



Buildout Reduction Program Citizens' Committee (BRPCC)

REGULAR MEETING

Monday, January 23, 2017 - 10:00 AM
2850 Burton Drive Cambria CA 93428

AGENDA

- A. CALL TO ORDER
 - B. ESTABLISH QUORUM
 - C. CHAIRMAN'S REPORT
- 1. 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.

2. REGULAR BUSINESS

- A. Consideration to Approve the Minutes from the Regular Meeting held on January 9, 2017
- B. Report on Subcommittee Review of Lot Retirement Methods:
 - 1. Review of Potential Local Taxes and Fees for Acquisition of Undeveloped Properties
 - 2. Review of Funding Sources Outside of Local Taxes and Fees for Acquisition of Undeveloped Properties
 - 3. Review Potential Organizational Structures to Acquire and Manage Undeveloped Properties
- C. Discussion to Define Process for Valuing Undeveloped Parcels
- D. Discuss and Update the Buildout Reduction Report Outline

3. FUTURE AGENDA ITEMS

4. ADJOURN



Buildout Reduction Program Citizens' Committee (BRPCC)

REGULAR MEETING
Monday, January 9, 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, Mel McColloch, Allison Groves, Mark Rochefort

Committee Members Absent:

Greg Hunter, Jerry McKinnon

CCSD Staff Present:

Haley Dodson, Confidential Administrative Assistant

C. CHAIRMAN'S REPORT

Chairman Siegler stated there was no Chairman's Report.

1. PUBLIC COMMENT

2. REGULAR BUSINESS

A. Consideration to Approve the Minutes from the Regular Meeting held on December 12, 2016

Committee Member Crosby Swartz wanted to remove the comment under item C, "Committee Member Crosby Swartz stated one grant was the purchase/operation of a biomass/cogeneration facility, and he was surprised that CCSD didn't jump at the grant." He stated it turns out that CCSD is pursuing the grant. He was incorrectly informed and he'd like the comment removed.

Committee Member McColloch motioned to approve the minutes with the amended changes.

Committee Member Groves 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
2. Review of Funding Sources Outside of Local Taxes and Fees for Acquisition of Undeveloped Properties
3. Review Potential Organizational Structures to Acquire and Manage Undeveloped Properties

Committee B Local Taxes and Fees: Chairman Siegler spoke with District Counsel about an email he sent with a list of questions and comments that outlined what the committee is doing. District Counsel didn't receive the email, so he resent it and they acknowledged that they received it. He will follow up with them this week or next week.

Committee Member Rochefort met with a representative from the Core Service who provided him with direction on how funding is funneled through the State of California. There is a National Forest Service coordinator in Vallejo that handles this fund, and he intends to follow up with the coordinator. All applications for applying for money is through Cal Fire and has to be renewed every year. He will get more details. He also talked to a non-governmental organization in Washington and they suggested the committee focus on California entities.

Committee Member Laura Swartz stated we will need a grant writer.

Committee A Agencies: Committee Member Crosby Swartz stated they didn't have a meeting, but that the California Resources Agency will issue grants.

Committee C Outside Resources: No report at this time.

Committee Member Groves talked to Amanda Rice about creating an Open Space District. It's an expensive and costly project. She'd like to look into it more, but noted that CCSD has Open Space authority.

Committee Member Crosby Swartz stated the government code that defines the power and purposes of community services district is available online. The CCSD may need to add a latent power to acquire, own, and maintain habitat mitigations. He recommended adding this on the list of questions to District Counsel. Chairman Siegler agreed and will include this in the questions.

Committee Member Laura Swartz stated to be sure the Buildout Reduction Committee has a standing committee in the future. Parks and recreation is one expense and the forest is another. Chairman Siegler agreed and stated the funds for the Buildout Reduction program will be in a separate fund. He will add this to the report.

Committee Member Rochefort suggested making it clear in the report that the funds received will be used for the same purposes they are being collected for.

C. Discussion to Define Process for Valuing Undeveloped Parcels

Committee Member Mark Rochefort met with Committee Member McColloch, Committee Member Hunter, and Chairman Siegler to discuss valuing undeveloped parcels. Daniel Bohlman gave them two sample appraisal reports from local appraisers. The reports were well done and they decided to reach out to the two appraisers and explain the project and how they might estimate the value of the undeveloped properties. Deborah Wallace returned his call and she did the most recent appraisal. She was extremely helpful. She is very familiar with the CCSD and history of trying to keep this project going forward. He stated she will likely be a potentially good resource for us. He will follow up with her to schedule a meeting.

D. Discuss and Update the Buildout Reduction Report Outline

Committee Member Groves would like to see transparency in the report, as well as consider people who rent in Cambria. Chairman Siegler agreed that people who rent in Cambria should be included in the report outline.

Chairman Siegler will make sure the report is thoughtful about the points we are raising and should speak to the community as a whole.

Committee Member Crosby Swartz would like to see purchasing and retiring lots added to the Report Outline under the "Identified methods for retirement of undeveloped properties" and to remove Tourism from the top of the list under "Beneficiaries of retiring properties" and move it to the bottom of the list. Chairman Siegler stated this outline wasn't done in order of importance.

Chairman Siegler stated that Daniel Bohlman mentioned requiring the purchase of TDC's from the first square foot of construction is an option.

Committee Member Steidel stated to add a section to the Report Outline called "Considered but not viable."

Committee Member Crosby Swartz requested the incorporation document describing the powers and purposes of CCSD. Chairman Siegler asked Haley Dodson to provide this information to the committee.

3. FUTURE AGENDA ITEMS

The committee agreed to use the current agenda for the next meeting.

4. ADJOURN

Committee Member Crosby Swartz motioned to adjourn the meeting.

Committee Member Groves seconded the motion.

The committee unanimously agreed to adjourn the meeting at 11:55 a.m.

The next BRPCC meeting will be Monday, January 23, 2017 at 10:00 a.m.