



Buildout Reduction Program Citizens' Committee (BRPCC)

REGULAR MEETING
Tuesday, June 28, 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 June 14, 2016
- B. Discussion of Progress Regarding Historical Background of BRP
- C. Discussion of Progress Toward Identifying Undeveloped Lots
- D. Discussion on Progress of Identifying All Outstanding Active Service Commitments and Inactive Service Commitments
- E. Discussion of Noonan vs. CCSD
- F. Discussion of Financing Alternatives
- G. Discussion of Conflict of Interest

4. FUTURE AGENDA ITEMS

5. ADJOURN



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Tuesday, June 14, 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 10:00 a.m.

B. ESTABLISH QUORUM

Committee Members Present:

Ted Siegler, Crosby Swartz, Mel McColloch, Mark Rochefort, Bob Sfarzo sat in for
Allison Groves

Committee Members Absent:

Allison Groves

Alternates Committee Members Present:

Laura Swartz, Greg Hunter, Sue Robinson, Cindy Steidel

Staff Present:

Haley Dodson, Confidential Administrative Assistant

Ex-Officio Members Present:

Daniel Bohlman (phone)

C. CHAIRMAN'S REPORT

Chairman's Report: None

2. PUBLIC COMMENT

Public Comment: None

3. REGULAR BUSINESS

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

Alternate Committee Member Steidel wanted to remove the comment under Section D, where she stated to look into vacation rentals, considering its 10%.

The Alternate Committee Members wanted to clarify that Committee Member Rochefort wasn't present at the May 17, 2016 meeting and that Alternate Committee Member Hunter and Alternate Committee Member Robinson sat in for the regular members that were absent.

Alternate Committee Member Hunter wanted to clarify that he handed out the Background Subcommittee Report that's attached to the minutes.

Motion was approved with the amended items: 5-Ayes, 0-Nos

- B. Discussion to ask CCSD Board of Directors to Appoint the Five Alternate Committee Members increasing the BRP Committee to Ten Members

Committee Member McColloch motioned to approve appointing the five alternate committee members increasing the Buildout Reduction Program Committee to ten members.

Motion was seconded by Committee Member Rochefort.

Chairman Siegler amended the motion stating the quorum will be increased to six members.

Motion was approved: 5-Ayes, 0-Nos

- C. Discussion of Progress Regarding Historical Background of BRP

Committee Member Groves was absent, so there will be no discussion regarding the historical background of the Buildout Reduction Program at this time.

- D. Discussion of Progress Toward Identifying Undeveloped Lots

Alternate Committee Member Hunter and Committee Member McColloch handed out a Lot Committee Report (attached).

Committee Member Swartz stated the committee needs to set up criteria regarding buying lots. What is our criteria for accepting or refusing an offer?

Chairman Siegler stated the committee needs to decide what are buildable lots and what are undevelopable lots. The committee will keep it on their list of things to do.

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

Chairman Siegler handed out a Water Meter Summary report (attached).

Committee Member Sfarzo asked where the commercial connections are on this summary and Chairman Siegler stated the summary is not dealing with commercial connections, but the committee needs to include commercial connections in the final report.

Committee Member Rochefort mentioned the decision from the Superior Court Judge Garret came to his attention regarding the Noonan vs. CCSD case. It's a case that involved a lawsuit by somebody not on the waitlist to compel water service by the CCSD. The case has been dismissed. He stated he will provide Haley Dodson with an electronic copy of the case and have it distributed to the committee members and alternates.

4. FUTURE AGENDA ITEMS

Committee Member Swartz stated he'd like to add the Brown Act requirements and Conflict of Interest requirements to the next agenda.

Committee Member Rochefort stated if the committee wishes, he can contact Mr. Carmel and see if he can provide the committee with guidelines or resources that he feels will be fitting for this committee.

Chairman Siegler would like to discuss conflict of interest, the Noonan vs. CCSD case, and financing at the next Buildout Reduction Program meeting. He would like to keep C, D, and E on the agenda as well.

Consensus was reached to hold the next meeting on Tuesday, June 28, at 10:00

a.m.

5. ADJOURN

Committee Member Sfarzo motioned to adjourn the meeting at 11:27 a.m.
Committee Member Rochefort second the motion.

Motion was approved: 5-Ayes, 0-Nos

Date: June 13, 16

To: Buildout Reduction Committee

From: Mel McColloch and Greg Hunter, Lot Sub Committee

Subject: Agenda Item 3D – Discussion of progress Identifying Undeveloped Lots

We are continuing to accumulate data necessary to update undeveloped lot information from the 2006 Build Out Reduction Plan. Part of the process has been to request information on areas, such as the number of lot mergers since the last plan, from various resources. We feel it is better not to just rely on a single resource. As may be expected, the data received is often not in agreement and any differences must be reconciled.

We are rolling forward the lot data from the 2006 BRP to bring it current. As each line item is adjusted it is then reviewed to determine if the resultant changes are logical. Again, we have had to go back and get clarification to resolve discrepancies and, or questionable results. We are currently in the process of requesting a meeting with the CCCSD to clarify the results of our most recent review.

To date we have requested and received information from the following resources:

Cambria Community Services District
SLO County Planning and Building Department
SLO County General Services Department
SLO County Land Conservancy
Green Space
Cambria Fire Department

WATER METER SUMMARY

	According to BRP 5/16/06			Data provided by CCSD 5/11/16				
	Total	Single Family	Multi-family	Total	Single Family	Multi-family	Vacation Rental	Other
Existing Connections	3,786	3,569	217	3,786	3,342	135	289	20 Other = CCSD (Non-residential?)
Pending Connections	6	3	3	-				How many?? 6 Intents to Serve issued since 2005
Outstanding Intent to Serve	31			-				How many??
Existing Waitlist	701	666	35	677	666	11		
Grandfathered	42			36				
Unallocated	84			-				How many??
	4,650			4,499				
				151				Room under cap

How does MFR go from 217 to 135?
 What happened to 24 MFR wait list positions?
 Were 6 residences built with grandfathered meters?
 Where are 56 Affordable Housing allocations accounted for?