

16. Lot Consolidation for Monterey Pine Forest Protection (SRA)(TH).

The County should review its procedures and, where necessary, suggest legislative changes to encourage lot consolidation within subdivisions that contain substandard lots.

17. Transfer of Development Credit Program (TDC) (LCP).

The Transfer of Development Credits Program has the objective of reducing potential build-out within the Cambria Urban Area for residential single family development, by transferring the development potential of environmentally sensitive areas to more suitable sites within the remainder of Cambria's small-lot residential subdivisions. The County will continue to work with the Land Conservancy of San Luis Obispo County, or other program administrator approved by the County, to encourage voluntary transfer of development credits within the community of Cambria. TDC sending sites (sites that would be retired and no longer eligible for residential single-family development) shall be located within the Cambria Urban Reserve Line and meet one or more of the following (A-G):

- A.** Located in Lodge Hill Special Projects Areas #1 Fern Canyon or #2 Visible Hillside (see Figure 6-2);
- B.** Located in the Monterey Pine Forest Terrestrial Habitat (TH) area (see Figure 6-2), and
 - 1.** be adjacent to an existing retired lot,
 - 2.** contain one or more healthy Monterey pine trees with trunks eight inches or greater in diameter at four feet above grade, or
 - 3.** contain four or more healthy Monterey pine saplings with stems two inches or greater in diameter.
- C.** Contains steep slopes that have known engineering problems associated with potential development, or would cause adverse visual impacts caused by hillside grading (see Combining Designation number 1 (GSA)).
- D.** Where bluff erosion would necessitate shoreline protection for the siting of development (see Combining Designation number 7 (GSA)).
- E.** Contains known cultural resources that cannot be reasonably protected from development (see Combining Designation number 8 (AS)).
- F.** Contains or supports habitats for rare and endangered or threatened species.
- G.** Where development would have adverse impacts when viewed from Highway One.

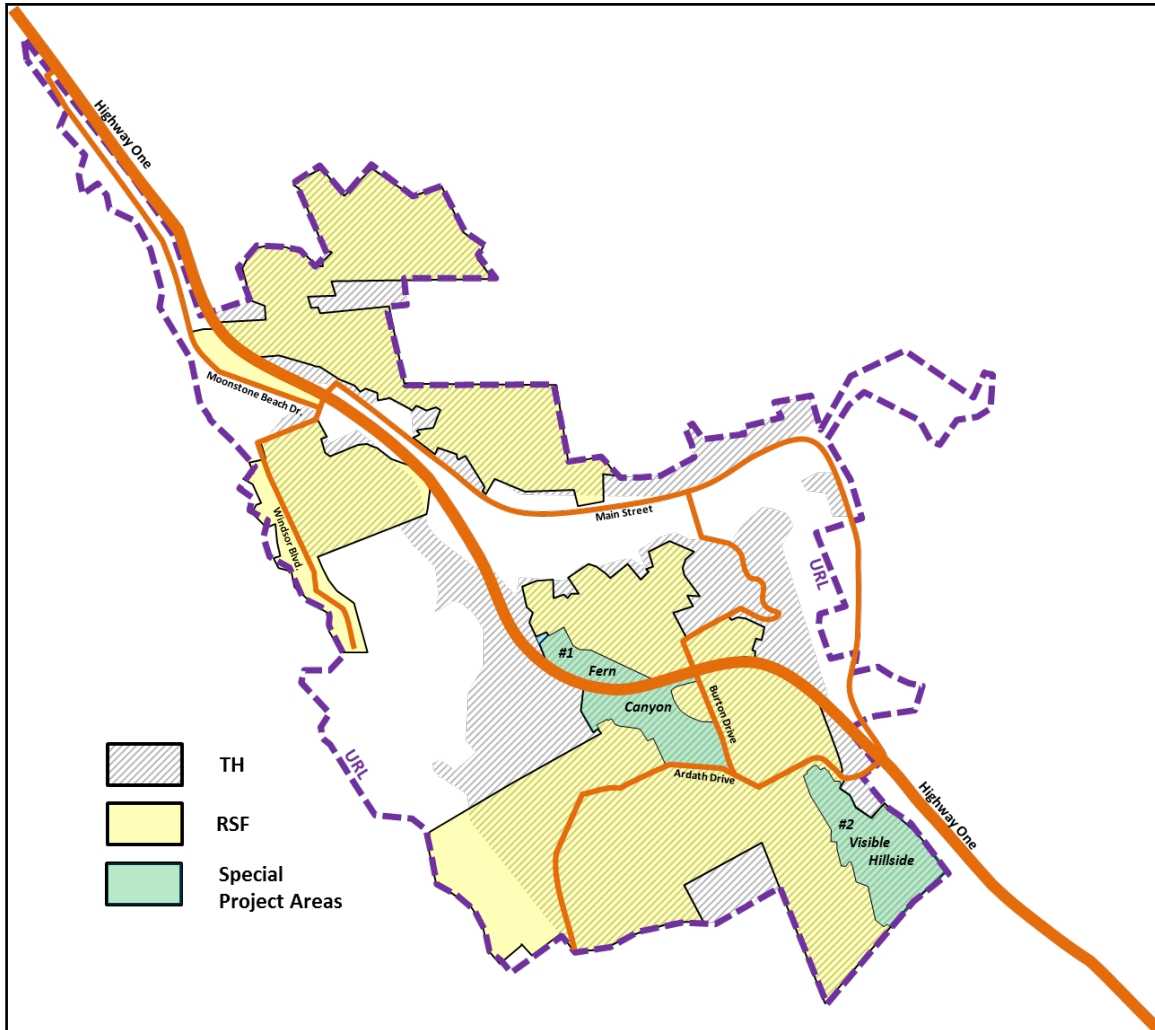


Figure 6-2: TDC Program – Terrestrial Habitat and Special Project Areas

18. Santa Rosa Creek (SRA)(ESHA)(SRV).

Santa Rosa Creek supports a rich diversity of plant and animal species. The County should encourage the establishment of a Creek Enhancement Plan that may include:

- A.** Restoration. Methods may include restoration of summer stream flows, removal of exotic invasive plants, open space acquisition, protection of instream habitat, and an appropriate level of passive recreation use.
- B.** Creek Enhancement - Suggested Goals. Goals and objectives for the Enhancement Plan may include:
 - 1. Conservation of watershed;
 - 2. Protection and enhancement of habitat values;
 - 3. Preservation of the natural flood plain;
 - 4. Reduction of non-source point pollution and sedimentation;
 - 5. Improvement of water quality and quantity;