



COLAB SAN LUIS OBISPO COUNTY



WEEK OF May 3-9, 2015

**PLANNING COMMISSION DEFERS
RECOMMENDATION ON AG CARBON
SEQUESTRATION PROGRAM
(BUT IT WILL COME BACK IN A FEW MONTHS)**

**BARRIERS TO FUTURE DEVELOPMENT TO BE
UPDATED AND ADOPTED BY BOS**

**CITY OF SLO TO CONSIDER RENTAL INSPECTION
PROGRAM - A FIRST STEP TO RENT CONTROL
TUESDAY MAY 5; 6PM, CITY HALL
(BERKELEYIZATION OF SLO - SEE PAGE 3)**

**SAVE TUES. MAY 12, 2015 LAS PILITAS RESOURCES
APPEAL HEARING
(SEE PAGE 5 FOR DETAILS)**

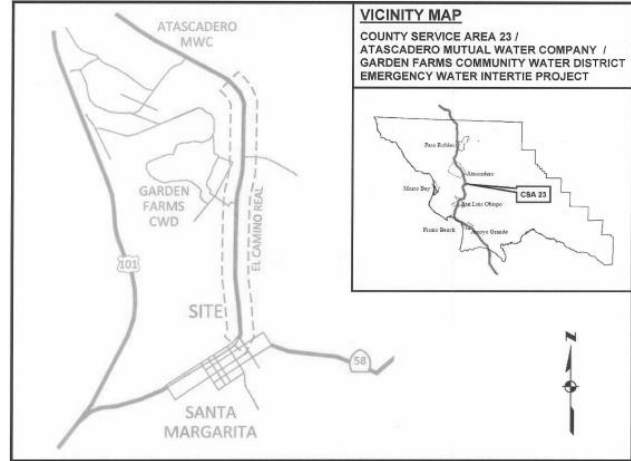
No Board of Supervisors Meeting on Tuesday, April 28, 2015 (Not Scheduled)

There was no meeting. None had been included in the original schedule. The next one is scheduled for Tuesday May 5, 2015.

Board of Supervisors Meeting of Tuesday, May 5, 2015 (Scheduled)

Item 2 - Letter transmitting plans and specifications (Clerk's File) for the County Service Area (CSA) 23 / Atascadero Mutual Water Company (AMWC) / Garden Farms Community Water District (CWD) Emergency Intertie Project, Santa Margarita, for Board approval and advertisement for construction bids. The County is tying together various water systems to provide the ability to move water around in the case of a prolonged water shortage emergency.

The Intertie Project will provide an emergency source of water to Santa Margarita in the event of drought or other emergency by constructing a 2.5 mile, 8-inch pipeline along El Camino Real to interconnect the Santa Margarita (CSA23), AMWC and Garden Farms CWD water systems. The connections will give CSA 23 access to additional water supply sources that can provide system redundancy and supplement or supply drinking water in the event of drought or emergency.



The project, which will cost \$2,048,000, is largely financed by a State grant funded from Prop 84 State Water Bond debt.

Item 33 - Hearing to consider the 2012-2014 Biennial Summary Report of the Resource Management System (RMS) that summarizes the condition of the following resources throughout the County: water supply and systems, wastewater treatment, roads and U.S. Highway 101 interchanges, air quality, parks, and schools. This item contains a 183-page Resource Summary Report (RSR) which is used to inform the Resource Management System (RMS) about those geographic areas or communities within the County that have insufficient resources to allow current or future development. The subject resources include water, sanitary sewer capacity, air quality, availability of school classroom space, highway capacity, and parks. The system is segmented into levels of severity. There are somewhat subjective ratings of the capacity or availability of the particular service or commodity, ranging from 0 (no problem) to Level III, which means that there should be no further development until the deficiency is fixed. The report contains a detailed analysis area-by-area and community-by-community of the entire unincorporated County. Significantly, a number of water districts have sent letters disputing the data. The cities are exempt and not counted because the County has no control over their land use policies. This in itself illustrates the futility of this system, since most of the population of the County lives within incorporated cities.

The operative problem is that when an applicant proposes a project, the staff can pick and choose from the different ratings and find all kinds of reasons to recommend against the project. In this system the zoning (the law) is undermined by the theory of "discretionary authority." Of course neither the County nor the State (where it has jurisdiction such as highway interchanges) has anywhere near enough money to finance the improvements to fix the problems.

Public Hearing Item 1 - RENTAL HOUSING INSPECTION PROGRAM

Please see the **ALERT** below, highlighted in tan, which we received on April 30, 2015 and which has been included here by request. Those who feel that some technical accommodation on such an ordinance can be achieved are naïve. There will be a number of properties which will be forced to fix “code violations” or be subject to the penalties. In turn, these costs will force rent increases or sale of the property or both – and may cause the owner to gentrify the property (renovate and place in a higher income rental market). In some cases it may simply lead to closure or even abandonment of the property. An immediate concern would be the impact of both Federal and State Uniform Relocation Acts. If a property is upgraded substantially to deal with the City threat of legal action, the existing tenants will have to leave because they cannot afford the new rents. Because the eviction or forced move is a result of government actions (the City), the city must pay for the moving expenses, costs of setting up the new household, and obtaining a new lease (deposits, first and last, etc.) in a new place. There are enough expert social advocacy lawyers around to jump on this opportunity like wolves. HUD and the State Department of Housing and Community Development could also jump in.

This in turn will raise the cry for a program to subsidize repairs on all those properties whose owners cannot afford all the improvements. Imagine the retired fixed income lady with a unit or two in the back and no real means. Once the City gets into the code enforcement repair cost subsidy business, there is no end of trouble. For example, once government money is used to pay for the repairs and upgrades (with CDBG, Home, Section 8, or even general fund), there will be an obligation to keep the unit “affordable.” This in turn will require a whole new set of ordinances, inspections, and processes, which are in effect rent control.

Welcome to Berkeley, Santa Monica, and Havana.

ALERT

Friends, Colleagues and Concerned Citizens,

The SLO City Council will discuss a proposed Rental Housing Inspection Program at the City Council meeting on May 5th, 2015. If adopted, this Program will affect all property owners within SLO City limits who own a rental property in the R1 and R2 zones. This will also affect ALL tenants who live in those rental properties. Inspections by City code enforcement officers will become mandatory and landlords will be assessed a registration fee (\$65/year) in addition to an inspection fee (\$65-\$185 every 3 years, depending if you are approved for self-certification). Landlords are also expected to comply with current City regulations to obtain a business license for their rental property. City staff have suggested inspections take place every 3 years and the

City expects to hire 4 additional employees to spear-head this program, which is intended to ensure that rental units are kept up to minimum state health and safety standards. The Program also aims to eliminate high occupancy of rental properties (current Municipal code requires a high occupancy permit if a property is rented by more than 5 adults). To read the staff report and ordinance language, go to

<http://www.slocity.org/Home/ShowDocument?id=6464>

Background: On December 16th, 2014, SLO City Council directed staff to draft an ordinance that would implement the Rental Inspection Program. Based on meetings with City Council and staff, it became clear that a majority of the Council was in favor of this Program and will vote in favor of it. As a result, the Local Government Relations Committee for the SLO Association of Realtors put together the attached list of concerns and recommendations related to the Program. The goal of these recommendations is to help draft an ordinance that is effective and efficient (cost effective, narrow in scope, targeting properties with known or suspected code violations). Whether you are for or against this Program, please contact the SLO City Council to let them know what you think and feel free to incorporate any of these comments or recommendations in your communications with the City. The City Council meeting will take place at City Hall, 990 Palm Street, San Luis Obispo at 6pm on Tuesday May 5th. **Please pass this information on to your clients, friends and family who may be affected by this Program or interested in knowing more.**

Make your voice heard! Send comments and suggestions to the following parties and make sure to cc City Clerk Anthony Mejia:

All City Council Members: emailcouncil@slocity.org

Individually:

Mayor Jan Marx: jmarx@slocity.org

Vice-Mayor John Ashbaugh: jashbaugh@slocity.org

Councilmember Carlyn Christianson: cchristianson@slocity.org

Councilmember Dan Carpenter: dcarpenter@slocity.org

Councilmember Dan Rivoire: DRivoire@slocity.org

City Clerk Anthony Mejia: amejia@slocity.org

Community Development Director Derek Johnson: djohnson@slocity.org

Planning Commission Meeting of Thursday, April 30, 2015 (Completed)

Item 5 - Agricultural Carbon Sequestration. The Planning Commission deferred recommending creation of a new County program impacting agriculture to the Board of Supervisors. They realized that the proposed recommendation letter to the Board, which was drafted by uber Planner James Caruso, went a lot further than they had intended during their informal discussion at a prior Commission meeting. COLAB and the Farm Bureau opposed the

current version. The Farm Bureau correctly pointed out that often programs which start out as “voluntary” metastasize into regulatory requirements. For example, if the program started out as “voluntary,” it is likely that at some point the County would start requiring carbon sequestration exactions as conditions for approvals of any modifications, expansions, or other applications on agricultural properties.

COLAB pointed out that because everyone is so busy with the water issues, a new project requiring time and vigilance should not be undertaken at this time. The Planning Commission was told by its staff that the modifications to the Plan of Development and zoning ordinances related to making the Paso Basin Moratorium permanent will require up to 3 full Commission meetings.

We had hoped that the Commission would ditch the whole idea, but some think that it might be helpful to farmers and ranchers. Therefore a new letter to the BOS will be toned down and brought back at a future meeting. You know the story: “Hi, I’m from the government and I’m here to help....”

Figure 7. Agricultural practices and benefits. Source: NRCS. http://soils.usda.gov/survey/global_climate_change.html

Conservation Practice	GHG Objectives	Additional Benefits
<i>CROPS</i>		
Conservation tillage and reduced field pass intensity	Sequestration, emission reduction	Improves soil, water and air quality. Reduces soil erosion and fuel use
Efficient nutrient management	Sequestration, emission reduction	Improves water quality. Saves expenses, time and labor.
Crop diversity through rotations and cover crops	Sequestration	Reduces erosion and water requirements. Improves soil and water quality.
<i>ANIMALS</i>		
Manure management	Emission reduction	On-farm sources of biogas fuel and possibly electricity for large operations, provides nutrients for crops.
Rotational grazing and improved forage	Sequestration, emission reduction	Reduces water requirements. Helps withstand drought. Increases long-term grassland productivity.
Feed management	Emission reduction	Reduces quantity of nutrients. Improves water quality. More efficient use of feed.

ACTION ALERT: BOARD OF SUPERVISORS HEARING FOR THE LAS PILITAS RESOURCES QUARRY APPEAL

UPDATE REGARDING THE LAS PILITAS RESOURCES QUARRY, AN IMPORTANT LAND USE BATTLE EAST OF SANTA MARGARITA.

On May 12th the San Luis Obispo County Board of Supervisors will be reviewing and voting on the project. The FEIR and project details can be viewed by visiting: www.laspilitasresources.com.

The May 12 Board of Supervisors hearing and subsequent vote is critical for the Las Pilitas Resources proposal, and we encourage our membership to consider aiding in their efforts by attending the Board of Supervisors hearing, speaking in support of the project and/or writing a letter to the editor and/or the Board of Supervisors to tell them why Las Pilitas will be a positive benefit in our community.

Please show your support by sending a letter or email the County expressing your opinion. Emails or letters can be sent to the following addresses:

Supervisor Debbie Arnold, Board Chair: darnold@co.slo.ca.us

Supervisor Lynn Compton, Board Vice-Chair: lcompton@co.slo.ca.us

Supervisor Frank Mecham, District One: fmecham@co.slo.ca.us

Supervisor Bruce Gibson, District Two: bgibson@co.slo.ca.us

Supervisor Adam Hill, District Three: ahill@co.slo.ca.us

You can also make yourself heard by writing letters to the editor to any local newspaper outlet. If you'd like, you can also request assistance with preparing your letter or obtaining talking points by contacting the Applicant at info@laspilitasresources.com, or (805) 438-4370.

Ultimately, attending the hearings and speaking in support of the project will make all the difference to ensure the project's success.

Details regarding the Board of Supervisors hearing are as follows:

What: Board of Supervisors Hearing re. Las Pilitas Resources Quarry

When: Tuesday, May 12th

Where: Board of Supervisors Chambers (Room #D170) in the County Government Building, located at 1055 Monterey Street in San Luis Obispo

Time: 9:00 a.m. (*suggested arrival time is 8:30 a.m.*) Except for a few preliminaries, the entire day will be dedicated to the Las Pilitas appeal.