



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

REGULAR MEETING
Monday, February 27, 2017 - 10:00 AM
2850 Burton Drive Cambria CA 93428

MINUTES

A. CALL TO ORDER

Chairman Siegler called the meeting to order at 10:03 a.m.

B. ESTABLISH QUORUM

Committee Members Present:

Ted Siegler, Crosby Swartz, Laura Swartz, Cindy Steidel, Mark Rochefort, Mel McColloch
Greg Hunter, Jerry McKinnon, Allison Groves

Committee Members Absent:

Bob Sfarzo

CCSD Staff Present:

Haley Dodson, Confidential Administrative Assistant

C. CHAIRMAN'S REPORT

No chairman's report.

1. PUBLIC COMMENT

None.

2. REGULAR BUSINESS

**A. Consideration to Approve the Minutes from the Regular Meeting held
on February 7, 2017**

Committee Member Laura Swartz stated the comment "Committee Member Laura Swartz stated it's not difficult to create an Open Spaces District" should read

“Committee Member Laura Swartz stated it’s possible to create an Open Spaces District.”

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

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

Chairman Siegler had a phone meeting with District Counsel and their associate said mitigation fees may only be levied by bodies with land use authority. If we were to recommend mitigation fees it would have to be done through the county. It can’t be done by CCSD or a local body. District Counsel stated there is a code which states districts such as CCSD can levy special taxes.

Chairman Siegler proposed two options for a Mello-Roos assessment and it requires a two-thirds vote:

Option 1: fee prorated over 25 year period at 1/25 per year.

Option 2: a lump sum payment one year after receiving a notice that the CCSD would be in a position to provide them an intent to serve letter.

The Mello-Roos fee stays with the wait list number and the assessment is only for the holders of a wait list position.

The committee had an extensive discussion regarding Mello Roos.

Chairman Siegler suggested the next step for the committee is to go to the county to see if they would support the Mello-Roos assessment.

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

Committee Member Rochefort reported that he finished the report on public and private grants and will be circulating it among committee members. Once he receives the committee’s input, he will ask Haley Dodson to distribute the report and put it on the agenda for future discussion. He stated there is a Business Improvement District fee (BID) which is charged to tourists who stay at hotels, motels, and other lodging in Cambria. He has a meeting scheduled with Bruce Gibson and his Executive Assistant on March 15, 2017 at 4:00 p.m. to discuss aspects of the BID fee and how it might be used.

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

Committee Member Groves stated the obstacle for an Open Spaces District is the two-thirds vote.

Committee Member Crosby Swartz gave a handout (attached) to the committee members. He discussed an Open Space Maintenance District, which doesn't have authority to acquire property. He suggested to the committee that they should read "Lessons Learned Concerning Establishment of Special Districts for Land Preservation in California." It's prepared by Grant Lyon, a UC Santa Environmental Studies Intern. Committee Member Crosby Swartz will work with Chairman Siegler on having District Counsel review the Open Space Maintenance District.

C. Discussion to Define Process for Valuing Undeveloped Parcels

Committee Member Rochefort had a productive meeting with another realtor. The realtor has volunteered to do some work for the committee and will come up with 8-10 discreet areas where values differ, from area to area within the town. The realtor will provide us with the multiple listings going back three years to give us a sense of what vacant lots have sold for.

Committee Member Hunter stated the assessment values for small lots are running less than \$10k a lot. By the next meeting, he will have something to present.

D. Discuss and Update the Buildout Reduction Report Outline

No report at this time.

E. Discussion to Estimate the Cost of Maintenance of Acquired Properties

Chairman Siegler asked the committee if anyone would form a committee to research the cost of maintenance of acquired properties. Committee Member Rochefort and Committee Member McColloch volunteered to be a part of this committee.

Committee Member Laura Swartz suggested contacting the following groups to get data on the estimated cost of maintenance:

Greenspace

Land Conservancy of San Luis Obispo

Cambria Community Services District

3. FUTURE AGENDA ITEMS

Committee Member Groves suggested having a consent agenda and taking action only minutes.

Chairman Siegler stated he doesn't want to have more minutes than is necessary, but providing some transparency to the public who may want to see what the committee was doing, how they were deliberating and where they were coming from is helpful. He stated we are a working committee and the minutes reflect the work of the committee, but he understands what Committee Member Groves is saying.

Committee Member Groves stated she has a legal background and advises having action only minutes.

Chairman Siegler stated he's been asked to provide the CCSD Board of Directors with a BRPCC report at the March 23, 2017 Board Meeting. He asked the committee to provide information at the next meeting that should be included in the summary to the CCSD Board of Directors.

4. ADJOURN

Committee Member Groves motioned to adjourn the meeting.

Committee Member Rochefort seconded the motion.

The committee unanimously agreed to adjourn the meeting at 11:41 a.m.

The next BRPCC meeting will be on Monday, March 20, 2017 at 10:00 a.m.