



Buildout Reduction Program Citizens' Committee (BRPCC)

REGULAR MEETING
Tuesday, August 30, 2016 - 3:00 PM
2850 Burton Drive Cambria CA 93428

AGENDA

1. OPENING

- A. CALL TO ORDER
- B. ESTABLISH QUORUM
- C. CHAIRMAN'S REPORT

2. PUBLIC COMMENT

Members of the public may now address the Committee on any item of interest within the jurisdiction of the Committee but not on its agenda today. In compliance with the Brown Act, the Committee cannot discuss or act on items not on the agenda. Each speaker has up to three minutes. Speaker slips (available at the entry) should be submitted to the District Clerk.

3. REGULAR BUSINESS

- A. Consideration to Approve the Minutes from the Regular Meeting held on August 9, 2016
- B. Discussion and Review of Lot Retirement Methods

4. FUTURE AGENDA ITEMS

5. ADJOURN



**Buildout Reduction Program Citizens' Committee
(BRPCC)**

REGULAR MEETING
Tuesday, August 9, 2016 - 3:00 PM
2850 Burton Drive Cambria CA 93428

MINUTES

1. OPENING

A. CALL TO ORDER

Chairman Siegler called the meeting to order at 3:04 p.m.

B. ESTABLISH QUORUM

Committee Members Present:

Ted Siegler, Crosby Swartz, Mark Rochefort, Laura Swartz, Cindy Steidel, Bob Sfarzo

Committee Members Absent:

Mel McColloch, Greg Hunter, Allison Groves, Sue Robinson

Staff Present:

Haley Dodson, Confidential Administrative Assistant

Ex-Officio Members present:

Daniel Bohlman, Land Conservancy of San Luis Obispo (via phone)

C. CHAIRMAN'S REPORT

Chairman Siegler asked Daniel Bohlman to give a report on the Land Conservancy of San Luis Obispo.

Daniel Bohlman stated the Land Conservancy of San Luis Obispo was founded in 1984 and has a long history in Cambria. He's worked for the Land Conservancy of San Luis Obispo for eleven years and one of the many projects they've addressed is vacant lots. They offer alternatives to lot retirement for landowner's such as a charitable deduction on their taxes. They've retired hundreds of lots to date.

Committee Member Rochefort stated that Daniel Bohlman has a lot of experience in retiring lots and suggested emailing him the BRPCC Brainstorming List of Lot Retirement Methods in hopes that he could look at the list and give the committee feedback. Chairman Siegler agreed.

Committee Member Rochefort motioned to send Daniel Bohlman the BRPCC Brainstorming List of Lot Retirement Methods.

Committee Member Sfarzo seconded the motion.

Motion was approved: 6-Ayes, 0-Nays, 4-Absent (Committee Members Mel McCulloch, Greg Hunter, Allison Groves, Sue Robinson)

Haley Dodson will email him the Brainstorming List of Lot Retirement Methods on August 10, 2016.

Committee Member Crosby Swartz asked Daniel Bohlman if the Special Project Area 1 & 2 funds from the TDC program are used in the Special Project Areas? Daniel Bohlman stated the funds from the Special Project Area 1 & 2 sales, go back in the TDC program and are allocated to Special Project Areas 1 & 2. However, if the TDC program were to expand outside Special Project Areas 1 & 2, then the resources may spread out to other areas in Cambria.

Chairman Siegler stated Committee Member Groves raised a concern at the July 26th meeting regarding not receiving notices for the BRPCC meetings. Chairman Siegler checked the email distribution list and it appears that email distribution list has successfully been distributed and CCSD received confirmation that the emails have been sent successfully. The problem appears to be on the receiving side. CCSD is working with Committee Member Groves to resolve the issue. Chairman Siegler suggested that if the committee feels they are not getting any email communications from CCSD, please contact Haley Dodson at CCSD. Don't let two weeks go by without any communication. The CCSD staff is spending a fair amount of effort to make sure the communication is happening.

2. PUBLIC COMMENT

Connie Gannon questioned why the Retired by Conservancy # 24 is on the Executive Summary . She stated the property Green Space owns is private property. Green Space properties were exempted from the first Buildout Reduction Report, as private property can't be used for mitigation and public works projects.

Daniel Bohlman stated the Land Conservancy of San Luis Obispo is in the process of transferring lots to CCSD. Once the transfer is complete, they will no longer own any lots, but they will be easement owners.

Kathe Tanner stated she read something in the past regarding Committee Member Groves having a hard time receiving communications from another group. It could possibly be a server program or host issue.

3. REGULAR BUSINESS

A. Consideration to Approve the Minutes from the Regular Meeting held on July 26, 2016

Committee Member Crosby Swartz stated there wasn't any extensive discussion and comment from both the Committee Members and the Public regarding the Executive Summary in the July 26, 2016 minutes and he'd like to see that added to Item E.

The committee would like to add, "Pursuant to a unanimous vote, the committee finalized the BRP Executive Summary report for the EIR (attached)

and authorized the Chairman to communicate the Executive Summary to the CCSD EIR AD HOC Committee to Item E.

The comment regarding Committee Member Groves leaving the meeting at 12:00 p.m. was added under Future Agenda Items, and should have been added under Item E.

Committee Member Laura Swartz spoke regarding the BRP Executive Summary report for the EIR and stated she feels very uncomfortable voting on something she can't read prior to the meeting and she couldn't read it during the meeting when it was displayed on the whiteboard and feels it was pushed through. She suggested that if in the future we are voting on an important decision, copies need to be distributed prior to the meeting. She stated the numbers in the block of the Executive Summary report for the EIR are incorrect and she'd like them corrected. Chairman Siegler stated the Executive Summary report for the EIR was voted on, approved, and adopted at the last meeting. He stated she was able to view it on the laptop, prior to approval.

Committee Member Rochefort stated he respects Committee Member Laura Swartz's opinion, but there wasn't just discussion on the Executive Summary report for the EIR, there was extension discussion on it. He agreed that it was difficult to read on the whiteboard, but disagrees that it was pushed through.

Committee Member Rochefort motioned to approve the amended minutes.

Committee Member Steidel seconded the motion.

Motion was approved: 5-Ayes, 0-Nays, 1-Abstained (Committee Member Laura Swartz), 4-Absent (Committee Members Mel McColloch, Greg Hunter, Allison Groves, Sue Robinson)

B. Discussion and Review of Lot Retirement Methods

The committee looked over the Brainstorming Ideas for Lot Retirement Methods (attached) and discussed the following preliminary questions that will need to be considered as the committee addresses each potential retirement method:

1. Who would have to implement each process?
2. What's the potential size of economic impact?
3. What are the legal ramifications?
4. What are the political issues?
5. What would cause the most beneficial impact to the community as a whole?
6. Who are the constituents and what is the proportionality between who pays and who benefits?
7. Is this method directed and predictable?
8. What obstacles might be encountered (i.e., LAFCO resistance to new agency or district formation)?

Chairman Siegler requests that each Committee Member consider how to organize these methods so they can be considered efficiently and bring your considerations to the August 30, 2016 meeting.

Committee Member Rochefort stated that we have two attorneys in the committee and it would be inappropriate to rely on the background of those committee members for help with the preliminary questions.

Chairman Siegler stated that Greg Sanders circulated a memo to his law firm to see if anyone had ideas on legal representation for the BRPCC. He suggested to contact a law school, such as UC Berkeley as they have a strong urban planning program.

Chairman Siegler stated he emailed the UC Irvine Law School and he received a no thank you email in return. He stated we need legal representation to deal with the legal aspects of implementation.

4. FUTURE AGENDA ITEMS

Consensus was reached to hold the next meeting on Tuesday, August 30, 2016 at 3:00 p.m.

Chairman Siegler would like to keep Regular Business item B on the next agenda.

5. ADJOURN

Committee Member Crosby Swartz motioned to approve the meeting.

Committee Member Rochefort seconded the motion.

Motion was approved: 6-Ayes, 0-Nays, 4-Absent (Committee Members Mel McCulloch, Greg Hunter, Allison Groves, Sue Robinson)

Brainstorming Ideas for Lot Retirement Methods

Voluntary	Transaction Driven	Purchase
<p>Mergers CCSD Outreach Modest Fee Reimbursement Lot Donations Means for lot maintenance County tax defaults</p>	<p>New active service require a lot retirement Fire severity zones, development constraints</p>	<p>Increase fees on issuance of Will Serve Letters Possible Outside Funding State Propositions Public/Private Foundation Grants Conservancies, increase price of TDC's Open Space District/Authority Real Property Assessments County/State Contributions Tourism Board, Sales Tax, Bed Tax New Development Park/Open Space Fees Fire Mitigation General Mitigation Fee Melo-Roos Fees Remodeling Mitigation Selling unallocated water positions Resell lots with restrictions</p>