

## CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Board of Directors

AGENDA NO. **7.C.**

FROM: Monique Madrid, District Clerk

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Meeting Date: December 14, 2017      Subject: REVIEW AND DISCUSSION OF THE  
CAMBRIA COMMUNITY SERVICES  
DISTRICT BUILDOUT REDUCTION  
PROGRAM REPORT PREPARED BY  
THE BUILDOUT REDUCTION  
PROGRAM CITIZENS' COMMITTEE

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### **RECOMMENDATIONS:**

It is recommended that the Board review and discuss the attached Cambria Community Services District Buildout Reduction Program Report prepared by the Buildout Reduction Program Citizens' Committee, and provide direction to staff.

### **FISCAL IMPACT:**

The Cambria Community Services District Buildout Reduction Program Report (the "Report") includes a number of recommendations for funding the Buildout Reduction Program. These recommendations include: creation of a Mello-Roos Community Facilities District consisting of properties on the water wait list; a special parcel tax on commercial and residential developed parcels in the District; and an increase in the Tourism Business Improvement District assessment of an additional one-half of one percent (.5%) on lodging operators per occupied room per night. The recommendations are discussed in detail in the Report.

### **DISCUSSION:**

In December 2005, a Citizens Finance Committee was formed to study the feasibility of buildout reduction in Cambria. This Committee met on a weekly basis from January through March 2006. On April 27, 2006, the Committee presented its detailed findings to the CCSD Board of Directors, and a Townhall Meeting was held on May 16, 2006 to obtain community input. Under the Buildout Reduction Program, the District's goal is to not exceed a total 4,650 existing and outstanding residential connections. This goal is also included in San Luis Obispo County's community plan for Cambria, as part of the North Coast Area Plan. The Buildout Reduction Program was included as a mitigation measure in the CCSD's 2008 Water Master Plan to mitigate potential growth-inducing impacts. As part of the CCSD's currently pending application for a regular Coastal Development Permit for the Sustainable Water Facility ("SWF"), a Subsequent Environmental Impact Report has been prepared and certified that includes the Buildout Reduction Program as an element of mitigating growth-inducing impacts of the SWF.

As part of the process of reviewing and updating the Buildout Reduction Program, the CCSD Board of Directors created a Buildout Reduction Program Citizens' Committee in 2016. The Committee is made up of the following ten members: Committee Chairman Ted Siegler and

Committee Members Mark Rochefort, Allison Groves, Mel McColloch, Crosby Swartz, Greg Hunter, Cindy Steidel, Laura Swartz, Bob Sfarzo, and Jerry McKinnon.

The Buildout Reduction Program Citizens' Committee has prepared a detailed and comprehensive Report that is now being presented to the Board of Directors for its review. It is recommended that the Board review and discuss the attached Cambria Community Services District Buildout Reduction Program Report, and provide direction to staff.

Attachment: Cambria Community Services District Buildout Reduction Program Report

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BOARD ACTION:     Date \_\_\_\_\_ Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

UNANIMOUS: \_\_\_ RICE \_\_\_ FARMER\_\_\_BAHRINGER \_\_\_ WHARTON\_\_\_