Agenda – 4 topics

• Senate Bill 1090

• Berkeley Study – Senate Bill 968

• Reuse / Repurposing / Liability

• Workforce Development Board
Senate Bill 1090
Senate Bill 1090

- Full $350M PG&E employee retention
- No increases in emissions of greenhouse gases as result of retirement of Diablo Canyon Power Plant
- CPUC to approve $85M Community Impact Mitigation Program
Closure – permanent loss of revenues

- Community Impact Mitigation Funds intended to ease into post-Diablo Canyon economy

- Funds through closure, one-time in nature, cost borne by rate-payers
Community Impact Mitigation Program

$10M - Economic Development Fund
  $3.8M - County sole use
  $400K - Regional Economic funds
  • One time, County and Cities

$75M - Essential Services and Stabilization Fund
  $27.9M - County total
  • Annual payments, 70+ entities
Economic Development Fund

$3.8M – Proposed Uses
  $1.7M – Economic Development
  $1.0M – Housing revolving funds
  $948K – Infrastructure
  $192K – Commitment to Grover Beach
Essential Services and Stabilization Fund

$27.9M - Proposed Uses
  $12.1M – General Fund Mitigation
  $ 5.4M – Housing
  $ 4.5M – Safety
  $ 4.1M – Infrastructure
  $ 1.9M – Economic Development
Berkeley Study
Senate Bill 968
The problem with cherry picking

- Parks Development Mitigation Fee (pg. 112, #2)
  - SLO (city?) $ 3,251
  - SB (city?) $ 1,371

<table>
<thead>
<tr>
<th>Permit</th>
<th>SLO</th>
<th>SB</th>
<th>Monterey</th>
<th>Sonoma</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residence</td>
<td>$10,787</td>
<td>$9,968</td>
<td>$11,616</td>
<td>$19,100</td>
</tr>
<tr>
<td>2,000 sq. ft.</td>
<td></td>
<td></td>
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<tr>
<td>500 sq. ft. garage</td>
<td></td>
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<tr>
<td>Grading</td>
<td>$6,942</td>
<td>$7,362</td>
<td>$3,127</td>
<td>$640</td>
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<tr>
<td>999 cubic yards</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>10 lot subdivision</td>
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</tbody>
</table>

*From September 9, 2017 Board of Supervisor’s item on “Affordable and Workforce Housing Developments”*
# Retail Vacancy Rates

<table>
<thead>
<tr>
<th>Comparable City</th>
<th>Vacancy Rate</th>
<th>Asking Rent (Sq. Ft. / Month)</th>
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</thead>
<tbody>
<tr>
<td>Santa Barbara</td>
<td>10.30%</td>
<td>$3.32</td>
</tr>
<tr>
<td>Palm Springs</td>
<td>6.50%</td>
<td>$2.92</td>
</tr>
<tr>
<td>Santa Monica</td>
<td>5.90%</td>
<td>$7.90</td>
</tr>
<tr>
<td>Pasadena</td>
<td>5.30%</td>
<td>$4.57</td>
</tr>
<tr>
<td>Ventura</td>
<td>3.30%</td>
<td>$1.95</td>
</tr>
<tr>
<td>San Luis Obispo</td>
<td>1.00%</td>
<td>$2.72</td>
</tr>
</tbody>
</table>

*As presented at State of Downtown Annual report – City of San Luis Obispo
Reuse - Repurposing - Liability
Reuse

• County supports reuse and repurposing, at the appropriate time

• No viable plans have been brought forward to date

• Process for negotiations unclear
Example: Breakwater

• Security perimeter
  • Effectively prevents public overland or marine access

• Diablo Canyon Road
  • Not up to normal road standards
  • $1M+ per mile to resurface
  • CEQA

• Regulatory bodies
  • State Lands Commission
  • California Coastal Commission
Workforce Development Board

Dawn Boulanger
• 20-member board appointed by the County of SLO Board of Supervisors

• 51% Local business majority
  • Other members include:
    • Government, Economic Development, Education, Labor Organizations

• Oversight of Workforce Innovation and Opportunity Act (WIOA) funds
National Dislocated Worker Grants (NDWG)

• Discretionary grants issued by DOL for states to respond to large layoff events causing significant job losses

• The substantial increase in local unemployment that will result from the Diablo closure will qualify the WDB to apply for these funds
  – however cannot apply until within 120 days of qualifying layoff/closure
National Dislocated Worker Grants (NDWG)

• Provide direct services to dislocated workers which include:
  • Career services
  • Training services
  • Supportive services
Current Status

Collaborating to identify strategies, roles & responsibilities of partners, and service design that will include rapid re-employment and/or new skills and credential attainment that aligns with local priority industry sectors and career pathways
Workforce Development Board Contact

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  - (805) 781-1835

- For more information visit: www.SLOworkforce.com