



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

**REGULAR MEETING**

**Tuesday, July 26, 2016 - 10:00 A.M.  
2850 Burton Drive, Cambria, CA 93428**

**MINUTES**

**1. OPENING**

**A. CALL TO ORDER**

Chairman Siegler called the meeting to order at 3:00 p.m.

**B. ESTABLISH QUORUM**

Committee Members Present:

Ted Siegler, Crosby Swartz, Mel McColloch, Mark Rochefort, Laura Swartz, Cindy Steidel, Greg Hunter, Allison Groves, Sue Robinson, Bob Sfarzo

Committee Members Absent:

None

Staff Present:

Haley Dodson, Confidential Administrative Assistant

Ex-Officio Members Present:

None

**C. CHAIRMAN'S REPORT**

Chairman Siegler stated he is recommending the BRPCC approve the TDC be expanded to all forested areas of Cambria. He stated the Transfer Development Program has been administered by the Land Conservancy of SLO. It has been limited to Special Project Areas 1 and 2. The purpose of the program is to purchase and encumber lots with the conservation easement. The purchased lots will be transferred to the CCSD as the ultimate owner and they would have responsibility of those lots. By expanding the TDC to all forested areas, it provides a larger potential source of lots to be purchased, and it addresses a larger scope of forested areas within the town boundaries.

Committee Member Laura Swartz asked if this changes Special Project Area 1 and Special Project Area 2 and how they function? Chairman Siegler stated there are no changes that he knows of.

Committee Member Laura Swartz asked if CCSD is accepting the lots in writing? Chairman Siegler stated CCSD accepted the lots, but wasn't sure if it was in writing. Committee Member Laura Swartz recommends the CCSD accept the lots in writing.

Committee Member Crosby Swartz stated it is important for Daniel Bohlman to attend the Buildout Reduction Program meetings to answer questions or state concerns. He stated we could invite him or make a recommendation that the Buildout Reduction Program would like him to attend.

Committee Member Crosby Swartz stated the Land Conservancy of SLO will not buy lots on the water wait list.

Public Comment: Tina Dickason spoke regarding more water use and she is concerned as we don't have the water available.

Public Comment: Mary Webb spoke regarding the TDC program and is concerned about how the TDC affects other plans.

Committee Member Rochefort requested that the committee would direct Chairman Siegler to respond to Director Sanders that the committee discussed the request and expanding the TDC program is consistent with the Buildout Reduction within the CCSD service area. The committee encourages discussion to CCSD to pursue discussions to expand the TDC program. The committee would be receptive to considering a detailed program if CCSD wishes.

Committee Member Sfarzo motioned to approve that Chairman Siegler respond to Director Sanders regarding expanding the TDC program.

Committee Member McColloch seconded the motion.

Motion was approved: 10-Ayes, 0-Nays

## **2. PUBLICCOMMENT**

Public Comment: None

## **3. REGULAR BUSINESS**

### **A. Consideration to Approve the Minutes from the Regular Meeting held on June 28, 2016**

Committee Member Sfarzo stated there was a spelling mistake on the last page of the Executive Summary; consntent should be consistent.

Tina Dickason stated she spoke during public comment at the July 12<sup>th</sup> meeting, and there was no public comment in the meeting minutes. Chairman Siegler stated he would like to add to the minutes that Tina Dickason spoke during the discussion of regular business items at the meeting held on July 12, 2016.

Committee Member Steidel stated she'd like to see the word brainstorming added to the Discussion of Financing Alternatives Chart that the committee worked on. The committee would like wording changed to "The Committee identified through a brainstorming session the following Retirement Methods."

Committee Member McColloch moved to approve the amended minutes.

Committee Member Steidel seconded the motion.

Motion was approved: 10-Ayes, 0-Nays

B. Discussion of Progress Regarding Historical Background of BRP

Committee Member Steidel stated she hasn't had an opportunity to meet with Committee Member Groves and she would like to discuss the historical background of the BRP at another meeting.

Committee Member Groves stated she didn't receive the agenda packet notice for this meeting. Chairman Siegler asked her to please check her ISP spam folder.

Committee Member Steidel stated she didn't receive the agenda packet until she saw Jerry Gruber respond to everyone in the BRPCC agenda packet email distribution list. She emailed Haley Dodson for an agenda packet, and received one promptly.

C. Discussion of Progress Toward Identifying Undeveloped Lots

Committee Member McColloch stated he went to the assessor's office and met with Susan Freeborn. The assessor's and tax collector's office will be answering questions from the Buildout Reduction Program this week.

Committee Member Hunter stated he sent the draft Agenda C Progress Report (attached) to Haley Dodson, but realized he forgot to send the final Agenda C Progress Report. He apologized and will have Haley send the final Agenda C Progress Report via email today (attached).

Committee Member Hunter stated he had a couple meetings with Daniel Bohlman. Daniel will be looking into the list of retired APN's and suggested the Buildout Reduction Committee contact Cal Poly regarding their GIS system. Committee Member Hunter contacted Cal Poly and they suggested to download the free GIS software; as they couldn't help the committee because their software is strictly for educational purposes only.

Committee Member Hunter stated there are homeowners who own a lot and a wait list position that are directly adjacent from each other. The committee would like to see the homeowners merge the lots and retire the wait list position. Committee Member Siegler stated that could be added to the brainstorming ideas for potential retirement methods.

Chairman Siegler thanked Committee Member McColloch and Committee Member Hunter for all their hard work.

D. Discussion on Progress of Identifying All Outstanding Active Service Commitments and Inactive Service Commitments

Chairman Siegler stated he looked at the June 23, 2016 board agenda packet and there was seven Intent to Serve letters that had been suspended, but may be reactivated at a future date. The Intent to Serves will go on the list of active and inactive service commitments.

E. Discussion and Review of BRP Executive Summary Draft for EIR

Chairman Siegler reviewed the BRP Executive Summary draft for the EIR with the committee. There was extensive discussion and comment from both the Committee Members and the Public regarding the Executive Summary.

Committee Member Groves left the meeting at 12:00 p.m.

Pursuant to a unanimous vote, the committee finalized the BRP Executive Summary report for the EIR (attached) and authorized the Chairman to communicate the Executive Summary to the CCSD EIR AD HOC Committee.

F. Discussion and Review of Lot Retirement Methods

Chairman Siegler suggested that the committee discuss and review lot retirement methods at the next meeting. The committee unanimously agreed.

**4. FUTURE AGENDA ITEMS**

Consensus was reached to hold the next meeting on Tuesday, August 9, 2016 at 3:00 p.m.

Chairman Siegler would like to keep Regular Business item F on the next agenda.

**5. ADJOURN**

Committee Member Rochefort motioned to adjourn the meeting at 1:04 p.m.

Committee Member Laura Swartz seconded the motion.

Motion was approved: 9-Ayes, 0-Nays, 1-Absent (Allison Groves)