

COLAB SAN LUIS OBISPO COUNTY

WEEK OF APRIL 1-7, 2012

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SHANDON PLAN UP FOR FINAL ADOPTION

APCD ADOPTS GREENHOUSE THRESHOLDS
ON SPLIT VOTE

SLOCOG PROMOTING “SMART GROWTH” IDEOLOGY

CITIZEN LASHES HILL FOR INATTENTION
(SEE THE VIDEO LINK ON PAGE 5)

Board of Supervisors of Tuesday March 27, 2012 (Completed)

Paso Robles Groundwater Management Plan. The Board approved a request by staff to adopt a Ground Water Management Plan for the Paso Robles water basin, which underlies northern San Luis Obispo County and southern Monterey County. It’s likely that this “Plan” and the accompanying Blue Ribbon Committee are simply tools to help the County planners and their backers acculturate the Committee members themselves and other “stakeholders” into supporting more restrictions and not looking at alternatives.

Background and Purpose of the Plan. After reading the entire document several times, the purpose of the Plan remains unclear. In fact, the paragraph from the Plan which purports to state the purpose leaves one still wondering:

“The purpose of this Plan is to develop a common understanding of the groundwater issues and management opportunities in the Basin and identify and support projects such as conjunctive use, recycled wastewater, and demand management, which will improve groundwater management. Following development of the Plan, the goal is to implement the activities identified in the Plan to achieve the Basin Management Objectives that are identified in the Plan.”

Truth or Consequences? Why don’t they just tell the truth and say “we want to make you use less water?”

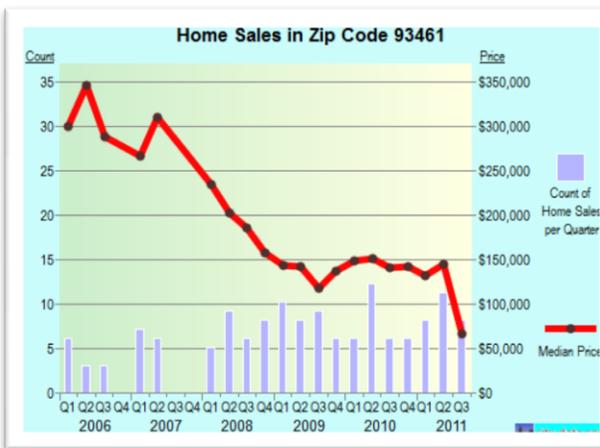
Board of Supervisors Meeting of Tuesday April 3, 2012 (Scheduled)

Summary: There is only one item of significant policy consequence on this week’s agenda.

Adoption of the Amended Shandon Community Plan. This could be the final adoption of the Plan and certification of the Environmental Impact Report, which have progressed

through the Planning Commission to the Board of Supervisors. The Board conducted a hearing on the matter on November 15, 2011, and gave staff direction to incorporate a number of changes of the Planning Commission’s recommended version. The focus of this meeting is for the Board to review the changes and determine if their direction has been followed.

Some of the key issues of concern to the Board include strengthening of the greenbelt requirement and being more specific about how conversion (over the long run) of agricultural land will be phased. The basic idea is for the unincorporated village to be contained within the Plan specified urban limit lines (URL’s) and that surrounding agriculture be preserved. There are many additional requirements related to water, sewer, concentration of housing, and public facilities.



Home Prices in Shandon¹



Downtown Shandon

The Plan envisions the slow growth of the village from its present population of 1,200 to 5,260 over the next 35 years. It would include residences and businesses and would conform to “smart growth” principles, including some residential concentrations and requirements that services and businesses are within walking distance of the residential sections. The idea is to have a traditional village setting with tree shaded streets. The County has been unable to articulate a cogent set of urban functions and economic rationale for the plan. For example, could the County and a master developer create a recreation plan that would include a golf course, a swimming pool, equestrian facilities, and other attractions? Are there highway related businesses and attractions which would work at the edge of the Village? For example, could there be a high-end recreational vehicle park with amenities? The idea is to creatively build economic synergy. County planners are obsessed with restrictions and controls rather than real planning for community effectiveness and success.

¹ They don’t need the housing in lieu “fee” subsidized housing tax in Shandon.

Planning Commission Meeting of Thursday March 29, 2012 (Completed)

Opolo Winery expansion. The Planning Commission unanimously approved the Opolo Winery expansion. The Commissioners were obsessed with intrusive tedious questions and concerns. (The meeting lasted 8 hours, 24 minutes, and 4 seconds). There was an illuminating discussion about whether or not the winery could use the barrel storage room for events. (COLAB has enjoyed several fabulous events in barrel storage rooms around the region including live opera and choral music.) The Commissioners were especially concerned with noise and forbade amplified music outside after 5PM.

Air Pollution Control District (APCD) Meeting of Wednesday, March 28, 2012 (Completed)

APCD APPROVES INEFFECTIVE AND COSTLY RULES (GREENHOUSE GAS THRESHOLDS). The APCD Board on a 6-5 vote approved the greenhouse gas threshold requirements for one year. On a separate motion, 11-0, they approved direction to staff to report back in one year about financial impacts on the building industry. This is analogous to giving patients a new untested drug and then asking for a report on who got sick and who died.

The fact that the vote was close (these votes approving climate change and smart growth regulations used to be unanimous) indicates that more and more elected officials are realizing that this is a phony issue and that the public is waking up and questioning the underlying camouflaged purposes. These include the massive social engineering project compelling people to live in dense built-up neighborhoods and forcing them onto expensive tax supported, subsidized mass transit. More fundamentally, they include eroding property rights in order to reduce pluralism and diversity as a strategy to increase government control over peoples' lives.

There are two important action takeaways:

1. Will you allow your local public officials to take actions which erode your constitutional freedoms in the name of hypothetical climate change? Even if climate change were found to be a problem, would you allow it to be used as an excuse to take away your freedoms?
2. The close vote demonstrates that elections count. A change of just one or two on the Board of Supervisors and some of the city councils could set the scene for real reform. Imagine no more fee increases, a substantial decrease in "planning", and major staffing reductions in these arrogant and costly agency bureaucracies.

Remember that in considering candidates, you want public and written PROMISES: No New Regulations, no fee increases, no new taxes, and no tax increases.

And remember the Battle Cry: CUT THE STAFF BY HALF!

Background: This entire effort is designed to remove about 13,788 metric tons per year of CO2 from the environment by 2020. (This is the share of the overall reduction from all

sectors attributed to new construction.) The APCD estimates that if reductions are not achieved in all sectors (transportation, electric generation, residential fuel use, agriculture, etc., the total CO2 generation in San Luis Obispo County will be 2,506,982.99 by 2020, up from 2,304,333.03 in 2008.

San Luis Obispo County Council of Governments (SLOCOG) Meeting of Wednesday, April 4, 2012

Complete Communities Tool Box. This intergovernmental agency, composed of the five county supervisors and a representative city council member of each of the cities, is supposed to coordinate transportation planning amongst the jurisdictions. It shows a continuous predilection to also be a purveyor and enforcer of “smart growth” and “climate solutions.” On this week’s agenda it is requesting that its Board authorize hiring a consultant to distribute “Complete Communities Practices Tool Boxes” to the County and the cities.

The quote below illustrates the ridiculous and wasteful content of this “effort.” Now we are being told that more taxpayer dollars must be spent to train city and County staffs and elected officials on how to do “smart growth.” And we thought we were already the most advanced example in the Country. The turgid bureaucratize of the staff report speaks for itself, its authors, and the elected officials who are supporting this drivel.

“The Complete Communities Practices Tool Box is intended to provide local governments a sample of best practices of unique and innovative examples of means to more effectively examine and improve the policies, codes, zoning regulations and development and design standards that address how a community grows. Local governments are challenged with the task of translating the concepts of good development practices for citizens and developers and this effort will help show how a community can accomplish an effective local program that integrates planning, regulations, public investments, and education programs that can be coordinated with state and federal transportation and environmental programs. The Tool Box will include a examples of “Best Practices” and innovative measures as suggested in agency surveys, research, and in cooperation with TTAC and agency Planning Directors. These may include such concepts as the following:

- *Complete Street Standards*
- *Innovative Parking Standards*
- *Modern Roundabouts, innovative signal and intersection concepts*
- *Innovative pedestrian and bikeway design*
- *Bike or car-sharing programs*
- *Flexible Design through Mixed Use and/or Planned Unit Development”*

Clip of the Week-Distracted Supervisor Hill Scolded: Kevin Rice provided a video clip showing an angry citizen chastising Supervisor Hill for ignoring the speakers during public comment. Hill was looking at his electronic notebook.

<http://www.youtube.com/watch?v=NXCshneW-s>

Kevin makes great short hard hitting video clips. Take a look at some of the samples available on the link above. He would like to buy some TV time and run some of them. Our readers should contact him if they are interested in supporting his effort. His phone number is 805 602 2616.