Buildout Reduction Program

("BRP")

BRP

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What is the BRP?

The BRP is a program to retire from future development all vacant residential parcels in excess of the 4,650 residential water connections targeted in the 2008 CCSD Water Master Plan.

The original BRP was prepared in 2006; the updated BRP is the result of intensive work by the 2016 BRP Citizens' Committee ("BRPCC").

The BRPCC identified **1,377 undeveloped residential parcels** subject to retirement in excess of the 4,650-target.

Buildout Reduction Program Citizens Committee

Allison Groves
Greg Hunter
Mel McColloch
Jerry McKinnon (replaced Sue Robinson)
Mark Rochefort
Bob Sfarzo
Ted Siegler
Cindy Steidel
Crosby Swartz
Laura Swartz

- Established in April 2016
- Conducted public meetings, generally every other week for 20 months

- Core Principles:
  - A viable program to limit legal liabilities AND provide open space and habitat protection for the community
  - Recommendations must be legal and implementable
  - Costs of implementation should be shared by those deriving benefit from the program

Why Adopt the BRP?

- The BRP is the only guaranteed way to assure that Cambria's population is permanently limited to 4,650 households.
- The BRP preserves Cambria's small town charm and natural beauty.
- The BRP is the growth inducing mitigation measure identified in the EIR for the Sustainable Water Facility.
- The BRP reduces considerable legal expenses and substantial potential liability from lawsuits claiming regulatory taking and/or other theories of recovery.
- The BRP should eliminate long-standing community acrimony over the uncertainty and scope of population growth in Cambria.

Who are the Stakeholders of the BRP?

- The BRPCC identified three primary stakeholder groups that benefit from the BRP:
  - Owners of vacant parcels on the CCSD Water Wait List.
  - Current and future owners of developed residential and commercial properties in Cambria.
  - Tourists and the tourist trade.

What's the BRP Cost and Funding Streams?

- The estimated cost to retire and maintain 1,377 vacant parcels over the next 25 years is $25 million, present value.

- The allocated cost to each of the stakeholder group (primary core funding):
  - Water Wait List: $400,000 per year charged though a Mello-Roos CFD.
  - Current owners of residential property: $100 per year special parcel tax ($400,000 per year).
  - Tourists and tourist trade: .5% increase of County Tourist Business Improvement Fee ($200,000 per year).

- To reduce cost, the BRPCC also recommends vigorously pursuing alternative means of parcel retirement and secondary funding sources such as voluntary mergers, TDC credits, conservation easements, grants, etc.

What's Required to Implement the BRP

- Adoption of the BRP report by the CCSD Board.

- Approval by the prescribed number of members of each stakeholder group under the California Constitution and Proposition 218.