WENDELL COX

THIS WEEK'S HIGHLIGHTS

Board of Supervisors Meeting of Tuesday, March 13, 2019 (Scheduled)

Item 28 - Consideration of the County's 2019 State Legislative Platform. The Board will consider adoption of its 2019 State Legislative Program. This is an annual process whereby the Board presents its priorities to the County Legislative delegation, its lobbyist, the Department Heads (so they don't wander off on their own), and the public. Over all, the emphasis is focused on:

1. Preventing the State from adopting laws which mandate more County services without providing corresponding funding.

2. Maintaining local control over zoning and operations.

3. Expanding State grants and ongoing revenue flows to counties (particularly for transportation and various social service, health, and child support programs).

4. Stopping poison pill legislation which adds labor costs and diminishes county management rights in labor matters.

5. Items of unique interest to the County.

Prop 13 Supported: Positively, and thanks to the current Board Majority, the Program maintains its opposition to watering down or abolishing Proposition 13 private property tax protections.

15. Oppose any measures or legislation that reduces the super majority vote required to raise taxes from 2/3rd to 55%.

16. Oppose any legislation or initiative that proposes to modify Proposition 13. Specifically oppose any legislation or proposal that would establish a so-called "Split Roll" for property tax, which would thereby reduce protections for commercial property owners. Such a measure has qualified for the November 2020 ballot, and may become the subject of legislative negotiations. Oppose any legislation that would further the effort to modify Proposition 13 in lieu of the ballot proposition.

Diablo Closure: Considerable priority is given to matters pertaining to the safety and economic impacts of the scheduled closure of the Diablo Nuclear Power Plant.

1. As PG&E prepares for closure, the County has key priorities that it will pursue over this multi-year process. Safe operation of the Diablo Canyon Power Plant in compliance with all existing federal and state laws, and all local emergency preparedness protocols, must be adhered to always.

2. It is imperative that all the emergency preparedness and response infrastructure and associated funding remain in effect, including those funds from PG&E, and comply with ever-evolving standards and regulations throughout the operating life of the plant and for as long as spent fuel is located within the County.

3. Once plant operations cease, spent fuel will remain on site. It is estimated that spent fuel will remain in cooling pools for 5-10 years after closure. Once the spent fuel has cooled to appropriate levels, it will be transferred to dry cask storage. If spent fuel remains in our county, significant threat to the public health and safety of our community will remain. As noted above, it will be critical that appropriate emergency preparedness infrastructure and funding remain in effect. Additional consideration should be given regarding how to compensate the community for this continued threat.

4. PG&E's current estimate is that decommissioning will cost $4.8 billion and will last for decades. This will include a plan to be approved by the California Public Utilities Commission (CPUC), which is itself in a transformative stage. In no event shall any iteration of the decommissioning or public process at the CPUC change in such a way as to prevent the County and its constituents from being able to participate in the process.

5. In response to the severe drought, the County has sought for over one year to have access to the unutilized or underutilized capacity of Diablo Canyon's desalination plant to provide critically-needed water to the South County. At a minimum, it was estimated the plant could convey 1,300 acre1,300-acre feet annually, which would provide a much-needed increase in local water supplies to help offset the public health threats associated with the current drought. Since announcing the planned closure, PG&E has ceased discussion with the County on this *issue. The County will seek to reengage PG&E on this issue, to secure this critically needed water.*

6. The Diablo Canyon Power Plant desalination plant produces enough drinking water to significantly mitigate the impact of future droughts and support our communities. The County will continue to purse desalination opportunities at the Diablo Canyon site through legislative and non-legislative approaches.

7. PG&E and Eureka Energy own a significant amount of property at and around Diablo Canyon. This property encompasses thousands of acres and several miles of coastline and extends from Avila Beach in the south to Montana de Oro State Park in the north. The County must have a leading role in any discussions about future uses at and around the property.

8. The County will encourage, seek, and support legislation related to its key priorities surrounding closure of Diablo Canyon to ensure the safety and well-being of the county.

Strangely, the Legislative program omits any provisions related to future economic development related to the Plant Closure. It thanked the Legislators for pushing the one time temporary $85 million in mitigation payments but omits any provisions related to the loss of $1billion in direct, indirect , and imputed economic activity annually which will result from the Plant closure.

Keep the Plant Open: In addition to the hypocrisy, implicit in the sections highlighted in yellow (the County never lifted a finger to support keeping the Plan open and supporting relicensing), the County should support abandoning the closure and seek to have the Governor, Legislature, PG&E, California Public Utilities Commission, and the United States Department of Energy keep the plant open.

This is especially important in view of the PG&E bankruptcy. In addition to the $4.3 billion in closure costs, PG&E (and the ratepayers) will have to fund billions of new dollars for the acquisition of replacement energy. Why add all these costs when the plant is fully functional and generates 2200 megawatts of carbon free energy every day (18.2 billion kilowatt hours per year). Of course the negative economic impacts on the community of the loss of the plant are well known.

See the article in COLAB In Depth, below on page 18, for a national magazine article (Forbes) detailing the wasted money and negative environmental impacts of closing nuclear plants (including Diablo) prematurely.

Item 29 - Second Quarter FY 2018-19 Financial Report. The County is pretty much on target for revenues and expenditures and will end the year in the black. There are several Departments with problems, including the Sheriff and Golf Program. The former will need an infusion of $2. 3 million in the 3rd quarter to cover unbudgeted costs of salary and labor negotiations. The latter will require a $500,000 transfer to cover losses from a decline in golf play revenue, particularly at the Dairy Creek course.

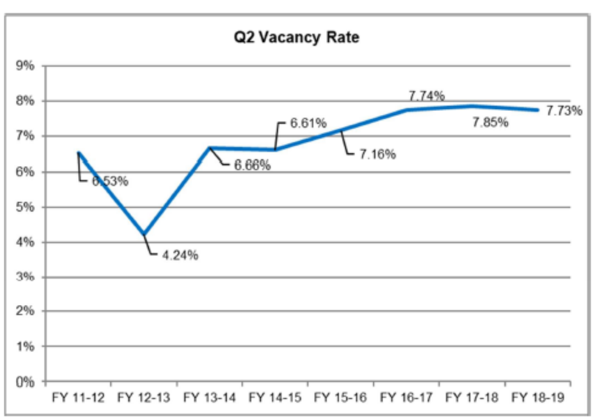
Golf takes time and money to play and is in decline nationally and in California. The older golfers are dying off and the younger generations must work several jobs and/or longer hours to survive, as the enviro-socialists limit economic opportunity, jobs, housing, energy, water, healthcare, and education, and expand the regulated economy.

In summary, the problem areas are as follows:

Table 2: Summary of Notable Issues Included In The Attached Report

Department	Issue	Impact to General Fund support	Service Level Impact	Included in the Q1 Report
Parks and Recreation	Parks Operational Shortfall – Cost Recovery Policy Update	$560,738	None anticipated	Yes
Sheriff's Office	Potential to exceed budgeted expenditures by $2.9 million due to unbudgeted salary and benefit and overtime expenses	$2.9 million (Potential impact)	None anticipated	Yes
Health Agency - Behavioral Health	Revenue shortfall and unbudgeted expenditures	$0	None anticipated	No
Department of Social Services – Foster Care and Adoptions	Higher than anticipated expenditures due to rate increases, new state guidelines, and caseload growth	$0	None anticipated	No
Department of Social Services - General Assistance	Revenue Supplemental Security Income (SSI) shortfall and increase in General Assistance expenditures	$74,196 (Potential impact)	None anticipated	No
Parks and Recreation – Golf Courses	Expected decline in revenue at Dairy Creek Golf Course	$439,113 (Potential impact)	None anticipated	No

The CAO has imposed a soft hiring freeze, which has maintained a fairly high position vacancy rate. The staff is wary of the unbudgeted costs of current and impending labor negations and is building surpluses in the departments to cover a portion of these costs.



An Interesting Sidelight – Project to Examine Ways to Mitigate the Negative Economic Impact of Diablo Closure Reassigned: One of the attachments to the Financial Report is a February 28, 2019 memo to the Board of Supervisors describing a $309,155 unanticipated revenue, the source of which is not revealed. Strangely, the write-up states that the revenue will be used "to reimburse cities' costs for halted EVC study/economic analysis and the remainder will cover Board directed activities, economic development/housing, and infrastructure…"

a. How much was paid to the EVC?

b. Was the purpose of the halted "EVC study/economic analysis" to develop a plan to find ways to mitigate the negative economic impacts of the Diablo closure?

c. What happened to that study?

d. And more importantly, what has replaced it? The combined Chambers of Commerce Hour Glass Project is beginning. Is the County going to rely on that effort alone or is it going to help fund it or what?

e. A portion of the AB 1090 Diablo closure mitigation money is to be used for economic planning and economic development activities to attempt to mitigate the negative impacts of the Diablo Closure. Has any of that funding been received? What is the schedule for its payment to the County.

f. What is the overall project plan and schedule to develop and implement ways to mitigate the negative impact of the Diablo closure? Who is in charge?

g. The EVC website lists working on the Diablo closure as a major initiative. It states in part:

> *Diablo Closure*
>
> *Given the forthcoming closure of Diablo Canyon Power Plant in 2025, the EVC has initiated a collaborative process of hiring a consulting firm(s) to develop the San Luis Obispo County Regional Economic & Fiscal Impact Analyses and Economic Strategic & Implementation Plan and help the local economy and our communities deal with the cessation of the single largest employer in our region. This project will build off of the Countywide Economic Strategy Project and include a plan for action to ensure the region's smooth transition to a post-Diablo economy.*

Is this project cancelled, or has a consulting firm been hired? If so who are they and what is their project plan? See the memo below. What happened?

To: Board of Supervisors

From: Guy Savage, Assistant County Administrative Officer

Date: February 28, 2019

Subject: Request for Budget Adjustment for Unanticipated Revenue

Recommendation:

It is recommended that the Board approve a budget adjustment in the amount of $309,155.50 from unanticipated Revenue to FC 104-Administrative Office to reimburse Cities costs for the halted EVC study/economic impact analysis and the remainder will cover Board directed activities for Economic development/Housing, additionally the housing and infrastructure position plus related activities and costs in FY 2018-19.

Discussion:

The Administrative Office is requesting the Board approve a budget adjustment in the amount of $309,155.50 from unanticipated Revenue to FC 104-Administrative Office to reimburse Cities costs for the halted EVC study/economic impact analysis and the remainder will cover Board directed activities for Economic development/Housing, additionally the housing and infrastructure position plus related activities and costs in FY 2018-19 that would otherwise be funded through SB 1090 funding. In September 2018, the MOU with The Economic Vitality Corporation (EVC) for an economic impact analysis was terminated for this project and the County agreed to take over as the lead.

Other Agency Involvement:

Auditor Controller-Treasurer-Tax Collector

Financial Considerations:

The budget adjustment in the amount of $309,155.50 from unanticipated Revenue to FC 104-Administrative Office to reimburse Cities costs for the halted EVC study/economic impact analysis and the remainder will cover Board directed activities for Economic development/Housing, additionally the housing and infrastructure position costs plus related activities and costs in FY 2018-19.

Results:

Item 30 - Request to continue the hearing to a future date to consider an appeal (APPL2018-00004) by Ian McPhee of a request by Laura Gardner for a Minor Use Permit (DRC2018-00053) to establish both outdoor and indoor cannabis cultivation on a portion of a 77-acre project site. The project site is located at 6480 York Mountain Road in Templeton, approximately 7.0 miles west of downtown Templeton in the Adelaida Sub Area of the North County Planning Area. The staff is recommending that the hearing be rescheduled to a future uncertain date. It should be noted that the Board is not required to schedule a continuance and could conduct the hearing.

Background: During the prior February 29, 2019 hearing there was considerable area opposition. The Board continued the hearing in the hope that the applicant and the neighbors could work out an agreement. According to the write-up this effort has failed so far and hence the request for a continuance.

MATTERS AFTER 1:30 PM

Item 35 - Submittal of 1) the 2016-2018 Biennial Summary Report of the Resource Management System (RMS) that summarizes the condition of the following resources throughout the County: water supply and systems, wastewater treatment, roads and U.S. Highway 101 interchanges, air quality, parks, and schools and 2) authorization of the processing of County initiated amendments to Chapter 3 Resource Management System of the Inland and Coastal Framework for Planning documents. The Board will consider a few changes and is likely to authorize the staff to incorporate them into the County's Plan of Development.

All this really means is that the staff spends considerable time and money every 2 years cataloging the current amount of water, sewer, and classroom space available (or unavailable) that would restrict future development in various parts of the unincorporated county. The measures for air, parks, and highway interchanges are more subjective and are based on County generated rating systems. A few of the ratings change, but for the most part everything remains the same.

This cycle's write-up is vague as it pertains to water availability and may be obsolete given the planning and ultimate implementation of the State Groundwater Management Act (SGMA).

Separately, Los Osos is removed from the restricted list because the sewer treatment plant is complete. But what about water? The County has denied some Los Osos permit applications because the staff says there is not enough water.

The Board of Supervisors has the ultimate authority to set the restrictions. Since the matter impacts land use, it was passed through the Planning Commission last week, even though they have no official role. The Commission made no comments.

The whole thing should be junked. Everyone knows where and what the resource limitations are as part of the normal day to day operations. They also know that for the most part, there is insufficient money to fix the roads and insufficient will to fix the water problem that can occur in a prolonged drought.

It would be more realistic to integrate the County's long term capital plan with a long term revenue plan than to bother everyone with this very detailed and little used document.

Item 36 - Hearing to consider the submittal of a resolution approving 1) ordinance amendments to Title 29 Inclusionary Housing Ordinance and the Affordable Housing Fund that will change how affordable housing requirements and in-lieu fees are calculated and applied to development projects, and 2) amendments to the County's California Environmental Quality Act Guidelines. In December 2018, the Board gave general approval to a 3-year pilot project to restructure the In Lieu Housing Tax while simultaneously exploring alternate methods to generate funds for stimulating affordable housing deals.

Staff has returned with an operational proposal for amending the Tax and for researching possible alternate funding mechanisms.

Table 3: Summary of Changes to Title 29 Fee Structure

Topic	Existing	Proposed
Applicability	Projects with two or more new homes	All new homes
Size of exempt single-family homes	900 square feet	2,200 square feet
Fee Structure	5-year phase-in schedule	Tiered rate structure

THE TIERED RATE STRUCTURE

Table 2: Recommended Tiered Rate Structure

Square-footage Range	Fee Amount	Example: 3,000 SF home
0 – 2,200	Exempt	$0
2,200 – 2,500	$8 / SF	$2,400 ($8 x 300 SF)
2,500 – 3,500	$12 / SF	$6,000 ($12 x 500 SF)
Over 3,500	$16 / SF	
Maximum (total fee / total SF)	$7 / SF	
Total		$8,400

Note that the tiers are cumulative. The tax on a 3000 sq. foot house would be $8,400.

The cafeteria of alternate tax methods submitted to the Board for possible investigation are presented in the 2 tables below:

Table 1: Other Funding Sources for Affordable Housing

REQUIRES BOARD OF SUPERVISORS APPROVAL ONLY (Board may direct staff to initiate, but will require further research, public outreach, coordination with the Assessor's Office, and other Departments after Board direction)			
Funding Option	**Potential Revenue**	**Approval Process**	**Timing/Status**
Vacation Rental Impact Fee	$675,000 to $920,000 annually assuming a $2.73 per night fee on each of the unincorporated County's 1,377 licensed vacation rentals	The Board could approve a new impact fee with a 3/5 vote	Nexus study in process. Board hearing anticipated in summer 2019.
Existing County Funds / Cannabis Tax	Unknown. Use of existing County funds would require cuts in other service areas.	3/5 vote during budget hearings. 4/5 vote for mid-year adjustment.	Near term. Funds can be allocated at any duly noticed Board meeting.

Table II

REQUIRES BOARD OF SUPERVISORS APPROVAL AND ELECTORATE VOTER APPROVAL (Board may direct staff to initiate, but will require further research, public outreach, coordination with the Assessor's Office, and other Departments)			
Increase Transient Occupancy Tax rate by 1%	$1.06M annually	General Tax: • 4/5 BOS vote to place on ballot • Majority (50% plus 1) electorate vote	If approved by voters in March 2020, funds could be available in FY 2021/2022
Increase sales tax rate by 0.25% in unincorporated areas only	$2.5M annually		
Increase sales tax rates by 0.25% countywide (including cities)	$12.5M annually	Special Tax: • 3/5 BOS vote to place on ballot • 2/3 electorate vote	
$7,000 Property tax surcharge for second homes	$648,000 annually		
Affordable Housing Bond	Up to $140M (one time), assuming a property tax increase of $16.77 for every $100,000 in assessed value	Special Tax: • 3/5 BOS vote to place on ballot • 2/3 electorate vote	If approved by voters in March 2020, funds could be available in FY 2021/2022

Missing from the report is a discussion of a no-tax alternative, which the board directed staff to include. This option would analyze how funding could be achieved within the natural growth of the budget over time. They need $2 to $4 million per year to leverage tens of millions of Federal, State, private, and not-for-profit grants for affordable housing projects. What about just setting aside a new $500,000 each year accumulatively until the target amount is reached?

The Board should reject this package until the no tax alternative analysis is presented.

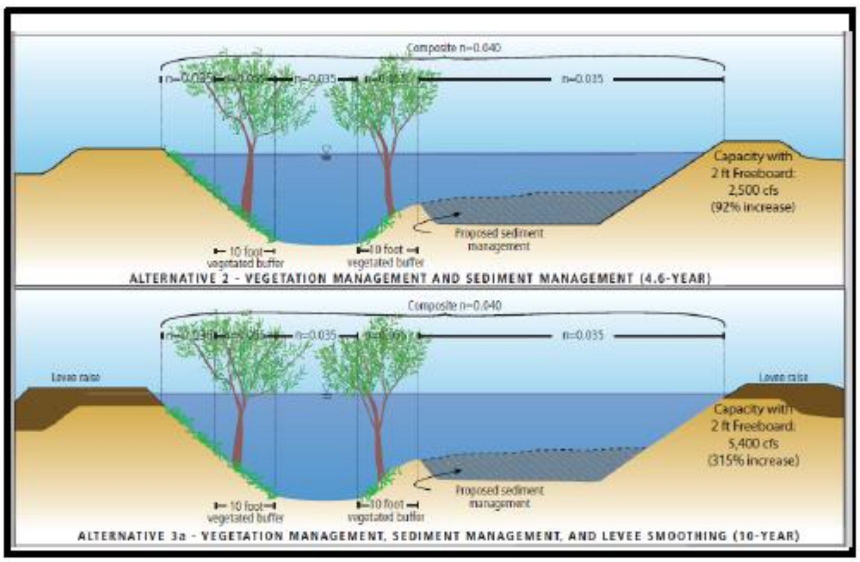
Background: Bigger homes would pay more. COLAB has vigorously opposed the In Lieu tax in the past. At this point and by using multiple sources to provide key local housing leveraging funds, there is the possibility that the tax could be phased out. Note that the bullet above says, "potentially sunset county contributions and Title 29" (the section of the zoning ordinance that imposes the tax). This would constitute a fairer solution. If the Board adopts the overall program, it is worth a try – especially since the homebuilders and business community specifically support it.

At this point the failure to include the "No Tax" option does not bode well. COLAB has vigorously opposed the In Lieu tax in the past. By using multiple sources to provide key local housing leveraging funds, there is the possibility that the tax could be phased out. Note that the tax proposed here could potentially sunset county contributions and Title 29 (the section of the zoning ordinance that imposes the tax). If the Board adopts the overall program, it is worth a try – especially since the homebuilders and business community specifically support it.

Instead of the idea of adding new taxes and fees, the Board should consider setting aside a percentage of the natural growth in the existing property tax, sales tax, and transient occupancy tax accumulatively each year until the $2 to $4 million metric is achieved. In aggregate, these taxes seem to be growing by about $6 million per year. Thus for example, a set aside of 15% in year one would yield $900,000. This would become the base for the next year so that $900,000+$900,000 would be $1.8 million in year two, $2.7 in year three, $3.6 in year four, and so on. This method could also be used to develop funding for the infrastructure needed to support housing.

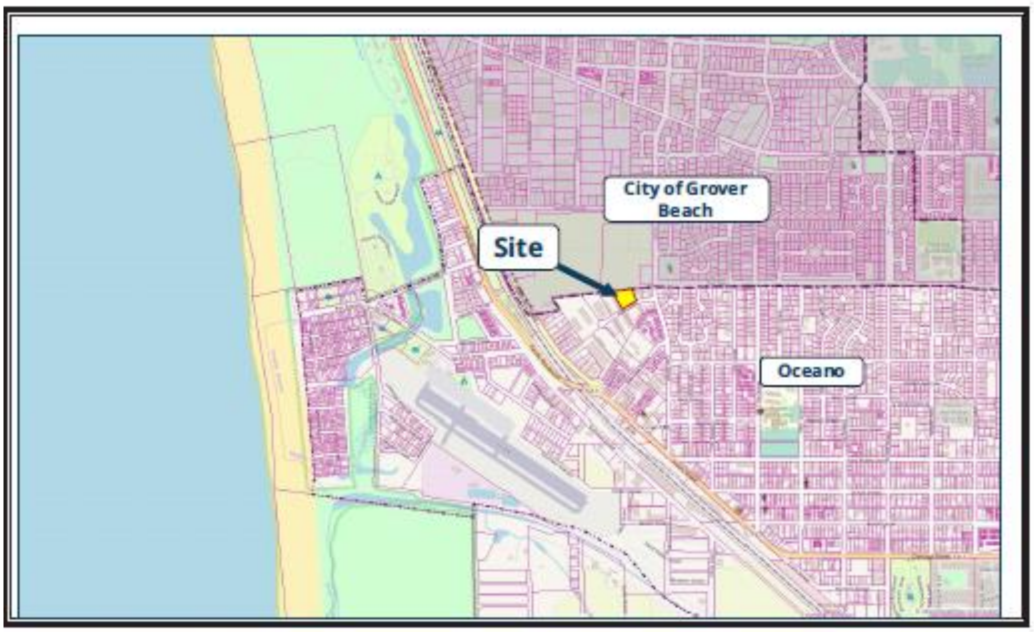
Planning Commission Meeting of Thursday, March 14, 2019 (Scheduled)

Item 3 - Arroyo Grande Creek Flood Improvements. The County seeks approval from its own Planning Commission to make a number of improvements that would enhance water flow. There are no letters of opposition in the file at this point.



Items 8 and 9 - Permits for 2 Non Storefront Cannabis Dispensaries. There are no letters of opposition in the files.

Please see the graphics below on the next page:



LAST WEEK'S HIGHLIGHTS

No Board of Supervisors Meeting on Tuesday, March 5, 2019 (Not Scheduled)

San Luis Obispo County Council of Governments (SLOCOG) Special Meeting of Wednesday, March 6, 2019, 10:15 AM (Completed)

STACK-AND-PACK REAFFIRMED

In General: SLOCOG Board Members Unanimously Affirm Stack-and-Pack plan and Anti-Automobile Bias, and conceptually accept both the RTP Document and the Related EIR. The Board unanimously voted to receive the documents and continue their consideration to an April 3, 2019 hearing. Clearly there is no appetite to rock the boat, and some members expressed the position that lots with a maximum size of 6,000 sq. feet (the upper end of their stack and pack plan) were just fine. In fact Director Strong said that 6000 sq. feet was a normal sized city lot.

The official US Census metrics for the median, as well as the average lot size for a single-family home in the United States, are 17,500 sq. ft., 16,585 sq. ft. in urban areas and 27,363 sq. ft. outside urban areas (See the table on the next page). In the west, it was 9,694, no doubt weighted by California's predilection for stack-and-pack, which goes back to the 1970's, when planners began pushing it along with hard urban edges and the adoption of the of the California Environmentally Quality Act (CEQA).

Please see the table on the next page, which details the trends in lot sq. footage nationally and by region. The SLOCOG Board says homes of the type in the photo below are not stack-and-pack.

New home in Templeton on a 5,038 Sq. Ft. lot. SLOCOG thinks this should be 70% of future development for single-family freestanding homes. And it's $550,000 at that.

Lot Size of New Single-Family Houses Sold
Excluding Condominiums
(Medians and averages computed from unrounded figures)

Year	Median lot size							Average lot size						
				Region							Region			
	United States	Inside MSAs	Outside MSAs	North-east	Midwest	South	West	United States	Inside MSAs	Outside MSAs	North-east	Midwest	South	West
1976	10,125	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(S)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
1977	9,870	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	16,150	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
1978	9,790	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	18,760	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
1979	9,580	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	17,475	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
1980	9,180	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(S)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
1981	8,650	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(S)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
1982	8,265	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	13,850	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
1983	8,375	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	16,405	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
1984	8,515	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	14,460	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
1985	8,875	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	17,610	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
1986	8,960	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	15,840	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
1987	9,295	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	17,600	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
1988	9,225	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	14,220	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
1989	9,500	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	13,845	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
1990	10,000	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	14,860	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
1991	9,750	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	14,275	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
1992	9,750	9,438	13,068	15,600	11,000	10,890	7,200	17,865	16,848	26,200	30,327	21,766	18,184	11,152
1993	9,680	9,256	12,960	13,361	10,890	10,890	7,000	17,486	15,884	21,885	31,917	20,454	16,895	13,115
1994	9,600	9,020	14,375	11,587	10,890	10,890	7,000	17,492	15,626	35,199	24,095	18,452	17,288	15,534
1995	9,508	9,100	12,460	12,600	10,890	10,625	7,000	17,695	16,843	25,925	26,871	19,935	19,560	11,321
1996	9,200	9,000	14,105	12,915	11,050	10,019	6,900	17,225	15,871	30,938	30,467	19,625	17,267	11,541
1997	9,000	8,712	13,500	13,543	10,890	10,000	6,500	16,675	15,610	27,561	28,643	19,050	17,288	10,402
1998	8,992	8,640	12,203	11,729	10,500	10,000	6,672	15,913	14,579	29,022	29,752	18,139	15,870	10,285
1999	9,071	8,677	13,361	13,651	10,777	10,156	6,508	16,627	15,678	25,707	32,407	17,234	17,848	10,219
2000	8,930	8,611	12,939	16,034	10,811	9,861	6,650	17,826	17,098	24,950	35,075	17,043	19,298	11,649
2001	8,927	8,623	13,850	15,701	10,582	9,692	7,003	16,035	14,900	26,380	32,508	18,196	15,965	11,124
2002	8,612	8,141	14,167	18,275	10,277	9,189	6,679	16,454	15,152	27,704	36,919	19,577	16,000	11,124
2003	8,666	8,090	13,972	13,257	10,636	9,793	6,960	15,788	14,170	27,609	30,195	18,910	16,440	10,426
2004	8,532	8,024	11,422	14,964	10,735	8,996	6,916	16,246	14,887	26,087	35,485	22,601	15,403	10,582
2005	8,847	8,550	13,256	17,378	10,355	9,875	7,026	16,796	15,640	31,595	38,332	16,344	18,047	11,660
2006	8,621	8,321	14,339	14,576	10,419	9,751	6,697	16,959	15,856	29,796	32,303	19,336	17,824	11,251
2007	8,991	8,685	14,467	14,256	10,454	9,844	6,845	16,864	15,864	28,321	33,086	18,840	17,296	10,329
2008	8,854	8,526	14,754	14,778	10,598	9,515	6,836	18,433	16,505	35,993	44,781	22,446	18,485	10,062
2009	8,780	8,617	16,664	16,881	10,177	9,573	6,591	17,462	15,998	32,664	35,176	18,383	18,549	10,081
2010	8,900	8,641	14,130	15,249	9,978	9,528	6,648	17,590	16,585	27,363	32,955	21,543	17,996	9,694
RSE	4	3	15	23	5	5	5	8	8	17	17	27	10	9

- Represents zero. A Represents an RSE that is greater than or equal to 100 or could not be computed.
NA Not available. RSE Relative Standard Error.
S Withheld because estimate did not meet publication standards on the basis of response rate,
associated standard error, or a consistency review.
Z Less than 500 units or less than 0.5 percent.

Note: Beginning in 1992, lot sizes greater than 25 acres are tabulated as 25 acres. Prior to 1992, lot sizes greater than 2.5 acres were tabulated as 2.5 acres.
Prior to 1999, data included condominiums.

Background: Items A-1 and A-2 are interrelated, as both pertain to the Regional Transportation Plan (RTP), which links housing, density requirements, urban land use spatial patterns, transportation funding, and lifestyle. Essentially the State has mandated that cities and counties adopt stack-and-pack housing and policies to force people out of their cars and onto mass transit in exchange for road and other transportation funding.

Item A-1 pertained to the actual draft environmental impact report (DEIR). Item A-2 pertained to the RTP document itself.

A number of city council members as well as Supervisors Hill and Gibson support the dense development/get out of your car policy. Those who don't are overwhelmed and outvoted on these matters. As noted in excerpts from the item write-ups blow, the SLOCOG will be promising the State that future residential development will be 30% large lot and 70% compact housing per the recommended Alternative 3 below. County and city officials will have to adjust their planning and zoning to make it happen.

Only an aroused and engaged public will be able to change this fundamental decision, which will cause prohibition of the creation of many standard subdivisions with freestanding homes on lots with a front yard, back yard, 2 side yards, and privacy. If all the county real estate associations showed up and testified and all the political clubs that don't agree with this policy showed up on the same day and testified, there could be a chance of stopping this enviro-inspired 18 wheeler public policy scam which is bearing down on us.

SHOW UP ON APRIL 3, 2019 FOR THE FINAL HEARING

April 3, 2019, Wednesday – "Special" Meeting (Location: Atascadero City Council Chambers, 6500 Palma Avenue, Atascadero, CA)

Item A-1: 2019 Draft Environmental Impact Report (DEIR) – Receive Public Comments on the 2019 DEIR and Schedule a Second Public Hearing on April 3, 2019 to Accept Public Comments.

Draft Environmental Impact Report (DEIR) *As required by Section 15126(d) of the State CEQA Guidelines, this EIR examines a range of reasonable alternatives to the proposed project that could feasibly achieve similar objectives. Since the primary objective of the RTP is to guide short- and long-range transportation improvements countywide, a discussion of alternative sites is not appropriate. Instead, the analysis of alternatives focuses on t the inclusion or exclusion of groups of projects envisioned under the RTP. Three alternate vest to the implementation of the entire RTP were evaluated, as follows:*

• *Alternative 1 – "NO PROJECT ALTERNATIVE" – Projects in the "Pipeline."*

• *Alternative 2 - MAX COMPACT HOUSING ALTERNATIVE" (RTP Scenario 4 - Future Year 2035 and 2045 20/80) – distributing 20% to Large Lot/80% to Compact Housing and using a jobs-housing balance emphasis. The feasibility of this alternative is potentent ially limited because of potential policy conflicts. The alternative may also indirectly increase VMT, rather than lower it. Issue: Limited feasibility Potentially increases VMT.*

• *Alternative 3 – "ROAD LESS TRAVELED ALTERNATIVE" (Future Year 2035 and 2045 30/70) – As in the case of the proposed project (RTP Scenario 3), this alternative involves distributing 30% to Large Lot/70% to Compact Housing and using a jobs-housing balance emphasis. However, this alternative eliminates all roadway improvement projects and the associated environmental impacts.*

Item A-2: Draft 2019 Regional Transportation Plan (RTP) - Receive Public Comments on the 2019 RTP Schedule and Schedule a 2nd Public Hearing on April 3, 2019 to Continue to Accept Public Comments.

The RTP is a mandated long-range transportation plan that must be updated every four years in compliance with state and federal law. The 2019 RTP serves as a guide to invest $3 billion over the next 25 years. This item was continuously agendized for the SLOCOG advisory committees, the 2019 RTP Stakeholder Group, and the SLOCOG Board to allow early input on various components of the plan as it proceeds toward its scheduled adoption in June 2019. The Administrative Draft was reviewed in February, final modifications were made, and the Public Review draft was posted on Feb. 14, 2019.

SLOCOG's draft 2019 RTP is out for public review and comment. The Executive Summary is attached. The document and associated materials may be accessed at: https://slocog.org/2019RTP

The document will allow, at least, the required 55-day public review period and a second public hearing will be held on April 3 rd. Along with the EIR, the RTP is scheduled for adoption by the SLOCOG Board in June 2019.

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

U.S. CO2 EMISSIONS RISE AS NUCLEAR POWER PLANTS CLOSE

BY JAMES CONCA

Diablo Canyon Nuclear Power Plant in San Luis Obispo County, California is at risk of premature closing mainly for political reasons. Dr. James Hansen and the world's leading climate scientists sent a letter to the Governor of California stating how nuclear energy was essential to fighting global warming. The plant is safe, can withstand a large earthquake, tsunami and any other disaster, provides billions to the local economy, and produces more clean energy than all the wind turbines in California combined. Closing it would be a huge step backwards for addressing climate change.

Closing perfectly good nuclear power plants decades ahead of schedule is a bad idea if you care about the environment, especially if you care about carbon emissions. That's because nuclear is the best source of low-carbon energy and actually produces most of our low-carbon electricity, over 800 billion kWhs – twice as much as all renewables combined. And twice as much as hydro.

More importantly, the U.S. nuclear fleet avoided 547 million metric tons of CO_2 in 2017, similar to most years. At the same time, hydro only avoided 203 million metric tons, wind 176 million metric tons, solar 37 million metric tons, and everything else less than 15 million.

Since the U.S. emits about 1,900 million metric tons of CO_2 from fossil fuels that generate electricity, nuclear is the most effective tool we have to decrease or avoid emissions.
This might not matter to many people, but it supposedly does to the very people who are trying very hard to close nuclear plants, people who claim they are environmentalists and appear dismayed recently by the Fourth National Climate Assessment. That Assessment reiterates that the effects of global warming are here already, that they pose a profound threat to Americans' well-being, and that U.S. emissions are rising again.

So closing nuclear plants seems foolish.

Unfortunately, between political pressure and minor cost differences in unregulated electricity markets, nuclear plants are being closed, plants that have received another 20-year life extension from the NRC (see figure below). Except for two - Crystal River truly had physical problems and

Millions of metric tons

one of SONGS' two reactors should have just run at 70% power, the other was unaffected by any technical problems.

Premature Nuclear Power Plant Closures and Announced Shutdowns

Plant	MWe	Closure Year	Reason	Final Year Generation (billion kWh per yr)	Final Year CO2 Avoided (M tons/yr)
Crystal River 3	860	2013	Mechanical	7.0	3.8
San Onofre 2 & 3	2,150	2013	Mechanical	18.1	8.0
Kewaunee	566	2013	Market	4.5	3.8
Vermont Yankee	620	2014	Market	5.1	2.4
Fort Calhoun	478	2016	Market	3.4	3.3
Oyster Creek	625	2018	Policy	5.4	4.0
TOTAL	5,299			43.5	25.3
Three Mile Island 1	803	2019	Market	6.9	5.0
Pilgrim	678	2019	Market	5.1	2.3
Davis-Besse	908	2020	Market	7.9	5.7
Duane Arnold	619	2020	Market	5.2	5.0
Indian Point 2 & 3	2,061	2020-2021	Market & Policy	15.3	7.1
Beaver Valley 1&2	1,872	2021	Market	15.3	11.1
Perry	1,268	2021	Market	9.8	7.1
Palisades	789	2022	Market	6.1	5.3
Diablo Canyon 1&2	2,240	2024-2025	Policy	17.9	6.9
TOTAL	11,238			89.5	55.5

Premature nuclear power plant closures (top) and announced shutdowns (bottom) along with their power output and tons of CO2 emissions avoided. These closings will be replaced mainly by natural gas, as has happened every time a nuclear plant has closed in the last decade.

The politics are understandable, if misguided. But the costs are strange. Renewables are more costly than both gas and nuclear, but their 2.5 cent/kWh tax credit, plus state mandates and federal construction subsidies, seem warranted given the fears of climate change.
Nuclear plants are only about a cent/kWh higher than gas so a subsidy, much smaller than that for renewables, is certainly warranted, and has been borne out by reality.

The nuclear plants that have already closed in recent years include Crystal River, SONGS, Kewaunee, Vermont Yankee, Fort Calhoun and Oyster Creek. These were replaced mainly by natural gas and imports to those states, adding about 25 million tons of CO2 annually.
U.S. carbon emissions rose in 2018 by over 60 million tons of CO2. Closing those nuclear plants, building new gas plants, increasing manufacturing and construction, and increasing gasoline/diesel/jet fuel demand are the reasons for this rise. Increased renewables have not been able to keep up with any one of these effects.

But what we are facing is bigger than this. The additional 12 units that have been announced for closure presently avoid 55.5 million metric tons. This is why the state policies to recognize the value of nuclear plants matter – they can make a difference. The policies enacted in New York, Illinois, Connecticut and New Jersey are already saving 60 million metric tons per year (see figure below).

Nuclear plants saved from premature closing by actions of state legislatures that were similar to renewables, giving a clean energy credit. Even though it was a fraction of what renewables get, it was enough to keep the major source of clean energy operating in these states per the chart below.

Nuclear Plants Saved from Premature Closures

Plant	MWe	Projected Closure Year	Reason for Potential Shutdown	Electricity Generated in 2017 (billion kWh per yr)	CO_2 Emissions Avoided in 2017 (Million metric tons/yr)
Clinton	1,065	2017	Market	8.3	8.1
Fitzpatrick	852	2017	Market	6.2	2.9
Ginna	582	2017	Market	4.7	2.2
Hope Creek	1,172	~2020	Market	10.6	7.7
Millstone 2 & 3	2,096	~2020	Market	16.5	7.4
Nine Mile Point 1 & 2	1,770	2017-2018	Market	16.0	7.4
Quad Cities 1 & 2	1,819	2018	Market	15.4	11.2
Salem 1 & 2	2,328	~2020-2021	Market	18.0	13.1
TOTAL	**11,683**			**95.7**	**60.0**

- 11,683 MWe baseload capacity
- More than 7,400 direct jobs saved
- More electricity generation than all U.S. utility solar in 2017
- 60.0 million metric tons of CO_2 avoided

Source: Emissions avoided are calculated using regional and national fossil fuel emissions rates from the **U.S. Environmental Protection Agency** and latest plant generation data from the **U.S. Energy Information Administration**. Updated: August 2018.

A case in point comes from Pacific Gas & Electric Company. In a plan made jointly with anti-nuclear groups instead of climate scientists, PG&E announced its decision to close its two well-running, low-carbon, low-cost nuclear reactors at Diablo Canyon.

PG&E claims that the nuclear energy lost will be replaced completely with renewables and gains in efficiency. But the proposal's details do not back this up. In fact, it calls for implementing renewables and efficiency equal to only about a quarter of Diablo Canyon's generation. Instead, experts agree, the generation will mainly be replaced by natural gas, and attempts to buy energy from out-of-state. Some groups are suing to prevent DC's closure in part because of this misinformation.

Fortunately, the costs will go onto the shoulders of taxpayers, not ratepayers, so Californians won't necessarily notice the increased costs. Unfortunately, this closure will wipe out more than all of the state's gains in wind energy, along with the tens of billions of dollars spent on them. That's because all wind energy in California only produces 13 billion kWhs a year, much less than Diablo Canyon's 18 billion kWhs per year. The two Diablo Canyon nuclear reactors would produce 18 billion kWhs every year for at least the next 25 years if not prematurely closed. Since wind turbines have to be replaced about every 20 years, this means that just to stay even, California would have to install over twice as many wind turbines as exist today, with no net reduction in emissions.

The only way to lower emissions sufficiently by mid-century is with a mix of technologies including nuclear and renewables. And replacing internal combustion engines with mostly electric vehicles charged with non-fossil fuel-generated electricity like nuclear and renewables. Nuclear power is already a mature technology and the latest generation designs are even better - they just cannot melt-down. And we know what to do with the waste.

The Organization for Economic Co-operation and Development projects that, in order to meet any desired emissions goals, the share of nuclear energy in global electricity production needs to rise from about 400 GW to over 1,000 GW by 2050, producing about 9 trillion kWhs/year, at a construction cost of about $8 trillion.

This also assumes wind and solar reach about 2,000 GW each over the same time period, producing a combined 10 trillion kWhs/year at a construction cost of about $20 trillion.

The world's top climate scientists, including Dr. James Hansen, Dr. Tom Wigley, Dr. Ken Caldeira and Dr. Kerry Emanuel, have all urged world leaders and environmental campaigners to stop their unscientific and ideological attacks on nuclear energy and support its expansion.

They have also warned that the anti-nuclear position of environmental leaders is causing unnecessary and severe harm to the environment and to our planet's future by prolonging carbon emissions. Last year's rise in emissions is just one consequence.
Even the Union of Concerned Scientists says we need nuclear to address global warming.

So why won't supposed environmentalist not listen to actual climate scientists?

Dr. James Conca is an expert on energy, nuclear and dirty bombs, a planetary geologist, and a professional speaker. This article first appeared in Forbes on January 16, 2019.

THE GREEN NEW DEAL PLUS MODERN MONETARY THEORY = SOCIALISM

BY MARK HENDRICKSON

Thank you, Representative Alexandria Ocasio-Cortez. The Green New Deal (GND) she has unveiled is most illuminating. It is now unmistakably clear that AOC, Bernie Sanders, and other democratic socialists in the Democratic Party don't want "socialism lite" but rather they want the federal government to take control of the "commanding heights" of the economy. Although they may settle for the variant of socialism in which businesses remain nominally private, even as the government dictates what they must do, they plainly want central economic planning, albeit with a 10-year rather than five-year plan.

This is no exaggeration. The GND essentially calls for conscripting the American workforce and putting us to work in accordance with what the elite government planners want instead of what "we, the people" want. They propose to replace our market economy, in which privately owned businesses compete to see who can best supply the needs and wants of the people, with a command economy in which government is the master and citizens build what the planners say must be built.

Here are some planks in AOC's GND:

- The elimination of fossil fuels in 10 years, which would entail the closing of all gas stations, replacing them with electric-charging stations; replacing or retooling tens of millions of vehicles that travel by land, sea, or air (with the alarming acknowledgment "we aren't sure that we'll be able to get rid of … airplanes [in 10 years]"); replacing all power plants that use fossil fuels with wind and solar, and eliminating all jobs involved in the exploration, extraction, refining, and transportation of fossil fuels.
- "Retrofit every building in America."
- "Overhaul … agriculture."
- "Provide job training and education to all."
- "Guarantee a job with family-sustaining wages"
- "Provide high-quality health care [and] housing."
- "Ensure universal access to healthy food …" and much, much more.

What the GND proposes — essentially, rebuilding America's physical plant and infrastructure from top to bottom — is physically impossible to do in 10 years. In fact, it couldn't be done in 100 years. The economy would collapse long before then in the chaos that socialist economies always experience as the inevitable consequence of replacing market prices with government edicts.

The GND is economically impossible, too, although its proponents seem to think that they can bypass economic reality by implementing what is called MMT—Modern Monetary Theory, a new label for the old, failed practice of printing more money.

In everyday economic life, money acts like a claim on goods and services; if you have enough of it, you can obtain what you want. Under MMT, the government has access to as many fiat dollars as it wants — a virtually unlimited supply. (Fiat currencies are not backed by anything material but are created out of thin air and rely on legal tender laws to compel people to accept them as payment for goods and services.) Using its monopoly power over money, MMT in practice would give the federal government unlimited purchasing power. That would enable the government to outbid all private interests for labor, materials, equipment, etc. In short, what the government wants, the government gets, and private individuals and businesses are correspondingly deprived.

What about inflation — wouldn't printing all those additional fiat dollars cause prices to rise? According to MMT, the government can prevent inflation by draining purchasing power away from the private sector through higher taxes. Thus, while printing more money increases the government's purchasing power, inflationary pressures would be offset as government removes purchasing power from the private sector. MMT is a game rigged so that the government always wins and the private sector always loses. No wonder socialists love MMT!

There is a well-known word that describes overwhelming power that government wields over people: tyranny. MMT boils down to government using its monopoly over money to dictate and control production, obliterate free markets, suppress private enterprise, and impoverish the people — i.e., socialism. A more apt name for MMT is Money Monopoly Tyranny. Indeed, MMT is a destructive tool tailor-made to assist the implementation of the socialistic Green New Deal.

Mark Hendrickson is Adjunct Professor of Economics at Grove City College.

THIS TRAIN WON'T LEAVE THE STATION

BY JOEL KOTKIN AND WENDELL COX

Governor Gavin Newsom has canceled the bulk of the state's long-proposed high-speed line between Los Angeles and San Francisco, leaving only a tail of the once-grand project — a connection between the Central Valley's Merced and Bakersfield, not exactly major metropolitan areas. "Let's be real," Newsom said in his first State of the State address. "The project, as currently planned, would cost too much and take too long. There's been too little oversight and not enough transparency." The project's cost, originally pegged at $33 billion, ballooned over the last decade to an estimated $77 billion (or maybe as high as $98 billion), with little reason to assume that the cost inflation would end there.

This effectively puts an end to former governor Jerry Brown's "legacy" project, the lone tangible accomplishment for a second gubernatorial stint that had been far better at raising taxes and imposing draconian legislation than building things. Brown wanted to build his beloved train in a state with some of the nation's worst roads (despite its second-highest gas taxes), a deteriorating water-delivery system, and massive pension debt. With Brown finally in retirement, Newsom took the opportunity to free up billions of dollars that his Democratic allies would like to spend in other ways.

Perhaps the most critical national casualty may be the Green New Deal proposed by New York congresswoman Alexandria Ocasio-Cortez. Much of her platform for a ten-year transformation of the American economy centers on transportation. In her bid to kill the internal-combustion engine, Ocasio-Cortez apparently seeks to eliminate both cars and planes. Her favored solution for cross-continental travel: a massive network of high-speed trains.

Some of this must seem fanciful even to the democratic-socialist heartthrob from the Bronx. In contrast with Western Europe, where several high-speed rail lines operate, the United States has huge distances between cities; its average population density is generally lower than that of the European continent. Even on the California coast, a 450-mile high-speed rail trip from Los Angeles to San Francisco would have taken nearly four hours, compared with a one-hour plane ride. Imagine taking high-speed rail from Los Angeles to Chicago: a three-hour trip by plane becomes a 15-hour or longer trek across vast, empty spaces. During that time, the traveler would cover more high-speed rail mileage than the current length of the entire French system.

Even fervent supporters of the Green New Deal must recognize what California's cancellation means: if high-speed rail is not feasible in the state with the three densest major metro areas in the nation, and the highest overall urban density, it is not feasible anywhere else in the United States. (And not just here: Britain's proposed high-speed rail megaproject, HS2, also appears on the verge of cancellation. Sounding like Governor Newsom, a senior government official told Channel 4's ***Dispatches*** public affairs program: "The costs are spiraling so much we've been actively considering other scenarios, including scrapping the entire project.") It also suggests that the costs for a national network would be formidable and would require the printing presses at the Treasury to work overtime. Of the many high-speed rail lines built in the developed world, only two (Tokyo-Osaka and Paris-Lyon) have ever been profitable, and in each case highway tolls for the same routes exceed $80 one-way, making high-speed rail in those cases an economical consumer choice. California, the green heart of the resistance, has met fiscal reality; reality won.

Some greens and train enthusiasts, such as the deep-blue **Los Angeles Times** editorial board, have criticized Newsom's move, and others remain adamant in their support of the plane-to-train trope. But California, which has embarked on its own Green New Deal of sorts, has seen these results: high energy and housing costs, and the nation's highest cost-adjusted poverty rate, and a society that increasingly resembles a feudal social order. Attempts to refashion global climate in one state reflects either a peculiarly Californian **hubris** or a surfeit of revolutionary zeal.

Of course, Newsom and the bullet train's supporters justify spending billions more on the Central Valley line as a way of reviving the terribly challenged, impoverished economy of that region. Yet greens and their allies have already shown what comes of putting their ideas into practice—cutting water supplies to farmers, blocking new energy production, and leaving Route 99, the Valley's main thoroughfare, in such awful shape that it has been named the country's most dangerous highway. The Valley does not need a bullet train to nowhere. It needs, rather, policies that allow for its basic industries, such as agriculture, manufacturing, and energy, to expand and provide desperately needed jobs. Oil-rich California has been replacing in-state production for imported petroleum, to the enrichment of Saudi Arabia but to the detriment of California workers.

Newsom's pullback from Brown's Olympian high-speed rail vision may reflect growing concerns about the state's economy. After several years of fairly robust growth, California's job machine is now producing employment at mediocre rates, and worse than that in its biggest urban area, Los Angeles. The real-estate market, which was driving some of the revenue gains, appears stuck, with sales down and prices headed in that direction, though the regulatory environment is skewed to facilitate price escalation. If stock performance is weak, California could see its greatest source of revenue—capital gains from Silicon Valley—reduced. The last quarter saw falling tax collections, and any hiccup in the tech money machine, or even a mild recession, could prove devastating, as Brown himself warned before leaving office.

In Washington, Ocasio-Cortez and others will continue to push their fantastical Green New Deal, at least until the Senate votes on it. With the utterly predictable demise of California's high-speed rail project, however, the Golden State may prove the unlikely place where would-be planetary redeemers were brought back to earth.

Joel Kotkin is the presidential fellow in urban futures at Chapman University and executive director of the Center for Opportunity Urbanism. His latest book is The Human City: Urbanism for the Rest of Us. Wendell Cox is the principal of Demographia, a public-policy consultancy, and a senior fellow at the Center for Opportunity Urbanism.
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