



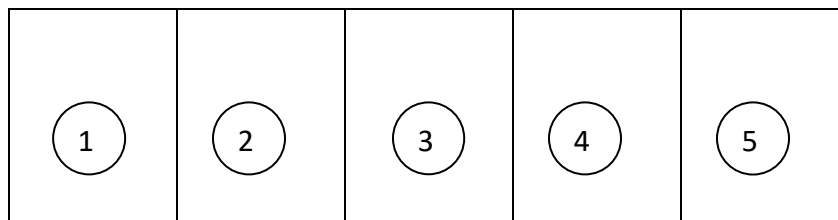
The Voluntary Lot Merger Program

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. Since the commencement of the CCSD's Voluntary Lot Merger Program in May 2007, Cambrians have exceeded the Buildout Reduction Program (BRP) initial goal of 592 lots reduced by merger of vacant lots. Let's keep up the good work!

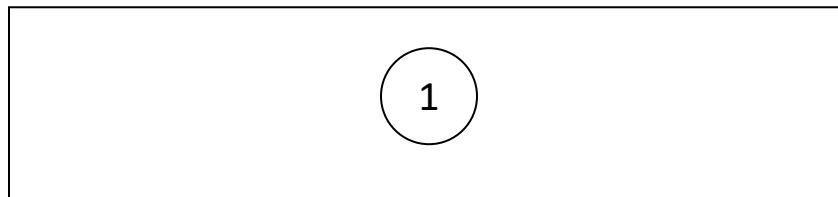
In addition to preserving park-like open space in residential areas, there are many advantages for owners that utilize the Voluntary Lot Merger Program. See page two for more information.

The CCSD is collaborating with Placer Title Company in Cambria to make mergers easy. CCSD will pay fees (up to \$800) associated with the voluntary lot merger process, and Placer Title will handle all title paperwork and County processing.

Example Benefit of the VLM Program



5 Parcels • 5 Property Tax Bills • 1 Owner



1 Parcel • 1 Property Tax Bill • 1 Happy Owner

For more information and to verify lot eligibility contact:

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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 with plenty of room for a spacious (drought-tolerant!) yard.
- You will reduce the number of property tax bills you receive 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 the merger process as much as possible for our customers.
- Application packets are available at the CCSD Administration office and staff will be happy to assist in any way needed. An Owner's Authorization form is included in the application packet to allow Placer Title to act on the owner's behalf.
- Complete the application packet and return it to Placer Title Company in Cambria.