



Buildout Reduction Program Citizens' Committee (BRPCC)

REGULAR MEETING
Tuesday, August 9, 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 July 26, 2016
- B. Discussion and Review of Lot Retirement Methods

4. FUTURE AGENDA ITEMS

5. ADJOURN



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

REGULAR MEETING

**Tuesday, July 26, 2016 - 10:00 A.M.
2850 Burton Drive, Cambria, CA 93428**

MINUTES

1. OPENING

A. CALL TO ORDER

Chairman Siegler called the meeting to order at 3:00 p.m.

B. ESTABLISH QUORUM

Committee Members Present:

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

Committee Members Absent:

None

Staff Present:

Haley Dodson, Confidential Administrative Assistant

Ex-Officio Members Present:

None

C. CHAIRMAN'S REPORT

Chairman Siegler stated he is recommending the BRPCC approve the TDC be expanded to all forested areas of Cambria. He stated the Transfer Development Program has been administered by the Land Conservancy of SLO. It has been limited to Special Project Areas 1 and 2. The purpose of the program is to purchase and encumber lots with the conservation easement. The purchased lots will be transferred to the CCSD as the ultimate owner and they would have responsibility of those lots. By expanding the TDC to all forested areas, it provides a larger potential source of lots to be purchased, and it addresses a larger scope of forested areas within the town boundaries.

Committee Member Laura Swartz asked if this changes Special Project Area 1 and Special Project Area 2 and how they function? Chairman Siegler stated there are no changes that he knows of.

Committee Member Laura Swartz asked if CCSD is accepting the lots in writing? Chairman Siegler stated CCSD accepted the lots, but wasn't sure if it was in writing. Committee Member Laura Swartz recommends the CCSD accept the lots in writing.

Committee Member Crosby Swartz stated it is important for Daniel Bohlman to attend the Buildout Reduction Program meetings to answer questions or state concerns. He stated we could invite him or make a recommendation that the Buildout Reduction Program would like him to attend.

Committee Member Crosby Swartz stated the Land Conservancy of SLO will not buy lots on the water wait list.

Public Comment: Tina Dickason spoke regarding more water use and she is concerned as we don't have the water available.

Public Comment: Mary Webb spoke regarding the TDC program and is concerned about how the TDC affects other plans.

Committee Member Rochefort requested that the committee would direct Chairman Siegler to respond to Director Sanders that the committee discussed the request and expanding the TDC program is consistent with the Buildout Reduction within the CCSD service area. The committee encourages discussion to CCSD to pursue discussions to expand the TDC program. The committee would be receptive to considering a detailed program if CCSD wishes.

Committee Member Sfarzo motioned to approve that Chairman Siegler respond to Director Sanders regarding expanding the TDC program.

Committee Member McColloch seconded the motion.

Motion was approved: 10-Ayes, 0-Nays

2. PUBLICCOMMENT

Public Comment: None

3. REGULAR BUSINESS

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

Committee Member Sfarzo stated there was a spelling mistake on the last page of the Executive Summary; consntent should be consistent.

Tina Dickason stated she spoke during public comment at the July 12th meeting, and there was no public comment in the meeting minutes. Chairman Siegler stated he would like to add to the minutes that Tina Dickason spoke during the discussion of regular business items at the meeting held on July 12, 2016.

Committee Member Steidel stated she'd like to see the word brainstorming added to the Discussion of Financing Alternatives Chart that the committee worked on. The committee would like wording changed to "The Committee identified through a brainstorming session the following Retirement Methods."

Committee Member McColloch moved to approve the amended minutes.

Committee Member Steidel seconded the motion.

Motion was approved: 10-Ayes, 0-Nays

B. Discussion of Progress Regarding Historical Background of BRP

Committee Member Steidel stated she hasn't had an opportunity to meet with Committee Member Groves and she would like to discuss the historical background of the BRP at another meeting.

Committee Member Groves stated she didn't receive the agenda packet notice for this meeting. Chairman Siegler asked her to please check her ISP spam folder.

Committee Member Steidel stated she didn't receive the agenda packet until she saw Jerry Gruber respond to everyone in the BRPCC agenda packet email distribution list. She emailed Haley Dodson for an agenda packet, and received one promptly.

C. Discussion of Progress Toward Identifying Undeveloped Lots

Committee Member McColloch stated he went to the assessor's office and met with Susan Freeborn. The assessor's and tax collector's office will be answering questions from the Buildout Reduction Program this week.

Committee Member Hunter stated he sent the draft Agenda C Progress Report (attached) to Haley Dodson, but realized he forgot to send the final Agenda C Progress Report. He apologized and will have Haley send the final Agenda C Progress Report via email today (attached).

Committee Member Hunter stated he had a couple meetings with Daniel Bohlman. Daniel will be looking into the list of retired APN's and suggested the Buildout Reduction Committee contact Cal Poly regarding their GIS system. Committee Member Hunter contacted Cal Poly and they suggested to download the free GIS software; as they couldn't help the committee because their software is strictly for educational purposes only.

Committee Member Hunter stated there are homeowners who own a lot and a wait list position that are directly adjacent from each other. The committee would like to see the homeowners merge the lots and retire the wait list position. Committee Member Siegler stated that could be added to the brainstorming ideas for potential retirement methods.

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

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

Chairman Siegler stated he looked at the June 23, 2016 board agenda packet and there was seven Intent to Serve letters that had been suspended, but may be reactivated at a future date. The Intent to Serves will go on the list of active and inactive service commitments.

E. Discussion and Review of BRP Executive Summary Draft for EIR

Chairman Siegler reviewed the BRP Executive Summary draft for the EIR with the committee.

The committee finalized the Executive Summary report for the EIR (attached).

F. Discussion and Review of Lot Retirement Methods

Chairman Siegler suggested that the committee discuss and review lot retirement methods at the next meeting. The committee unanimously agreed.

4. FUTURE AGENDA ITEMS

Consensus was reached to hold the next meeting on Tuesday, August 9, 2016 at 3:00 p.m.

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

5. ADJOURN

Committee Member Rochefort motioned to adjourn the meeting at 1:04 p.m.

Committee Member Laura Swartz seconded the motion.

Motion was approved: 9-Ayes, 0-Nays, 1-Absent (Allison Groves, left meeting at 12:00 p.m.)

Date: July 26, 2016
 To: Cambria Build Out Reduction Committee
 From: Undeveloped Lot Sub-Committee
 Re: Agenda C - Progress Report

In the past two weeks we have made significant progress in reviewing the documentation we have accumulated from the County, CCSD and the conservancies. The starting point or basis for the review is a vacant lot report generated by the SLO County Building and Planning Department. The report contained 2,318 APNs.

Below is a summary of adjustments that were made to reduce the vacant lot list:

Total APNs	2,317	951 Acres
Less:		
Wait list, grand-fathered & LI	665	
Special Project Areas #1 & #2	118	
State and County	38	
Conservancies	75	
Other	17	
Total Remaining APNs	<u>1,296</u>	163 Acres
(Note: many APNs contain two or more vacant lots)		

Wait List Owners

During the review of wait list owners it was noted that seventy (70) own additional lots. Thirty-five (35) of the owners had APN lots directly adjacent to their wait listed lot. Another thirty-five (35) owners had APNs in close proximity. Tracing these lots into the assessor maps revealed that these thirty-five (35) lots were also directly adjacent to the wait listed APNs.

The committee should take into consideration recommending that the CCSD place high priority in targeting these owners to merge the seventy (70) lots.

Retired Lots

Our preliminary review indicates that a total of one hundred twenty-four (124) APNs or approximately twenty-four (24) acres have been retired. In addition, Greenspace holds an additional twenty-one (21) acres of retired large parcel lots, bring the grand total to approximately forty-five (45) acres.

Merged Lot Program

From reports prepared by the County for the CCSD we know that since 2006 there have been two hundred and ninety-eight (298) lot merger transactions resulting in the reduction of seven hundred eighty-eight (788) lots.

Date: July 26, 2016
 To: Cambria Build Out Reduction Citizens Committee
 From: Lot Reduction Sub-Committee
 Re: Progress Report as of July 26, 2016

In the past two weeks we have made significant progress in reviewing the documentation we have accumulated from the county, CCSD and conservancies. The starting point or basis for the review is a vacant lot report generated by the SLO County Building and Planning Department. The report contained 2,317 APNs.

Below is a summary of adjustments that were made to reduce the vacant lot list:

Total APNs	2,317	951 Acres
Less:		
Wait list, grand fathered & LI	665	
Special Project Areas #1 & #2	118	
CCSD	108	
State and County	38	
Conservancies	75	
Other	17	
Total remaining APN vacant lots	<u>1,296</u>	163 Acres

Wait List Owners

During the review of wait list owners it was noted that seventy (70) own additional lots. Thirty-five (35) of the owners had lots directly adjacent to the wait list lot. Another thirty-five (35) owners had APNs in close proximity. These lots were traced into the assessor maps revealing that these thirty-five (35) lots were also adjacent to the wait list APNs. The committee should take into consideration recommending that the CCSD place high priority in targeting these wait list owners to merge their seventy (70) lots.

Retired Lots

Our preliminary review indicates that a total of one hundred twenty-four (124) APNs or approximately 24 acres have been retired. In addition, Greenspace holds an additional twenty-one (21) acres of retired large parcel lots, bring the grand total to approximately 45 acres. This number does not include the 430 acres of Fascalini 430 Ranch.

There are approximately 50 lots held by the CCSD for which we are waiting for status information. It is anticipated that these lots are in the process of being retired.

Merged Lot Program

From reports prepared by the county for the CCSD we know that since 2006 there have been 298 lot merger transactions resulting in the reduction of 788 lots.

**CAMBRIA
 BUILDOUT REDUCTION PLAN CITIZENS' COMMITTEE
 EXECUTIVE SUMMARY
 July 26, 2016**

On May 16, 2006, a Citizens Finance Committee finalized a Buildout Reduction Plan (BRP). The purpose of the BRP is to provide a framework for retiring undeveloped APNs within the urban boundaries served by the Cambria Community Services District (CCSD). In combination with a goal to limit residential (single- and multi-family) water connections, the BRP is intended as a mitigation factor that will contribute to limiting development and population growth, 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.

The following table represents efforts toward preserving open space throughout the community.

Means of Retirement	# APNs	Notes
Voluntary Mergers	788	Reported by SLO County Dept. of Planning and Building
TDC Program	140	Land Conservancy of San Luis Obispo County, APNs transferred to CCSD
Retired by Conservancy	24	Greenspace, The Cambria Land Trust (35 acres)
Retired by CCSD	51	21 Acres
Fiscalini Ranch Preserve		440 Acres

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 2006 Citizens Finance Committee. 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 APNs and the number of potential water connections,
- the efficacy and feasibility of the BRPs means for retiring and maintaining undeveloped APNs 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 APNs. 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 to the public, no less than annually, progress toward retiring undeveloped APNs, 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 APNs 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 APNs. 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 and maintain undeveloped APNs and limit community growth consistent with the goals of the Water Master Plan and the North Coast Area Plan.