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

WEEKLY UPDATE
DECEMBER 13 - 19, 2020

THIS WEEK

COVID INFECTIONS GROWING
COUNTY STILL LUMPED IN WITH LA FOR LOCKDOWN RULES

EMPLOYEES TO GET EXTENDED SICK TIME AND VACATION TO DEAL WITH COVID

SGMA PLANNING UPDATE
COUNTY SUBMITTED PASO PLAN LAST JANUARY
NO STATE RESPONSE YET

$500K GRANT TO CAPSLO FOR HOMELESS
NO WORK PROGRAM, NO MEASURES, NO ACCOUNTABILITY

DEFERRAL AND REDUCTION OF FEES
FOR COVID HIT BUSINESS - PROPOSAL WEAK AND INSUFFICIENT

SEWER SLUDGE MORATORIUM TO REMAIN
ANY CHANGES KICKED DOWN THE ROAD TO 2026
THEY WON’T BE SPREADING THE STUFF ON YOUR STRAWBERRIES

LOS OSOS GENERAL PLAN UP FOR ADOPTION
1’000S OF PAGES OF SUPPORTING DOCUMENTS AND 9 YEARS OF COSTS

LOS OSOS VACATION RENTALS

LAFCO CANCELLED

LAST WEEK

BOARD OF SUPERVISORS POLICY HEAVY

BOS COSTLY COUNTY WATER SUIT AGAINST ITS OWN CITIZENS
WAS IT DISCUSSED IN CLOSED SESSION OR NOT?

COUNTY NOW PART OF LA FOR COVID REGULATIONS

ECONOMIC DEVELOPMENT PLANS A POSITIVE STEP BUT NEED SHARPENING
DISCUSSION AND ACTIONS WERE A MUDDLE

FY 2021-22 BUDGET GAP PROJECTED AT $12 TO $21 MILLION
WE ARE VERY SKEPTICAL THAT IT'S SO LARGE

BOS 2021 COMMITTEE APPOINTMENTS

PLANNING COMMISSION BUSY

BUT NOT HEAVY POLICY

INTEGRATED WASTE BOARD CANCELLED

AT LEAST THEY WEREN'T THINKING UP NEW BANS

COLAB IN DEPTH

SEE PAGE 24

LAST WEEK 3 ICONIC CALIFORNIA HIGH TECH FIRMS ANNOUNCED MOVES TO TEXAS

THE PUBLIC DOESN'T CARE BECAUSE THEY ARE TOO BRAINWASHED & TOO SEDATED TO EVEN BE AWARE – MEANWHILE THE ELITE CLASS OF LEFT POLITICIANS DELIBERATELY ENABLE DEPENDENCY, DRUG ABUSE, PHONY ENERGY SCAMS, DESTRUCTION OF THE NUCLEAR FAMILY, HOMELESSNESS, AND ELIMINATION OF THE MIDDLE CLASS

WILL CALIFORNIA EVER GET FED UP WITH LOSING TO TEXAS?
BY CHUCK DeVORE

TESLA'S ELON MUSK LEAVING THE GOLDEN STATE FOR THE NO INCOME TAX STATE
Elon Musk's friends and associates say he's told them he's moving

BY KATY GRIMES

LEAVING CA: TECH GIANT ORACLE LEAVING CALIFORNIA FOR TEXAS
Oracle joining HP Enterprise and tech leader Elon Musk for moves to Texas

BY EVAN SYMON

CALIFORNIA REACHES CRITICAL MASS
CALIFORNIA WAS IN A BAD PLACE BEFORE THE PANDEMIC HIT

BY NOAH ROTHMAN

AND YOU CAN OWN A VERY NICE HOME IN AUSTIN WITH PRIVACY AND A YARD SUCH AS THE ONE BELOW WHICH IS LISTED FOR $400,000[1]

[1] NOTE: Austin's median home price is reported by Zillow as $321,000.

12503 Burlywood Trail **$400,000. They will even allow you to drive a car.**

- 5 Beds
- 3 Baths
- 2,510 sq. ft.

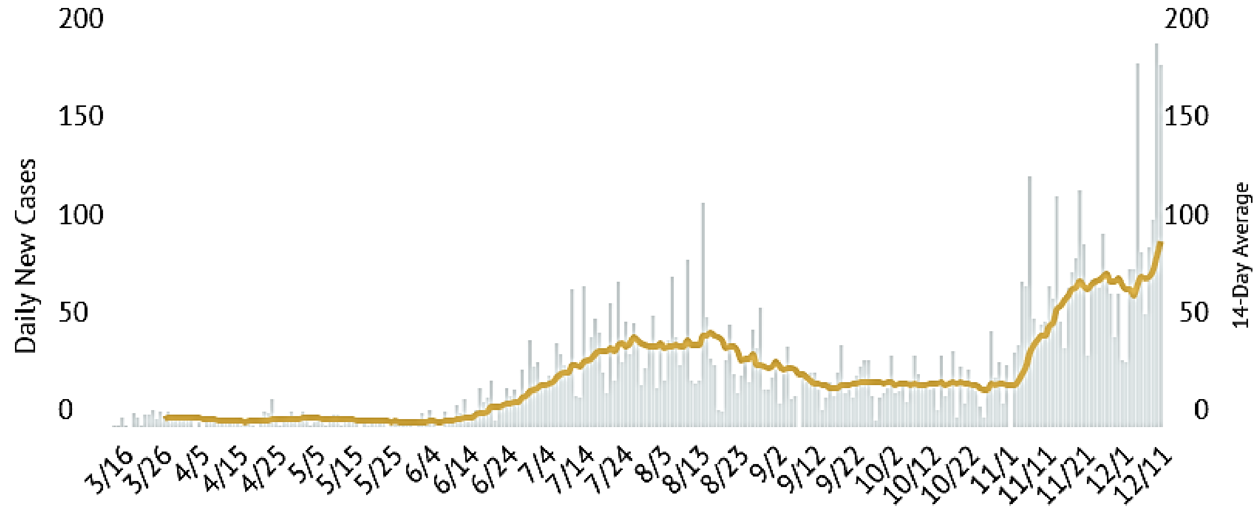
Rare single story 5 bedroom, 3 bath home on a cul-de-sac in NW Austin's desirable Deerbrook Village neighborhood! Rustic charm combined with a modern layout featuring a stunning 3rd living area addition with full wet bar and HUGE windows overlooking the parklike backyard! In addition to the primary bedroom with dedicated en-suite bath, there is an additional bedroom with its own bathroom that would make a great guest/mother-in-law suite. Enjoy the beautiful covered patio with hard tile flooring looking out to a large backyard PLUS a spacious, finished workshop. Fantastic location within walking distance of elementary, middle, and top-rated Westwood High! Walk or bike to neighborhood pool, parks, courts and miles of hike/bike trails. Less than a mile from Lakeline Mall and all its surrounding restaurants and retail with easy access to SH 45 and US-183.

The tragic failure of California's land use and environmental polices is a cruel and vicious result of the progressive revolution.

THIS WEEK'S HIGHLIGHTS

Board of Supervisors Meeting of Tuesday, September 15, 2020 (Scheduled)

Item 1 - Update on COVID-19 in San Luis Obispo County, and consideration and discussion regarding 1) a letter to the Governor of California and 2) a healthy communities resolution.



Currently Hospitalized

23 (of whom 7 are in ICU)

It would be helpful if the County would display the number of patients in ICU due to COVID and the total number for all causes.

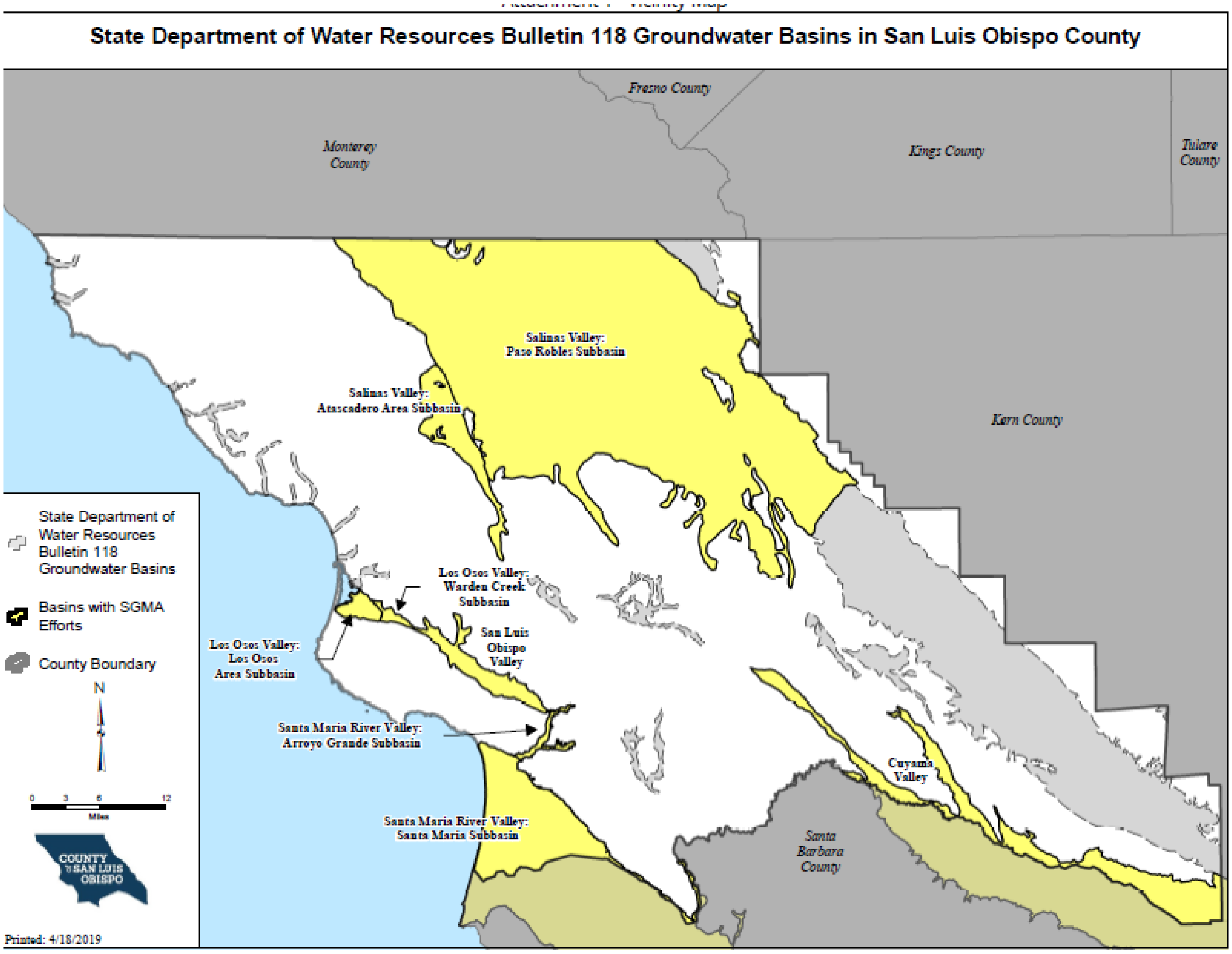
For example: 7 COVID ICU PATIENTS
X ALL ICU PATIENTS
Y ALL ICU BEDS

Item 13 - Submittal of a resolution continuing employee benefits related to the current declared emergency for COVID-19, by 4/5 vote. The item requests the Board to extend a provision which eliminates the cap on sick time for employees who may become infected. Other provisions pertain to vacation that employees have been unable to use because of severe work schedules demanded of some services during the COVID epidemic. Unfortunately the item does not contain any statistics about how many employees have been infected, hospitalized, or quarantined.

Relatedly, the County either does not maintain statistics or does not disclose its lost time rate due to illness, workers comp, and AWOL. This is important data for the Board and public to understand basic attendance of the workforce, since a higher lost time rate means more overtime (with premium pay) and the need to hire more employees to fill the gaps. With nearly 3000 employees, a lost time rate of 5% would be the equivalent of losing the work of 150 full time employees over a year, or 312,000 hours, or about $37,440,000. **Has COVID actually had any impact on this?**

Item 22 - Submittal of a report on the implementation of Sustainable Groundwater Management Act (SGMA) efforts in eight local groundwater basins. The Board receives a detailed quarterly report on the status of compliance efforts required under SGMA. The details can be read at the link:
https://agenda.slocounty.ca.gov/iip/sanluisobispo/file/getfile/128285

It appears that the efforts are going forward on schedule and on budget. As we have been reporting over the past year, the Paso Basin Plan will take years to begin to be implemented.



JUSTIN WINE AD
MIS EN BOUTEILLE AU CHATEAU?

Attachment 2
FY 2020-21 Budget Status Update
for SGMA Program

as of 9/30/2020

The table below represents the County's SGMA Program FY 2020-21 Budget and expenditures by basin. Given the complexity of each basin's approach to funding the GSP development, this table does not attempt to depict the multi-year program costs or cost sharing/in-kind services contributed by partner agencies. See footnotes for other key elements of basin funding approaches.

		Current Fiscal Year Budget Status [1]			
Basin [2, 3]	GSP Development Phase Duration In Fiscal Years [4]	FY 2020-21 Budget	FY 2020-21 Costs to Date	Remaining FY 2020-21 Budget	Total SGMA Costs to Date (7/1/17 - Current)
SGMA Program		1,956,454.37		$ 1,956,454.37	
Los Osos Basin & Warden Creek Basin	*FY 17/18-21/22*		$ 17,524.62	$ (17,524.62)	$ 107,373.34
Cuyama Basin	*FY 17/18-21/22*		$ 301.39	$ (301.39)	$ 70,195.18
Paso Robles Basin	*FY 17/18-21/22*		$ 22,086.72	$ (22,086.72)	$ 1,071,749.53
San Luis Obispo Basin	*FY 17/18-21/22*		$ 374.01	$ (374.01)	$ 893,680.79
Santa Maria Basin & Arroyo Grande Basin	*FY 17/18-21/22*		$ 30.14	$ (30.14)	$ 47,701.47
Atascadero Basin	*FY 17/18-21/22*		$ 572.63	$ (572.63)	$ 9,589.37
County General Fund (GF) Contribution Total		*$ 1,956,454.37*	*$ 40,889.51*	*$ 1,915,564.86*	*$ 2,200,289.68*
General Fund Revenue:					
	Grants		$ -		$ 1,119,393.00
	FCZG one-time ($750,000) & Basin Partners		$ 4,028.57		$ 900,000.00
	Total Revenue		$ 4,028.57		$ 2,019,393.00
	Net General Fund		$ 36,860.94		$ 180,896.68
Flood Control Zone General (FCZ) Contribution Total			*$ 212,380.13*		*$ 3,946,457.54*
SGMA Program Total (GF + FCZ)			**$ 249,241.07**		**$ 4,127,354.22**

Item 23 - Request to approve an allocation award in the amount of $392,218 of 2019 California Emergency Solutions and Homelessness (CESH) Grant funding to the Community Action Partnership of San Luis Obispo and its partner agencies for projects that assist persons experiencing or at-risk of homelessness in the County; and 2) reallocation of $150,000 from the in 2018 CESH program funds for updating the Ten Year Plan to End Homelessness, conducting equity analyses of homeless services, and strengthening coordinated entry services. Over the years millions of dollars in State, Federal, and local funding has been expended, yet the problem worsens each year. The summary of purposes for which the grant may be expended states:

Rental assistance, housing relocation, and stabilization services to ensure housing affordability to individuals experiencing homelessness or who are at risk of homelessness.

 Operating subsidies in the form of 15-year capitalized operating reserves for new and existing affordable permanent housing units for homeless individuals and/or families.

 Flexible housing subsidy funds for local programs that establish or support the provision of rental subsidies in permanent housing to assist homeless individuals and families.

 Operating support for emergency housing interventions including, but not limited to, the following:
o Navigation centers that provide temporary room and board and case managers who work to connect homeless individuals and families to income, public benefits, health services, permanent housing, or other shelter.
o Street outreach services to connect unsheltered homeless individuals and families to temporary or permanent housing.

o Shelter diversion, including, but not limited to, homelessness prevention activities to connect individuals and families to alternate housing arrangements, services, and financial assistance.

 Systems support for activities necessary to maintain a comprehensive homeless services and housing delivery system, including Coordinated Entry System (CES) data, and Homeless Management Information System (HMIS) reporting, and homelessness planning activities.

 Development or update of a CES, if the CoC does not have a system in place that meets the applicable HUD requirements.

 Development of a plan addressing actions to be taken within the CoC service area if no such plan exists. If an applicant requests funding to develop a plan, the applicant shall submit the plan to HCD prior to the expiration of the contract executed with HCD.

There is no work program describing the actual services, quantities, velocity, or outcomes that the County expects CAPSLO to perform. At the end of the write-up the staff states:

RESULTS
The funding will result in:
(1) At least 385 persons will be assisted with Coordinated Entry services.
(2) The County's Ten-Year Plan to End Homelessness will be updated.

This is much too vague and imprecise. The Board should send the item back for a rework. After all the $542,218 involved here came from the taxpayers. That's $1,408 per homeless person "served" with "coordinated entry services." Entry services to what? How many unduplicated homeless people have already been "entered" and are currently being served? How many have "graduated" and no longer need service? How many of the county's estimated homeless people are already being served?

Moreover the County's Ten Year Plan to End Homelessness was declared a failure several years ago. Why reinforce failure with a new one?

Does anyone review these incompetent types of agenda items in advance before they are allowed out in public? Who is in charge of this, and when is that person (or persons) being laid off for failure to perform?

Item 27 - Request to adopt a resolution authorizing and directing the County Health Officer, or her designee, to reduce annual application fees for certain health permits for Calendar Year 2021, extend the payment period, and prorate fees for certain businesses that provide notification of closure in response to COVID-19 during Calendar Year 2021. When the Board adopted the fee increases for FY 2021-22, it directed the CAO to return with options for deferring and/or reducing County inspections and regulatory fees for businesses in the COVID hard hit sectors which are shut down and/or operating at partial capacity. Now that the lockdown has been renewed, the situation is even more dire. The Health Department has prepared a recommended schedule of reductions and partial deferrals for Board consideration.

Attachment 2

Fees - Proposed Reductions

Fee Indicator #	Fee Description	Reduction
	Restaurants/Bars	
1001	Bars (no food preparation)	25%
1002	Seating capacity - 10 and under-FULL FOOD PREPARATION	25%
1003	Seating capacity - 10 and under-MODERATE FOOD PREPARATION	25%
1004	Seating capacity - 10 and under-MINIMAL FOOD PREPARATION	25%
1006	Seating capacity - 11 - 50-FULL FOOD PREPARATION	25%
1007	Seating capacity - 11 - 50-MODERATE FOOD PREPARATION	25%
1008	Seating capacity - 11 - 50- MINIMAL FOOD PREPARATION	25%
1010	Seating capacity - Over 50-FULL FOOD PREPARATION	25%
1011	Seating capacity - Over 50-MODERATE FOOD PREPARATION	25%
1012	Seating capacity - Over 50-MINIMAL FOOD PREPARATION	25%
	Miscellaneous Annual Food Facility Fees	
1030	Mobile Food Facility/Caterer Commissary -FULL FOOD PREPARATION	25%
1033	Food Service/Caterer	25%
1034	Certified Farmer's Market	25%
1035	Produce Stand/Farm Stand	25%
1036	Swap Meet - Produce Sales (Annual)	25%
1037	Swap Meet Packaged Stands	25%
1040	Temporary Food Facility - Multiple Events	25%
1043	Bed and Breakfast	25%
1044	Ag Homestay	25%
1059	Host Catering Facility	25%
1061	Mobile Food Facility/Caterer Commissary -MODERATE FOOD PREPARATION	25%
1062	Mobile Food Facility/Caterer Commissary -MINIMAL FOOD PREPARATION	25%
	Body Art Facilities	
2001	Body Art Facility Permit	50%
2002	Mobile Body Art Facility Permit	50%
2004	Body Art Practitioner Annual Registration	50%

Fee Indicator #	Fee Description	Reduction
	Public Swimming Pool/Spa Permit	
7005	Single Pool & Spa	25%
7006	Two Pools/Spas @ same site	25%
7007	Three Pools/Spas @ same site	25%
7008	Four or more Pools/Spas @ Same Site	25%
7009	Single Pool & Spa-SEASONAL	25%
7010	Two Pools/Spas @ same site-SEASONAL	25%
7011	Three Pools/Spas @ same site-SEASONAL	25%
7012	Four or more Pools/Spas @ Same Site-SEASONAL	25%

- It is recommended that the Board adopt a Resolution authorizing and directing the County Health Officer, or her designee, to invoice a reduction to previously approved annual application fees for certain health permits for Calendar Year 2021, extend the payment period, and prorate fees for certain businesses that provide notification of closure in response to COVID-19.

The write-up states that the staff estimates that the reductions and deferrals will result in a $253,000 budgetary shortfall. They further recommend that the amount be made up from general fund sources such as the property tax.

1. First of all, and given the current worsening situation, the proposal is inadequate and under horsed.

2. If the staff has fewer businesses to regulate and many are shut down or only operating intermittently, would the County keep paying the staff? Certainly the restaurants, barbershops, bars, and other impacted businesses are not able to keep their staffs on board. Why does the County believe it is exempt and that it should not share the same burdens as its citizens? How about some rolling furloughs?

Item - 28 Adoption of an ordinance amending Chapter 8.13 of the San Luis Obispo County Code to extend the interim moratorium on the land application of treated sewage sludge/bio-solids to from March 31, 2021 to March 31, 2026 or until adoption of a permanent ordinance, whichever occurs first. This is a perennial controversy, which arises every few years as the County extends its ordinance regulating the spread of bio-solids on agricultural fields. There is a fairly detailed historical report which can be read at the link: https://agenda.slocounty.ca.gov/iip/sanluisobispo/file/getfile/128644.

The current interim ordinance, which has been renewed over and over, seems to be working, and in fact the write-up indicates that no bio-solids are being spread on fields in SLO County at this time.

If adopted, this recommendation would kick the can down the road to 2026.

MATTERS AFTER 1:30 - LOS OSOS PLANS, REGULATIONS & FEW VACATION RENTALS

Item 31 - Request to consider: 1) adoption of a resolution for the Los Osos Community Plan and the Los Osos Habitat Conservation Plan: approving an amendment to the Estero Area Plan – Los Osos Urban Area ("Los Osos Community Plan"); certification of the Final Environmental Impact Report for the Los Osos Community Plan pursuant to CEQA based on the CEQA findings contained in this report; approve a Memorandum of Understanding with the California Department of Fish and Wildlife to allow mitigation activities; approve the form of the Los Osos Habitat Conservation Plan (LOHCP) and the Interim Adaptive Management and Monitoring Plan (IAMMP) and delegate authority to the Planning Director to execute final documents and accept amendments required by, and final terms and conditions of, the U.S. Fish and Wildlife Service; and certification of the Final Environmental Impact Report. The County staff has been working on the Plan update, Habitat Conservation Plan, and other related documents. The issue is controversial.

1. Many residents are worried about water supply and do not want new development approved. Even with the new plan and the new $200 million sewer treatment plan, it is not clear that any new development will be allowed.

2. Conversely, there are property owners who have been waiting for decades to build their home or sell a lot. There are tragic cases where the older couples died before they could ever get a permit.

After a number of sessions, the Planning Commission recommended the Plan to the Board of Supervisor. The essential result is expressed in the table below:

Table 1: Residential and Population Buildout Summary

	Existing	Buildout Capacity	Potential Increase
Dwelling Units			
Single-Family	*5,426*	*6,487*	*1,061*
Multi-Family	*895*	*1,695*	*800*
Total Dwelling Units	**6,321**	**8,182**	**1,861**
Population	**13,906**	**18,000**	**4,094**

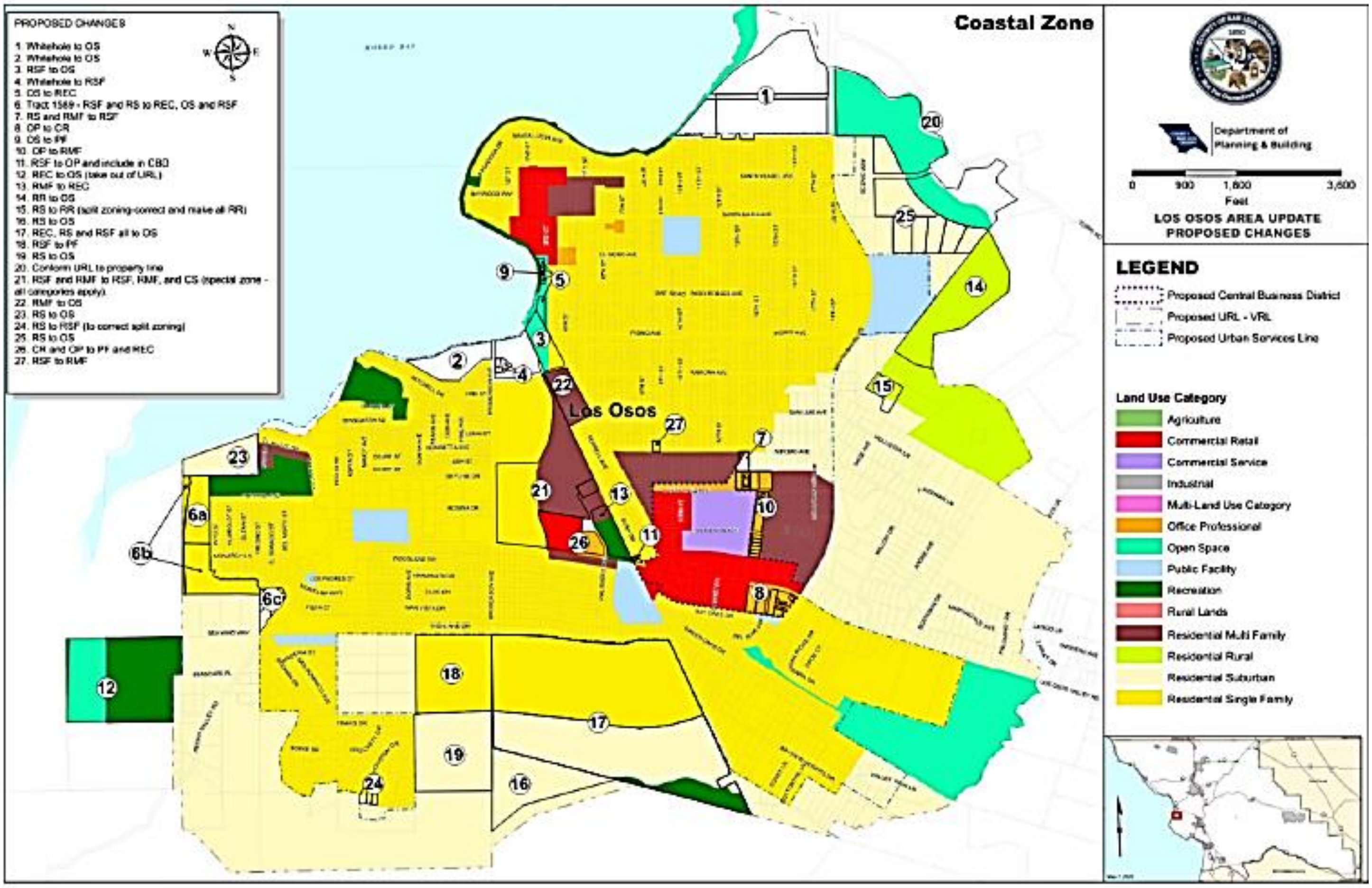
Buildout – Non-residential

Non-Residential Buildout Summary (in square feet)

Land Use Category	Existing	Buildout Capacity	Potential Increase
Commercial Retail	439,200	668,100	228,900
Commercial Service	221,100	284,600	63,600
Office and Professional	10,100	61,600	51,500
Recreation	0	10,000	10,000
Public Facility/ Recreation	0	10,000	10,000
Total	670,300	1,034,300	364,000

NEW LAND USE MAP DISPLAYED ON THE NEXT PAGE

MORRO BAY KANGAROO RAT CAN SKUNK YOUR DREAM HOME



LOHCP Background

- Required by the LOWWP Condition #92
- Draft LOHCP and Environmental Impact Report released in October 2019 for a 45-day public review period
- Identifies Covered Activities
- Identifies Covered Species
  - Morro shoulderband snail
  - Morro Bay kangaroo rat
  - Morro manzanita
  - Indianknob mountainbalm

Hope that none of these guys are on or near your property

Was it Worth It?
Unfortunately the agenda item does not report on what it cost to produce the Plan over the past 8 years. Staff, consultants, and overhead must have cost millions.

The land use changes are summarized in the table below:

Table 1-1: Proposed Land Use Changes		
Reference Code	**Location**	**Description**
1	Elfin Forest Natural Area (County and State owned)	Change existing designation of 'uncertified' to Open Space (84 acres)
2	Sweet Springs Nature Preserve	Change existing designation of 'uncertified' to Open Space (24.9 acres)
3	Sweet Springs Nature Preserve	Change existing designation of Residential Single Family to Open Space (2.5 acres)
4	Sweet Springs (Morro Palisades)	Change existing designation of 'uncertified' to Recreation (1.15 acres)
5	West 3rd between Pismo and El Moro Avenues	Change existing designation of Open Space Recreation to (3.81 acres)
6	Monarch Grove (Tract 1589)	Change Residential Suburban and Residential Single Family to Open Space and Recreation (26.65 acres)
7	Nipomo / 13th Street (Kesner GPA)	Change Residential Suburban and Residential Multi Family to Residential Single Family (1.32 acres)
8	Southside of Los Osos Valley Road near South Bay Boulevard	Change Office and Professional to Commercial Retail (9.2 acres)
9	LOCSD well site west of 3rd Street	Change existing designation of Open Space to Public facilities (3.81 acres)
10	East side Fairchild Way; north side Santa Ynez Ave. west of 12th	Change existing designation of Office and Professional to Residential Multi family (9.25 acres)
11	Northwest corner Los Osos Valley Rd/Bush Dr.	Change existing designation of Residential Single Family to Office and Professional (0.5 acres)
12	West of Western Fringe of West of Pecho area and Hotel site (State-owned)	Change existing designation of Recreation to Open Space – (Rural Estero) (64.7 acres)

13	East side Palisades Ave. adjacent to community park (county)	Change existing designation of Residential Multi family to Recreation (1.65 acres)
14	Powell Property Adjacent to Los Osos Creek (State owned)	Change existing designation of Residential Rural to Open Space (40 acres)
15	Southerly Ptn. Parcel B, COAL 01-0203 (Powell)	Change existing designation of Residential Suburban and to Residential Rural (0.83 acres)
16	Ptn. former Tr. 1976 (Southeastern Hillsides)	Change existing designation of Residential Suburban to Open Space (30 acres)
17	Eastern Hillsides, Morro Palisades (State-owned)	Change existing designation of Recreation, Residential Suburban and Residential Single Family to Open Space (220.5 acres)
18	Upper Broderson (County owned)	Change existing designation of, Residential Suburban to Public Facilities (40 acres)
19	Lower Broderson (County owned)	Change existing designation of Residential Single Family to Open Space (41.5 acres)
20	URL to conform to property boundary (State-owned)	Change existing designation of Rural Estero Open Space to Open Space (17 acres)
21	Morro Shores Mixed Use Area	Change existing designations of Residential Single Family and Residential Multi Family to Morro Shores Mixed Use (56 acres)
22	Land Conservancy Parcel	Change existing designation of Residential Multi Family to Open Space (8.8 acres)
23	Terminus Butte Dr. (State owned)	Change existing designation of Residential Suburban to Open Space (15.2 acres)
24	Cabrillo RS to RSF correct split zoning	Change existing designation of Residential Suburban to Residential Single Family (1 acre)
25	Northeast properties RS to OS (State owned)	Change existing designation of Residential Suburban to Open Space (15.2 acres)
26	TRI-W / Midtown (County owned)	Change existing designations of Commercial Retail and Office and Professional to Recreation and Public Facilities (13.7 acres)
27	Haslo Site	Change existing designation of Residential Single Family to Residential Multi Family (0.41 acres)

There are literally thousands of pages of related reports attached to the item. These include a FEIR, a Habitat Conservation Plan, a Resource Management Study, a Planning Commission minutes, and ESHA Findings.

The Board should cut through the static and ask staff how many permits for single-family homes, multifamily homes, and commercial development could be issued this year, next year, and over 5 years?

Here is a sample letter to the Board:

Message: I am a long time resident of Los Osos, in fact since I was 14 years old. I have worked in Los Osos and have been a member of service organizations in our CSD. Years ago I purchased a vacant lot on 5th St. near the bay. I had paid the one time fee of about 15k that was once pay for the sewer and allow me to build on my lot. It is now getting closer to three decades that I have been waiting to build on that lot. I have placed my self on the waiting list years ago to build when we will have a global mitigation plan and our water issues resolved. I checked in with the county on the progress of our ability to build on my lot and where they once said 2 to 3 years now they are saying 5. That was tough to hear as I am 63 years old. What was much worse is that they told me that you are discussing allowing people to build a secondary unit before those of us that have been waiting decades or a majority of our lives to build. This is unspeakable and unjust. They should be allowed to get in line with the rest of us that have put in for the right to build when al the issues are worked out. I can't tell you how patient I have been and how upset I am about this possibility. I will be dead before I can build. You can not let this unfair prioritization occur. I hope you will address this in a meeting and inform me of when that meeting will occur so I can come with others that I know that have been waiting in line for all these years. Sincerely, Dr. William Mehring

What a failure of public policy and waste of taxpayer dollars if the Plan has not fixed the situation.

Item 32 - Hearing to consider an ordinance amending Section 23.08.165 of Title 23 of the San Luis Obispo County Code, the Coastal Zone Land Use Ordinance, to establish residential vacation rentals standards for the community of Los Osos. Exempt from CEQA. The staff, supported by the Planning Commission, requests the Board to limit the number of short-term vacation rentals in Los Osos to 55 out of 5500 existing dwelling units. These would be abolished upon transfer of the property.

Planning Commission Supported Regulations

- Require a 500-foot buffer between new residential vacation rentals and existing residential vacation rentals and other lodging uses.
- Allow new residential vacation rentals to only be established in single-family dwellings.
- Require applicants to obtain Minor Use Permits to establish residential vacation rentals.

Planning Commission Supported Regulations (continued)

- Limit the number of residential vacation rentals to a maximum of 55 (one percent of the number of existing single-family dwellings within the community).
- Establish that approvals of new residential vacation rentals be voided upon the transfer of property ownership.
- Limit residential vacation rental ownership to one per entity.

Again and here we have the government instead of the market deciding which group of people receive preference. In this case it is said to be long-term renters. But it could be any class or group which the government chooses to benefit. The proponents argue that short-term rentals displace family rentals and prevent schoolteachers from renting. The government could just as well forbid property owners from renting to anyone above a certain income. It could require that persons from protected classes be given preference. This is just another brick in the socialist wall.

Local Agency Formation Commission (LAFCO) Meeting of Thursday, December 27, 2020 (Cancelled)

Please be advised that the December 17, 2020, meeting of the LOCAL AGENCY FORMATION COMMISSION (LAFCO) has been canceled. The next LAFCO meeting will be held on Thursday, January 21, 2020.

LAST WEEK'S HIGHLIGHTS

Board of Supervisors Meeting of Tuesday, December 8, 2020 (Completed)

Item 1 - December 5, 2020 SLO COUNTY COVID Status. The Board determined to send a letter to the Governor requesting that the County be placed in a separate region along with Santa Barbara and Ventura Counties for ICU calculation purposes. All three counties are together on the issue and are sending a joint letter. There was substantial plaintive public testimony begging the Board to do whatever it can to end the lockdown.

Background: Governor Newsome has again changed the rules for business, education, social interaction, and other activities. This time the key metric is the percentage of ICU beds occupied in various regions of the State. When the ICU average patient population in a region reaches a point where only 15 % of the beds are unoccupied, the lockdown "Stay At Home Order" takes force. The broad-brush approach lumped Santa Barbara County and San Luis Obispo County into the Southern California region, which in includes LA, Ventura, San Bernardino, Riverside, and other large urban counties with high COVID infection rates, high hospitalization rates, and high ICU rates.

It is outrageous that the Governor did not use the county boundaries for the rules, as had been done since last March. A number of our counties are larger in area than some states. Why the sudden switch?

As we have often opined in the past, the so-called left progressive Democrat Socialists understand that the Pandemic and lockdowns are a perfect opportunity to undermine the private sector and further weaken the middle class.

Item 8 - Request to review and determine the appointments of Board members to various committees and commissions. Historically, individual Board members have served on a variety of commissions and committees. Based on input from Board members individually, several assignments are recommended to remain the same, and other assignments are recommended to change, per the table below. New 3rd District Supervisor Dawn Ortiz-Legg will now be added to the mix. The matter passed on the consent calendar. It's not clear if Legg was appointed to all the slots, which were held by former Supervisor Hill [or what]. She was not yet appointed when the Supervisors were asked for their preferences.

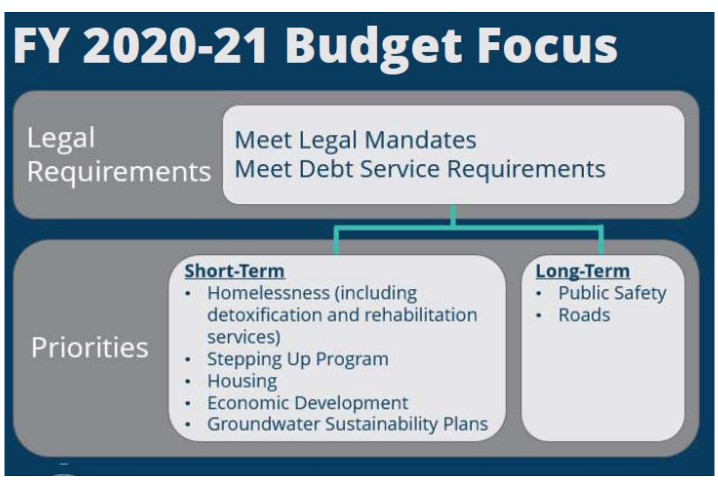
TITLE	2020 Appointments	2021 Interest
Adult Services Policy Council	Bruce Gibson	Bruce Gibson
Behavioral Health Advisory Board	Adam Hill	District 3
Cal ID Advisory Board	John Peschong	John Peschong
Carrizo Plain National Monument Advisory Committee	Debbie Arnold	Debbie Arnold
Cal Poly Campus Planning Committee	Debbie Arnold	Debbie Arnold
California State Association of Counties (CSAC)	Bruce Gibson, Alternate- Vacant	Bruce Gibson Alternate-John Peschong
Children's Resource Network of the Central Coast	Bruce Gibson	Bruce Gibson
Community Action Partnership of San Luis Obispo (CAPSLO)	Debbie Arnold	Debbie Arnold
Economic Vitality Corporation	Adam Hill, Lynn Compton	District 3
Fire Safe Council	Debbie Arnold	Debbie Arnold
First 5 Children & Families Commission	Bruce Gibson	Bruce Gibson
Golden State Finance Authority	Lynn Compton No Alternate	John Peschong No Alternate
Homeless Services Oversight Council	Adam Hill	District 3
Latino Outreach Council	Debbie Arnold	Debbie Arnold
Local Agency Formation Commission (LAFCO)	Debbie Arnold, Lynn Compton	Debbie Arnold, Lynn Compton No Alternate
Nacimiento Water Project Commission	John Peschong	John Peschong
National Estuary Program Executive Committee	Bruce Gibson	Bruce Gibson
Psychiatric Health Facility Committee	Vacant	Debbie Arnold
Rural Counties Representatives of California (RCRC)	Lynn Compton, John Peschong - Alternate	John Peschong Alternate-Lynn Compton

SB/SLO Regional Health Authority (CenCal)	Debbie Arnold	Debbie Arnold
Student-Community Liaison Committee	Debbie Arnold	Debbie Arnold
Visit SLO Advisory Committee	Lynn Compton	Lynn Compton
Consolidated Oversight Board	Vacant	Lynn Compton
Paso Basin Cooperative Committee	John Peschong, Alternate – Debbie Arnold	Debbie Arnold Alternate-John Peschong
Atascadero Basin GSA Exec Committee	Debbie Arnold, Alternate- John Peschong	Debbie Arnold Alternate-John Peschong
SLO Basin Groundwater Sustainability Commission	Adam Hill, Alternate-Bruce Gibson	District 3 Alternate – Bruce Gibson
Cuyama Basin JPA Board of Directors	Lynn Compton, Alternate-Debbie Arnold	Lynn Compton Alternate-Debbie Arnold
Los Osos Basin Management Committee	Bruce Gibson	Bruce Gibson

Item 37 - Budget Policies for the Development of the Proposed FY 2021-22 County Budget. The Board received the presentation and did not make any significant changes to the priorities. Nothing much really happened, and the Board confirmed its policy of no layoffs, no mandatory furloughs, and no service reductions if possible. Clearly preservation of the comfort and safety of the employees and county contractors is really the overarching policy, even when thousands of citizens are unemployed and businesses are failing in the society which staff and the Board of Supervisors are supposed to be serving.

Background: The item was primarily a check-in by the staff to make sure that the Board's budget priorities are the same as in past years. It is presented in the context of a staff forecast of a $12 to $21 million revenue expenditure gap for the FY 21-22 fiscal year. Accordingly, much of the discussion concerns the principles and process for reducing the expenditure side of the budget.

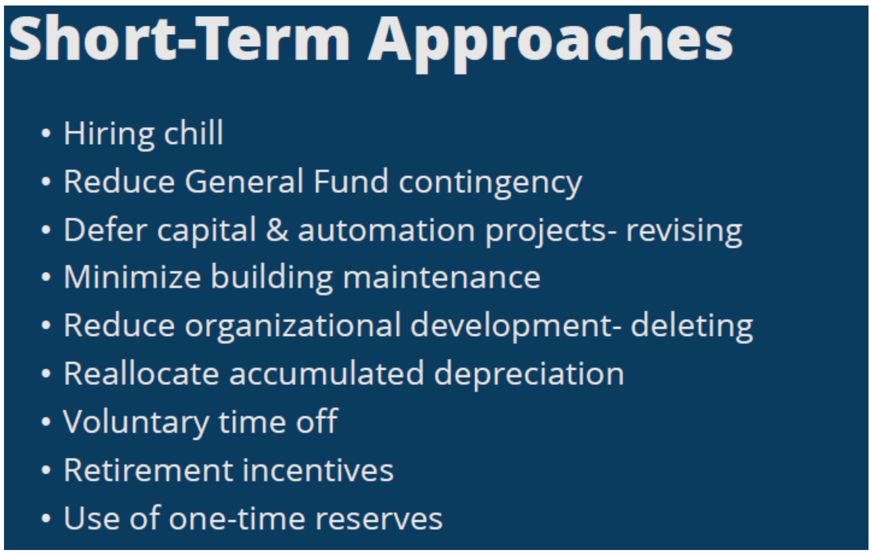
Given the recent first quarter Financial Report, which showed property tax and sales tax revenues exceeding budget, we aren't so sure the problem is so big. On the other hand, the current new COVID lockdown may drive an even more severe impending deficit if it continues into the spring.



In fact, the short-term priorities mostly follow the dictum that when governments have programs that don't work or result in mistakes, they throw more money at them.

The underlying problems of land use rationing, lack of head of household jobs, tolerance for anti-social behavior, drug and alcohol abuse, truancy, decay of the nuclear family, value relativism, decaying educational system, and attacks on free enterprise are ignored. The proffered programs are simply surface attempts to cover them up.

Separately from the substantive policies, the County has a long list of process rules, many of which are generally accepted budgetary standards such as not to use one-time revenues to fund ongoing programs, maintaining reserves, not issuing excessive debt, and so forth. Others pertain to difficult times, such as the current COVID induced deficits, which impact not only local revenues but also State support of County programs.



Item 38 - Creation of a new County Official (Economic Development Manager) and allocation of $1,207.530 to various not-for-profit agencies for economic development projects. The item ended up as a muddle. First the Board could not agree on whether or not to defer or accept the idea of the creation of a new executive position. In the end it was not approved, but the CAO was given leave to refine it and bring it back – whatever that means. Note that we, counterintuitively, suggested last week that the position as proposed was insufficient. (See the discussion below.) An alternative would be to fund REACH sufficiently to hire a qualified executive.

Background: Beginning back in 2011, the County contracted with the not-for-profit business Economic Vitality Corporation (EVAC) to produce and operate a County economic development strategy. The County provides funding to EVC each year of about $144,000. Now the County seeks to expand its economic development capacity through the REACH partnership, which includes Santa Barbara County as well. The overarching philosophy is to view economic development on a global bi-county basis instead of town-by-town or area-by-area.

This item had 2 main components:

1. Allocation of $1.2 million in Diablo Power Plant closure mitigation funds to various not-for-profits for economic development projects.

The table below illustrates the County's plan for this year and the general plan for allocation of the Diablo closure mitigation funding for economic development. The Cuesta College Jet Engine Training Program and the REACH proposal were funded. No one is quite sure how the others fit into the County's overall economic development strategy since no one is sure if they have one or what it is. Certainly blithely accepting the closure of Diablo, the relocation of MindBody to Texas, the loss of the Philips 66 refinery, the loss of Weatherby Rifles to Wyoming, and failure to timely process the Las Pilitas Oil drilling application indicates that the County has no operational Economic Development Retention program.

SB 1090 Proceeds-Economic Development Designation

Fiscal Year	Amount Received	Potential Uses	Potential Use Amount	Remaining
FY 2019-20*	$ 2,408,750	Used to date	$ -	$ 2,408,750
		ED Manager**	$ 120,000	$ 2,288,750
		Joint Proposal	$ 238,000	$ 2,050,750
		Bridgeworks	$ 249,530	$ 1,801,220
		SLO Partners	$ 200,000	$ 1,601,220
		Cuesta/ACI Jet Yr 1	$ 100,000	$ 1,501,220
		REACH	$ 300,000	$ 1,201,220
FY 2020-21	$ 236,250	ED Manager**	$ 235,061	$ 1,202,409
		SLO Partners	$ 200,000	$ 1,002,409
		Cuesta/ACI Jet Yr 2	$ 100,000	$ 902,409
FY 2021-22	$ 236,250	ED Manager**	$ 235,061	$ 903,598
		SLO Partners	$ 200,000	$ 703,598
		Cuesta/ACI Jet Yr 3	$ 100,000	$ 603,598
FY 2022-23	$ 236,250	ED Manager**	$ 235,061	$ 604,787
		SLO Partners	$ 200,000	$ 404,787
		Cuesta/ACI Jet Yr 4	$ 100,000	$ 304,787
FY 2023-24	$ 236,250	ED Manager**	$ 235,061	$ 305,976
		SLO Partners	$ 200,000	$ 105,976
		Cuesta/ACI Jet Yr 5	$ 100,000	$ 5,976
FY 2024-25	$ 236,250	ED Manager**	$ 235,061	$ 7,165
Total	**$ 3,590,000**		**$ 3,582,835**	**$ 7,165**

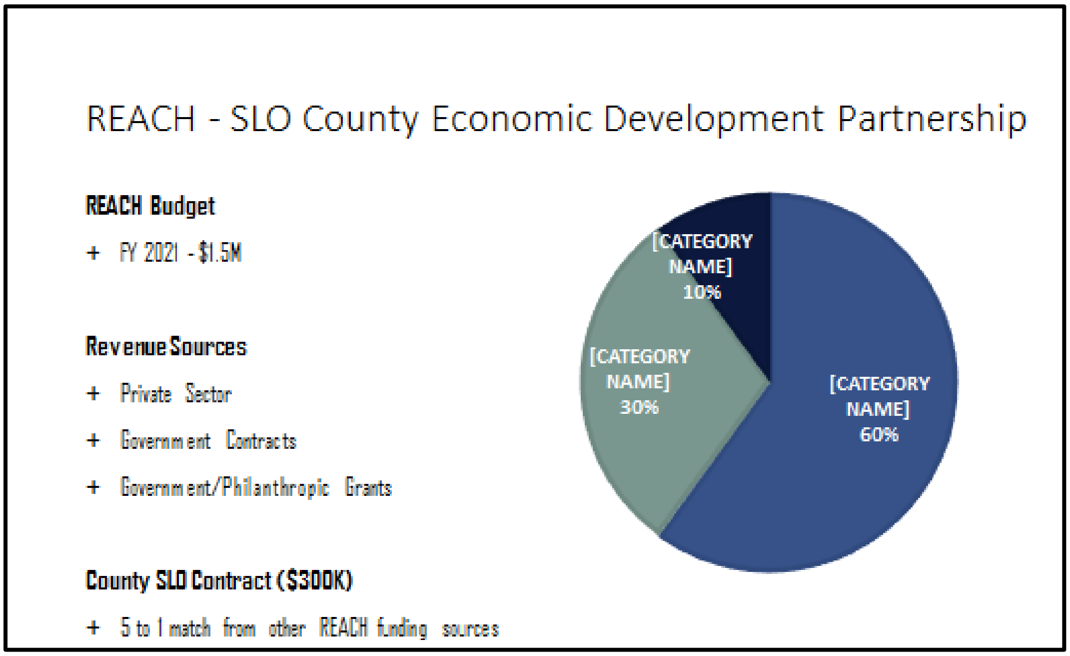
* Includes both full EDF allocation and initial allocation of ESSF
** At step 5 (top step).

Specific proposals for this year include:

Proposals

- Co-working
  1. Joint Proposal (Paso Robles, Nipomo/Grover Beach, SLO) - $238,000
  2. Atascadero - $249,530
- Education/Training
  3. SLO Partners - $200,000 annual
  4. Cuesta College/ACI Jet - $500,000 match
- Consulting
  5. REACH - $300,000

The REACH proposal and the Cuesta College Jet proposal should go forward now. The other 3 proposals are for establishment or enhancement of shared worksites that provide office cubicles, meeting space, wireless, and other office services to individuals who need a space to work. The Board needs a little more analysis on how this fits within overall economic development strategy as contained in the REACH Goals and Objectives, which it has essentially adopted as its overall economic development strategy. REACH indicates that it will leverage the County $300,000 by 5 times from its corporate member grants and government grants.



Source: REACH 2020.

2. Creation of an Economic Development Manager position within the County Administrator office. We repeat this discussion from last week, as it should bear on the Board's ultimate action.

After 170 years of existence, SLO County is discussing a real economic development program. While we appreciate the effort, the current program as proposed in this agenda item is substantially underpowered, both structurally and operationally.

1. The position is cast too low in terms of stature and pay, and lacks appropriate support. The title "manager" suggests a mid-level bureaucrat instead of a key lead executive with appropriate authority and status to deal with CEOs, government chief executives, State Deparment heads, other economic development agencies, and the County's own internal department heads.

a. In these regards, the positon (especially given the gravamen of the issue with Diablo closing and the descent of California into a socialist swamp) should at best be cast at the Assistant or Deputy CAO level and be given authority over Planning and Development, Public Works, Ag Commissioner, the various disparate housing programs, the CIP, Legislative Program, and the various other economic development programs funded by the County, such as tourism, arts, the Hothouse, REACH, EVC, etc.

b. At worst it should be a Director within the CA's office, cast as the Office of Economic Development.

c. In either case it should be provided with organic administrative support – i.e., a dedicated admin professional type with office skills, social skills, and sophistication required of a corporate level AA. When Jeff Bezos calls, who will talk to him first?

d. This position should not be cast as a midlevel manager bureaucrat sitting by him or herself in a cubical next to an entry level budget analyst. There should be a real office and outer office that conveys the importance and prestige of the function, especially to the business community and agricultural community.

e. Rather than frittering away the SB 1090 money on a number of eclectic projects, use the first tranche to set a real strategy and operational program. Remember that in the face of the COVID generated recession, failing government revues, the Diablo closure, and past polices of throwing ever more money at failures, this is a program designed to generate more business investment and agricultural investment and thereby provide more revenues for County operations and capital investment rather than service consumption.

The proposed County job description and salary for the position is inadequate to attract a real sophisticated economic development pro with national experience and perspective. It reads like its rigged to promote someone who has dabbled in economic development but who has not been on the front lines in real development organizations. It does not contain set of skills and expertise needed for real action. It doesn't even require an advanced degree in most of the fields which are essential to economic development. Instead, it posits general Business Administration or Public Administration. This ignores the more skilled specialties, such as advanced degrees and/or formal certification in Real Estate Project Development, Project Financing, Project Design, or Tax Policy.

The job description does not mention any certification or licensure requirements other than a California driver's license. What about CED (Certified Economic Developer) or EDFP (Certified Economic Development Finance Professional) certification?

The experience requirements are vague and only detail that the person appointed have knowledge of various principles of economic development. The problem is that they do not specify that the applicants have demonstrated success in executing a jurisdiction's (city or county) actual programs successfully. For example, during their career what economic development projects did they bring to a successful conclusion? What were the job, sales tax, property tax, and leveraging benefits?

What about membership in national economic development professional associations?

Relatedly, how many of the skill sets listed below do they possess, and what were the results of using these in their previous employment?

- Affordable Housing Strategy
- Economic and Fiscal Impact Analysis
- Economic Revitalization & Community Planning
- Market and Financial Feasibility Analysis – especially as a generator of adjacent economic development
- Planning for Resilience and Sustainability

- Public Policy Analysis
- Public-Private Development
- Transit-Oriented Development
- Retail Planning
- Stakeholder Engagement
- Solicitation and Developer Selection
- Agricultural Vertical Integration
- Agricultural Marketing and Branding
- Tax and Regulatory Policy Impact
- Business Planning for Infrastructure
- Reuse Plans – for example, former industrial facilities, military bases, obsolete Shopping Centers
- University Related Corporate/Technology Parks
- Global Market Development
- College Division I Sports Program and Facility Development
- Professional Development and/or Entertainment Facility Development

To apply candidates should be required to demonstrate proven skills which resulted in development in at least several of these skill sets.

Planning Commission Meeting of Thursday, December 10, 2020 (Completed)

In General: There was the usual litany of cell towers, small subdivisions, and a cannabis operation. There were no large across the board policy considerations. However, **Item 7**, immediately below, is a good nudge about the lack real of commitment of the County to help the homeless. The County approved portable units for camping, but for years has ignored pleas to use them for the homeless.

Item 7 - County Compliance with Its Own General Plan and State law in siting Capital Improvements. In this case the Commission approved installation of 25 modular trailers to enhance camping options. This has become more popular with the public, and many state and local parks systems are installing similar units, yurts, and even rustic cabins. The write-up states in part:

The County of San Luis Obispo Parks and Recreation Department proposes to convert the 2.5-acre area of 9 closed holes of Dairy Creek golf course into a camping area with 25 park model trailers (resembling cabins), one park model trailer used as a laundry room, and 3 new RV spaces within the existing campground to serve as care taker units for the cabins. The project will be completed in 2 phases. The parcel is designated Recreation pursuant to the County's General Plan.

This may well be a good idea and may ultimately help the park become more self-sustaining. **Moreover if these are acceptable for tourists, what about using them for the homeless in homeless campgrounds provided by the County and cities?**

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

WILL CALIFORNIA EVER GET FED UP WITH LOSING TO TEXAS?

BY CHUCK DeVORE

Hewlett Packard Enterprise (HPE), the California firm that literally kick started Silicon Valley in a garage in 1939, is moving to Texas. The low-key announcement was made via an SEC filing on Dec. 1.

If California's anti-jobs policies, its high taxes, capricious regulatory enforcement, and blackout-inducing energy policy can chase out the company that launched Silicon Valley, is any business, large or small, immune from pressure to move? Unless a company must directly serve the California market, such as a fast-food chain, the answer is a resounding "No!"

And there's no sign that things are about to turnaround soon: after the 2020 election, Democrats retained their supermajorities in both legislative chambers while controlling every statewide office. In effect, California is a one-party, anti-free enterprise state.
Taking advantage of California's penchant for crushing businesses, Texas Gov. Greg Abbott issued a statement noting, "We are excited that Hewlett Packard Enterprise has chosen to call Texas home… Hewlett Packard Enterprise joins more than 50 Fortune 500 companies headquartered in the Lone Star State, including 22 in the Houston area alone."

Abbott frequently urges corporations to move to Texas, citing the Lone Star State's lower taxes, more reasonable regulatory burden, more affordable housing, and better lawsuit environment.
In its filing, HPE stated that it has was relocated its headquarters from San Jose to Houston because that Texas city was already, "HPE's largest U.S. employment hub, (and) an attractive market to recruit and

retain future diverse talent, and is where the company is currently constructing a state-of-the-art new campus." For the immediate future, much of HPE's research and product development will still take place in California.

HPE's move to Texas comes months after Tesla founder and CEO Elon Musk threatened to move his company headquarters to Texas or Nevada, both states featuring no personal income tax and lower corporate taxes than in California.
Tesla is rapidly constructing a gigafactory outside of Austin, breaking ground only weeks after the announced effort. A similar factory would have taken around five years simply to work through government approvals and environmental lawsuits in California.

Business relocation expert Joe Vranich, a former Californian, produced a study in late 2018 showing 13,000 businesses left California over the past eight years.

Vranich's findings are echoed in the Census Bureau's state-to-state migration estimates which show California consistently losing residents to other states with lower taxes, a trend that has continued for some 20 years. Through mid-2018, California saw a net loss of 190,122 people who moved to other states.

John Ghiselli, a former commercial real estate developer in California, moved to Texas last year. He calculated that businesses reduce their operating costs by 32 percent by moving out of California to Texas. He now loans businesses money to move out of California through the firm he founded, Waterloo Capital Private Equity, confident he will get a strong return on his investment.

For the hundreds of employees who do move to Texas, they'll want to get a head start on securing moving vans. The rush to leave California has led to a severe shortage of commercial movers, with California's stringent regulations stopping firms from meeting demand and leading to the proliferation of shady operators. Even a U-Haul truck can be tough to get, with one-way rates from San Jose to Houston for a 26-foot truck clocking in at $5,569, more than three times the cost of a relocation to California at $1,688 heading west.

Texas is well-positioned to continue to poach companies from states that prize tax revenue over jobs. Every year, Canada's Fraser Institute ranks the economic freedom of the states and provinces in the U.S., Canada, and Mexico in its Economic Freedom in North America index. California ranked the 4th-worst in America, Texas, 4th-best—New York had the lowest economic freedom ranking.
HPE's employees will find a familiar face a few hours to the west in Austin where Joe Lonsdale moved a few weeks ago. The former Silicon Valley founder of tech firms Palantir and Addepar took his $3.6 billion venture-capital firm to Texas, writing in the Wall Street Journal two weeks ago that "I love California, but I had to leave."

HPE may have been silent about its true reasons for moving its HQ as it still plans to have a footprint in California, but Lonsdale wasn't so reticent, citing, among other issues, a non-responsive government caused by "California's intolerant far-left" politicians, electric blackouts, and a breakdown in public safety.

The question is, will California politicians change their ways? Or will California's voters finally get tired of losing to Texas and vote differently?

Chuck DeVore is a vice president with the Texas Public Policy Foundation and served in the California State Assembly from 2004 to 2010.
This article was originally published by Fox and Hounds Daily.

TESLA'S ELON MUSK LEAVING THE GOLDEN STATE FOR THE NO INCOME TAX STATE

Elon Musk's friends and associates say he's told them he's moving

BY KATY GRIMES

It was only in May when Tesla CEO Elon Musk threatened to move both the company headquarters and production facilities to Texas or Nevada if they were not allowed to reopen as soon as possible, as California Globe reported.

Then Musk took to Twitter and announced he would sue Alameda County: "The unelected & ignorant 'Interim Health Officer' of Alameda is acting contrary to the Governor, the President, our Constitutional freedoms & just plain common sense!" Musk Tweeted.

The billionaire CEO, who employs 10,000 at his Alameda plant, said Tesla would relocate its headquarters and future programs out-of-state.

Frankly, this is the final straw. Tesla will now move its HQ and future programs to Texas/Nevada immediately. If we even retain Fremont manufacturing activity at all, it will be dependent on how Tesla is treated in the future. Tesla is the last carmaker left in CA.

— Elon Musk (@elonmusk) May 9, 2020

Almost immediately, the business and job wrecking ball Assemblywoman Lorena Gonzales responded with "F*ck Elon Musk" in a Tweet.

F*ck Elon Musk.

— Lorena Gonzalez (@LorenaSGonzalez) May 10, 2020

But Musk wasn't kidding. Gov. Gavin Newsom's business lockdowns are detrimental to all businesses – even for a billionaire businessman.

As CNBC reports, "Tesla CEO Elon Musk put his California houses on the market this year while he was sparring with state lawmakers over Covid-19 restrictions. He's simultaneously been expanding operations in Texas and cozying up to Republican Gov. Greg Abbott."

Just last week, Silicon Valley Tech giant Hewlett Packard Enterprise announced it will be moving its global headquarters to Houston, Texas from California. Texas Gov. Greg Abbott issued a gleeful press statement and video on the big move, welcoming HPE.

Several of Musk's close friends and associates say that Musk has told them he's planning to move to the Lone Star State, CNBC said.

The Globe reported in May:

The billionaire CEO, who employs 10,000 at his Alameda plant, filed a lawsuit against Alameda County, California, where Tesla's Fremont factory is. "The factory has been closed since March 23, when Alameda County ordered it to shut down as part of social-distancing measures directed at curbing the spread of COVID-19," Business Insider reported.

"In the lawsuit, Tesla alleges the shutdown ignores an earlier order from California Gov. Gavin Newsom that permits businesses in "16 crucial infrastructure industries," including transportation, to continue work. It alleges the decision is both unconstitutional and 'inexplicable' and says there is 'no rational basis' for the facility's closure."

While Musk has been building and expanding his business in Texas, Gov. Gavin Newsom has been silent about it – and about all businesses and residents abandoning the state.

The California exodus is real.

California Globe reported in September that the Hoover Institution's Lee Ohanian warned about this. "California businesses are leaving the state in droves. In just 2018 and 2019—economic boom years—765 commercial facilities left California. This exodus doesn't count Charles Schwab's announcement to leave San Francisco next year. Nor does it include the 13,000 estimated businesses to have left between 2009 and 2016, Ohanian said. "The reason? Economics, plain and simple. California is too expensive, and its taxes and regulations are too high."

If that isn't enough, the San Francisco Business Journal interviewed one of California Globe's business subjects, longtime Sacramento, California developer Paul Petrovich, who "says he is among the 30,400 wealthy Californians who will have to pay California's wealth tax if it's approved — so he's moving to Austin." Petrovich said "he will move both his residence and company, Petrovich Development Co., over the next two years, or as soon as he's able to sell his holdings in Northern California and re-establish the company's headquarters in the Texas capital."

Musk will have plenty of company from California.

"Getting out of California, with the highest income tax in the country, and into Texas, which has no state income tax, could save Musk billions of dollars based on his compensation package awarded in 2018," CNBC said.

"To help lure Tesla's new factory, local officials granted the company tens of millions of dollars in property tax breaks. Musk confirmed on the company's second-quarter earnings call in July that the plant would occupy about 2,000 acres 15 minutes from downtown, and would be used to build the Cybertruck, its Semi, Model 3 and Model Y. Musk said the factory will start delivering cars next year."

Real estate is a big motivator for Musk. As the Globe reported, “The once-great state of California has become a minefield for commercial real estate investment and development and things will be getting worse, not better,” Joseph J. Ori, Executive Managing Director of the Paramount Capital Corp., a Commercial Real Estate Advisory firm wrote. “The assault on real estate in California has been occurring for years but has been done under the radar with small anti-real estate changes here and there that overall, had little effect on the industry. However, anti-real estate and business legislation hit overdrive about three years ago and has accelerated with a myriad of new laws and regulations.”

Ori warned that during the last two years, numerous legislative actions have been enacted or were on the 2020 ballot in California “that will negatively affect the CRE industry.”

Ori added, “California is becoming very inhospitable to the CRE industry and business in general and with these and other anti-real estate laws, it may be time for investors to demand substantially higher cap rates or decline to invest in California real estate altogether.

Katy Grimes, the Editor of the California Globe, is a long-time Investigative Journalist covering the California State Capitol, and the co-author of California's War Against Donald Trump: Who Wins? Who Loses?

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LEAVING CA: TECH GIANT ORACLE LEAVING CALIFORNIA FOR TEXAS

Oracle joining HP Enterprise and tech leader Elon Musk for moves to Texas

BY EVAN SYMON

On Friday, Oracle, one of the largest computer technology companies in the world, announced that they would move their headquarters from Redwood City in the Bay Area to Austin, Texas.

Oracle’s move is only the latest such move of tech companies leaving the Bay Area for other states such as Colorado, Florida, or Texas. In the last 10 days, HP Enterprise and tech leader Elon Musk have also announced moves to Texas in favor of more tax-friendly and business-friendly environments.

“Oracle is implementing a more flexible employee work location policy and has changed its Corporate Headquarters from Redwood City, California to Austin, Texas,” Oracle said in their SEC filing. “We believe these moves best position Oracle for growth and provide our personnel with more flexibility about where and how they work. Depending on their role, this means that many of our employees can choose their office location as well as continue to work from home part-time or all of the time. In addition, we will continue to support major hubs for Oracle around the world, including those in the United States such as Redwood City, Austin, Santa Monica, Seattle, Denver, Orlando and Burlington, among others, and we expect to add other locations over time. By implementing a more modern approach to work, we expect to further improve our employees' quality of life and quality of output."

A statement by Oracle on Friday further confirmed the move, noting that "Oracle is implementing a more flexible employee work location policy and has changed its Corporate Headquarters from Redwood City, California to Austin, Texas. We believe these moves best position Oracle for growth and provide our personnel with more flexibility about where and how they work."

Governor Greg Abbott of Texas also tweeted a confirmation of the move.

BREAKING: Oracle just announced they have moved their Headquarters to Austin.

Texas is truly the land of business, jobs, and opportunity.

We will continue to attract the very best.

— Greg Abbott (@GregAbbott_TX) December 11, 2020

Oracle, founded in 1977 in Santa Clara, has been based in Redwood City since 1989. While the company is expected to still have many offices and a large portion of its employees working in California, the headquarters itself will remove another major tax base for the Bay Area and the state as a whole.

Evan V. Symon is the Senior Editor for the California Globe. Prior to the Globe, he reported for the Pasadena Independent, the Cleveland Plain Dealer, and was head of the Personal Experiences section at Cracked. This article first appeared in the December 12, 2020 issue of California Globe.

CALIFORNIA REACHES CRITICAL MASS

CALIFORNIA WAS IN A BAD PLACE BEFORE THE PANDEMIC HIT

BY NOAH ROTHMAN

By 2019, the Golden State—itself the fifth largest economy on earth, endowed with vast stores of human capital and natural resources, and blessed with one of the world's most amenable climates—was imploding.

Violent crime had risen steadily for the preceding two consecutive years. The state was home to the most failing schools in the country. Once vanquished 19th-century diseases like typhus and tuberculosis were making a comeback. The state endured what was at the time its largest wildfire in history, the scope of which had been attributed both to poor forestry management and faulty transmission lines operated by Pacific Gas & Electric. Under pressure from lawmakers, the power provider forced residents to live with rolling blackouts. Hundreds of schools were closed, and tens of thousands of dollars' worth of perishable goods were lost. One Stanford University professor's estimate pegged the economic cost of 2019's blackouts alone at $2.4 billion.

And residents were leaving in droves. In 2019, 653,000 Californians decamped, in part, to escape the state's crippling costs of living. "Affordability has just plummeted over the years," said Sacramento realtor Kellie Swayne. "I'm a third-generation farmer and always lived in this county," one longtime California farmer told CBS reporters, "but the politics and taxes here are such that California is the place to move away from."

And then, the coronavirus arrived.

California's largest and most technocratically governed cities were among the first in the nation to impose severe restrictions on social and economic life to arrest the spread of COVID-19. And for a time, there was little appreciable resistance to these prohibitions. The terrible toll exacted by the pandemic and federal emergency relief made these restrictions endurable, if not tolerable. But it couldn't last forever.

The federal spigot soon ran dry, and the will in Washington to replenish it was exhausted. Despite the pandemic's resurgence, humanity's evolutionary capacity to adapt to even the most adverse conditions has reduced the sense of urgency around it. The resolve to lock down in perpetuity was only further eroded by California's elected officials' behavior. From Governor Gavin Newsom on down, the state's officeholders have repeatedly been caught violating their own emergency mandates—behavior they engaged in knowing full well that, to the extent these restrictions were enforced by authorities, their behavior would never be policed.

Now, amid a new lockdown order so severe that it prevents people from even seeing their neighbors, public anger is rising commensurate with fatigue. Local mayors are in open revolt against their own city and state governments, and some are seeking to form their own health departments for the express purpose of allowing local business owners to function again. But that is an onerous and expensive prospect, and it will not provide relief from the pandemic's second-order effects soon enough.

California's public health mandates are so strict that one of the few activities residents are still allowed is to leave the state. So that's exactly what they're doing.

The combination of pandemic-related remote work options, the state's austere restrictions, increasing squalor and growing social unrest, and the overall cost of living have combined to neutralize the advantages associated with California living, and residents want out.

"It is hard to keep up with the demand," said the proprietor of a Pasadena-based moving company. Thousands are leaving the state, and more may follow if present conditions persist. If remote work options become permanent, for example, one survey found that a staggering 40 percent of tech workers in the Bay Area would relocate to less expensive states.

The people who are fleeing are taking their business, and their businesses, with them. Eighteen-hundred companies left California in 2019, and many more have followed their lead in 2020. And these aren't mom-and-pop shops, either. Major employers such as Hewlett Packard Enterprise and the financial services provider Charles Schwab have had enough. The data analytics firm Palantir Technologies is pulling up stakes. And most recently, citing the state's toxic business climate for the move, Elon Musk's Tesla is relocating operations to Texas.

Musk's flight, like that of millionaire podcaster Joe Rogan and conservative columnist and broadcaster Ben Shapiro, seems to have awoken the political class to California's parlous state in a way that the mass exodus of ordinary citizens did not. But rather than treat the disease, some prefer to point and laugh at the symptoms.

In May, *Forbes* contributor Seth Cohen singled out Musk and Rogan for criticism, dismissing their "threats" to leave the state as a "perfect example of bullying by bro-ness." Whatever that means. Cohen should revisit his assessment now that it is clear these were not empty threats but warnings that went unheeded. These entrepreneurs and the employees and businesses they supported, to say nothing of the tax dollars they contributed to the state's coffers, are now gone. And this may be just the beginning.

California is reaching the point of critical mass. A self-sustaining reaction is approaching, at which point the state's slow bleed becomes a wound that cannot be staunched, and the state's desperate financial condition compels Sacramento to reinforce this reaction by squeezing whatever revenue it can out of its depleted tax base. Like a fissile reaction, the decayed and toxic byproducts left in its wake will be of little value to anyone, even if the weather is still nice.

Noah Rothman is the Associate Editor of *Commentary* and the author of *Unjust: Social Justice and the Unmaking of America*. *This article first appeared in the December 10, 2020 issue of Commentary*

ALERT

ANDY CALDWELL SHOW NOW LOCAL IN SLO COUNTY

Now you can listen to THE ANDY CALDWELL SHOW
in *Santa Barbara, Santa Maria & San Luis Obispo Counties!*

We are pleased to announce that The Andy Caldwell Show is now broadcasting out of San Luis Obispo County on FM 98.5 in addition to AM 1290 Santa Barbara and AM 1440 Santa Maria

K-NEWS 98.5
The Power of Information

The show now covers the broadcast area from Ventura to Templeton -
THE only show of its kind on the Central Coast covering local, state, national and international issues!
3:00 – 5:00 PM WEEKDAYS

You can also listen to The Andy Caldwell Show LIVE on the [Tune In Radio App]
and previously aired shows at:

COUNTY UPDATES OCCUR MONDAYS AT 4:30 PM

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

MIKE BROWN
ADVOCATES BEFORE THE BOS

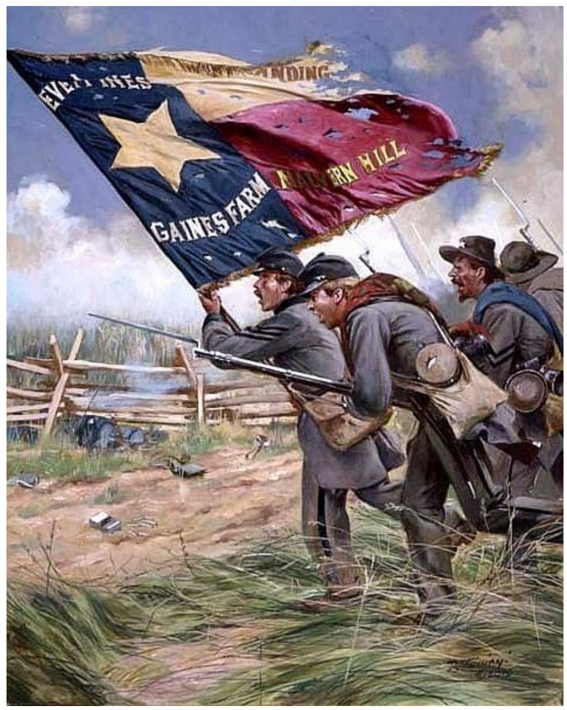
VICTOR DAVIS HANSON ADDRESSES A COLAB FORUM

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

NATIONAL RADIO AND TV COMMENTATOR HIGH HEWITT AT COLAB DINNER

MIKE BROWN RALLIES THE FORCES OUTDOORS DURING COVID LOCKDOWN.



TEXAS FIGHT!!

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)

8