



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

REGULAR MEETING  
Monday, February 27, 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 February 7, 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
- E. Discussion to Estimate the Cost of Maintenance of Acquired Properties

**3. FUTURE AGENDA ITEMS**

**4. ADJOURN**



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

REGULAR MEETING  
Monday, February 6, 2017 - 10:00 AM  
2850 Burton Drive Cambria CA 93428

**MINUTES**

**A. CALL TO ORDER**

Chairman Siegler called the meeting to order at 10:02 a.m.

**B. ESTABLISH QUORUM**

Committee Members Present:  
Ted Siegler, Crosby Swartz, Laura Swartz, Cindy Steidel, Mark Rochefort, Mel  
McColloch, Greg Hunter, Jerry McKinnon

Bob Sfarzo arrived at 10:04 a.m.

Committee Members Absent:  
Allison Groves

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  
January 23, 2017

Committee Member Crosby Swartz motioned moved to approve the minutes as drafted.

Committee Member McColloch 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 stated they have a phone conference scheduled with District Counsel on February 8, 2017.

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

Committee Member Rochefort stated he's been focusing on the appraiser evaluations.

Committee Member Sfarzo will provide a summary on grants at a future meeting.

Chairman Siegler stated the committee will have to get creative about tourism as part of the stakeholders in this process and the committee should include an appendix of considered recommendations, but not practical for various reasons.

Committee Member Rochefort talked about Cambria's existing bed tax. It's a tax not subject to Prop 218, but there's litigation in San Diego that could change that.

Chairman Siegler stated tourists pay a transient occupancy tax (bed tax) and business improvement fee for marketing.

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

Committee Member Crosby Swartz wasn't able to have a meeting with his subcommittee, but he has been looking at the applicable government codes.

Committee Member Laura Swartz stated it's not difficult to create an Open Spaces District. Chairman Siegler suggested she meet with her subcommittee and review Committee Member Groves report on Open Spaces District.

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

Committee Member Rochefort met with a local real estate agent who has a vast amount of knowledge regarding pricing lots in Cambria. The agent stated that values vary based on the location of the property. He will be meeting with another real estate agent tomorrow to get their input about how they would approach valuing undeveloped parcels. He's still trying to track down a professor at Cal Poly. He left a message with the first appraiser last week and she's hasn't returned his call.

Chairman Siegler stated it's difficult to deal with the concept of property that doesn't have development potential. Each appraiser doesn't have a method for evaluating that special condition.

Public Comment:  
Mike Ryan

The committee had an extensive discussion regarding valuing undeveloped parcels.

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

Chairman Siegler gave a revised Report Outline (attached) for everyone to review. It will be discussed at a future meeting.

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

Committee Member Crosby Swartz sent an email to Daniel Bohlman reminding him that this item was on the agenda. He would like to receive feedback from the Land Conservancy on this item.

The committee discussed the pine forest and dead trees.

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

No future agenda items.

### **4. ADJOURN**

Committee Member Rochefort motioned to adjourn the meeting.

The committee unanimously agreed to adjourn the meeting at 11:32 a.m.

The next BRPCC meeting will be on Monday, February 27, 2017 at 10:00 a.m.

## Cambria Buildout Reduction Program Report Outline

- Introduction
- Summary of conclusions and recommendations
- Purpose of the Buildout Reduction Program
  - Description of Cambria and its resource limitations
  - Growth limitations, including compliance with county plans and ordinances and Coastal Commission mandates
  - Legal issues related to limiting growth
  - Opportunities for preservation of open space
- History of the Buildout Reduction Program
  - Land Conservancy of SLO, TDC program
  - 2006 Buildout Reduction Program
  - 2008 Water Master Plan
  - Obstacles to full implementation of the existing Program
  - Current Committee formation and activities
- Description of potential buildout
  - Existing residential water connections (includes all residences including vacation rentals and multi-family housing)
  - Water wait list
  - Other commitments (Grandfathered meters, affordable housing)
  - Visitor Serving and other Commercial uses of water resources
- Identification of undeveloped property subject to retirement
  - Methodology
  - Summary table
  - Estimated value
    - Methodology
    - Conditions considered in potential appraisals
    - Estimates and recommended margin to account for variation
- Stakeholders of retiring properties and maintaining open space in Cambria and proposed allocation of burden
  - Property owners who can develop properties, as a result of the community's commitment to limit growth (i.e., water wait list, grandfathered meters)
  - Existing community residents including renters (providing open space, fire mitigation, habitat preservation, supplemental water during drought, etc.)
  - Tourism
  - Other
- Identified methods for retirement of undeveloped properties – report should emphasize a menu of approaches because there likely will be no single “silver bullet” that will accomplish or largely accomplish the task
  - Methods of retirement – for each method include a discussion of source of funds, pros and cons, estimated potential impact, limitations, steps required for implementation, risk of implementation issues, etc.

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- Voluntary (Lot mergers, acquisition by neighbors, donation, deed restrictions, easements, etc.)
  - Land Conservancy of SLO and TDC
  - Greenspace and other conservation organizations
  - Other private funds and/or public grants
  - Locally generated public funds (Mitigation fee, Mello-Roos, parcel tax, BID funds, etc.) to purchase and retire parcels
- Recommendations
  - Priority for implementation consideration
  - Proportional targets by beneficiary group
- Identified organizational structures to acquire and manage undeveloped properties – for each alternative discuss pros and cons, costs and benefits, administrative issues, steps required for implementation and associated issues, risks, etc.
  - CCSD
  - Open Space District
  - Non-profit organization
  - Hybrid
  - Segregate funds to assure they are used for the intended purpose
  - Estimate administrative, maintenance, transaction costs, legal fees, etc.
- Continuing role for the Buildout Reduction Program Citizens’ Committee
  - Public oversight
  - Annual report of progress
  - Revise Program as necessary in response to contemporary circumstances
- Conclusion
- Appendix listing retirement methodologies including organization structures and potential financing mechanisms

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Tourism