

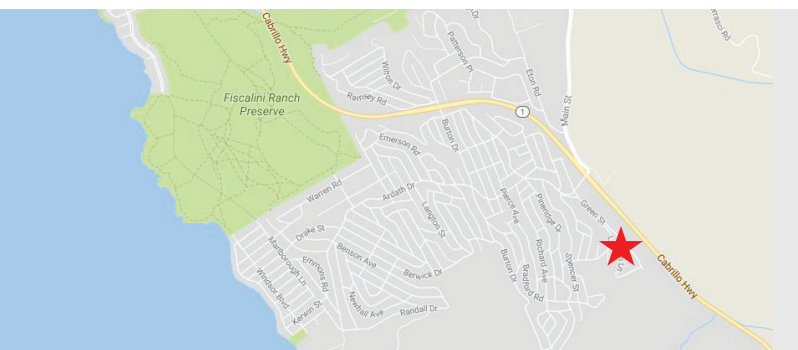
FOR SALE > LAND DEVELOPMENT

Cambria Development

LONDONDERRY LANE | CAMBRIA | CALIFORNIA



LODGE HILL DISTRICT / 12 UNIT DEVELOPMENT OPPORTUNITY



Located in the Lodge Hill district, in the southwestern section of Cambria, the project offers panoramic views of the surrounding hillsides. New development in the community of Cambria has been severely limited over the last 14 years due to the building moratorium established by Cambria in 2001 resulting in limited competition for the project. The property has pending water allocations for 12 water meters, with “will serve” letters from the Cambria Community Service District (CCSD).

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Cambria Development Overview

Large hillside development site with 3 APNs with 21 underlying legal lots. Conceptual site and grading plans propose lot line adjustments to create a total of 10 separate single family parcels, two of which would feature secondary units. The property has pending water allocations for 12 water meters, with "will serve" letters from the Cambria Community-Service District (CCSD).

- › Offering Price: \$550,000
- › Proposed number of units: 10SFR
+ 2 secondary units
- › Address: Londonderry Lane, Cambria
- › Land Area: 1.525 Acres
- › APNs: 024-191-013, 062, & 063
- › Zoning: Residential Multi-Family (RMF)

Cambria

Cambria where the pines meet the sea on California's Central Coast is perhaps the most scenic locale mixed with a Mediterranean type of climate for year round comfortable living. Located approximately 35 miles north of San Luis Obispo and 6 miles south of Hearst Castle, Cambria is conveniently located on the ocean between San Francisco and Los Angeles. Cambria's pine covered hills and rugged shoreline attracts many artists and tourists. The population is approximately 6,500 including outlying ranches and farms. Originally subdivided over 70 years ago, Cambria was developed into small, average quality vacation homes. Recent trends have been toward above average quality customhomes. At present the community is approximately 45 percent developed. The local water district, Cambria Community Services District, issues water and sewer permits. Due to the countywide Growth Management Ordinance, the wait for building in Cambria is approximately 20 years, unless purchasing a lot already on the CCSD water/sewer list awaiting permits.

Parcel Map

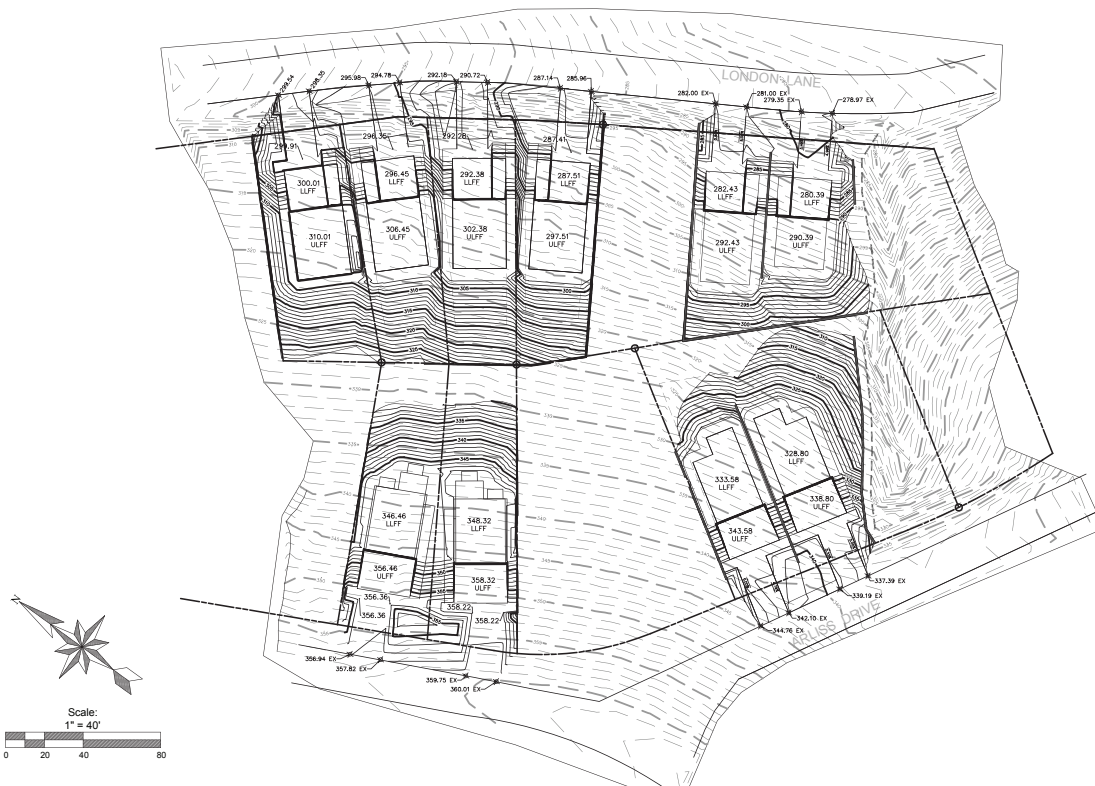
024-191-013

024-191-062

024-191-063



Grading Plan





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