



Buildout Reduction Program Citizens' Committee (BRPCC)

REGULAR MEETING
Tuesday, July 26, 2016 - 10:00 AM
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 July 12, 2016
- B. Discussion of Progress Regarding Historical Background of BRP
- C. Discussion of Progress Toward Identifying Undeveloped Lots
- D. Discussion of Progress on Identifying All Outstanding Active and Inactive Service Commitments.
- E. Discussion and Review of BRP Executive Summary Draft for EIR
- F. Discussion and Review of Lot Retirement Methods

4. FUTURE AGENDA ITEMS

5. ADJOURN



Buildout Reduction Program Citizens' Committee (BRPCC)

REGULAR MEETING
Tuesday, July 12, 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 3:01 p.m.

B. ESTABLISH QUORUM

Committee Members Present:

Ted Siegler, Crosby Swartz, Mel McColloch, Mark Rochefort, Laura Swartz, Cindy Steidel, Greg Hunter

Committee Members Absent:

Allison Groves, Sue Robinson, Bob Sfarzo

Staff Present:

Haley Dodson, Confidential Administrative Assistant

Ex-Officio Members Present:

None

C. CHAIRMAN'S REPORT

Chairman Siegler stated he is working on the executive summary report that will accompany the Environmental Impact Report and will have it ready for review at the next meeting.

Chairman Siegler stated he met with President Robinette, Director Sanders, Jerry Gruber, Committee Member Rochefort, and District Counsel via phone. They obtained opinion from District Counsel and suggested the BRPCC should continue to pursue the Buildout Reduction Program tasks.

2. PUBLIC COMMENT

Public Comment: None

3. REGULAR BUSINESS

A. Consideration to Approve the Minutes from the Regular Meeting held on June 28, 2016

Committee Member McColloch moved to approve the minutes.

Committee Member Rochefort seconded the motion.

Motion was approved: 7-Ayes, 0-Nays

B. Consideration to Ratify Additions to Subcommittees

Chairman Siegler stated the Undeveloped Lots Subcommittee would like the services of Committee Member Sfarzo and Committee Member Rochefort to ratify additions.

Committee Member McColloch moved to add Committee Member Sfarzo and Committee Member Rochefort to the Undeveloped Lots Subcommittee.

Committee Member Steidel seconded the motion.

Motion was approved: 7-Ayes, 0-Nays

Chairman Siegler stated that he'd like to add Committee Member Laura Swartz to the Active and Inactive Service Commitments Committee.

Committee Member Steidel would like to add another member at the next meeting.

Committee Member Rochefort moved to approve adding Committee Member Laura Swartz to the Active and Inactive Service Commitments Committee.

Committee Member McColloch seconded the motion.

Motion was approved: 7-Ayes, 0-Nays

C. Discussion of Progress Regarding Historical Background of BRP

Committee Member Steidel and the Committee reviewed the BRP Draft Report that was passed out at the June 28, 2016 meeting. It will be reviewed again at the next meeting.

D. Discussion of Progress Toward Identifying Undeveloped Lots

Committee Member McColloch stated he received the information he was requesting from Green Space, but it also brings up more questions. He also received more information from Haley Dodson at CCSD.

Committee Member McColloch stated he went to the County of San Luis Obispo and met with Planner Airlin Singewald and County Counsel regarding the 30% slope variance. County Counsel stated the due process of law says that property owners are entitled to request a variance to build on lots with over 30% slope variances. The County Planning Department very seldom denies the variances and 99% of their request for variances get approved.

Committee Member Greg Hunter stated there are vacant lots missing from the County's list. The vacant Leimert lots are not on the list, but there was one Leimert lot listed as vacant. He stated that San Luis Obispo County doesn't keep track of the retired lots.

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

Chairman Siegler stated he was able to get a source list for the 2006 wait list. The 2006 report had 666 residential wait list positions. He's still trying to find the source documents for the 2006 report.

F. Discussion of Financing Alternatives

The committee discussed the following Retirement Methods:

Voluntary	Transaction Driven	Purchase
Mergers CCSD Outreach Modest Fee Reimbursement Lot Donations Means for Lot Maintenance County Tax Defaults	New active service requires a lot retirement Fire severity zones, development constraints	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 Mello-Roos Fees Remodeling Mitigation Selling unallocated water positions Resell lots with restrictions

4. FUTURE AGENDA ITEMS

Consensus was reached to hold the next meeting on Tuesday, July 26, 2016 at 10:00 a.m.

Chairman Siegler would like to keep Regular Business items C, D, and E on the next agenda. He'd also like to add Discussion and Review of BRP Executive Summary Draft for EIR and Discussion and Review of Lot Retirement Methods.

5. ADJOURN

Committee Member Rochefort moved to adjourn the meeting at 5:05 p.m.

Committee Member McColloch seconded the motion.

Motion was approved: 7-Ayes, 0-Nays

**CAMBRIA
 BUILDOUT REDUCTION PLAN CITIZENS' COMMITTEE
 EXECUTIVE SUMMARY
 _____, 2016**

On _____, 2006, the Cambria Community Services District (CCSD) adopted a Buildout Reduction Plan (BRP). The purpose of the BRP is to provide a framework for retiring undeveloped lots within the urban boundaries served by the CCSD. In combination with a cap on residential water connections, the BRP is intended as a mitigation factor that will contribute to limiting development consistent with the North Coast Area Plan (NCAP). The goals of the NCAP include:

- Assuring protection of coastal resources.
- Conserving nonrenewable resources.
- Balancing the capacity for growth with sustained availability of resources.
- Preserving and protecting air quality.
- Preserving and protecting water quality.
- Avoiding new development in hazardous areas.

In the decade since adoption of the BRP, a substantial number of lots have been retired through a variety of methods. They are summarized in the following table:

On April 8, 2016, the CCSD Board appointed a BRP Citizen's Committee (Committee) to review and update the BRP. The Committee has been charged with reviewing and updating the BRP originally developed by the Citizens Finance Committee convened in 2006. Since then, the Committee has met several times. Subject to the Brown Act, the Committee's meetings are properly noticed and held in public.

The Committee's efforts in the near term will be to review and update the following:

- the underlying data, including the number of undeveloped lots and the number of potential water connections,
- the efficacy and feasibility of the BRPs means for retiring undeveloped lots and recommending changes and/or new approaches, and
- recommending any further implementation steps for the CCSD to take.

The ultimate objective of the update will be to assure the plan is practical and fully implemented to achieve its goal of retiring undeveloped lots. This initial activity will take a number of months to accomplish.

In the longer term, the Committee will transition to an oversight role. Specifically, the Committee will report, no less than annually, the progress toward retiring undeveloped lots, including funds raised and set aside for retirements and actual retirements completed. Periodically the Committee will reevaluate the accuracy of the underlying data, determine whether the retirement mechanisms are sufficient, and update as necessary.

To date, the Committee has been engaged in three activities:

- writing a background that describes the purpose of the BRP and discusses some of the legal, regulatory and political issues associated with it,
- assembling a database of undeveloped lots that may be retired through the plan, and
- compiling a summary of current and potential water connections.

These are time-consuming activities that will likely be finalized through the fall of 2016.

As activity on data collection diminishes, the Committee will turn its attention to the methods for retiring lots. This will involve compiling an exhaustive list of potential approaches and resources and updating or developing implementation strategies. To accomplish this step, the Committee will have to contact land conservancies and state and county agencies, as well as evaluating internal opportunities. Each potential strategy will be examined for its possible magnitude and the likelihood of success .

The Committee is actively engaged and making progress toward its goal. It is further committed to developing a plan update that will define a successful path for the CCSD to retire undeveloped lots and limit community growth consistent with the goals of the Water Master Plan and the North Coast Area Plan.