



Buildout Reduction Program Citizens' Committee (BRPCC)

REGULAR MEETING
Monday, July 24, 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 July 10, 2017
 - B. Discussion and Consideration of Proposal by Deryl Robinson
 - C. Discussion and Update of the Buildout Reduction Report
 - D. Discussion Regarding the Estimated Cost of Maintenance of Acquired Undeveloped Properties
- 3. FUTURE AGENDA ITEMS**
- 4. ADJOURN**



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(BRPCC)

REGULAR MEETING
Monday, July 10, 2017 - 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

A quorum was established.

Committee Members Present:

Ted Siegler, Crosby Swartz, Laura Swartz, Jerry McKinnon, Mark Rochefort, Allison Groves,
Mel McColloch, Bob Sfarzo, Greg Hunter

Cindy Steidel arrived at 10:02 a.m.

Committee Members Absent:

None.

CCSD Staff Present:

Haley Dodson, Confidential Administrative Assistant

C. CHAIRMAN'S REPORT

Chairman Siegler reported that Committee Member Rochefort received a note from Deryl Robinson with an interesting idea which he will put on the agenda for the next meeting.

1. PUBLIC COMMENT

Committee Member Crosby Swartz stated the County released the Growth Management Ordinance Allocation Information which included a Single Family Residence wait list for Cambria. He suggested we may want to investigate the APN's on the county wait list vs. the CCSD wait list. The committee agreed to have Committee Member Crosby Swartz contact Airlin Singewald with questions regarding the County APN wait list.

The committee discussed the water wait list and the 4650 cap.

Public Comment:

Mike Rice

Committee Member Crosby Swartz passed out a handout titled, "Open Space District/Authority Advantages & Disadvantages." (handout attached)

2. REGULAR BUSINESS

A. Consideration to Approve the Minutes from the Regular Meeting held on June 19, 2017

Committee Member McColloch motioned to approve the minutes.

Committee Member Groves seconded the motion.

Motion was approved unanimously.

B. Discuss and Consider Designating the Appropriate Point of Contact for the BRPCC

Committee Member McColloch stated there was discussion at the last meeting regarding the contact of board members and BRPCC members. We need to have a motion of who the contact of this committee to the CCSD board and vice versa.

Committee Member McColloch moved that the procedure for the BRP committee business communications to and from the BRP committee members and the CCSD Board is only through our committee chairman. The only exception would be if our chairman designates some other committee member to act on his behalf.

Committee Member McKinnon seconded the motion.

Chairman Siegler stated there's a difference between formal and informal communication. Committee Member McColloch stated it's for formal communication, not informal communication.

The committee discussed the motion and after much discussion, Committee Member McColloch withdrew his motion. Committee Member McKinnon withdrew his second motion.

Public Comment:

Mike Rice

C. 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**

D. Discussion to Define Process for Valuing Undeveloped Parcels

E. Discussion and Update of the Buildout Reduction Report

The committee reviewed the draft report one section at a time, looking at topics not words.

Committee Member Groves left the meeting at 10:45 a.m.

Committee Member McKinnon left the meeting at 11:00 a.m.

Committee Member Rochefort left the meeting at 11:30 a.m.

Committee Member McColloch left the meeting at 11:45 a.m.

F. Discussion Regarding the Estimated Cost of Maintenance of Acquired Undeveloped Properties

3. FUTURE AGENDA ITEMS

4. ADJOURN

Committee Member Hunter motioned to adjourn the meeting.

Committee Member Crosby Swartz seconded the motion.

The committee unanimously agreed to adjourn the meeting at 12:04 p.m.

The next BRPCC meeting will be on Monday, July 24, 2017 at 10:00 a.m.

ADVANTAGES

Open Space District has a single purpose - land conservation and maintenance.

OSD directors and manager have no other interests competing for time and funding

Better public perception and support for Open Space District goals

Relieves CCSD of land conservation and maintenance responsibilities

OSD eligible for BRP funding and other funding sources including grants

Open Space District specified by North Coast Area Plan

An Open Space District should be formed through a cooperative effort between the County, the community of Cambria and others to begin purchasing small and substandard lots. (p 4-17)

As one component of a larger build-out reduction program, the County, CCSD, the community of Cambria, and other stakeholders should work together to establish an Open Space District to begin purchasing and maintaining many of the small and substandard lots in Cambria. (p 6-10)

Encourage establishment of a Park or Open Space District to purchase small substandard lots in Cambria in order to reduce overall buildout and the corresponding need for costly new services and infrastructure. (p 1-4)

Open Space District continues open space maintenance after BRP is concluded.

DISADVANTAGES

Multiple steps to establish Open Space District

Voter petition to place on ballot (10%?)

Majority vote to establish district

2/3 vote for assessment funding

Public outreach required

Joint Powers Authority to divide responsibilities between CCSD and OSD
(funding, administration of land purchases and maintenance)