



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

REGULAR MEETING  
Monday, October 17, 2016 - 10:00 AM  
2850 Burton Drive Cambria CA 93428

### **MINUTES**

#### **1. OPENING**

##### **A. CALL TO ORDER**

Chairman Siegler called the meeting to order at 10:01 a.m.

##### **B. ESTABLISH QUORUM**

Committee Members Present:

Ted Siegler, Crosby Swartz, Laura Swartz, Cindy Steidel, Greg Hunter, Mel McColloch, Allison Groves, Bob Sfarzo

Jerry McKinnon (Appointed to the committee in Regular Business Item 3A on 10/17/2016)

Committee Members Absent:

Sue Robinson, Mark Rochefort

##### **C. CHAIRMAN'S REPORT**

Chairman Siegler stated there was no quorum for the BRPCC meeting on September 27, 2016.

Chairman Siegler stated if public comment becomes disruptive, we will have to establish more rigid procedures. The procedures would be the same procedures as a public meeting, which includes a brief public comment.

Chairman Siegler stated he worked with District Counsel and Director Sanders to obtain legal advice. A portion of the legal advice would be paid for by CCSD. He stated to use resources efficiently, do research, and come up with questions that can be researched.

Chairman Siegler stated Committee Member Robinson has resigned from the committee. The procedure for when the committee receives a resignation is the Chairman Siegler will seek a nomination for a replacement member from the same CCSD director who nominated the resigning member. If there has been a change in the CCSD board, the Chairman would seek guidance from the EIR AD HOC Committee. If the AD HOC Committee is no longer a committee, he or she would seek guidance from the CCSD board president. Chairman Siegler thanked Sue Robinson for her service.

#### **2. PUBLIC COMMENT**

None.

### 3. REGULAR BUSINESS

#### A. Consideration of Appointing Jerry McKinnon to the Committee

Chairman Siegler stated that Vice-President Thompson made a nomination to appoint Jerry McKinnon. Jerry McKinnon introduced himself to the committee.

Committee Member McColloch motioned to nominate Jerry McKinnon to become a committee member.

Committee Member Groves seconded the motion.

Motion was approved: 8-Ayes, 0-Nays, 2-Absent (Sue Robinson, Mark Rochefort)

#### B. Consideration to Approve the Minutes from the Regular Meeting held on September 13, 2016

Committee Member McColloch motioned to approve the minutes.

Committee Member Groves seconded the motion.

Motion was approved: 9-Ayes, 0-Nays, 1-Absent (Mark Rochefort)

#### C. Discussion and Consideration for Adopting Rules of Order

Chairman Siegler stated as the committee approaches a time in making decisions, he proposes that the committee consider adopting Rosenberg's Rules of Order (attached) as the rules for the committee.

Committee Member Groves requested the committee be allowed to read the rules of order before we adopt them. Chairman Siegler agreed and asked the committee to review the Rosenberg's Rules of Order and it will be brought back to the next meeting for consideration.

#### D. Discussion of Progress Toward Identifying Undeveloped Parcels

Committee Member Hunter gave a handout to the committee called "Summary of Vacant APN Lots" (attached). The committee reviewed the handout and had a discussion.

Chairman Siegler stated the next step with the properties from this list, is to come up with the approximate cost of the property. The third page of the Summary of Vacant APN Lots was identifying parcels by size and slope factor. The committee should consider contacting Daniel Bohlman to figure out how undeveloped properties are appraised.

Committee Member McColloch stated he has been in contact with Jerry Gruber. In conversation with the General Manager and Directors, they stated the CCSD lots will be retired. They won't be sold.

Chairman Siegler thanked Committee Member Hunter and Committee Member McColloch for all their hard work.

#### E. Discussion of Progress Toward Identifying All Outstanding Active and Inactive Service Commitments

Chairman Siegler gave a handout to the committee called "Water Table Summary" (attached).

Committee Member Crosby Swartz stated the affordable housing is not capped, but it gets reviewed every year. He stated presumably the affordable housing number will keep going up. He stated the 4650 is capped but one of the components isn't capped.

#### F. Discussion and Review of Lot Retirement Methods

Committee Member Laura Swartz recommends adding transactional mitigation to the lot retirement method list. The definition would be the owner or whoever is going to build would have to retire a buildable lot within the urban line, instead of paying mitigation fees. Committee Member Crosby Swartz stated it would be a transaction driven retirement.

Committee Member Crosby Swartz stated work is being done to expand the Transfer Development Credit (TDC). Chairman Siegler stated his understanding is the SLO County Supervisors are going to authorize the SLO Planning Department to come up with the defined TDC and it should be on the NCAC agenda.

Chairman Siegler and the committee put the lot retirement methods into groups:

Committee A Agencies: Committee Member Crosby Swartz, Committee Member Laura Swartz, Committee Member Groves

Committee B Local Taxes & Fees: Committee Member Steidel, Committee Member McColloch, and Chairman Siegler.

Committee C Outside Resources (Resources Beyond Our Urban Boundaries): Committee Member Hunter, Committee Member McKinnon, and Committee Member Sfarzo.

Chairman Siegler asked the committee to start working on these topics. He reminded the committee to not have meetings outside the BRPCC meetings.

Committee Member Laura Swartz stated we were misquoted in the draft SEIR. The table came from the BRPCC but the wording is different.

Committee Member Crosby Swartz stated that the 778 lots merged away in the draft SEIR report is a misleading number and not related to the Buildout Reduction Program.

Committee Member Laura Swartz motioned to remove the executive summary box from the draft SEIR.

Committee Member Groves seconded the motion.

Chairman Siegler stated we are not revising the executive summary, He suggested that the committee authorize him to write a response to the Draft SEIR stating the citation is not consistent with the report.

Committee Member Groves motioned to authorize Chairman Siegler to write a response to the SEIR.

Committee Member McColloch seconded the motion.

Motion was approved: 8-Ayes, 0-Nays, 1-Absent (Mark Rochefort), 1-Abstained (Laura Swartz)

#### **4. FUTURE AGENDA ITEMS**

Chairman Siegler suggested removing Regular Business Item D and E for the next agenda. He would like to add "Report on subcommittee review of Lot Retirement Methods."

Consensus was reached to hold the next meeting on Monday, October 31, 2016 at 10:00 a.m.

#### **5. ADJOURN**

Committee Member Groves motioned to adjourn the meeting at 11:36 p.m.

6.

Committee Member Crosby Swartz seconded the motion.

Motion was approved: 9-Ayes, 0-Nays, 1-Absent (Mark Rochefort)