



**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 possible 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.

