

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Board of Directors

AGENDA NO. **8.A.**

FROM: John Weigold, IV, General Manager

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Meeting Date: September 19, 2019      Subject: DISCUSSION AND CONSIDERATION OF APPROVAL OF REAL PROPERTY TRANSFER AGREEMENT WITH THE LAND CONSERVANCY OF SAN LUIS OBISPO COUNTY FOR THE TRANSFER OF TWO LOTS (APN 023-353-007) AND ADOPTION OF RESOLUTION 36-2019 AUTHORIZING ACCEPTANCE OF SAME

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**RECOMMENDATIONS:**

Staff recommends that the Board of Directors discuss and consider approving a Real Property Transfer Agreement (“Agreement”) with the Land Conservancy of San Luis Obispo County (LCSLO) for the transfer of a parcel consisting of two lots on Burton Drive (APN 023-353-007), and adoption of Resolution 36-2019 authorizing acceptance of the parcel.

**FISCAL IMPACT:**

There will be ongoing maintenance costs associated with accepting the parcel. The Facilities Manager indicates that the annual cost to maintain a vacant parcel can vary widely depending on a number of different factors. The 2017 Buildout Reduction Report estimated the average cost of maintenance for one parcel to be \$400. It should be noted that a parcel can consist of one single lot or multiple lots.

**DISCUSSION:**

In June 2017, the Board of Directors entered into a Memorandum of Understanding (“MOU”) with LCSLO for the Transfer Development Credits Lot Retirement Program (“TDC Program”). Under the MOU, LCSLO will acquire parcels by donation or purchase from landowners and immediately transfer the parcels to CCSD. CCSD then encumbers the parcels with a conservation easement in favor of LCSLO, effectively retiring all development rights on the property. LCSLO has identified a landowner that wishes to donate an eligible parcel to LCSLO and has provided the Agreement to facilitate the transfer. The Agreement will transfer the parcel (as well as the three (3) lots located on Ramsey Road (APN 023-353-007) approved for transfer at the September 12, 2019 Board meeting) from LCSLO to the CCSD and memorialize the process described above.

The North Coast Area Plan (NCAP) contains provisions relating to LCSLO’s promotion of the TDC Program, as well as implementation of the CCSD’s Buildout Reduction Program (BRP) through the acquisition of vacant lots and retirement of development rights. The TDC Program voluntarily retires lots within designated sensitive resource areas of Monterey Pine Forest Habitat by recording a conservation easement or other document on the property. The building potential of the retired lot is then transferred to a buildable lot outside of the CCSD’s service area to allow for development of dwellings with a larger square footage than would otherwise be allowed by planning area standards. LCSLO manages the program, coordinating land purchases or donations with lot owners and turning the land over to the CCSD for long term management.

The TDC Program was established in the late 1980s as a way to address concerns over the development of antiquated and substandard lots in Cambria. Several thousand parcels created in the 1920s and 1930s are located on densely forested and steeply sloped lands. Rapid development threatened the rare Monterey Pine Forest and presented erosion and sedimentation concerns, as well as further straining the area's already limited water supply.

The parcel is located on Burton Drive as shown on the attached assessor's map. LCSLO indicates this parcel is worth retiring through the TDC Program. Staff inspected the parcel and did not find any hazards or cause for concern. There will be ongoing maintenance costs, including annual weed abatement that will be paid out of the General Fund. This transaction will also help implement the BRP.

At the September 12, 2019 Board meeting, Director Rice requested certain information regarding the Cambria/Lodge Hill TDC Program. To date, LCSLO has acquired and transferred to the District approximately 400 lots under the program. Additionally, LCSLO sells TDCs with some regularity; the last sale was in January 2019 when 192 TDCs sold for \$4800 or \$25/per TDC.

Attachments:           Resolution 36-2019  
                              Assessor's Parcel Map  
                              Real Property Transfer Agreement