



Voluntary Lot Merger Program

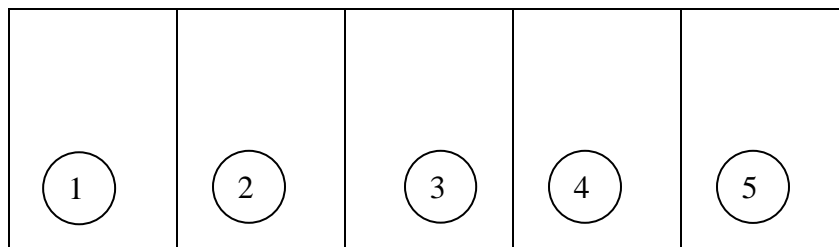
THE CCSD IS YOUR “ONE STOP” FOR MERGING LOTS!

Voluntary lot mergers play a vital role in reducing the number of buildable lots in Cambria and meeting several of the major goals of the CCSD’s Buildout Reduction Program such as conserving water and preserving a balance between potential growth and the sustained availability of public resources. In just over two years since the commencement of the CCSD’s Voluntary Lot Merger Program in May 2007, Cambrians have accomplished almost 90% of the Buildout Reduction Program (BRP) goal of 394 lots reduced by merger of vacant lots with existing built lots. Last Fall 2009, a new lot merger goal was established at 592 lots. Let’s keep up the good work!

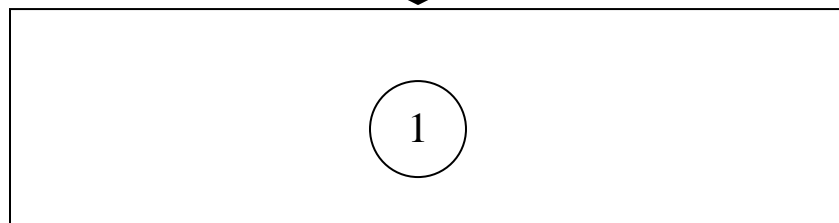
In addition to preserving park-like open space in residential areas, there are many advantages for owners that utilize the Voluntary Lot Merger Program. Please review the reverse side for the benefits of merging lots. **Most importantly, the CCSD pays all of the fees associated with your merger!**

The CCSD has contracted with First American Title in Morro Bay to make mergers easy.

- CCSD and First American Title will handle all paperwork and County processing
- CCSD will pay fees associated with the voluntary lot merger process
- First American Title in Morro Bay will handle all of the title work



5 Parcels • 5 Property Tax Bills • 1 Owner



1 Parcel • 1 Property Tax Bill • 1 Happy Owner

For more information on how to merge your property contact:

Cori Ryan

P. O. Box 65 Cambria, California 93428

805-927-6240 • Fax: 805-927-6242 • E-mail: cryan@cambriacsd.org



CAMBRIA COMMUNITY SERVICES DISTRICT

P.O. Box 65 • Cambria, CA 93428 • Telephone: (805) 927-6223 • Fax: (805) 927-5584

VOLUNTARY MERGERS

A voluntary merger is a process where two or more adjacent parcels under common ownership may be combined to create one large parcel. When vacant parcels are merged with a parcel that has a water allocation, the new parcel takes on the allocation of the one parcel that had an allocation. If all the parcels that are merged have no water allocation then the new parcel remains without water.

Benefits of Merging Parcels

- By merging your vacant parcel with an active service parcel you would be able to expand your home on to the vacant parcel, build a guesthouse or detached garage or keep it vacant to ensure your view or leave space between you and your neighbors.
- By merging your vacant parcel with your CCSD Wait List position parcel you would be giving yourself more square footage for your future home and leaving plenty of room for a spacious yard.
- You will eliminate at least one of your property tax bills and possibly save on special assessment taxes such as Fire Suppression Assessment Benefit.

How to Merge Parcels

- Mergers are a function of the SLO County Planning and Building Department. All mergers must be reviewed and recorded by the Planning Director. The CCSD is committed to simplifying its “one-stop” approach for property owners, including paying all fees associated with the merger process.
- Application packets are available at the CCSD Fire Department and staff will be happy to assist in any way needed.
- Complete the application packet and return it to the CCSD Fire Department.
- The CCSD has contracted with First American Title Company in Morro Bay to gather all necessary documentation, such as current deeds and title documents, and they will handle all communication with the County. An Owner’s Authorization form is included in the application packet to allow First American to act on the owner’s behalf.