

From: [REDACTED]
To: [BoardComment](#); [REDACTED]
Subject: Public Comment on Finance Committee Report 10-14-21 Agenda Item 7.A / 7.B
Date: Thursday, October 14, 2021 11:09:27 AM
Attachments: [Public Comment 9-28-21 Finance Committee Agenda Item 3.A Under-Funded Activities.pdf](#)

Please include the attached written comments from the September 28, 2021 Finance Committee meeting in the record for today's Board meeting.

Thank you,
Crosby Swartz

From: [REDACTED]
To: [REDACTED]; [BoardComment](#)
Subject: Public Comment 9-28-21 Finance Committee Agenda Item 3.A Under-Funded Activities
Date: Sunday, September 26, 2021 6:32:43 PM
Attachments: [TDC Document Summary.pdf](#)

We have reviewed the agenda package report on Under-Funded Activities and we have the following comments for your consideration.

- The paragraph titled "Vacant Lots owned by CCSD" states "Attempt to divest as many of these lots as possible" and "No additional real estate should be accepted by CCSD without guaranteed funding for it's maintenance".
- Many of the lots owned by CCSD have Conservation Easements on them. Divesting these lots will require approval by The Land Conservancy of San Luis Obispo, the California Coastal Conservancy and the County.
- The CCSD has committed to acquiring and retiring from development vacant lots in accordance with the Buildout Reduction Program and the Transfer Development Credits (TDC) Program. Implementation of these programs will be a condition of approval for water supply related Coastal Development Permits for projects such as the Water Reclamation Facility.
- In addition, by providing an opportunity for property owners to sell undeveloped parcels the BRP and TDC substantially reduce the risk of litigation by such property owners related to the issue of water connections and building permits in the future (From BRP Report page 4).
- The attached TDC Document Summary lists several documents related to the Conservation Easement/TDC lots. These documents as well as the Memorandum of Understanding between CCSD and LCSLO are available on the website cambriaforestcommittee.org.
- Crosby and Laura Swartz

TDC document summary

Transfer Development Credits are a mechanism by which undeveloped lots are legally retired from development. Their use is permanently restricted to open space. The development rights associated with them can be transferred to areas in Cambria where development is better suited and which will have a reduced impact on the health of the native Monterey pine forest. Landowners who wish to exceed present county development standards can purchase TDCs from The Land Conservancy. That money is then used to purchase additional undeveloped lots and retire them from development, perpetuating the program.

The CCSD's partnership with LCSLO on a long-term basis is a significant part of implementing the BRP.

Several legal and regulatory documents are involved in the program. Those documents are collected here on the Cambria Forest Committee website for your convenience.

Title 23, Land Use Ordinance, of the San Luis Obispo County Code, Section 23.04.440, defining and codifying TDCs.

Chapter 6, Combining Designations, Section 17, and Figure 6.2 of the North Coast Area Plan, the governing legal language for the TDC program.

Chapter 7, Planning Area Standards, Paragraphs B and C, Figures 7-18 and 7-19, of the North Coast Area Plan, defining TDCs and specifying where and how they are to be used.

The Deed of Conservation Easement between the Cambria Community Services District and the Land Conservancy of San Luis Obispo, which specifies the legal status of the retired property.

The 2007 Coastal Conservancy Staff Recommendation for \$200,000 funding for the Cambria/Lodge Hill Restoration Program.

A 2011 letter from the Coastal Conservancy discussing the funding and status of the TDC program.

An abstract of the Cambria Lodge Hill Restoration Program, 1984-2011.

From: [REDACTED]
To: [BoardComment](#)
Subject: Fiscalini ranch bathroom
Date: Thursday, October 14, 2021 3:28:20 PM

I am coming in late to the conversation regarding this bathroom to Fiscalini ranch / Rodeo grounds area. I listened to today's meeting that spoke about it. We live up the hill adjacent to this area and will be impacted directly from this. Can you send me more information or a link to what they were talking about – regarding plans, location, and design.

I am concerned with this attracting the homeless population to this area. It is already an issue at the other public bathroom near Redwood Café.

Also concerned about the additional traffic and lights, dust from the road below us. Is this a done deal or has there been any push back from the homes that are being impacted by this?

Diane Felgenhauer

Sent from [REDACTED] for Windows

From: [REDACTED]
To: [Ossana Terterian](#); [REDACTED]
Subject: Public Comment on 7.B. in Agenda for 14 Oct. 2021
Date: Thursday, October 14, 2021 10:20:02 AM

Ms. Terterian:

If I am for any reason not able to speak my comment in the meeting today, please read it out loud and post it in written comments in any case.

Thanks!

CCSD Board of Directors:

First, on page 89 of your Agenda today, 14 October 2021, in the report from the Standing Committee on Finance, the following is stated:

The Committee voted 3-1 to forward the report [Summary of CCSD Finance Committee Ad Hoc on unfunded/underfunded/understaffed] to the Board with changes only for clarity of presentation or updates based on new information along with a statement noting that the report fulfills the first task in a multi-task effort to meet the Strategic Plan goal of achieving financial sustainability for the District.

The Agenda for that meeting on 28 Sept. 2021 contained the full text of "Summary of CCSD Finance Committee Ad Hoc on unfunded/underfunded/understaffed." It is an excellent, extensive analysis.

The revised Summary is not in the Agenda of the CCSD Board of Directors today. How will it be made available to the public?

Second, near the end of that meeting of the Standing Committee on Finance, in Future Agenda Items, Ms. Stewart asked when expenditures for legal consultants would be put on their agenda.

Director Gray (moderating the meeting) replied, "I'll say something about the parameters of the committee. I should have said this earlier [unclear]. We're, our role is not to decide how

money gets spent. It's more about...we're the Finance Committee, we're about how money is...how to build the thing [?], how money is raised."

I hope the CCSD Board of Directors clarifies in the very near future

- whether the word "finance" in Standing Committee on Finance refers only to raising money or also to analysis of how money is spent by the CCSD,
- whether the Standing Committee may address a particular financial issue without having been requested to do so by the CCSD Board of Directors, and
- whether the director, who moderates the meeting and is not a member of the Standing Committee, has the authority to revise documents and forward them to the Board of Directors.

Thank you for your attention to these concerns.

Elizabeth Bettenhausen
full time resident of Cambria since March 2002



From: [REDACTED]
To: [BoardComment](#)
Subject: To be read aloud at the CCSD meeting 10/14/21, regarding Hipcamp
Date: Wednesday, October 13, 2021 7:18:36 PM

We, and over 100 other residents in our area, are totally against having “Hipcamp” come into Cambria. It is a severe fire threat whether Hipcamp decides to have campfires or not. How are they going to control smokers, who start many fires? Who is going to pay for all the homeowner/fire insurance when we all get cancelled when our insurance carriers find out we live next to a campground? Hipcamp, which is buying up private property here, could start the BIG fire that takes out Cambria. Please, support our cause with the SLO County Government, the North Coast Advisory Council, and the Coastal Commission.

Thank you,
Karen & Dave Pearson

From: [REDACTED]
To: [BoardComment](#)
Subject: water and light
Date: Thursday, October 14, 2021 9:56:08 AM

Brambles Renovation

What is the CCSD's response to the amount of water that will be used when Dirk Winters has finished his renovation of the Brambles restaurant into a hotel and spa — you know it's going to take a lot of water to run that place. After years of no water usage at that site, we are facing massive usage of a communal resource. Even if you charge him more for such usage, that does not make more water.

Rodeo Grounds Restroom

If a light is going to be placed on the outside of the new restroom being built on the rodeo grounds, it needs to shine only down. If not, it will travel onto the hill above the rodeo grounds where owls and other critters live, forcing them to leave to hunt where dark still exists.

Lauren Younger