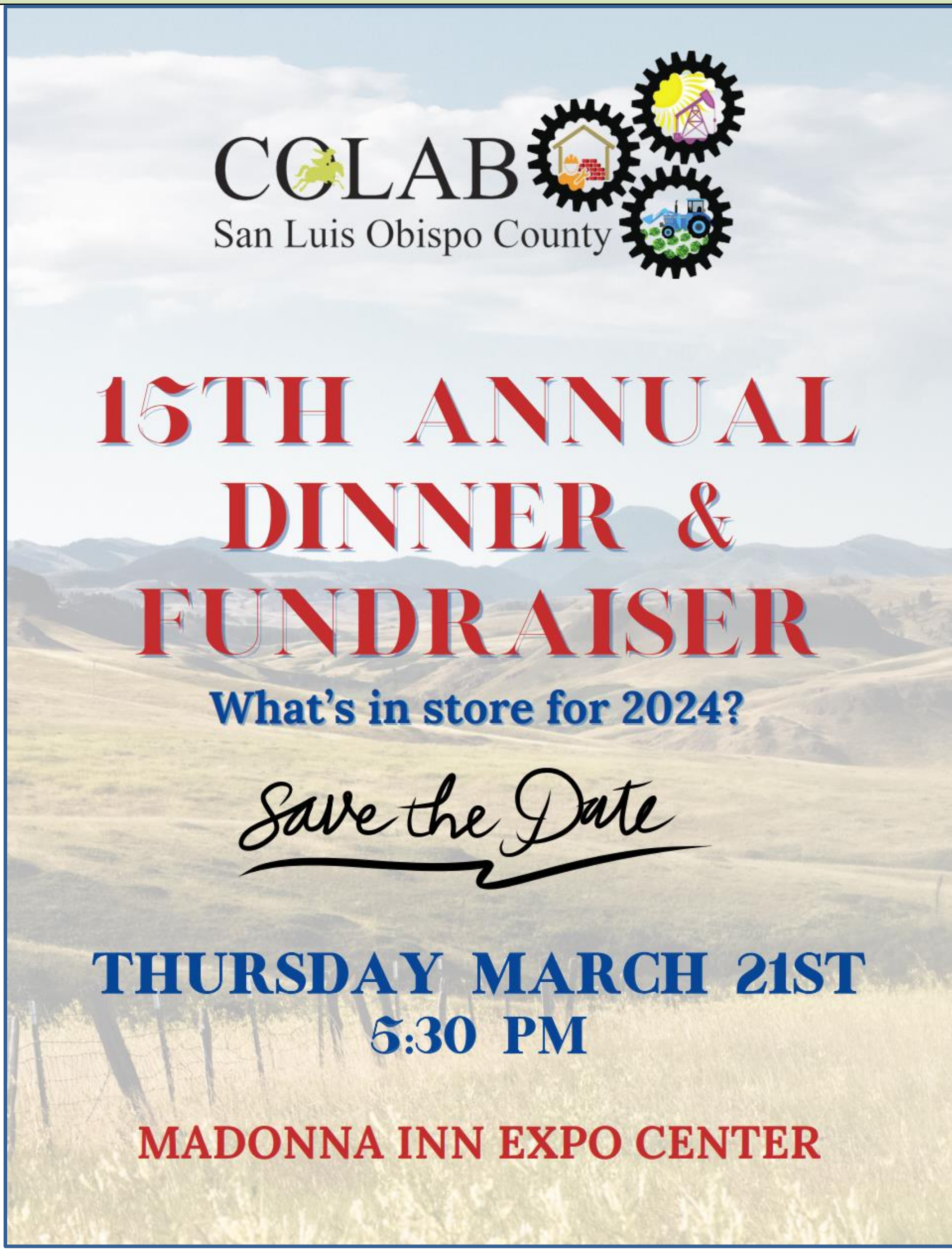
COLAB San Luis Obispo County

The Coalition of Labor Agriculture and Business

WEEKLY UPDATE
DECEMBER 10 - 16, 2023



THIS WEEK

SEE PAGE 4

MORE FEE INCREASES

PUBLIC BUILDINGS, FIRE HOUSES, PARKS, LIBRARIES, ETC.

APPOINTMENT OF BOS MEMBERS TO OTHER BOARDS AND COMMISSIONS

IWMA, CSAC, PASO BASIN COORDINATING COMMITTEE & MORE

NEW MILLION DOLLAR AUDIO VISUAL SYSTEM PROPOSED FOR BOARD ROOM

THEY WANT THE RIGHT SOUND AND LIGHTING TO SET THE MOOD

PERHAPS A MORE CONTEMPORARY SET WILL PROMOTE DIALOG

SMALL PENSION SHARE INCREASES FOR SOME EMPLOYEES

REVIEW OF THE PENSION SYSTEM $943 MILLION UNFUNDED LIABILITY

STAFF SAYS NOT TO WORRY – IT WILL BE PAID OFF IN 17 YEARS
BUT EACH YEAR IT GETS WORSE

COUNTY COUNSEL DEFENDS PERMITTING INDEMNITIES

DOES DEVELOPMENT ACTUALLY ONLY BENEFIT THE PERMITEE?

PERFORMANCE REVIEW OF THE CAO & PLANNING FOR RECRUITMENT OF A NEW CAO

SHELTER CRISIS – PERMITTING WAIVERS

LAST WEEK

SEE PAGE 13

1ST QUARTER FINANCIAL REPORT

SLOW START

5.3% ROAD FEE INCREASE APPROVED

FOUR WOMEN SUING THE COUNTY

MORE HARASSMENT

BOARD PLANNING DEPARTMENT PRIORITIES

CANNABIS DISPENSARIES, NEW NIPOMO PLAN & MORE

EMERGENT ISSUES

SEE PAGE 17

CALIFORNIA FACING $58 BILLION BUDGET DEFICIT OVER NEXT FEW YEARS

'A steady diet isn't going to do much – we need liposuction to fix this'

FIRST THEY CAME FOR YOUR CAR

…now they are coming for your meat.

CONGRESS SPENT $7.5 BILLION ON E.V. CHARGERS

AFTER 2 YEARS, NONE ARE BUILT

COLAB IN DEPTH

SEE PAGE 23

OUTLAW PUBLIC SECTOR UNIONS

They're one of the root causes of government overreach and inefficiency in America

BY EDWARD RING

THIS WEEK'S HIGHLIGHTS

ALL MEETINGS ARE AT 9:00 AM UNLESS OTHERWISE NOTED

Board of Supervisors Meeting of Tuesday, December 12, 2023 (Scheduled) - Last Scheduled Meeting of 2023

Item 3 - Request to receive and file the Annual Report for the Public Facilities Fees Program for FY 2022-23.

More fee increases: The Board letter states in part:
The County's Public Facilities Fees Program (PFFP) was originally adopted in 1991. The intent of the PFFP is to ensure that public services continue to be provided at acceptable service levels to County residents as the population grows. The program establishes fees and associated infrastructure improvements specifically related to general government, fire protection, law enforcement, parks and libraries that will be needed to serve new development and population estimates over a 20-year horizon. The PFFP includes the Public Facilities Financing Plan (Financing Plan), which identifies needed capital improvements to accommodate future populations and establishes corresponding fees that are charged to new residential and commercial development to offset impacts.

Again, the theory of these fees is that new development requires expanded government services. Therefore, and notwithstanding that the development pays property taxes, sales taxes, and excise taxes, there is never enough.

Attachment 2, Current Fees

2022 PUBLIC FACILITIES FEES					
CURRENT	**RESIDENTIAL (per unit)**		**NON-RESIDENTIAL (per 1000 Sq')**		
Fee Category	**Single Family**	**Multi-Family**	**Commercial**	**Office**	**Industrial**
Parks	$ 2,644	$ 1,859	-	-	-
Sheriff	$ 764	$ 531	$ 269	$ 597	$ 192
General Gov't	$ 1,144	$ 797	$ 403	$ 894	$ 287
Fire	$ 2,232	$ 1,552	$ 787	$ 1,745	$ 562
Library	$ 767	$ 550	$ 78	$ 173	$ 56
Admin Fee 2.0%	$ 151	$ 106	$ 31	$ 68	$ 22
Total Fees	**$ 7,702**	**$ 5,395**	**$ 1,568**	**$ 3,477**	**$ 1,119**

2023 PUBLIC FACILITIES FEES					
ADJUSTED	**RESIDENTIAL (per unit)**		**NON-RESIDENTIAL (per 1000 Sq')**		
Fee Category	**Single Family**	**Multi-Family**	**Commercial**	**Office**	**Industrial**
Parks	$ 2,737	$ 1,925	-	-	-
Sheriff	$ 807	$ 561	$ 284	$ 631	$ 203
General Gov't	$ 1,209	$ 842	$ 426	$ 945	$ 303
Fire	$ 2,359	$ 1,640	$ 832	$ 1,844	$ 594
Library	$ 811	$ 581	$ 82	$ 183	$ 59
Admin Fee 2.0%	$ 158	$ 111	$ 32	$ 72	$ 23
Total Fees	**$ 8,081**	**$ 5,660**	**$ 1,656**	**$ 3,675**	**$ 1,182**

Item 6 - Request to review and approve 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 two assignments are recommended to change. The following assignments are recommended based on individual feedback, with no conflicts.

Addendum to Item #6 - Request to review and approve the appointments of Board members to various committees and commissions. Staff is amending the item to add the San Luis Obispo County Integrated Waste Management Authority (IWMA) as an appointed committee and moving the item placement from consent to board business to discuss the appointment of one representative and one alternate to the IWMA. This item will be heard as the first board business item of the day after public comment #23.

TITLE	2023 Appointments	2024 Interest
Adult Services Policy Council	Jimmy Paulding	John Peschong
Behavioral Health Advisory Board	Jimmy Paulding	Jimmy Paulding
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-Jimmy Paulding	Bruce Gibson Alternate – Jimmy Paulding
Central Coast Community Energy Board	Dawn Ortiz-Legg Alternate – Jimmy Paulding	Dawn Ortiz-Legg Alternate – Jimmy Paulding
Children's Resource Network of the Central Coast	Dawn Ortiz-Legg	Dawn Ortiz-Legg
Community Action Partnership of San Luis Obispo (CAPSLO)	Jimmy Paulding	Jimmy Paulding
REACH (2 Appointees)	Dawn Ortiz-Legg Jimmy Paulding	Dawn Ortiz-Legg Jimmy Paulding
Fire Safe Council	Debbie Arnold	Debbie Arnold
First 5 Children & Families Commission	Dawn Ortiz-Legg	Dawn Ortiz-Legg
Golden State Finance Authority	John Peschong No Alternate	John Peschong No Alternate
Golden State Connect Authority	John Peschong	John Peschong
Homeless Services Oversight Council	Dawn Ortiz-Legg	Dawn Ortiz-legg
Latino Outreach Council	Debbie Arnold	Debbie Arnold
Local Agency Formation Commission (LAFCO)	Debbie Arnold, Jimmy Paulding Alternate – Dawn Ortiz-Legg	Debbie Arnold Jimmy Paulding Alternate - Dawn Ortiz-Legg
Nacimiento Water Project Commission	John Peschong	John Peschong
National Estuary Program Executive Committee	Bruce Gibson	Bruce Gibson
Psychiatric Health Facility Committee	Jimmy Paulding	John Peschong
Rural Counties Representatives of California (RCRC)	John Peschong Alternate-Debbie Arnold	John Peschong Alternate – Debbie Arnold
SB/SLO Regional Health Authority (CenCal)	Dawn Ortiz-Legg	Dawn Ortiz-Legg
Student-Community Liaison Committee	Debbie Arnold	Debbie Arnold

Visit SLO Advisory Committee	Dawn Ortiz-Legg	Dawn Ortiz-Legg
Countywide Oversight Board	Debbie Arnold	Debbie Arnold
SLO Basin Groundwater Sustainability Commission	Dawn Ortiz-Legg Alternate – Jimmy Paulding	Dawn Ortiz-Legg Alternate – Jimmy Paulding
Los Osos Basin Management Committee	Bruce Gibson	Bruce Gibson
Paso Basin Cooperative Committee	Bruce Gibson Staff Alternate-Blaine Reely	Bruce Gibson Staff Alternate – Blaine Reely
Atascadero Basin GSA Exec Committee	Debbie Arnold Alternate-John Peschong	Debbie Arnold Alternate – John Peschong
Cuyama Basin JPA Board of Directors	Jimmy Paulding Staff Alternate-Blaine Reely	Jimmy Paulding Staff Alternate – Blaine Reely

Is it possible that the Board would appoint John Peschong or Debbie Arnold to the Paso Basin Cooperative Committee?

Addendum to Item #6 - Request to review and approve the appointments of board members to various committees and commissions. Staff is amending the item to add the San Luis Obispo County Integrated Waste Management Authority (IWMA) as an appointed committee and moving the item placement from consent to board business to discuss the appointment of one representative and one alternate to the IWMA. This item will be heard as the first board business item of the day after public comment #23.

TITLE	2023 Appointments	2024 Interest
Integrated Waste Managment Authority	N/A	

Staff did not receive individual interest for the following committee due to adding this committee after the item was already published. It is requested that your Board discuss adding a one representative and one alternate for the following

Item 10 - Request to 1) approve a 2-year contract with AVI-SPL, LLC effective January 1,2024 in the amount of $735,513.03 to provide professional services to upgrade the audiovisual (AV) system within the Board of Supervisors chambers and adjacent meeting room and provide related support services; 2) approve a budget adjustment in the amount of $1,067,513 for total project costs in FC 266 – Countywide Automation Replacement using $731,782 Countywide Automation Replacement Designations in FC 266 and $335,731 from FC 853 – Governmental Restricted Revenue – Public, Educational, and Governmental (PEG) Access Funds, by 4/5 vote. With a looming budget deficit next year, why would the County spend over a million dollars on this? The system seems to be working fine.

Table 1 - Summary of Estimated Project Costs and Funding			
		Requested Funding Source	
Description	**Cost Estimate**	**FC266**	**FC853**
One-Time Project Costs			
One-time costs to AVI-SPL, LLC	$ 708,083	$ 384,352	$ 323,731
Computers and network improvements	$ 72,000	$ 60,000	$ 12,000
Accessibility and facility improvements	$ 30,500	$ 30,500	$ -
ITD Staff (Project Management)	$ 25,000	$ 25,000	$ -
Year 1 - Support & Maintenance	$ 27,430	$ 27,430	
Project contingency	$ 204,500	$ 204,500	
Total One-Time Project Costs	**$ 1,067,513**	**$ 731,782**	**$ 335,731**
Operating Costs After the Project			
Support & Maintenance	$ 27,430	$ -	$ -
Total Ongoing Costs Beginning 2025-26	**$ 27,430**	**$ -**	**$ -**

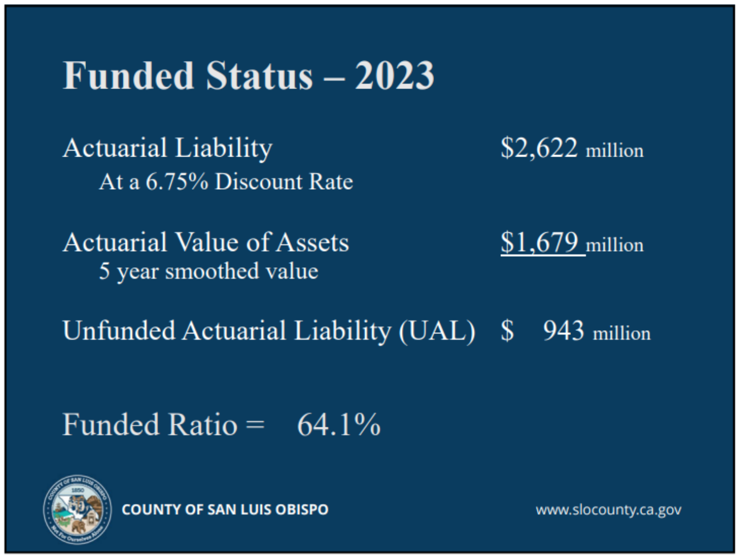
The write-up states in part:
The existing AV system, installed in 2015, is aging, difficult to support, and overly complex for many user needs. Several components are no longer supported by the manufacturer and exact replacement parts are not available. Meeting organizers need a user-friendly option to host hybrid meetings from the Chambers. There are also known reliability issues, making it difficult to troubleshoot. Updating the AV system for the Chambers, D161/162 meeting room, and AV control room will address these issues.

Item 11 - Submittal of a resolution approving 1) adjustments in employee-paid pension contribution rates and employer appropriation rates for the listed San Luis Obispo County Employees Retirement Plan's Contracting Agency employers per applicable instructions of officers of said agencies, and 2) amendments to the San Luis Obispo County Employees Retirement Plan Appendices for employees in the San Luis Obispo County Superior Court, and the San Luis Obispo County Air Pollution Control District. This item provides for slight increases in the employee share of pension contributions of contracting agencies, such the courts and the APCD.

Contracting Agency Employer	BU	Employees As of 12/31/22	Pension Rate Increase Effective 1/1/2024	Employee Share	Employer Share
SLO County Superior Court	BU17 – Interpreter BU18 – Technical BU19 – Supervisory Employees BU20 – Court Employees BU24 – Management BU25 – Subordinate Judicial Officers BU26 – Confidential BU27 – Professional BU28 – Attorney	135	0.35%	0.00%	0.35%
APCD – Tier 1 & 2	BU98 – APCD Miscellaneous BU99 – APCD Management	11	0.35%	0.00%	0.35%
APCD – Tier 3	BU98 – APCD Miscellaneous BU99 – APCD Management	10	0.35%	-1.00%	1.35%

These pension rate increases shall be effective and implemented the pay period including January 1, 2024.

Item 24 - Request to receive and file a presentation on the County of San Luis Obispo's Retirement Plan regarding the Unfunded Actuarial Liability ("UAL"). The item is contained in a slide presentation



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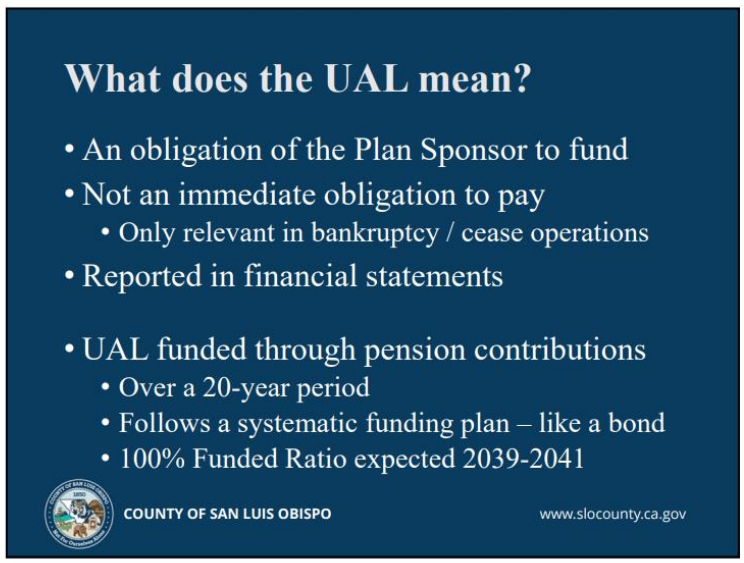
An overly optimistic view:



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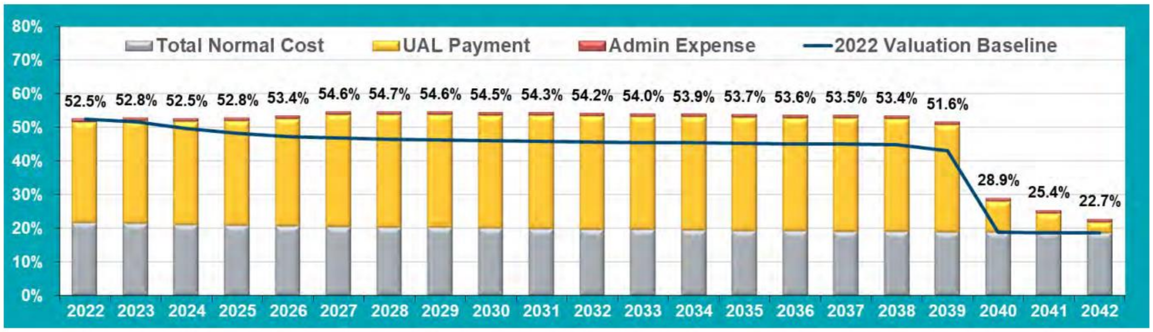
2023 Projections – Total Contribution Rate



- The Total Contribution (ADC) is projected to be relatively constant over the next two years
  - But reaches the peak of 54.7% once the deferred losses from 2023 are fully recognized
- Pattern of future contributions driven by pattern of UAL payments
- Total Normal Cost rate declines very gradually over the projection period from 21.2% in 2023 to 18.6% in 2042 as new hires continue to enter the PEPRA Tier

CHEIRON Classic Values, Innovative Advice

June 26, 2023
Agenda Item 10

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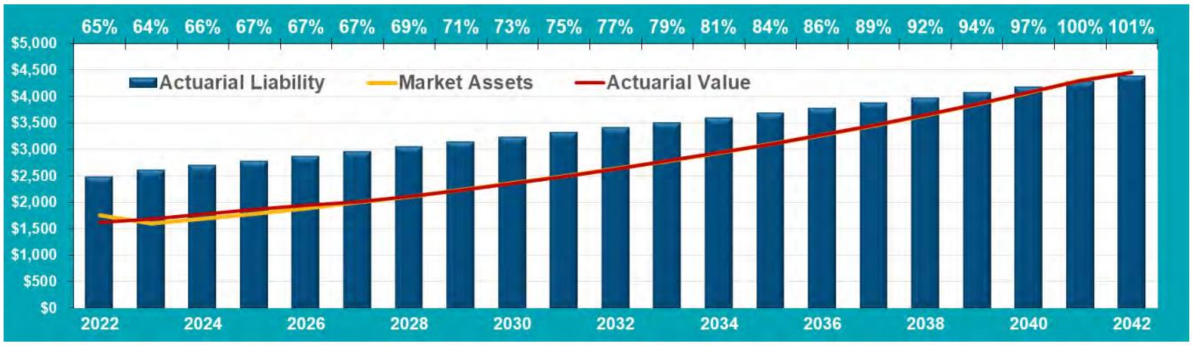
The table above, which is a part of the 2023 System Actuarial Study, was not included in the presentation here. It depicts the forecast progress on reducing the unfunded liability over 20 years. It assumes an average 6.75% over the term of the 20-year plan.

Why doesn't the UAL payment decrease gradually over time, instead of all of a sudden at the end?

What would this chart look like if the system achieves only a 5% return?

The table below shows the gap between the actuarial liability and the assets closing gradually over the assumed 20 year plan. Why don't the rates decline proportionately?

As salaries increase and retirees live longer, is this model sustainable?



- SLOCPT is projected to make some funding progress over the next five years
- Recognition of the $85 million deferred assets losses causes the slower progress
- UAL payment is still large enough to pay down interest and principal
- Current funding policy is sufficient for SLOCPT to reach full funding by the end of the projection period shown

CHEIRON Classic Values, Innovative Advice

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Note that payment of pension bond debt (POB) adds another 6% across the totals presented here.

Actuarially Determined Contributions - 2023

As a % of pay	Misc.	Probation	Safety	TOTAL
Normal Cost	20.03%	26.56%	27.09%	21.24%
Admin. Cost	1.01%	1.01%	1.01%	1.01%
UAL Amort.	28.42%	30.98%	44.24%	30.56%
Total ADC	49.46%	58.55%	72.34%	52.81%
Employee Paid	12.91%	18.86%	14.25%	13.34%
Employer Paid *.	36.55%	39.69%	58.09%	39.47%
Total ADC	49.46%	58.55%	72.34%	52.81%
+ POB Debt Service				6.00%

ADC = Annually Determined Contribution For each Class, the three Tiers are blended here.
* Includes Employer Paid Member Contributions ("pick-up") which vary by BU

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Item 25 - Discussion regarding County imposed conditions of approval on land use permits requiring applicant/property owner indemnification of County. Someone must have asserted that the County's indemnification requirement for development permits is a problem. County Counsel Rita Neal has prepared report defending the practice. Some excerpts include:

On July 11, 2023, the Board of Supervisors directed staff to bring back an agenda item so that the Board could discuss the County's practice of including a condition of approval on land use permits which requires the applicant and/or the property owner to "defend, hold harmless and indemnify" the County if a third party challenges the land use permit in court. Below is a discussion on the background and the underlying legal basis for this practice as well as a discussion about the practicalities of indemnification when a lawsuit is filed.

Similar to every other public agency in California with land use authority, the development/entitlement process begins with an applicant and/or property owner (collectively referred to in this report as "applicant") with submitting an application with the agency regarding their proposed development. By adopted policy and generally speaking, the applicant is responsible for the costs and expenses of processing the application as well as any conditions of approval or necessary mitigation measures to mitigate the impacts of the project on the environment. Otherwise, the General Fund and the public are subsidizing what is otherwise a personal investment of the applicant/property owner.

There has been some suggestion that the County indemnification requirement has significantly changed over time. To the contrary, the language and requirements have remained relatively the same with minor changes and updates over the years to clarify the language. Attachment 2 illustrates the changes that have been made since the year 2000 and identifies the types of projects that the clauses have been used on. Also illustrated is the current land use permit language compared with the language in 2000. The most significant change added to the current provision is language to state that the applicant may be required to enter into a separate Indemnity Agreement. This had been a requirement in prior years and was added back in to clarify that for certain projects (mostly larger projects) the County would require a separate agreement instead of just relying on the indemnification clause in the project approval.

This is another Pontius Pilot Law. We set up the rules by which your project is judged and ultimately denied or approved. The permit may take years and cost hundreds thousands or even millions to process. Then the County says that if someone challenges it, it's all on you.

Item 26 - Conference with Legal Counsel PERSONNEL (Government Code section 54957.) It is the intention of the Board to meet in closed session to: (15) Consider Public Employee Performance Evaluation for the Position of Acting County Administrative Officer; and (16) Consider Public Employee Appointment for the Position of County Administrative Officer. Presumably, they are going to tell her to do something that sounds like policy which should be taken up in open session. It appears that they will also discuss the recruitment for a new CAO.

Matters After 1:30 PM

Item 27 - Per State enabling legislation, the County can adopt and renew an ordinance to relax zoning and permitting standards for affordable housing, due to the State housing crisis and evictions. Extending the ordinance will probably be approved. What projects have been given waivers pursuant to the ordinance?

The write-up stated in part:

The County initially declared a shelter crisis on October 2, 2018, however, with that action, the County did not choose to suspend state or local building codes for emergency shelters. On September 28, 2021, however, the County adopted Ordinance No. 3459 re-declaring a shelter crisis and, with that action, suspended and modified certain state and local rules for the design, site development and operation of emergency homeless shelters at public facilities. Ordinance No. 3459 had an automatic expiration date of December 31, 2022. On November 1, 2022, the County renewed the ordinance adopted as Ordinance No. 3479, which has an expiration date of December 31, 2023. County staff recommends that the Board re-declare an emergency shelter crisis and to continue to suspend state and local building codes for emergency shelters on County owned or leased property.

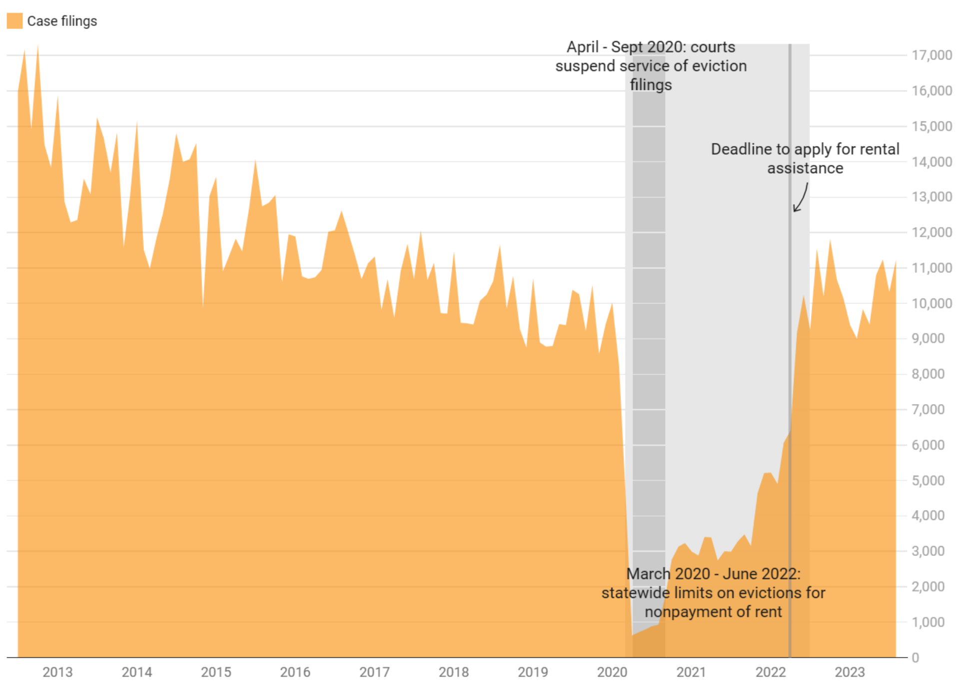
And

The most recent Homeless Point in Time Count demonstrated that the number of unhoused individuals residing in the County of San Luis Obispo far exceeds the number of shelter beds available to the extent that only 20% - 30% of the number of unhoused individuals can be accommodated with a shelter bed on any given day
California eviction cases are still higher than pre-pandemic levels after state moratorium ended.

Through August, average monthly eviction filings in 19 of the state's most populous counties this year remained higher than in the year prior to the pandemic. Data is shown for the following counties: Los Angeles, San Diego, Orange, Riverside, San Bernardino, Santa Clara, Alameda, Sacramento, Contra Costa, Fresno, Kern, San Francisco, Ventura, San Joaquin, San Mateo, Stanislaus, Sonoma, Tulare and Santa Barbara.

The chart below shows the court filings for evictions for California's larger counties for each year over a decade. This is good indicia on the housing crisis. It is much more precise than just the raw number of unsheltered homeless.

Through August, average monthly eviction filings in 19 of the state's most populous counties this year remained higher than in the year prior to the pandemic. Data is shown for the following counties: Los Angeles, San Diego, Orange, Riverside, San Bernardino, Santa Clara, Alameda, Sacramento, Contra Costa, Fresno, Kern, San Francisco, Ventura, San Joaquin, San Mateo, Stanislaus, Sonoma, Tulare and Santa Barbara



Staff should have prepared this same chart for San Luis Obispo County. The data is available from the Court. This could have been done prior to the December 12th hearing.

It is not known if the County has utilized provisions of this ordinance to push through affordable housing.

Item 28 - Hearing to present needs identified during community outreach and allow for public comment to establish funding priorities for allocating local, State, and Federal funds towards affordable housing, homelessness, and community development. This is a required hearing to discuss proposed allocation of Federal Housing funds for affordable housing. It has nothing to do with the reality that the County and its 7 component cities have not zoned enough land for housing in general.

Overall in San Luis County, if you're not making $200,000 in your twenties and $400,000 in you're 40's, you're behind the curve. The system is based on merit – your grade in calculus and Computer Science 90 defines your future.

Of course the Board of Supervisors could zone a new 4,000 acres for homes in a 3,250 mile square mile county, but they won't.

Item 29 - Any Supervisor may ask a question for clarification, make an announcement, or report briefly on his or her activities. In addition, Supervisors may request staff to report back to the Board at a subsequent meeting concerning any matter or may request that staff place a matter of business on a future agenda. Any request to place a matter of business for consideration on a future agenda requires the majority vote of the Board. This is now a standing item at the end of each Board Meeting. It would be better to set it for after General Public Comment, when more of the public is in attendance.

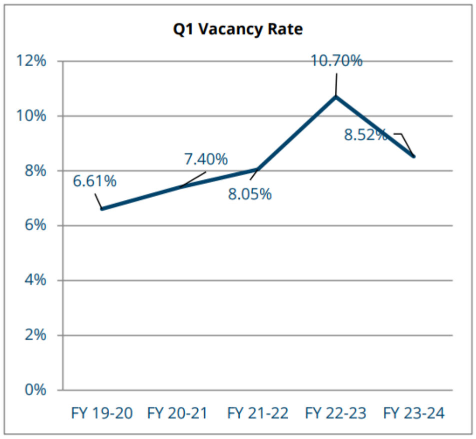
Planning Commission Meeting of Thursday, December, 14, 2023 (Scheduled)

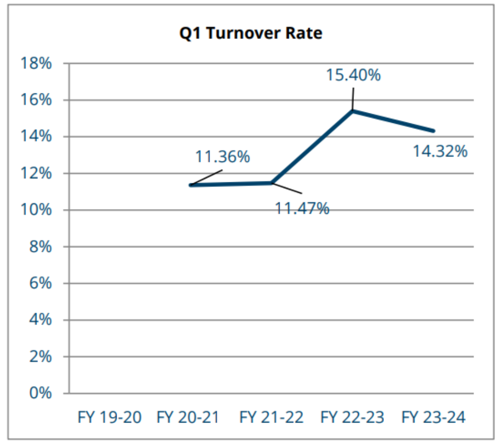
The agenda contains permit requests for small projects that do not seem to reach the level of policy impact. One is on a steep slope that could be trouble for the owners.

LAST WEEK'S HIGHLIGHTS

Board of Supervisors Meeting of Tuesday, December 5, 2023 (Completed)

Item 2 - Submittal of the FY 2023-24 First Quarter Financial Status Report and request to 1) approve resolutions amending Position Allocation Lists for various departments; and 2) approve various financial actions as detailed in the recommended actions (one or more actions require a 4/5 vote). The report did not detail how major revenues such as property tax, sales tax, and hotel tax are performing in terms of forecasted budget. It did indicate that the Sheriff's Office is likely to incur a multi-million deficit due to unbudgeted raises and vacant positions that must be filled with overtime pay.
The overall County vacancy rate has declined.

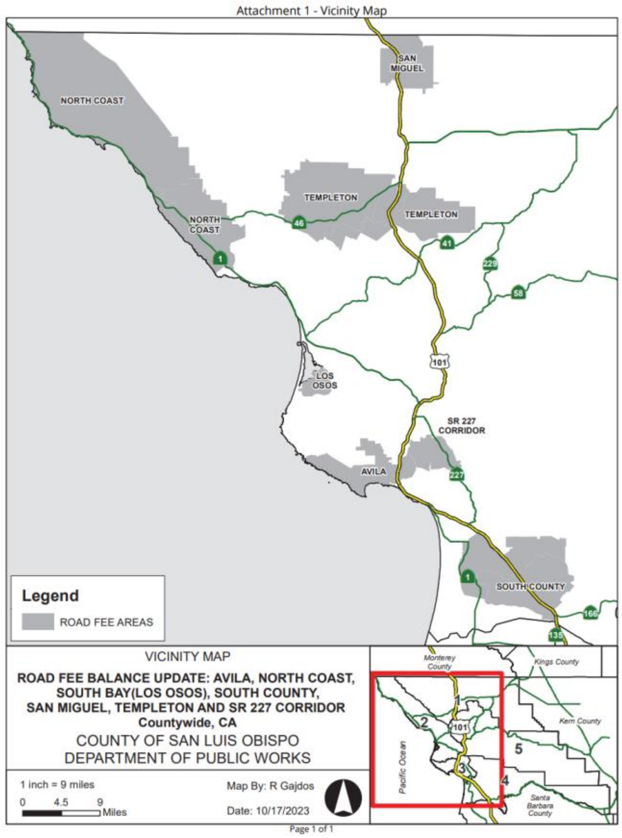




Item 7 - Submittal of resolutions to adopt the Annual Road Improvement Fee Reports and continuing Road Improvement Fees for the fee areas of Avila, North Coast, San Miguel, South County, Templeton, Los Osos, and State Route 227 Corridor. The fees are going up. One problem is that the table of fees does not contain the current fees. The report states that they are going up 5.31% on average.

Fee Area		Sent to Advisory Council	Proposed Fee (Effective March 1, 2024) Residential (Per pht)	Retail (Per pht)	Other (Per pht)	Account Balance As of 7/1/22	No. of Permits Subject to Road Fees	Fees Received	Interest	Expenses	Account Balance As of 6/30/23	Major Work Effort
Estero Bay		Nov-23	$ 3,822	$ 3,822	$ 3,822	$ 80,016	3	$ 6,691	$ 1,467	$ 403	$ 87,772	LOVR Corridor Plan
Avila		Nov-23	$ 12,032	$ 12,032	$ 12,032	$ 780,449	6	$ 121,683	$ 14,093	$ 13,497	$ 902,727	Avila Beach Drive Interchange
North Coast	Area A	Nov-23	$ 615	$ 306	$ 471	$ 41,894	1	$ 1,056	$ 729	$ 403	$ 43,276	N/A
	Area B		$ 1,158	$ 306	$ 471							
	Area C		$ 1,480	$ 306	$ 471							
	Area D		$ 683	$ 306	$ 471							
	Area E		$ 329	$ 306	$ 471							
San Miguel		Nov-23	$ 7,060	$ 7,060	$ 7,060	$ 1,029,252	9	$ 37,114	$ 17,867	$ 403	$ 1,083,830	N/A
South County	Area 1	Nov-23	$ 14,025	$ 3,895	$ 5,993	$ 1,453,455	24	$ 291,690	$ 28,128	$ 11,731	$ 1,761,542	Mesa @ Tefft Signalization
	Area 2		$ 11,733	$ 5,300	$ 8,154	$ 3,557,109	19	$ 244,832	$ 61,818	$ 151,514	$ 3,712,245	Los Berros Road Widening
Templeton	Area A/B	Nov-23	$ 9,881	$ 9,881	$ 9,881	$ 320,254	19	$ 230,812	$ 4,290	$ 374,342	$ 181,014	Vineyard Corridor Plan
	Area C		$ 9,881	$ 9,881	$ 9,881	$ 2,076,218		$ 1,557	$ 35,631	$ 5,174	$ 2,108,233	
State Route 227		n/a	Fees Calculated per Individual Projects			$ 465,304	14	$ 53,432	$ 8,592	$ -	$ 527,329	N/A

Note that the measure in the table above is dollars per "pht" means per peak hour trip.



Item 13 - Closed Session: It is the intention of the Board to meet in closed session concerning the following items: Existing Litigation (Gov. Code, section 54956.9(a)). (Formally initiated.): (3) Dorea Crowell, Jeanetta Griffin-Grisby, Martina Ruiz, and Tomasita Sarabia vs. SLO County - Superior Court Case 21CV-0671. Insiders say this is a long term suit not related to John Nilon.

Item 17 - Request to receive and file a report on Board-identified priority projects for the Department of Planning and Building and provide staff direction, as necessary. The discussion was long. In the end the Board determined to focus on housing. We are now backing to the inventory issue. Is there land that could be rezoned for housing and that has access to water? Several years ago the prior Board majority directed staff to work on this. The project was sidelined due to COVID and then transferred to SLOCOG. It is not known how SLOCOG is progressing. They will be looking at the feasibility of rezoning commercial properties.

There was also a considerable push by Gibson to work on permitting cannabis retail storefronts in the unincorporated area. Arnold and Peschong were opposed. However, the others told staff to take a preliminary look and report back on the scope of a project, which would involve CEQA and all the other Plan and zoning issues.

Background: This was an important item, as it sets the policy for the Long Range Divisions work on Plan of Development Updates, major ordinance revisions, and setting of overall land use policies, etc.

One major issue at this point is that the three progressive supervisors wish to have the Cannabis Ordinance revised to allow retail marijuana dispensaries within the unincorporated area.

Existing Projects

Table 2: 18-Month Long Range Planning Work Program

Workload Type	FTE Allocated and Vacancy Status			Timeframe and Workload Capacity						
	FTEs			FY 23-24		FY 24-25				Est. Completion Date
	Allocated	Filled	Vacant	Q3[1]	Q4	Q1	Q2	Q3	Q4	
Mandatory Workload	**5.50**	**3.50**	**2.00**	**3.50**	**3.50**	**4.00**	**4.00**	**4.00**	**4.00**	
Applicant-Submitted GPAs	1.50	1.00	**0.50**							Ongoing
Applicant-Submitted Specific Plans	1.00	1.00	**0.00**							Ongoing
Growth Management Ordinance	0.25	0.25	**0.00**							Ongoing
Housing Policy and Homeless Division Support	0.50	0.00	**0.50**							Ongoing
Water Conservation Programs	1.00	0.75	**0.25**							Ongoing
Williamson Act Program	0.50	0.50	**0.00**							Ongoing
Tracking and Implementing State Law	0.25	0.00	**0.25**							Ongoing
Safety Element Update	0.50	0.00	**0.50**							FY 25-26 Q4
Discretionary Workload	**2.00**	**1.00**	**1.00**	**1.125**	**0.75**	**0.75**	**0.75**	**0.25**	**0.25**	
Community Plans - Major	0.625	0.125	0.50	0.125	0.25	0.25	0.25	0.25	0.25	
Los Osos Community Plan LCP and HCP										FY 24-25, Q4
LCP Amendments - Minor	0.125	0.00	0.125	0.00	0.00	0.00	0.00	0.00	0.00	
Density Bonus Ordinance										TBD
Agricultural Worker Housing Ordinance										TBD
Housing Element Implementation	0.125	0.125	0.00	0.125						
Housing Policy Review										FY 23-24 Q3
2024 Minor Ordinance Amendment Package	1.125	0.75	0.375	0.75	0.50	0.50	0.50			
Cannabis Ordinance Clean-up										FY 24-25 Q2
Misc. Ordinance Clean-up										FY 24-25 Q2
Title 19 Los Osos Retrofit-to-Build Ordinance										FY 23-24 Q3
Filled Staff Positions (FTEs)[2]	**7.50**	**4.50**	**3.00**	**4.50**	**6.50**	**7.50**	**7.50**	**7.50**	**7.50**	
Total FTE Workload				**4.50**	**4.25**	**4.75**	**4.75**	**4.25**	**4.25**	
Total FTE Available				**0.00**	**2.25**	**2.75**	**2.75**	**3.25**	**3.25**	

[1] This work program assumes the Department will fill vacant Long Range planner positions by FY 24-25 Q1.
[2]Resource allocation in this work program does not include the 1.00 FTE Division Manager position, which provides management support and guidance on all Long Range Planning projects.

Potential New Projects

Table 3: Potential New Long Range Planning Projects

Potential New Long Range Planning Project	FTEs Total	Staff Cost	Professional Services	Total Cost	Timeline (Months)[1]
Safety Element Update	0.50	$97,087	$0	$97,087	18 – 24
Nipomo Community Plan Update	1.75	$343,138	$800,000 – $1,000,000[2]	$1,143,138- $1,343,138	24 – 36
Storefront Retail Cannabis Dispensary Ordinance	0.75	$148,763	$50,000	$198,763	12 – 18
Housing Policy Review	0.125	$26,646	$0	$26,646	3 – 4
San Luis Bay Estates Land Use Category Clean-up	0.33	$62,667	$0	$62,667	6 – 9

[1]Number of months to complete project after resources are allocated.

Item 16 - Any Supervisor may ask a question for clarification, make an announcement, or report briefly on his or her activities. In addition, Supervisors may request staff to report back to the Board at a subsequent meeting concerning any matter or may request that staff

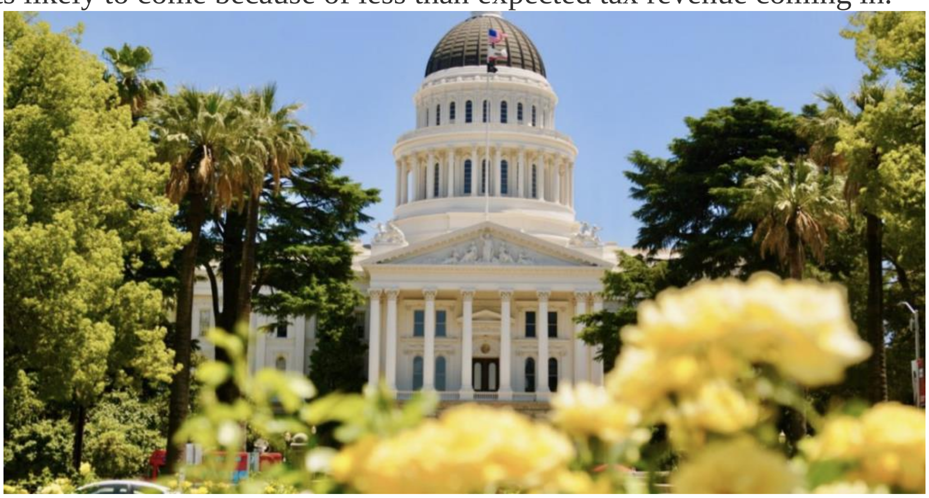
place a matter of business on a future agenda. Any request to place a matter of business for consideration on a future agenda requires the majority vote of the Board. This is now a standing item at the end of each Board Meeting. It would be better to set it after General Public Comment, when more of the public is in attendance.

EMERGENT ISSUES

Item 1 - Legislative Analyst Reports: California Facing $58 Billion Budget Deficit Over Next Few Years … by Evan Symon December 3, 2023

'A steady diet isn't going to do much – we need liposuction to fix this'

According to a new report released by the Legislative Analyst's Office (LAO) on Friday, California will likely face a budget deficit of $58 billion over the next few years, with massive spending cuts likely to come because of less than expected tax revenue coming in.



California's state budget has fluctuated wildly in the past several years. During the COVID-19 pandemic, California saw the largest surpluses in state history, including an unprecedented $31 billion surplus in 2022-2023. However a weakening economy, a massive loss of the state population and companies moving out of state, delayed tax changes and numerous other factors led to a severe deficit the next year. An initial deficit of $25 billion, which was later changed in May to $31.5 billion, rocked the state. While the state managed to continue on with a reduced budget, experts warned that the situation would likely grow worse with continued tax shortcomings.

In a LAO report on Friday, a new projected budget deficit 0f $58 billion over the next few years was announced. According to the report, the biggest factor to blame were delayed state taxes caused by the massive winter storms from the beginning of the year. While California eventually received those taxes, they fell below a whopping $26 billion than expected. Higher borrowing costs and reduced investment in the state also factored in state losses in the years to come.

"This decline is similar to those seen during the Great Recession and dot-com bust," the report said. "While the slowdown of investment in California companies and corresponding broader economic weakness likely was a primary driver of this decline, another important factor was financial market distress in 2022. Whether the recent weakness will continue is difficult to say. However, the odds do not appear to be in the state's favor. Past downturns similar to this recent episode have tended to be followed by additional weakness."

$58 billion projected deficit

Democrats in the state legislature largely brushed off the report on Friday, noting that the state is prepared to deal with budget issues.

"While this latest update to the revenue forecast is not welcome news, California is more prepared than ever to withstand budget challenges and our economy overall is stronger than projected," said State Senate Pro Tem Toni Atkins (D-San Diego). "We will have a clearer picture of our situation as we approach the budget deadline next June. But with our record reserves and other budgeting tools, we, along with our partners in the Assembly and the Administration, will work through these challenges while protecting middle class taxpayers and our progress on core programs that help all Californians."

Assembly Speaker Robert Rivas (D-Hollister) was also optimistic, adding that "California is more prepared than ever to navigate this latest challenge, given the state's record reserves of $37.8 billion. When the next budget is due in June 2024, there will be a more crystallized understanding of our revenues and overall economic landscape.

"I remain committed to working with my Assembly, Senate and administration colleagues on a 2024 budget that protects classroom funding and prioritizes support for core health care, safety net and public safety programs."

However, Republican and some Democrats countered that the deficit should not be taken lightly and that less spending is needed rather than tapping into the state's emergency reserves.

"Hopefully, the majority will see it is time for a more realistic budget strategy, instead of throwing money at a laundry list of projects that sounds nice on the national television debate stage," said Senator Roger Niello (R-Fair Oaks).

While the $58 billion figure is by no means definite, past projects by the LAO have been somewhat conservative, indicating that the figure could grow later next year as the situation becomes more clear.

"In 2020 we had a big $54 billion deficit," explained accountant Lee Greenman, a California-based accountant who helps city and other regional entities fix budget problems, to the Globe on Friday. "We seemed to have forgotten that as there were two good years of surplus afterwards. But then, last year, right back to the deficit. And now, it looks like another few years like that ahead."

Item 2 - First They Came For Your Car… By John Hindereker

…now they are coming for your meat. Global warming, the universal excuse for left-wing policies designed to make your life worse, demands that modern agriculture be shut down. If you think that is an exaggeration, talk to anyone in Sri Lanka or the Netherlands.

The UN's COP28 global warming conference in Dubai is turning its attention to agriculture:

Climate advocacy groups are pressuring world governments gathered at this year's United Nation's COP28 climate conference in Dubai to commit to cutting global food sector emissions, as the conference host promises to put agriculture in the spotlight.

Global food systems- including farming and land use, livestock production, household food consumption and waste, and energy used in the farm and food retail sectors – account for 31% of human-made greenhouse gas (GHG) emissions, according to the United Nations' Food and Agriculture Organization (FAO).

How do you cut down on those emissions? Basically, by doing away with meat and substituting insects as a protein source for the masses.

A full day of the 28th Conference of the Parties (COP), Dec. 10, will be dedicated to food and agriculture – a first for any COP – and the United Arab Emirates host has said the event will be a "game-changer for food systems."

A "game changer" for your diet.

Not coincidentally, the Biden EPA, which is running amok on several fronts, is promulgating new anti-methane regulations. At Legal Insurrection, Leslie Eastman points out that such regulations, while initially directed toward the oil and gas industries, can easily be deployed against agriculture, a major source of methane.

One thing you can be sure of: the liberals who are telling you to eat insects instead of steaks, pork chops, bacon and hamburgers will do no such thing themselves. Their plan is to drive up the price of meat to the point where you, and most people, can't afford it, but they can. Meat will be like, say, truffles. And you will never have a chance to vote on this plan. It will be done through regulation, not legislation, and most people (if the liberals get their way) will never understand that it is left-wing government action that has priced them out of the market for meat.

Ms. Eastman embeds this tweet, which sums up not just the hypocrisy–hypocrisy is a minor failing–but the evil intent of global leftists:

"Climate Czar" John Kerry said that flying by private jet to a climate conference was "the only choice for somebody like me." Sure. Eating steak is the only choice for somebody like Kerry, too–someone rich who has scarcely earned an honest dollar in his life, but who has lived on the public largesse and married many millions. You, on the other hand, are not "somebody like me." Crickets and mealworms are said to be nutritious–and, more important, low in global warming emissions!

Item 3 - Congress Spent $7.5 Billion on E.V. Chargers. After 2 Years, None Are Built. More than $2 billion has been distributed, but only two states have even broken ground and most states haven't even submitted proposals … Joe Lancaster December 8, 2023

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President Joe Biden watches an electric vehicle charger demonstration at the White House. | Jim LoScalzo - Pool via CNP/picture alliance / Consolidated News Photos/Newscom

(Jim LoScalzo - Pool via CNP/picture alliance / Consolidated News Photos/Newscom)
President Joe Biden has made a transition to electric vehicles (E.V.s) a key part of his presidency, spending billions of dollars both to help companies build them and to help customers afford them.

The 2021 Infrastructure Investment and Jobs Act included $7.5 billion to build 500,000 public charging stations across the country. Under the program, states can qualify for as much as 80 percent of the cost to build chargers and bring them online. But as Politico reported this week, not a single charger funded by the program is yet operational.

It's the latest setback as Biden attempts to change consumer preference by force rather than allowing the free market to innovate its way there.

Earlier this year, the Environmental Protection Agency mandated that by 2030, half of all vehicles sold in the U.S. must be electric. This will require an enormous ramp-up in resources, especially around charging infrastructure. As Politico notes, "consumer demand for electric vehicles is rising in the United States, necessitating six times as many chargers on its roads by the end of the decade, according to federal estimates."

Other estimates are even more dire: In January, Stephanie Brinley at S&P Global Mobility wrote that "even when home-charging is taken into account, to properly match forecasted sales demand, the United States will need to see the number of EV chargers quadruple between 2022 and 2025, and grow more than eight-fold by 2030." As of this writing, there are just under 158,000 public chargers, meaning there may need to be more than 1 million to support the Biden administration's timeline.

The federal program is off to a slow start: Politico reports that while more than $2 billion has been given out, only two states—Ohio and Pennsylvania—have actually broken ground on chargers, while just six others have awarded contracts. Fewer than half of U.S. states have even submitted a proposal for funds.

What's the hold-up? "The slow rollout…primarily boils down to the difficulties state agencies and charging companies face in meeting a complex set of contracting requirements and minimum operating standards for the federally-funded chargers, according to interviews with state and EV industry officials," the article notes.

Even with federal funds, part of the problem may also be cost, because the chargers are quite expensive to build and maintain. The types of chargers mentioned in the law are either Level 2 or Level 3, also known as Direct Current Fast Charging (DCFC). Level 2 chargers use alternating current electricity and take between four and 10 hours to charge an E.V., while DCFCs use direct current and can charge an E.V. in less than an hour.

Any long-term solution would prioritize DCFCs—no road-tripper will want to wait all day for their car to charge when fueling up a gas burner takes minutes. But DCFCs are considerably more expensive to install: A 2019 study by the Department of Energy found that while Level 2 chargers can cost up to $6,500 to install, DCFCs can cost as much as $40,000. Depending on factors like hardware costs, other estimates have put the price between $50,000 and $100,000.

Maintaining the faster chargers can be quite expensive as well. Mark Mills, a senior fellow at the conservative Manhattan Institute, wrote in August 2022 that a single DCFC "requires electrical infrastructure equivalent to that needed for 10 homes."

And yet the Biden administration is plowing ahead, apportioning billions of dollars for states to build exorbitantly expensive chargers and requiring half of all cars to be electric by 2030, even as E.V. demand has softened in recent months. In surveys, consumers indicate that higher prices have eclipsed range anxiety as the primary source of their hesitation.

"Implementation is everything," says Bill Klehm, a former Ford Motor Co. executive who is now the CEO of e-bike manufacturer eBliss. Klehm sees "a lack of true coordination with industry and local government."

Contrasting vehicle electrification with the 1960s Space Race, Klehm tells Reason, "There is no overarching plan. You can't just say, 'let's just put charging stations in,' because that isn't the whole story. That is a piece of the other thing, but, how do you make the batteries less expensive? How do you innovate and get the range even longer?" Klehm says that just as President John F. Kennedy set a goal of going to the moon by 1970, Biden needs to inspire both consumers and the industry to jointly pursue vehicle electrification—leading, by extension, to less gas and oil consumption and fewer greenhouse gas emissions.

Ultimately, consumer choices will dictate the future of electric vehicles; if people don't buy them at their current price and with the current technology, then companies will either innovate or come up with something better. By merely subsidizing the current thing, the Biden administration is upholding the status quo and disincentivizing other innovations that could revolutionize the industry and make environmentally-friendly vehicles truly competitive with their gas-burning counterparts.

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OUTLAW PUBLIC SECTOR UNIONS

They're one of the root causes of government overreach and inefficiency in America

BY EDWARD RING

Money doesn't guarantee victory in political campaigns. For proof, look no further than Meg Whitman, the California billionaire who in 2010 squandered $179 million in her futile campaign to beat Jerry Brown and become that state's next governor.

When money is married to institutional power, however, it makes all the difference. This is why, 10 years after the Whitman debacle, Mark Zuckerberg was able to purchase the presidential election outcome in 2020 for $419 million. Whitman's money paid consultants and bought ads on television. Zuckerberg's money went to supplement the activities of election offices in swing states – election offices that employed workers represented by unions that overwhelmingly favor Democrats over Republicans.

This is a critical distinction. Imagine if a pro-Republican billionaire had, like Zuckerberg, poured hundreds of billions of dollars into "nonpartisan" nonprofit organizations that in-turn used that money to launch get-out-the-vote campaigns in areas heavy with Republican voters. What are the chances the election offices in these cities would have cooperated?

Consider Maricopa County in Arizona, the City of Philadelphia, or the City of Detroit. Election office workers in these cities, and many others around the country, are represented by AFSCME, the American Federation of State, County, and Municipal Employees. In 2020, according to Open Secrets, 99.7 percent of AFSCME's political contributions to federal election campaigns went to Democrats. Nationally, labor unions in 2020 spent a reported $1.8 billion on political campaign contributions, and of the public sector union share of that spending, 89 percent was spent to support Democrats.

Public sector unions don't merely engage in political spending, their members occupy the bureaucracies that manage our elections. There are only five states that prohibit collective bargaining by public employees, Texas, Tennessee, North Carolina, South Carolina, and Georgia. The situation in Georgia exemplifies the power of these unions, because even there, while unions are not able to bargain, they still are still permitted to recruit members and collect dues.

There is an inherent conflict of interest between the employees of government agencies and the interests of the general taxpaying public. When government programs fail, the natural inclination of a government employee is to protect their job security, which means they will claim not enough people were hired, not enough money was spent, and if more taxpayer dollars can get thrown at the problem, results will improve. This may or may not be true, but a taxpayer is much more likely to support programs that succeed, and to cancel programs that fail. From the perspective of a government bureaucracy, and the ambitions of the career bureaucrats that staff it, failure is an opportunity for growth and advancement.

This alone is reason enough to outlaw public sector unions. When a union agenda overlays onto what is already a built-in bias towards more government as reflected in the sentiments of government employees, that sentiment is buttressed with financial and political power, at the same time as it is corrupted further by the traditional union rhetoric that foments an adversarial relationship between employees and management. Which brings us to the next fatal flaw afflicting government unions, the fact that they elect their own bosses.

Political spending by government unions inevitably favors the candidates who will advocate for bigger government: more laws, rules, regulations, fines, fees, and taxes. That fulfills the ambitions of the union and its members: more money, more staff, more programs, translating into growth in membership dues and public employee compensation. When government unions negotiate for better pay and benefits, the politician sitting across the table knows that if they resist, they will be targeted for defeat in the next election. In any close race, and even in races where the incumbent would ordinarily have an advantage, the injection of union money will make the difference. There is no comparison in the private sector, where management is appointed by shareholders, and is retained or dismissed based on the success of the company, not the preferences of the unions representing its employees.

Unions in the public sector differ from private sector unions in another critical respect, which is that in their negotiations for better pay and benefits, they are not constrained by market realities. In the private sector, unions know that if they ask for too much, it will leave the company unable to compete, and this has a self-limiting effect on what they ask for. There is no such constraint on public sector unions. When they ask for increased pay and benefits, they know that the politicians they have elected will either raise taxes to grant these demands, or face defeat in the next election.

The consequences of allowing public sector unions to completely dominate a state can be seen in California, where public sector unions now collect and spend nearly one billion dollars per year in membership dues. The control this brings is easily verified. To fund the 2020 campaign to elect the Speaker of the California State Senate, Toni Atkins, every one of the top 10 contributors was a public sector union. For the Speaker of the California State Assembly, Robert Rivas, every one of the top 20 contributors was a public sector union. This dominance is seen across every elected office in the state.

In California, public sector union money is used either explicitly to fund political campaigns all the way from the governor and U.S. Senators down to every local elected position including school boards, city councils, county supervisors, water agencies, public utility commissions, transit districts, judgeships, etc., or is used to fund “nonpolitical” public education campaigns and “nonpartisan” get-out-the-vote campaigns. The result? California has the highest taxes, the highest cost-of-living, and the highest rate of poverty and homelessness in the nation. But for government unions, failure is success.

California is also the epicenter of high tech, and the ability of Google and Facebook to manipulate public opinion and voter turnout in elections is well documented, as is the propensity of these companies to support Democrats. But this behavior, decisive as it may be, would not be a match for the power of union-controlled government if it were out of alignment. Just as the unionized, overwhelmingly Democrat federal bureaucrats during the Trump administration actively thwarted his policy agenda and executive actions, if big tech were using its power to promote Republican candidates and causes, agencies, regulators, judges and politicians would swiftly find a way to stop them cold.

There is an innate incentive for government employees to want to grow government. This makes any political party or politician that is devoted to the principle of limited government automatically their enemy. To add to that inevitable and perennial conflict the power of organized unions tilts the balance and rigs the game.

Public sector unions are one of the root causes of government overreach and inefficiency in America today. As long as these unions can use their financial and political power to serve the interests of government bureaucrats, proponents of limited government are fighting a nearly impossible battle. They should be outlawed.

Edward Ring is a senior fellow of the Center for American Greatness. He is also a contributing editor and senior fellow with the California Policy Center, which he co-founded in 2013 and served as its first president. Ring is the author of Fixing California: Abundance, Pragmatism, Optimism (2021) and The Abundance Choice: Our Fight for More Water in California (2022).

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