

Buildout Reduction Program Citizens' Committee

(BRPCC)

REGULAR MEETING

Tuesday, May 3, 2016 - 3:00 PM

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:

Mel McCulloch, Ted Siegler, Crosby Swartz, Allison Groves; Greg Hunter for Mark Rochefort

Absent: Mark Rochefort

Alternate Committee members present:

Laura Swartz, Greg Hunter, Cindy Steidel, Bob Sfarzo

Absent: Sue Robinson

Staff Present:

Stephanie Salvi, Administrative Technician II

Absent: Monique Madrid, Administrative Services Officer/District Clerk, Jerry Gruber, General Manager

Ex-Officio members present:

Airlin Singewald, County of San Luis Obispo Department of Planning and Building

C. CHAIR REPORT

Chairman Siegler summarized information provided by Glenn LaJolie. The BRP is still dormant because environmental issues still persist. There is no operating permit for the water plant. People should read Section 5.13 of Water Master Plan. (Commissioner Siegler asked to turn off the conference call speaker at 3:05 pm)

He attended a meeting with Greg Sanders on April 25th.

A discussion of fund sourcing, defining retired lots and intent to serve notices was held.

Committee responsibility boils down to three parts:

- refresh the data underlying the BRP;
- including undeveloped lots and status of rights to water meters; and
- examine financing assumptions, determine where issues may exist and research/develop potential alternatives

Develop a framework for continued oversight of BRP implementation and pursuit of its goals. Oversight will include annual

reports and periodic updates to account for changes to underlying assumptions.

Public comment: Tina Dickason
Anonymous Speaker

2. EX - OFFICIO REPORTS

A. Receive EIR Ad Hoc Committee Member Reports
NONE

B. Receive Report from County Staff Member, Airlin Singewald

Mr. Singewald discussed the Transfer of Development Credit Program .

Public comment: Tina Dickason

A discussion followed about the Land Conservancy's bank of TDC credits. Chairman Siegler mentioned the need to work with the Land Conservancy to estimate the total lots.

C. Receive Report from CCSD Staff and Consultants
NONE

3. PUBLIC COMMENT

Public Comment: Mary
Public Comment: Connie
Public Comment: Tina Dickason

4. REGULAR BUSINESS

A. Review Agenda Items

Commissioner Swartz said that in order to review and approve the minutes of the previous meeting, the BRPCC would need the minutes.

Chairman Siegler agreed, and said he would talk to Monique Madrid, District Clerk.

B. Discussion of Buildout Reduction Program (BRP) and Mitigation Measures under CEQA Generally

Commissioner Groves discussed the EIR and that it is not actually tiered off the Water Master Plan. She has concerns about mitigation. A discussion followed on the need for help from District Counsel for clarification of the EIR and WMP. She suggested a separate subcommittee.

C. Discussion of BRP Materials Provided by CCSD

Chairman Siegler summarized the contents of the binder provided by CCSD.

Commissioner Swartz mentioned he would like to see the Administrative Draft of the BRP from District Clerk, Monique Madrid.

A discussion followed regarding the involvement of the community in the BRPCC.

Public Comment: Tina Dickason

D. Discussion Concerning Need to Update Existing BRP Report

Chairman Siegler discussed the expectation of the BRPCC trying to meet to review existing BRP which was part of certified EIR and bring it up to date. The purpose is to mitigate growth and impacts, cap growth, and reduce pressure coming from undeveloped lots not on the waitlist.

Basic data for subcommittees to gather listing of undeveloped lots with enough info about them to determine if lots are likely or unlikely to be developed, the location of the lots so that they can be valued, and a comprehensive list of water connections.

Chairman Siegler mentioned that Greg Sanders and Gail Robinette suggested that Glenn LaJoie might be the best resource since he has been working on it for 10+ years.

Chairman Siegler reiterated that this Committee was asked to provide updates to the existing BRP. The scope of the BRPCC is to update the existing BRP, not the Water Master Plan.

Public comment: Mary

Public comment: Tina Dickason

Mr. Singewald volunteered to get the data together, meet with the CCSD, discuss pipeline projects, focusing on the ability to build and lot consolidation.

Chairman Siegler said the BRPCC will need to think about the kinds of questions to ask and answer with the data before Mr. Singewald starts gathering data.

Public Comment:

Connie

Tina Dickason

Mary

Bunnie Hickler

E. Discussion of Structural Issue, Outline and BRPCC Action Timeline

Chairman Siegler expressed that the BRPCC is not ready to prepare a timeline.

Public Comment: Tina Dickason

A discussion followed regarding the need to define the scope of the BRPCC.

Chairman Siegler stated that the BRPCC needs consensus on questions before data collection and analysis occur.

Public Comment:
Kathe Tanner

Mr. Singewald discussed the voluntary lot merger program and the requirements for building.

Public comment:
Tina Dickason
Mary

A discussion followed regarding the movement of water meters out of Special Project Areas 1 and 2, but not into those areas.

Public comment:
Mary
Laurel
Kathe Tanner

A discussion followed about the lots that the CCSD owns, and the County surplus lots.

Chairman Siegler stated the need to assign work.

Public comment:
Anonymous Speaker

F. Discussion of Work to be Performed by Committee Members
Next Meeting on May 17, 2016 at 3:00 pm

Subcommittee #1 was formed for gathering and analyzing data and consists of Mel McColloch and Greg Hunter, sitting in for Mark Rochefort.

Public comment:
Tina Dickason

A discussion followed about the need for a map, and vacant lots as a starting point.

Public comment:
Mary

A discussion followed regarding the sources of the data to be gathered.

A discussion followed about the constraints of the County and CCSD.

Public comment:
Tina Dickason
Mary

Subcommittee #2 was formed for the list of rights to water meters and consists of: Ted Siegler and Crosby Swartz.

Public comment:
Mary

A discussion followed about the types of customers that may be on the waitlist, and the current number of active meters.

Public comment:
Kathe Tanner
Mary
Tina Dickason

Subcommittee #3 was formed for putting background into the report and consists of : Allison Groves and Cindy Steidel.

Chairman Siegler asked that another subcommittee for financing alternatives be decided at another time. Committee members reached a consensus on this matter.

5. FUTURE AGENDA ITEMS

A. Discussion of Preparation of Questions for Staff, Consultants and Experts

Chairman Siegler and Commissioner Swartz discussed the involvement of the Land Conservancy, what data they have available, and whether they could be a source of potential funding.

Public comment:
Tina Dickason

A discussion followed about the need for future discussions on what to do with the lots acquired.

Discussion followed about which staff members could be emailed and when, according to the Brown Act. It was determined that staff questions should be directed to District Clerk, Monique Madrid.

Public comment: Mary

A discussion followed about the Brown Act.

Commissioner Groves made a motion to adjourn.
Commissioner Swartz opposed the motion, stating the need to schedule the next meeting.

Chairman Siegler stated that the next meeting is May 17, 2016 at 3:00 pm, at 2850 Burton Drive, Cambria, CA.

6. ADJOURN

Commissioner Groves made a motion to adjourn 5:29pm
not seconded
unanimous