

# COLAB

San Luis Obispo County



The Coalition of Labor Agriculture and Business

## WEEKLY UPDATE JANUARY 26 - FEBRUARY 1, 2020

11th ANNUAL

# COLAB

San Luis Obispo County

## DINNER & FUNDRAISER



**Steve Hayward**  
*UC Berkeley's Conservative Senior Resident Scholar*  
Why is the World So Crazy,  
Can it Be Made Sane Again?

**Thursday, March 26**  
Alex Madonna Expo Center

5:15 pm Social Hour, Open Bar  
6:15 pm Filet Mignon Dinner including Wine  
\$120 per person | \$1,200 per Table (Reserved Seating for 10)

*For tickets*  
Reservations and payment can be made at:  
<http://www.colabslo.org/support.asp>

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COLAB SLO: PO Box 13601, San Luis Obispo, CA 93406

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SENIOR SCHOLAR WILL INSPIRE OUR RESOLVE  
GREAT FOOD, WINE, AND AUCTION ITEMS  
STAND UNITED CELEBRATING LIBERTY AND PROSPERITY  
SUPPORT COLAB OF SAN LUIS OBISPO COUNTY**



## **THIS WEEK**

**NEW MONTEREY BAY POWER STUDY LAUNCHED**

**100-YEAR-OLD MARINE HERO TO BE RECOGNIZED  
AT BOARD MEETING IN THE AM**

**COUNTY TO CONSIDER LEG PLATFORM  
HILL SUPPORTS PROPERTY TAX CLASSIFICATION  
BOARD WHINES ABOUT DIABLO CLOSURE BUT NO REAL ACTION**

**SECONDARY DWELLING UNIT REGS (ADUs) MAKE  
OVERALL PUSH STILL STACK-and-PACK**

## **LAST WEEK**

**NO BOARD OF SUPERVISORS MEETING**

**INDUSTRIAL HEMP ORDINANCE PASSED AT  
PLANNING COMMISSION/SENT TO BOS**

# NEW SURFACE MINING REGS (GRAVEL) PASSED AT PLANNING COMMISSION/SENT TO BOS

**SLO COLAB IN DEPTH  
SEE PAGE 15**

## DENSITY IDEOLOGY WILL DESTROY CALIFORNIA

BY EDWARD RING

### THIS WEEK'S HIGHLIGHTS

**Board of Supervisors Meeting of Tuesday, January 28, 2020 (Scheduled)**

**Item 3 - Another Feasibility Study on Joining the Monterey Bay Power Authority.** This is the 4<sup>th</sup> study, including a joint study with the counties of Ventura and Santa Barbara, a joint study with the City of SLO, study of Monterey Bay Power by a County hired consultant, and now this one. Previous studies found that various versions, including the counties joining together, joining with the City of SLO, or joining Monterey Bay Power, contained too many financial risks.

The County staff report states in part:

*Currently, there are 19 CCA programs in operation throughout California, serving over eight (8) million customers with an average participation rate of 93%. The longest-standing CCA program is Marin Clean Energy, which began operations in Marin County in 2010 and has since grown to also include parts of Napa and Contra Costa Counties. All the operational and in-development CCA programs conducted feasibility studies that suggested CCA was financially viable for their communities and all operational CCAs have reached or are on track to reach their operating reserve targets and pay back their start-up loans, many within the first year or two of operation. Some of the longer-standing CCAs have built up sufficient reserves to begin reinvesting in their communities in the form of new local renewable energy projects, energy efficiency programs, and electric vehicle incentives. For example, Silicon Valley Clean Energy provides residential rates that are 1 percent cheaper than the incumbent utility, while providing 100 percent carbon free electricity and attractive Net Energy Metering rates that make it easier for residents to benefit directly from solar energy systems on their homes.*

Given the positive tone, we might expect that Supervisors Hill and Gibson will attempt to skip the study and push the Board to sign up. As we have documented repeatedly in the past, this whole program is an effort to drive the investor-owned utilities out of business and set up government ownership. The CCAs are government agencies, just like any other single purpose authority or special district.

The study schedule is displayed below.

Project: Monterey Bay Community Power Additional Analysis Framework	
Task	Deadline
1. BOS, framework and scope of services (consent)	November 19, 2019
2. RFP distributed to public (3 weeks)	November 26, 2019
3. RFP submittals due	December 13, 2019
4. Vendor selected	January 3, 2020
5. BOS, approval of contract and financial allocation	January 28, 2020
6. Consultant analysis	January 28 – May 31, 2020
7. Consultant submittal to staff for consideration	May 15, 2020
8. Consultant deliverables due to County	May 31, 2020
9. BOS return with findings <i>Possible resolution and introduction of ordinance if action is requested</i>	June 16, 2020
10. <i>Pending on actions on June 16, possible second reading of ordinance</i>	July 7, 2020
11. <i>Pending on actions on June 16, Monterey Bay Community Power deadline to join JPA</i>	August 1, 2020

**Item 21 - Submittal of a resolution recognizing Major Victor Freudenberger USMC Ret. for his dedication to our nation and in honor of his 100th birthday.** The Board and County will be honoring a 100-year-old Marine hero on his birthday. We added a couple of illustrations to the County’s Resolution for historical reference.

***RESOLUTION RECOGNIZING MAJOR VICTOR FREUDENBERGER USMC RET. ON HIS 100TH BIRTHDAY***

*The following resolution is hereby offered and read:*

*WHEREAS, after boot camp at Paris Island, South Carolina and Sea School at Portsmouth, Virginia, Major Victor Freudenberger’s first duty assignment was on the newly commissioned heavy cruiser U.S.S Wichita. He served as a Captain’s Orderly for more than two years. He then volunteered for the newly formed parachutist training and was assigned to the Capital First Parachute Battalion at New River North Carolina as part of the newly formed 1st Marine Division; and*

*WHEREAS, on August 7th, 1942, his battalion took part in the first offensive action against Japan attacking the Solomon Island, Guadalcanal, Tulagi, Gavutu and Tanambogo where he was wounded; and*

*WHEREAS, in December he was transferred to New River, North Carolina, as parachute school instructor. The Commandant disbanded the parachute battalions and raider battalions to form the 3rd Division. Victor requested transfer to ordnance school in Quantico, Virginia, and upon completion in April 1944 he was retained as an instructor; and*



*WHEREAS, on October 1944 he was promoted to Warrant Officer. In April of 1945 he was the Ordnance Officer of the 155mm Gun Battalion in Guam preparing for the invasion of Japan in October of that year; and*

*WHEREAS, he was a student at the US Navy Explosive Ordnance Disposal School in December of 1946 and on staff until July of 1949; and*

*WHEREAS, in January 1950, he joined the first Marine Division; and*

*WHEREAS, in September 1950, he landed at Inchon Korea, where he spent 10 months and was in 6 major battles; and*



#### **Battle of Chosin Reservoir, North Korea**

*WHEREAS, in July 1951, he returned to Camp Pendleton base as an Explosive Ordnance Disposal Officer and Range Officer; and*

*WHEREAS, he attended a special program for active duty service personnel located in the Washington area, at the University of Maryland. He completed eight weeks of night classes, given at several military locations, and graduated in June 1958; and*

*WHEREAS, Major Freudenberger retired from USMC in 1960; and*

*WHEREAS, he was married to "Skippy" for 73 years. They had two daughters, 6 grandchildren, and 7 great-grandchildren. Vic says, "Life has been blessed."*

*NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors of the County of San Luis Obispo, State of California, does hereby recognize Major Victor Freudenberger, USMC Ret. for his dedication to our nation and in honor of his 100th birthday.*



**1st Marine Division  
1st Marine Parachute Battalion**



**Battles  
WW II**

**Gavutu and Tanambogo Islands  
Korean War  
Inchin Landing and Chosin Reservoir**



**2nd Class Navy Diver**



**Senior (EOD) Explosive  
Ordnance Disposal**

**Warrant Officer 1944**



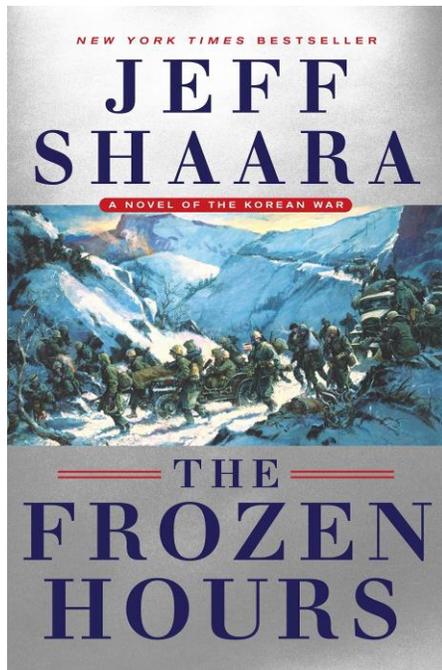
**Victor D. Freudenberger  
Major**

**Active Duty: 1938-1960**



**Platoon Sergeant  
Enlisted  
1938-1944**





Meanwhile, the County is giving hazard pay to employees who inspect marijuana plants.

Read *The Frozen Hours* for a portrayal of one of the battles in which Major Freudenberger fought.

**NEW YORK TIMES BESTSELLER** • *The master of military historical fiction turns his discerning eye to the Korean War in this riveting novel, which tells the dramatic story of the Americans and the Chinese who squared off in one of the deadliest campaigns in the annals of combat: the Battle of Chosin Reservoir, also known as Frozen Chosin.*

*June 1950. The North Korean army invades South Korea, intent on uniting the country under Communist rule. In response, the United States mobilizes a force to defend the overmatched South Korean troops, and together they drive the North Koreans back to their border with China.*

**Item 31 - 2020 State Legislative Program.** The Annual State Legislative Program is both a document and a process by which the County informs State elected and administrative officials of its priorities for State legislation. Much of the document contains lists of funding requests and program expansions which the various departments of the County believe would help their mission.

There is also some general overarching philosophy that is pretty much aimed at preserving the authority of counties in general and opposing the imposition of new programs on counties without providing commensurate funding.

**Proposition 13:** Included in recent year's lists, since Supervisors Arnold, Compton and Peschong established the Board majority, are planks opposing abolition or weakening of Proposition 13. These should be elevated in prominence and listed as General Principles Number 1 and 2 respectively.

*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.*

**Hill Supports Property Tax Classification?** On January 25, 2020 Supervisor Hill forwarded an article to an unknown list of recipients which asserts that removing commercial and industrial property from Prop 13 protection is not abolishing Prop 13. The article states that residential property will

remain protected. While this is technically true, what promise to forestall tax increases or lower “temporary tax increases” has ever been kept?

Moreover, raising the property assessments and taxes on commercial and industrial property will be devastating. Imagine all the small strip malls throughout the State containing struggling independent businesses (many minority owned) struggling to pay the rent. Landlords will have to raise the rents to pay the huge new taxes. These in turn will be passed on to the tenants.



**What happens to the little stores at 1600 Grand Ave or 7337 El Camino Real? Hill might as well be calling in airstrikes on them.**

**Hill’s January 25, 2020 E-mail:**

Adam Hill  
[ahill@co.slo.ca.us](mailto:ahill@co.slo.ca.us)

Let’s try to keep facts alive in SLO County...

SLO County Supervisor Adam Hill  
3rd District

<http://www.caprado.org/144721>



No, Californians Aren’t Being Asked To Repeal Prop. 13’s Residential Property Tax Limits

Widely-shared social media posts falsely claimed California politicians plan to 'repeal Prop. 13.'

[www.caprado.org](http://www.caprado.org)

**Diablo Power Plant Closure:** The Legislative Program contains an extensive section on protecting the County from the impacts of the plant shutdown in 2024-25. These rhetorical provisions are simply cover for the fact that successive County Boards, other elected officials, and administrative professionals never lifted a finger to try to help PG&E through various State regulatory debacles and subsidized competition from pet entities such as the Community Choice Energy authorities.

Sub-items 1, 2, and 3 below are red herrings. PG&E has to provide for the safety under very strict Federal laws. Hill and Gibson always maintained that the County should have no role in helping to keep the plant open. Nevertheless the County policy here says that the County should have a prominent role and even be compensated for future “threats.”

*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.*

**COLAB NOTE: Just what is the significant threat to public health and safety? What sort of compensation is necessary?**

*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.*

**COLAB NOTE: Again, just oozing hypocrisy, Sub-item 4 insists that the County has a major role in the decommissioning process and rate setting. This is the same County which insisted it had no role in attempting to help keep the plant open. This betrays the fact that the progressive left never liked the plant and hoped that it would close. They should be held accountable for the impending economic disaster, rate increases for closure, and failure to protect the County’s number 1 private sector employer.**

*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-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 pursue 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.*

**COLAB NOTE: Sub-item 7 is a rigged deal to convert the 12,000 acres into a big honking State owned preserve. No economic throw off, no taxes, and you will have to have an appointment with a docent to be allowed to visit.**

*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.*

## **MATTERS AFTER 1:30 PM**

**Item 35 - Hearing to consider adoption of a resolution amending Title 22 and Title 23 of the County Code and Coastal Framework for Planning Table “O” (LRP2017-00001) to amend and replace the Secondary Dwelling Ordinance with a new ordinance on Accessory Dwelling Units (ADUs) that reduces regulatory barriers and streamlines the permitting of ADUs as required by State law.** Last year and in accordance with State law the County revised its zoning ordinances to allow additional dwelling units (ADUs), sometimes call granny units in certain zones and with various limitations. The State Legislature had passed requirements to compel cities and counties to allow ADUs in an effort to help address the extreme housing shortage and related costs throughout much of the State, and in particular in the coastal counties and large metropolitan areas.

At the time the ordinances were adopted, the Board realized that they contained some restrictions which may not have been necessary. Separately, the State Legislature approved a series of new statues, further restricting the counties' and cities' ability to limit ADUs.

County staff and the Planning Commission have now expanded the ordinances per prior Board direction in an effort to bring them in line with the latest State requirements. These changes are summarized in the table below.

**SUMMARY OF KEY REVISIONS TO THE ADU ORDINANCE**

<b>Topic</b>	<b>Current Ordinance</b>	<b>Proposed Ordinance</b>	<b>Source</b>
<i>ADUs In Very High Fire Hazard Severity Zones</i>	Allowed	Not allowed	Planning Commission
<i>ADUs In AG and RL Land Use Categories</i>	Not allowed	Allow one (1) ADU in addition to the two (2) primary dwellings currently allowed on a parcel in the AG and RL	Planning Commission and State ADU Law
<i>ADUs In Front of Primary Dwelling</i>	Allowed if all required setbacks are satisfied	Allowed if all required setbacks are satisfied	Planning Commission
<i>ADUs as Residential Accessory Uses</i>	ADUs are not defined as Residential Accessory Uses	ADUs are defined as Residential Accessory Uses	Planning Commission
<i>Minimum Lot Size</i>	Generally, 6,000 square feet Countywide, certain areas with a greater size	None	State ADU Law
<i>Replacement of Off-Street Parking</i>	Requires converted or removed parking to be replaced	Parking converted or removed for ADU will not require replacement parking	State ADU Law
<i>Permit Review</i>	Ministerial, with option to request exception via MUP	Ministerial. Includes 4 specific circumstances where ADUs must be approved if meets conditions	State ADU Law and Public Input
<i>Maximum ADU Size</i>	Up to 2 acres: 800 sq. ft. Over 2 acres: 1,200 sq. ft.	1,200 square feet, except in specific circumstances	State ADU Law, Technical Advisory Committee, and Public Input
<i>Minimum Off-Street Parking</i>	1 per bedroom, up to a max of 2	None	State ADU Law and Public Input
<i>Maximum Distance from Primary Dwelling</i>	2 acres or less: 50 ft. Over 2 acres: 250 ft.	None	Technical Advisory Committee and Public Input
<i>Rental of ADU Less Than 30 Days</i>	Allowed	Not allowed	Board Direction and State ADU Law
<i>Where Allowed</i>	RSF, RS, RR, REC	AG, CR, OP, REC, RL, RMF, RR, RS, and RSF	Board Direction and State ADU Law

As can be determined from the table, the number of zones where ADUs must be allowed has been substantially expanded. Also minimum lot sizes have been eliminated. All of this is beneficial to the housing situation.

Problems which may arise include increased traffic and increased parking on streets, particularly in urban areas.

Again, we believe that it is essential for the State and its localities to abandon the anti-sprawl doctrine and to develop ways to provide low-density traditional subdivision housing as well. The government mandated return to late 19<sup>th</sup> and early 20<sup>th</sup> century urban pattern of transit based eastern cities is a

retrogressive step underpinned by specious climate doctrines, radical nostalgia, and governing class elitism. If the intelligentsia wants to live like Archie Bunker, they should move to Queens.



At least the ADUs can blend in, particularly in larger lot areas. Most people would rather live farther out on Long Island or even Covina.



Long Island 1936



Covina 1970's

**Please see the phenomenal article in the COLAB In Depth Section below on page 15, which provides comprehensive information on the ideological and economic forces underlying the stack-and-pack movement.**

## LAST WEEK'S HIGHLIGHTS

**No Board Supervisors Meeting on Tuesday, January 21, 2020**

**Item 8 - Clarification and Updating of Ordinances Pertaining to Mining (Such as gravel operations and quarries).** The Commission approved on a 3/1 vote (Commissioner Brown dissenting) revisions to the ordinances which pertain to gravel operations and other mining. The zoning classifications related to mining are mandated by State law in an effort to prevent the counties and cities from allowing development on or near major mineral deposits. The idea is to not allow incompatible development. The State understands that extracting minerals such as gravel for roads is of very high strategic importance.

**Background:** In reading the Plan goals below, the question arises: Is the County really trying to protect mining and its impact on the economy and the need for vital materials? Check out some of the wording highlighted in yellow below:

**Principle 1:** *Preserve open space, scenic natural beauty and natural resources. Conserve energy resources. Protect agricultural land and resources.*

**Principle 2:** *Strengthen and direct development toward existing and strategically planned communities.*

This one actually sounds like an effort to use the mining ordinance to promote stack- and- pack

### Coastal Zone

**Goal 1:** *Preserve open space, scenic natural beauty and natural resources. Conserve energy resources. Protect agricultural land and resources.*

**Goal 8:** *Strengthen and direct development toward existing and strategically planned communities.*

The proposed amendment **Ditto** would support and be consistent with the principles and goals. Framework for Planning establishes two combining designations for the protection of mineral resources. These are EX (Energy and Extractive Area) and EX1 (Extractive Resource Area). EX applies to regional energy facilities, large scale mining operations, and mineral resources of statewide significance. EX1 applies to minerals resources of regional significance. Ordinance requirements for non-mineral development differ between the two designations. The proposed amendments would clarify the distinction between the two combining designations and introduce a third designations.

### Economic Element

The following goals are relevant to the proposed Mineral Resources Designation Amendments:

**Goal EE1:** *Promote a strong and viable local economy by pursuing policies that balance economic, environmental, and social needs of the county.*

What does balance mean? Good jobs in mining and trucking would benefit social needs.

**Goal EE 2:** *Retain and enhance a diverse economy.*

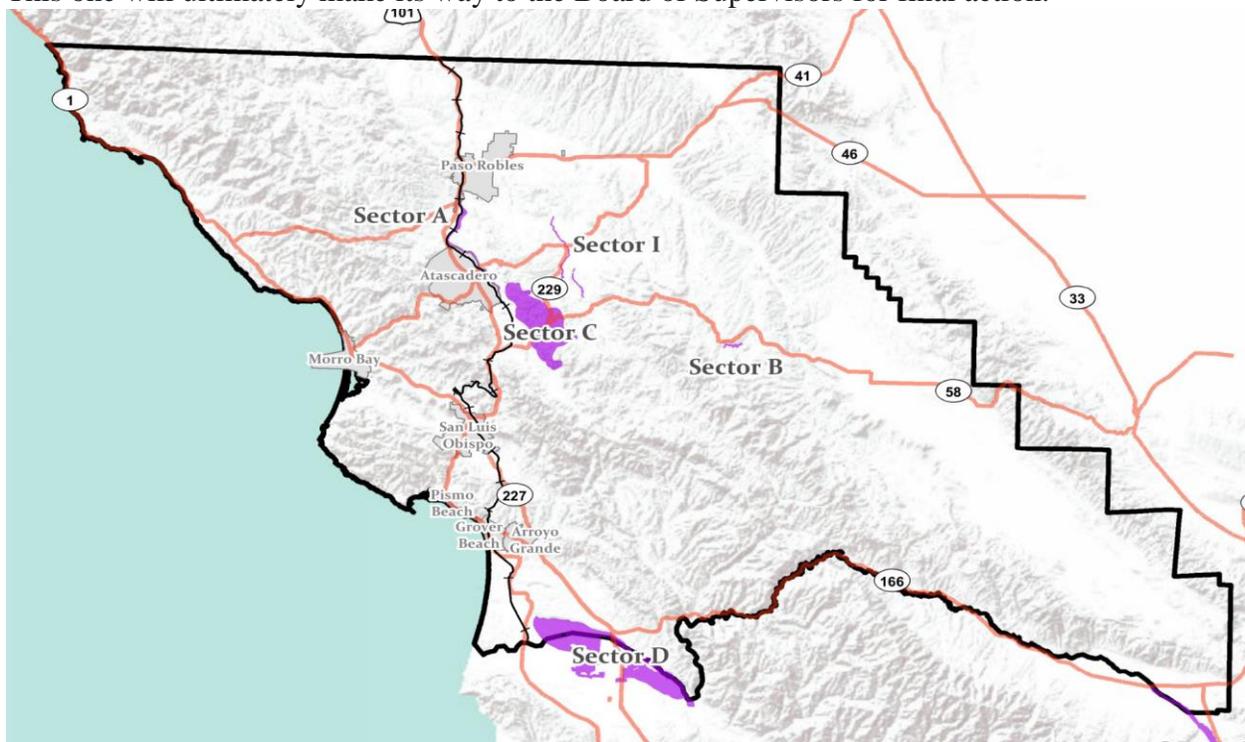
**Goal EE 3:** *Provide for strategically-located opportunities for economic development.*

The proposed amendments would support and be consistent with the goals stated in the Economic Element and State Mining and Geology Board (SMGB) “Mineral Resource Management Policies” for any lands that are designated as containing significant mineral resources. The proposed amendments are designed to ensure that sand and gravel resources are available to support the region’s construction needs, while forecasting demand.  
Conservation and Open Space Element

**The following goals are relevant to the proposed Mineral Resources Designation Amendments:**

- Goal MN 1:** Conservation and development of significant mineral deposits will be a high priority, but will be balanced with other County General Plan goals and policies.
- Goal MN 2:** Significant mineral resources will be protected from land uses that threaten their availability for future mining.
- Goal MN 3:** Balance mining of mineral resources with sensitive natural resources and existing adjacent property.

This one will ultimately make its way to the Board of Supervisors for final action.



**Map Key**  
SR215 Mining Sectors

**Item 9 - Regulation of the Cultivation of Industrial Hemp.** The Commission took 3 hours to

process the draft ordinance for the regulation of industrial hemp. On unanimous vote it forwarded the ordinance to the Board of Supervisors with a recommendation that the Board enact the recommendations.

**Background:** Even sub-communities such as agriculture are divided. For example, many grape growers and wineries are worried that the odor will be harmful to their business. The other Ag interests in general are worried about the banning or regulation of a legal agricultural crop. What precedents could this establish? For whatever reason there did not seem to be much public interest during the proceedings.

Hemp smells and looks like cannabis. There appears to be argument about the accuracy of this assertion.

The draft ordinance restricts the growth of hemp to agricultural and rural residence zones on the expectation that crops could be located away from homes. It also sets distance separation requirements on which many people disagree.

Even though there was considerable community interaction, including the various interest groups involved, there are remaining disagreements, even within some of the organizations.

Law enforcement is concerned that some operators may use hemp to camouflage cannabis by planting the hemp on the borders of the field and the cannabis in the interior.

Those who don't like cannabis or hemp assert that it will promote crime and impact public safety.

The full ordinance can be accessed at the link:

<https://agenda.slocounty.ca.gov/iip/sanluisobispo/file/getfile/118795>

We will report back as the issue moves toward the Board of Supervisors.

## **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**

# **DENSITY IDEOLOGY WILL DESTROY CALIFORNIA**

**BY EDWARD RING**

If you're searching for an organizing principle that unites the Left, density ideology should be at or near the top of your list. Far from being a sideshow, density ideology is behind the leftist drive to cram America's rising population into the footprint of existing cities. It fulfills the agenda of every big player on the Left. Environmentalists get to preserve open space. Social justice warriors get to experiment with forced ethnic and economic integration via mandatory "inclusionary zoning," and investors—and this, above all, is critical—get to make a killing as the price of real estate skyrockets inside the areas where building is still allowed.

Every premise that the densification gang advocates is flawed. In particular, as argued in "[The Density Delusion](#)," there is no shortage of open land available to host new suburbs, and there is no compelling argument that suburbs cause more per capita greenhouse gas emissions than crowded cities do. And the consequences, unaffordable housing through politically contrived scarcity, rolls its way across the nation as the density advocates fly under the radar, and convert city after city.

As might be expected, ground zero for density ideology is California. Hiding behind innocuous labels such as "smart growth," "infill," "greenbelts," and "new urbanism," this process of urban containment is one of the primary reasons housing in California is beyond the reach of middle-income families.

Urban geographer Joel Kotkin recently offered [a chilling summary](#) of how everything California's legislature is doing to "solve" the state's housing crisis is only making the problem worse. He cites new laws that will further "block development in outlying areas, where land costs are cheaper, in favor of dense development in already expensive urban areas."

One of these laws is [Senate Bill 743](#), which attempts to reduce "vehicle miles traveled" (VMT), is now being used to tie new housing permits to the developer's ability to minimize or mitigate the additional VMT totals logged by the new homeowners. This will penalize developments that aren't within the confines of existing cities. But SB 743 has a synergistic value to the greens: it makes war on single-family dwellings at the same time it makes war on the family car.

A significant new piece of proposed legislation, favored by the oligarchs, the greens, and the bureaucrats, but bitterly opposed by literally everyone else, is [Senate Bill 50](#). The bill would allow "neighborhood multi-family areas," i.e., it would permit developers to buy out your neighbor or entire blocks, demolishing single-family homes and replacing them with a patchwork of apartment buildings, often with subsidized units.

Senate Bill 50 would wipe out tranquil suburbs up and down the state and is the preferred alternative to simply allowing cities to geographically expand. And while the coalition of oligarchs, greens, and bureaucrats possesses awesome political strength, they propose to exempt from this law select wealthy counties such as Marin and Santa Barbara, to ensure its passage.

Density Ideology's Partner: Inclusive Zoning

It's bad enough that the affected residents will have to endure the consequences, as tax-subsidized investors purchase and demolish homes at random and replace them with apartment buildings, but that's only half the story.

As Howard Husock [recently explained](#) in *City Journal*, "The term 'fair housing' sounds straightforward, predicated on ensuring that no one who can afford to rent or buy is turned away based on race or other discriminatory criteria. The Obama administration's Department of Housing and Urban Development, however, took things much further, using fair-housing law 'affirmatively' to push localities not only to bar discrimination but also to change the broad socioeconomic makeups of American communities."

While the Trump Administration now has HUD pulling back somewhat from the Obama era's move toward socially engineering America's suburbs, where the Feds have faltered, the density ideologues are stepping up. "Inclusive zoning" is an integral part of density ideology. In practice, it means that guaranteeing economic and ethnic diversity must be a condition of acquiring building permits and building subsidies, as well as rent subsidies after the projects are completed.

It's important to address the most common and most effective accusation that is leveled against anyone who objects to inclusionary zoning, which is that they are motivated by racism. Like the epithet "denier," which is used to silence anyone who objects to densification, "racist" is deployed to silence anyone who doesn't want a subsidized fourplex dropped onto the property next to their single-family home, and filled up with rent-subsidized economic migrants who overwhelm the resources of local school systems, emergency rooms, and county welfare offices.

Most Americans aren't racist. But they rightly have an aversion to spending their life's savings to purchase a home in a neighborhood with a certain ambience, only to then have their taxes increased so people who could never earn enough money to live in their neighborhood come in and live there anyway.

It is impossible to overstate the impact of inclusive zoning laws. They are a frontal assault on everything that motivates Americans to work and strive. Why should anyone work hard their entire life, creating generational wealth, if the neighborhoods where they've fought so hard to be able to live are suddenly filled with people who in many cases didn't have to work at all to live there?

Economic segregation and racial segregation are entirely distinct notions that the Left, and their corporate partners, have successfully sold as inseparable. This is a lie and a big one.

Racial segregation is wrong. But economic segregation is the inevitable and desirable consequence of a meritocracy where competitive incentives are preserved. For the government to try to forcibly eliminate economic segregation invalidates all the hard work that people perform in order to provide a safe, pleasant lifestyle for their families. If so-called white neighborhoods were racially integrated, but the nonwhites in these neighborhoods were economic equals through hard work and competitive achievement, the overwhelming majority of whites would welcome them.

The Left has already strained the natural process of ethnic integration by stacking the economic deck in favor of minorities through institutionalized reverse-racism via affirmative action, race-based hiring quotas, and race-based preferences in government contract awards.

Even if one accepts, as historical redress, the necessity for affirmative action, these new inclusionary zoning laws go well beyond that. Imposing forced economic integration on any middle-class neighborhood would alarm *all* existing residents, regardless of their ethnicity, because everything they worked to escape would suddenly be right back in their faces. That is the cold reality to which the Left is utterly indifferent.

All of this is being done in the name of saving the climate and enforcing “climate justice”—mass immigration of the unskilled and unassimilable, rationed land, energy, and water, and forced economic and ethnic integration. It is a comprehensive formula for the expansion of government, and enrichment of a very wealthy few.

Pay attention to zoning decisions in your cities and counties. At all levels, densification and “inclusionary” zoning laws are rolling across the nation. Stopping this is a prerequisite to preserving American freedom.

\* \* \*

*Edward Ring is a co-founder of the California Policy Center and served as its first president. This article originally appeared on the website [American Greatness](#). Jan 20<sup>th</sup> Calif policy center*

## ANNOUNCEMENTS



11th ANNUAL

**COLAB**

San Luis Obispo County



# DINNER & FUNDRAISER

**Steve Hayward**

*UC Berkeley's Conservative Senior Resident Scholar*

Why is the World So Crazy,  
Can it Be Made Sane Again?

**Thursday, March 26**

**Alex Madonna Expo Center**

5:15 pm Social Hour, Open Bar

6:15 pm Filet Mignon Dinner including Wine

\$120 per person | \$1,200 per Table (Reserved Seating for 10)

*For tickets*

*Reservations and payment can be made at:*

<http://www.colabslo.org/support.asp>

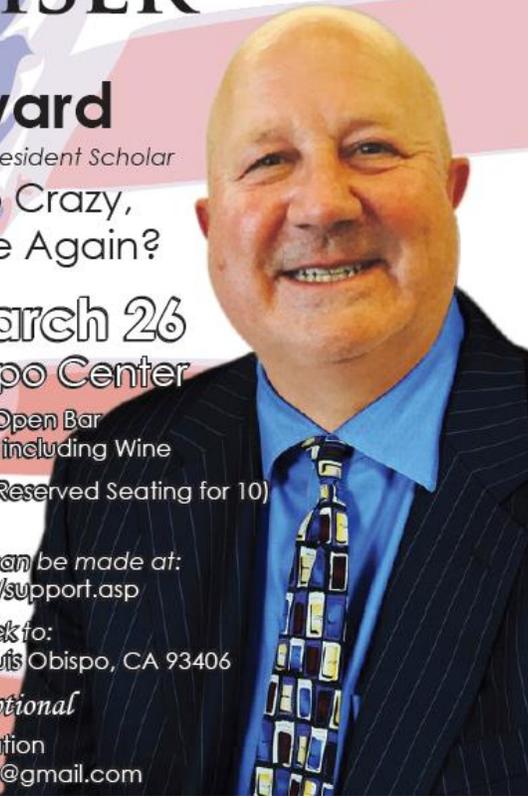
*Or mail your check to:*

COLAB SLO: PO Box 13601, San Luis Obispo, CA 93406

*Cocktail Attire Optional*

For more information

(805) 548-0340 | colabslo@gmail.com



**THE ANDY CALDWELL SHOW**

**AM1440**  
KUHL • the information station

**AM 1290**  
Santa Barbara News-Press Radio

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





**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

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)