



## **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

### **MINUTES**

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

The meeting was called to order at 10:00 a.m.

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

A quorum was established.

##### Committee Members Present:

Ted Siegler, Crosby Swartz, Laura Swartz, Cindy Steidel, Mel McColloch, Jerry McKinnon

Mark Rochefort (via conference phone)

##### Committee Members Absent:

Greg Hunter, Allison Groves, Bob Sfarzo

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

Chairman Siegler stated the Transfer Development Credits will be on the Board of Supervisors Regular Agenda for their next meeting. It will be open for public comment. They will be authorizing the Planning Department to go ahead and write amendments to ordinances that will be necessary to expand the TDC program.

Committee Member Crosby Swartz stated the request to expand the Cambria Transfer of Development Credits program is on the back of the BRP Organizational Options handout (attached).

Committee Member McColloch stated Haley Dodson has been a huge help with getting information in Special Project Areas 1 and 2 and for the committee. He stated he appreciates all her help and would like to write a letter of acknowledgement or appreciation to put in her file at the District. Chairman Siegler asked Committee Member McColloch if he would draft the letter and bring it back to the next meeting. Committee Member McColloch agreed.

#### **1. PUBLIC COMMENT**

None.

## 2. REGULAR BUSINESS

### A. Consideration to Approve the Minutes from the Regular Meeting held on October 31, 2016

Committee Member Crosby Swartz stated on Item 3.C.2. he encouraged the committee to review the funding options report which is on the Forest Committee's webpage.

Committee Member Laura Swartz stated on Public Comment, it should be a citizen of San Diego not a Cambria citizen.

Committee Member Crosby Swartz motioned to approve the amended minutes.

Committee Member Steidel seconded the motion.

Motion was approved: 7-Ayes, 0-Nays, 3-Absent (Greg Hunter, Allison Groves, Bob Sfarzo)

### B. Report on Subcommittee Review of Lot Retirement Methods: 3.B.2 Review of Potential Local Taxes and Fees for Acquisition of Undeveloped Properties

Chairman Siegler stated there should be three groups for Regular Business Item B. The third group reviewing potential organizational structures to acquire and manage undeveloped properties. He requested to add this item to the next agenda.

3.B.2 Committee A Agencies: Committee Member Crosby Swartz stated there were some challenges in getting the committee together. There were e-mail problems with contacting Committee Member Groves, but he is close to getting the communication problem resolved. He stated her email security settings send the incoming emails to the trash, and it's a matter of changing the settings.

3.B.3 Committee B Local Taxes: Review of Funding Sources Outside of Local Taxes and Fees for Acquisition of Undeveloped Properties

Committee Member Steidel stated the group has been reviewing documentation that is available, such as State codes, Mello-Roos, and Proposition 218.

Chairman Siegler stated with regards to mitigation fees, there are two approaches: voluntary and a tax. He stated there is a Quimby fee, which seems to be aimed at larger developments and subdivisions, but it specifically for the purpose of parks and recreation space.

Committee Member McColloch stated an open space district seems to be something that the committee could implement. Chairman Siegler stated the notion of the Open Space District and fee would be associated with existing Cambria residents, and the Mitigation fee would focus on new development.

The committee had extensive discussion on mitigation fees and open space districts.

Committee Member McColloch gave a handout called BRP Possible Funding Options to the committee (attached). He stated he met with Shirley Bianchi from Cambria Community Healthcare District. Committee Member Laura Swartz asked Committee Member McColloch if Shirley would be open to meeting in regards to an Open Spaces District. Chairman Siegler and Committee Member McColloch suggests Committee Member Laura Swartz contact Shirley. Connie Gannon suggested contacting Muril Clift. Committee Member Laura Swartz stated she will also contact Mr. Gibson.

Committee C Outside Resources: Committee Member McKinnon has nothing to report.

Committee Member Rochefort stated he focused on public not private these past two weeks. There appears to be agencies to focus on California Wildlife Conservation Board. While we're still in the early stages of our investigation of revenue sources for the Buildout Reduction Program following are two promising sources from the public sector: The Forest Legacy Program of the United States Forestry Service and the State of California Wildlife Conservation Board. The FLP is a federal program in conjunction with state agencies to fund conservation easements on private forest land. The State of California Wildlife Conservation Board. In 2006, California voters approved Prop 84 which adopted the Forest Conservation Program (FCP or Program) and designated the California Wildlife Conservation Board as the lead agency to administer the Program. The FCP is a grant program to promote the ecological integrity and economic stability of California's native forests.

### C. Discussion to Define Process for Valuing Undeveloped Parcels

Chairman Siegler recommended the committee not use the 2006 BRP report old as a basis for valuing undeveloped parcels. He would like 2-3 committee members to volunteer to work on appraisals, which involves understanding the condition of the assessing. The members would come up with estimates based on size, location, slope, and habitat.

The committee had extensive discussion regarding appraisal values on parcels.

Chairman Siegler volunteered to work on appraisals.

Chairman Siegler asked the committee to come up with lists of questions that the committee wants to get legal input for.

### 3. FUTURE AGENDA ITEMS

Consensus was reach to hold the next meeting on Monday, November 28, 2016 at 10:00 a.m.

### 4. ADJOURN

Committee Member McColloch motioned to adjourn the meeting.  
Committee Member Laura Swartz seconded the motion.

The committee unanimously agreed to adjourn the meeting at 11: 53 a.m.