



Buildout Reduction Program Citizens' Committee (BRPCC)

REGULAR MEETING
Monday, January 9, 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 December 12, 2016
 - 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
- 3. FUTURE AGENDA ITEMS**
- 4. ADJOURN**



Buildout Reduction Program Citizens' Committee (BRPCC)

REGULAR MEETING
Monday, December 12, 2016 - 10:00 AM
2850 Burton Drive Cambria CA 93428

MINUTES

A. CALL TO ORDER

Chairman Siegler called the meeting to order at 10:00 a.m.

B. ESTABLISH QUORUM

Committee Members Present:

Ted Siegler, Crosby Swartz, Laura Swartz, Cindy Steidel, Mel McColloch, Jerry McKinnon

Bob Sfarzo arrived at 10:04 a.m.

Committee Members Absent:

Greg Hunter, Allison Groves, Mark Rochefort

C. CHAIRMAN'S REPORT

Chairman Siegler created a draft Report Outline for the Buildout Reduction Program (attached). He asked Haley Dodson to send out to all committee members via e-mail. Chairman Siegler will bring the outline back for discussion, edits, and additions at the next meeting. This outline is currently just a work in progress document to keep track of suggestions and items towards the final report.

Committee Member Laura Swartz stated there have been 501C3 organizations given grant information to apply for grants. CCSD didn't show much interest in applying at this point. This is another reason to have something separated from CCSD, such as an Open Space District. One of the grants was money to acquire unimproved lots. These grants were available to public agencies, not 501C3's.

Committee Member Crosby Swartz stated one grant was the purchase/operation of a biomass/cogeneration facility, and he was surprised that CCSD didn't jump at the grant.

1. PUBLIC COMMENT

None.

2. REGULAR BUSINESS

A. Consideration to Approve the Minutes from the Regular Meeting held on November 28, 2016

Committee Member Crosby Swartz stated he had the following items:

Under Item 2(B)(3), the sentence "Committee Member Crosby Swartz reported that he met with Supervisor Gibson and his assistant. They discussed some language to include in the program," should be changed to "Committee Member Crosby Swartz reported that he met with Supervisor Gibson and his assistant. They met to discuss language to include in the TDC expansion program."

Under Item 2(B)(3), the sentence "They also asked about the power and purpose of Special Services District" should be changed to "They also asked about the power and purpose of Community Services Districts."

Under Item 2(B)(3), the sentence "He had an item he thought was appropriate in the code and thinks it may need to be approved by LAFCO" should be changed to "He had an item he thought was appropriate in the Government Code Paragraph 61000-AE and thinks it may need to be approved by LAFCO."

Committee Member Laura Swartz stated she had the following items:

Under Item 2(B)(3), the sentence "Committee Member Laura Swartz commended that Daniel Bohlman wants to mark the development of the TDC's" should be changed to "Committee Member Laura Swartz commented that Daniel Bohlman wants to create a market for the development of the TDC's."

Under Item 2(B)(3), the sentence "She expressed concerns that if Parks are combined with Open Space, the Parks department will suck all the money dry" should be changed to "She expressed concerns that if Parks are combined with Open Space, the Parks department will deplete all the money dry."

Under Item 3. Future Agenda Items, the sentence "Committee Swartz asked to include the reference to recommend the language include, "less than 4650 connections" should be changed to "Committee Swartz asked to include the reference to recommend the language include, "up to 4650 connections."

Committee Member McColloch stated to correct his last name spelling under Item B Establish Quorum and Item 4 Adjourn.

Committee Member McColloch motioned to approve the minutes with the amended changes.

Committee Member Laura Swartz 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**
- 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**

2(B)(1) Chairman Siegler stated he sent Committee Member Steidel' s outline to District Counsel and asked for input and he hasn't heard back from him, but will follow up with him soon.

2(B)(2) Chairman Siegler stated Committee Member Hunter has been in touch with Committee Member Rochefort about the Forest Service.

2(B)(3) Committee Member Crosby Swartz stated he had a discussion with Committee Member Groves, but hasn't received a report back yet. He did an investigation with LAFCO about CCSD. LAFCO puts out a report every five years to update municipal services. Based on the 2014 report, they summarized the active powers of the CCSD and didn't recommend any changes at that time. He still believes that Government Code Paragraph 61000-AE needs to be approved by LAFCO as an active power of the CCSD. To activate the power, a request must be submitted to the SLO County Board of Supervisors and they bring LAFCO into play. The only glitch with LAFCO is where the funding is going to come from to execute this active power, and we are not to that point yet. He stated that CCSD should contact the county to add this to their active powers at some point. Chairman Siegler stated this should be in the recommendations we make and it would be a good thing to add to the legal input list.

Committee Member Steidel suggested the committee use a decision tree to help sort out questions and answers.

Committee Member Laura Swartz asked if the Land Conservancy of San Luis Obispo will be accepting donated lots. Chairman Siegler stated they will be accepting donated lots, but they will not be purchasing lots.

Committee Member Steidel stated there are vacant lots in the Marine Terrace area that are not on water wait list, but are owned by people that live out of the area and out of the country. She suggested we become more interactive and provide information to those owners that may not be aware of the lot and options that can be considered.

Chairman Siegler stated that the every time the Land Conservancy of SLO acquires a lot for donation or purchase, an appraisal has to be done. They don't have to have an appraisal when the donated lot is valued at \$5,000.00 or less. The IRS will accept a certificate from the Land Conservancy of SLO stating the lot is valued at \$5,000.00 or less.

Committee Member Laura Swartz asked if we will make a recommendation for an Open Space District or expanding the CCSD's power. Can we have a discussion at some point?

Chairman Siegler said absolutely and they should be informed recommendations. We hope to have formal processes with motions to adopt each one of our recommendations.

C. Discussion to Define Process for Valuing Undeveloped Parcels

Chairman Siegler stated his committee met with Daniel Bohlman and he gave us a description of what the Land Conservancy experiences with properties and provided us with two appraisals that they own and the appraisals show how they were put together. Daniel gave us names of two appraisers. Our next step is to contact one of the appraisers and get some support on appraisals. We got support from CCSD in the event the appraiser can't give us the report for free. We will need an estimate for the square foot value given the conditions of the property and its location. It will be considerably less than the prior BRP report.

Committee Member Laura Swartz asked if we should go by the assessed value of the lots. Chairman Siegler state the assessed value is based on the initial purchase price with maximum of 2% inflation attached to it because of Prop 13. We need to go by the appraisal of the lot.

3. FUTURE AGENDA ITEMS

Committee Member Steidel suggested to bring back the Report Outline that Chairman Siegler gave to the Committee. Chairman Siegler and Committee agreed to bring it back as an agenda item to the January meeting.

Committee Member Laura Swartz stated she would like to make sure that the final recommendation includes items that were considered, but not used in the final report. Chairman Siegler agreed and suggested we discuss what was considered and discuss our conclusions and have a reason for conclusions in our recommendation.

4. ADJOURN

Committee Member Crosby Swartz motioned to adjourn the meeting.

Committee Member Steidel seconded the motion.

The committee unanimously agreed to adjourn the meeting at 11:08 a.m.

The next BRPCC meeting will be Monday, January 9, 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
 - 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
- Beneficiaries of retiring properties and maintaining open space in Cambria
 - Tourism
 - 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 (providing open space, fire mitigation, habitat preservation, etc.)
 - 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.
 - Voluntary (Lot mergers, acquisition by neighbors, donation, 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.)
 - 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