



Buildout Reduction Program Citizens' Committee (BRPCC)

REGULAR MEETING
Monday, November 14, 2016 - 10:00 AM
2850 Burton Drive Cambria CA 93428

Remote Location: Committee Member Rochefort will be attending at the following location and members of the public are welcome to join. Second Floor Meeting Room
Newseum Residences 565 Pennsylvania Ave. NW Washington, DC 20001

AGENDA

- A. CALL TO ORDER
 - B. ESTABLISH QUORUM
 - C. CHAIRMAN'S REPORT
- 1. 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.
- 2. REGULAR BUSINESS**
- A. Consideration to Approve the Minutes from the Regular Meeting held on October 31, 2016
 - B. Report on Subcommittee Review of Lot Retirement Methods:
 - 1. Review of Potential Local Taxes and Fees for Acquisition of Undeveloped Properties
 - 2. Review of Funding Sources Outside of Local Taxes and Fees for Acquisition of Undeveloped Properties
 - C. Discussion to Define Process for Valuing Undeveloped Parcels
- 3. FUTURE AGENDA ITEMS**
- 4. ADJOURN**



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REGULAR MEETING
Monday, October 31, 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 10:05 a.m.

B. ESTABLISH QUORUM

A quorum was established.

Committee Members Present:

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

Allison Groves arrived at 10:07 a.m.

Jerry McKinnon arrived at 10:26 a.m.

Committee Members Absent:

Mel McColloch, Greg Hunter

C. CHAIRMAN'S REPORT

None.

2. PUBLIC COMMENT

Committee Member Laura Swartz stated she received a call on her home phone from a Cambria citizen, who was asking many questions regarding the Buildout Reduction Program. She stated she gave out as little information as possible. She asked Chairman Siegler how to respond to phone calls similar to this.

Committee Member Rochefort stated to tell any caller that the committee acts as a body and we do not respond individually to questions related to the Buildout Reduction Program. Chairman Siegler agreed and stated it's important to recognize that we, as individuals, don't speak for the committee.

3. REGULAR BUSINESS

A. Consideration to Approve the Minutes from the Regular Meeting held on October 17, 2016

Committee Member Laura Swartz stated she abstained from the motion on Item 3F.

Committee Member Crosby Swartz motioned to approve the minutes.

Committee Member Rochefort seconded the motion.

Motion was approved: 7-Ayes, 0-Nays, 3-Absent (Mel McColloch, Greg Hunter, Jerry McKinnon)

B. Discussion and Consideration for Adopting Procedural Rules

Committee Member Steidel motioned to adopt the Rosenberg's Rules of Order for the Buildout Reduction Committee.

Committee Member Laura Swartz seconded the motion.

Motion was approved: 7-Ayes, 0-Nays, 3-Absent (Mel McColloch, Greg Hunter, Jerry McKinnon)

- C. Report on Subcommittee Review of Lot Retirement Methods:
 - 3.C.2. Review of Potential Local Taxes and Fees for Acquisition of Undeveloped Properties
 - 3.C.3. Review of Funding Sources Outside of Local Taxes and Fees for Acquisition of Undeveloped Properties

Chairman Siegler stated at some point we are going to want to allocate the cost of retiring lots to various contingencies.

Committee Member Crosby Swartz stated many of these funding mechanisms have to go through some kind of approval process. It's quite possible that some of the funding mechanisms will fail and we shouldn't rule out any other funding mechanisms.

3.C.2 Committee A Agencies: Committee Member Crosby Swartz gave a handout to the committee called "BRP Organizational Options" (attached). He stated the CCSD is not interested in negotiating with property owners to set up a price or make purchases. The open space district can be independent, but fairly complicated to setup. It would be beneficial in the long run to have an open space district to maintain open space. He encouraged the committee to review the Forest Management Plan on the Forest Committee's website.

Committee Member Laura Swartz stated she would like to see if an open space district is possible. It would take the responsibility away from CCSD to take care of our lands. She stated more grants would be available to an open space district.

3.C.3 Committee B Local Taxes: Committee Member Steidel gave a handout to the committee "Review of Potential Local Taxes and Fees for Acquisition of Undeveloped Properties" (attached). She read the handout to the committee. The committee had an extensive discussion regarding Mello-Roos.

Committee C Outside Resources: Committee Member Rochefort joined Committee C and stated the committee members were having a hard time figuring out how public-private partnerships could apply to this section. He would like to leave this topic on the list and open it to the committee to see if they had other ideas on the public-private partnership.

Committee Member Rochefort stated he has a meeting scheduled with the U.S. Department of Forestry in Washington regarding our situation in Cambria and the forests.

Committee Member Laura Swartz stated the pine forest and sudden oak forest death is something we need funding for. Committee Member Rochefort stated he would bring that up in the meeting.

4. FUTURE AGENDA ITEMS

Chairman Siegler would like to add "Discussion to Start Evaluating the Size of Problem Dollars that Need to be Raising."

Consensus was reached to hold the next meeting on Monday, November 14, 2016 at 10:00 a.m.

5. ADJOURN

Committee Member Rochefort motioned to adjourn the meeting.

The committee unanimously agreed to adjourn the meeting at 11:58 a.m.

Edward Siegler

October 18, 2016

Mr. Robert C. Gresens, P.E., District Engineer
Cambria Community Services District
1316 Tamson Drive, Suite 201
Cambria, CA 93428

Re: Subsequent Environmental Impact Report

Dear Mr. Gresens,

I am a full time resident of Cambria. My address is: 2151 Ogden Drive, Cambria, CA 93428. Also, I am the chairman of the Buildout Reduction Plan Citizen's Committee. I have been directed and authorized by the committee to send this letter regarding the Draft SEIR.

On page 6-4, the SEIR states, "Since adoption of the BRP and certification of the WMP PEIR, a substantial number of lots have been retired through a variety of methods." In our committee's Executive Summary dated July 26, 2016, the committee stated, "The following table represents efforts toward preserving open space throughout the community."

The committee did not state, nor did it intend to imply, that the means of retirement in the table titled, "CCSD Lot Retirement Program at a Glance," was pursuant to the BRP. While many of the property retirements were, many others have been a result of efforts not related to the BRP.

Very truly yours,



Edward Siegler

BRP ORGANIZATIONAL OPTIONS 10-31-16

EXISTING LAND TRUST ORGANIZATIONS

- Improve existing Special Project Area 1 and 2 TDC program

 - Funding for purchase and maintenance. Speed up deed transfer process.

- Expand Transfer of Development Credits (TDC) program to other areas

- Receive tax-deductable donation of properties

- Administer property purchases and maintenance

 - Funding from CCSD mitigation fees and assessment district

- Receive grant funding and donations

- Identify high conservation value properties for conservation easement protection

CAMBRIA COMMUNITY SERVICES DISTRICT

- Impose mitigation fees for new connections and remodels, or community-wide

- Bond issue and special taxes

- Funding allocation from real estate, sales or bed taxes

- Expand CCSD "powers and purposes" charter to include open space acquisition

- Expand responsibilities of PROS Commission to purchase and maintain property

- Support voluntary merger program

- Require parcel retirement as condition for new parcel development

ESTABLISH OPEN SPACE DISTRICT / AUTHORITY

- Special assessment to fund open space acquisition and maintenance

- Mitigation fees from CCSD

- Bond issue and special taxes

- Receive grant funding and donations

- Expand to manage and maintain existing CCSD owned open space properties

Submitted by Crosby Swartz 10-31-16

Ref Organizational and Funding Options (www.cambriaforestcommittee.org, Forest-Related)

BRP Subcommittee 3.C.2,
Review of Potential Local Taxes and Fees for Acquisition of Undeveloped Properties
October 31, 2016

To date our sub-committee has met twice. Our initial meeting was used to define the content and parameters of what we'd be focusing upon and the approach we'd use to accomplish that definition.

We defined our focus as:

Research and determine potential mechanisms for local government fees/assessment/special taxes which could be levied on new development and remodeling for acquisition and maintenance of open space within the Cambria Urban Boundary.

Our initial approach is:

Read applicable laws and literature to become familiar with avenue options and issues. The kinds of materials we're currently researching are the Tax Mitigation Act and Mello Roos. We also felt that getting feedback on current "district" structures in the community, such as the Health Care District, could provide some institutional knowledge in approach and application of fees.

The ongoing approach is expected to be:

Armed with knowledge and information, we'll start in on creating scenarios for what the income stream would look like, how it would be implemented (pros, cons, obstacles, etc.). The expectation is there will be a laundry list of questions which would probably need to be referred to our then legal resources so we'll better understand the issues for the stakeholders (CCSD and the community).

Our second meeting was used to exchange information and recommended reading materials, beyond legal documentation, that we had come across in our knowledge gathering. What we all seemed to recognize was the complexity of "teasing" out the nuances and implied requirements – sometimes seeming contradictory in nature.

To date, we have begun to investigate several obvious questions related to Mello Roos.

1. A Mello Roos CFD can consist of non-contiguous parcels (Govt Code 53325.5)
2. A Mello Roos lien for CFD assessments cannot be transferred from one parcel to another as the "tax" runs with the land. However, initial methods of apportionment can be established for pre-payment of a special tax as a potential work around.

We will continue to work at educating ourselves and understanding what revenue paths are available.

Cindy Steidel