



## **Buildout Reduction Program Citizens' Committee (BRPCC)**

REGULAR MEETING  
Monday, January 23, 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**

Committee Members Present:

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

Committee Members Absent:

Mel McColloch, Allison Groves, Greg Hunter, Jerry McKinnon

CCSD Staff Present:

Haley Dodson, Confidential Administrative Assistant

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

Chairman Siegler stated Haley Dodson found a box of the 2006 BRP brochures. They are out of date, but there are digital copies available.

Committee Member Crosby Swartz stated it does represent the current BRP plan and we should keep them.

Haley Dodson will keep the brochures and send them to Docuteam for storage.

Public Comment:

Mary Webb

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

Mary Webb

The committee had an extensive discussion regarding transfer development credits.

## **2. REGULAR BUSINESS**

### **A. Consideration to Approve the Minutes from the Regular Meeting held on January 9, 2017**

Committee Member Laura Swartz stated that the comment “Committee Member Laura Swartz stated we will need a grant writer” should read “Committee Member Laura Swartz stated we will need a grant writer for the agency acquiring or holding retired properties.”

Committee Member Laura Swartz stated that the comment “Committee Member Laura Swartz stated to be sure the Buildout Reduction Committee has a standing committee in the future” should read “Committee Member Laura Swartz stated if the CCSD becomes the agency, they need a standing committee to acquire or hold the properties.”

Committee Member Laura Swartz stated that the comment “Committee Member Rochefort met with a representative from the Core Service” should read “Committee Member Rochefort met with a representative from the Forest Service.”

Committee Member Crosby Swartz stated that the comment “The CCSD may need to add a latent power to acquire, own, and maintain habitat mitigations” should read “The CCSD may need to add a latent power to acquire, own, and maintain the land for mitigation purposes.”

Committee Member Crosby Swartz motioned moved to approve the minutes with the amended changes.

Committee Member Laura Swartz seconded the motion.

Motion was approved unanimously.

### **B. Report on Subcommittee Review of Lot Retirement Methods:**

#### **1. Review of Potential Local Taxes and Fees for Acquisition of Undeveloped Properties**

Committee B Local Taxes and Fees: Chairman Siegler hasn't received an email back from District Counsel. He suspects he'll receive a response soon.

Committee Member Rochefort stated he researched the litigation in Southern California related to the tourism marketing district fees. He hasn't looked at the complaints, but read the newspaper articles. San Diego appears to be the center of the universe for bed tax litigation. They have had ongoing litigation that challenges the tourism marketing fee since 2012. Litigation was settled last fall because they passed a local major allocating the money to the general fund. There were two class actions filed

in San Diego in December. They are a direct challenge of the tourist marketing district fees, claiming the fees are in fact taxes, and therefore are invalid because they didn't go through tax approval statues. He will try to get copies of the compliant and see exactly what the allegations are.

Public Comment:  
Mary Weber  
Jim Bahringer

## **2. Review of Funding Sources Outside of Local Taxes and Fees for Acquisition of Undeveloped Properties**

Committee C Outside Resources: Committee Member Sfarzo passed out a handout (attached) with grant resource information. He gave a brief overview of the grants.

Chairman Siegler asked the committee to think about how grants will become a part of our recommendations.

The committee had an extensive discussion regarding grants and grant money.

Public Comment:  
Mary Webb

## **3. Review Potential Organizational Structures to Acquire and Manage Undeveloped Properties**

Committee A Agencies: Committee Member Crosby Swartz doesn't have a report from Committee Member Groves on steps to establish an Open Space District.

Committee Member Laura Swartz stated she met with Committee Member Groves and she would be reviewing the process of the Open Spaces District. They would need 25% of the registered voters to approve the Open Spaces District to get it on the ballot.

Committee Member Crosby Swartz stated Haley Dodson emailed the original incorporation document to committee members. If CCSD wants to active a latent power, they can access the link to the government code, go to the described section, and it will describe what they need to do to active the latent power.

Public Comment:  
Mary Webb

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

Committee Member Rochefort stated he met with the local appraiser, Deborah Wallace. Appraisers are not used to dealing with this type of project. She suggests we talk to people in town that are knowledgeable about Cambria. She will talk to other appraisers who have worked in Cambria, and ask how they would approach the project. She will get back to him soon, but asked to come up with a square foot number, attributes, location of property, etc.

Committee Member Rochefort stated he will try to find a Professor at Cal Poly, who would be a great resource for the committee. He stated we have to come up with a reasonable methodology that gives the community a comfort that we have a fairly tight range of values of what it will cost to move forward.

Public Comment:  
Mary Webb

#### **D. Discuss and Update the Buildout Reduction Report Outline**

Chairman Siegler hasn't done any work on this since the last meeting. He will send out a revised copy of the outline from last meeting's discussion.

### **3. FUTURE AGENDA ITEMS**

Committee Member Crosby Swartz suggested adding "Discussion to Estimate the Cost of Maintenance of Acquired Properties" to the next agenda.

The committee unanimously agreed.

### **4. ADJOURN**

Committee Member Crosby Swartz motioned to adjourn the meeting.

The committee unanimously agreed to adjourn the meeting at 11:42 p.m.

The next BRPCC meeting will be on Monday, February 6, 2017 at 10:00 a.m.