



Buildout Reduction Program Citizens' Committee

(BRPCC)

REGULAR MEETING

Monday, July 24, 2017 - 10:00 AM
2850 Burton Drive Cambria CA 93428

MINUTES

A. CALL TO ORDER

Chairman Siegler called the meeting to order at 10:00 a.m.

B. ESTABLISH QUORUM

A quorum was established.

Committee Members Present:

Ted Siegler, Crosby Swartz, Laura Swartz, Jerry McKinnon, Allison Groves, Cindy Steidel

Bob Sfarzo arrived at 10:51 a.m.

Committee Members Absent:

Mark Rochefort, Mel McColloch, Greg Hunter

CCSD Staff Present:

Haley Dodson, Confidential Administrative Assistant

C. CHAIRMAN'S REPORT

Chairman Siegler reported that he'll be presenting at the CCSD Regular Board Meeting on July 27, 2017, and he emailed a document to the committee with his presentation to the Board of Directors. He would like feedback from the committee.

Committee Member Laura Swartz stated they can't open the presentation attachment in the email.

Committee Member Groves suggested having Haley Dodson send all documentation to the BRPCC. Chairman Siegler agreed.

1. PUBLIC COMMENT

None.

Committee Comments:

Committee Member Laura Swartz recommends starting TDC's from square foot number one as a funding source for the Buildout Reduction Program. Chairman Siegler stated it's a County Ordinance and it's not in our jurisdiction. Chairman Siegler suggests raising the issue with the County or attending the NCAC meeting at Rabobank on August 16, 2017.

Public Comment:
Mary Webb

2. REGULAR BUSINESS

A. Consideration to Approve the Minutes from the Regular Meeting held on July 10, 2017

Committee Member Crosby Swartz stated that Mike Rice is mentioned as making public comment throughout the meeting minutes, but it was Mike Lyons.

Committee Member Crosby Swartz motioned to approve the minutes as amended.

Committee Member Groves seconded the motion.

Motion was approved unanimously.

B. Discussion and Consideration of Proposal by Deryl Robinson Chairman Siegler

read the following proposal from Deryl Robinson:

1. First and foremost, the existing CCSD water wait list (WWL) has to be honored. Any water service commitments have to come off that list. That is something that UnLOC will insist upon.
2. Find opportunities where there is a WWL lot adjacent to multiple non-waitlisted lots. Acquire all the lots, remap them into one parcel, and resell.
3. Acquire any group of non-waitlisted lots, remap them into one parcel. Acquire any WWL lot. Move the wait list number to the new parcel, retiring the donor lot. Resell the new lot with the WWL number.
4. Enhance the language in the WWL positions that come with these lots to make it a more solid commitment for future water service.
5. Make sure any other development obstacles on the new lots are cleared, such as protected trees in the way of building, etc.
6. Work with the county to make sure the new parcels are certified and entitlements are fully vested.
7. Make the new lots large, estate sized properties that qualify to have large homes built on them per the current approved planning standards.
8. Obviously, the best opportunity to do this and make money would be to buy the WWL lots now, before the moratorium is lifted. So I would get on it ASAP and buy up all the available WWL numbers.

Chairman Siegler stated the committee will discuss his proposal at the next meeting.

C. Discussion and Update of the Buildout Reduction Report

Chairman Siegler and the committee discussed the draft report and made changes.

Committee Member Steidel passed out the "Draft Stakeholders and Beneficiaries" document (attached).

Committee Member Crosby Swartz passed out the "Draft Organizational Options-BRP document" (attached) and stated the underlined areas in the document represent changes or additions since the last meeting. He stated he's waiting to hear back from Airlin on the County Wait List. Karen Knoll has volunteered to answer questions in Airlin's absence.

Public Comment:

Mary Webb

Bob Sfarzo arrived at 10:51 a.m.

Committee Member Laura Swartz would like to address in the report if new commercial builders will have to pay mitigation fees.

D. Discussion Regarding the Estimated Cost of Maintenance of Acquired Undeveloped Properties

Chairman Siegler stated that Committee Member McColloch and Committee Member Rochefort met with Jerry Gruber and Carlos Mendoza about the estimated cost of maintenance. The cost of maintenance could be up to \$500,000 per year.

3. FUTURE AGENDA ITEMS

Chairman Siegler asked the committee to finalize their reports and email them to him by August 7, 2017.

4. ADJOURN

Committee Member Crosby Swartz motioned to adjourn the meeting.

Committee Member Laura Swartz seconded the motion.

The committee unanimously agreed to adjourn the meeting at 11:57 a.m.

The next BRPCC meeting will be on Monday, August 14, 2017 at 10:00 a.m.