



Community Development Department
1 Plaza, PO Box 667
Patterson, CA 95363
Ph. 209.895.8020
Fax 209.895.8019
www.ci.patterson.ca.us

LOT LINE ADJUSTMENT

This information is provided as a guide to assist you in the preparation of the application for a **Lot Line Adjustment**.

What is a Lot Line Adjustment?

A lot line adjustment means an adjustment between two or more parcels, where the land taken from one parcel is added to an adjacent parcel, and a greater number of parcels than originally existed is not thereby created.

Application Submittal

An application for a **Lot Line Adjustment** shall be filed by the applicant/property owner or their representative/agent on forms prescribed for this purpose. The application shall be submitted to the Planning Department, 1 Plaza, 2nd Floor, Patterson, CA 95363.

Additional information may be required by the Community Development Director during review of your application. Environmental assessment is required for all projects. If your project is not categorically exempt, environmental documents will be prepared and filed at the applicants cost.

The Subdivision Map Act provides fifty (50) days for review of tentative maps beginning at the time the application is deemed complete as accepted as such. By signing this application, the owner/applicant agrees to extend the above processing time, if required by the City, in order to properly consider and process the subdivision application.

Processing The Application

The processing time for a Lot Line Adjustment varies from one to three months depending on the complexity of the application, environmental documentation required, public noticing requirements, etc. Hearings before the Planning Commission and City Council will be scheduled. Lot Line Adjustment hearings are open to the public and any member of the public wishing to address the Planning Commission or City Council on a Lot Line Adjustment application may do so. It is recommended that the applicant or his/her agent attend the hearing to speak on behalf of the application and to answer questions the Planning Commission or City Council may have.



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NOTE: **If the Lot Line Adjustment is approved by the City Council, the applicant shall have new deeds prepared for the parcels and shall have them recorded. The applicant shall submit photocopies of the recorded deeds to the Planning Commission within sixty (60) days after the actions of approval by the City Council. Failure to record shall void this process.

Required Findings

In order to recommend approval or approve a Lot Line Adjustment the City must find the following:

- A.** That the proposed adjustment will not adversely affect the use of property in the vicinity or conflict with covenants, restrictions or improvements required by a subdivision or which the subject parcels may be a part.
- B.** That all parcels affected thereby after the adjustment shall meet minimum zoning area requirements applicable to the parcels unless said affected parcels in the original condition do not meet said minimum area zoning requirements, and will not result in the creation of lots without adequate access to publicly dedicated streets;
- C.** That parcels affected by the lot line adjustment will remain in such a size, shape and configuration as to be consistent with good land use practices;
- D.** That the lot line adjustment does not violate the provisions of the California Land Surveyors.
- E.** That the proposed lot line adjustment will not conflict with easements acquired by the public at large for access through or use of the subject property, or necessary irrigation easements.

APPLICATION SUBMITTAL:

- Lot Line Adjustment Application
- A written report which provides the information necessary to explain the physical development proposed if the lot line adjustment is approved
- A written explanation of why the proposed lot line adjustment will meet the required findings (see above)



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- Proof of owner's interest in the property (copy of deed, tax bill, etc.)
- 25 copies of the tentative map (if applicable) (one copy to be an 8.5 X 11 reproducible)
- Title Report (if applicable)
- Environmental Information Form (attached)
- Location Map
- \$970.00 Lot Line Adjustment fee** (additional fees, including engineering costs, may be required during processing of your application)

If the application is not complete (see Application Submittal) within 30 days of receipt, the City of Patterson Community Development Department will deem the application incomplete and return the application and application fee(s) to the applicant.

Note: Should your project require an environmental review, the applicant is responsible for the environmental filing fees (effective 1-1-2020) as follows:

- Negative Declaration (ND) or Mitigated Negative Declaration (MND)* \$2406.75
 - Environmental Impact Report (EIR)* \$3343.25
 - Environmental Document Pursuant to a Certified Regulatory Program* \$1136.50
 - County Clerk Processing Fee \$57.00
- (*Department of Fish and Game Fees)



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LOT LINE ADJUSTMENT

Project #: _____

Mailing Address/City/State/Zip

Phone Number

Email

Property Owner

Mailing Address/City/State/Zip

Phone Number

Email

Assessor Parcel Number (s) (APN)

Project Location/Addresses of Associated Parcels:

SIGNATURES:

The above information as well as the plans and materials submitted herewith in support of this application are, to the best of my/our knowledge, true and correct.

APPLICANT: _____ **DATE:** _____

PROPERTY OWNER: _____ **DATE:** _____



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Environmental Information Form

This information is provided as a guide to assist you in the preparation of the **Environmental Information Form**. It is also intended to explain the process by which the City analyzes and acts upon the form.

Environmental Information Form

The State of California requires that most development projects submitted to the City of Patterson undergo some level of review under the California Environmental Quality Act (CEQA). CEQA is a state law that requires an analysis and public report on the potential environmental effects of any project that is carried out or approved by the City. The Environmental Information Form is used to determine whether a project needs to be reviewed under the CEQA regulations. The City of Patterson is responsible for reviewing the project to determine whether it is exempt from CEQA review.

If CEQA review is required, three types of reports are typically prepared for projects: 1) CEQA Exemption, 2) a Negative Declaration, or 3) an Environmental Impact Report. A majority of projects are either Exempt or Negative Declarations. Planning Staff will let you know what type of documentation is required based upon the type of project that is being proposed, the characteristics of the property, and other factors that are spelled out in State CEQA regulations.

Application Submittal

The Environmental Information Form shall be filed by the property owner or their representative agent on forms prescribed for this purpose. The application shall be submitted to the Planning Department, 1 Plaza (P.O. Box 667), Patterson, CA 95363.

Additional information may be required by the Planning Director during the review of the application.



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Number of Units, Unit Size, Range of Sale Prices/Rents, and Type of Household Size expected (Residential Only)

Type of Development (Regional, City or Neighborhood), Square Footage of Sales Area and Loading facilities (Commercial Only)

Type, Number of Employees per Shift and Number of Loading Facilities (Industrial Only)

Major Function Employees per Shift, Occupancy, Loading Facilities, Community Benefit of Project (Institutional Only)

Are the following items Applicable to the project or its effects? Please explain on additional sheets all items checked 'Yes'.

- | Yes | No | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Inconsistent with the City of Patterson's General Plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | Affect the use of a recreation area or area of important aesthetic value. |
| <input type="checkbox"/> | <input type="checkbox"/> | Affect the functioning of an established community/neighborhood. |
| <input type="checkbox"/> | <input type="checkbox"/> | Displace community/neighborhood residence. |
| <input type="checkbox"/> | <input type="checkbox"/> | Affect unique natural or man-made features in the project area |
| <input type="checkbox"/> | <input type="checkbox"/> | Significantly affect the potential use, extraction or conservation of a scarce natural resource |
| <input type="checkbox"/> | <input type="checkbox"/> | Significantly affect a historical or archeological site |
| <input type="checkbox"/> | <input type="checkbox"/> | Serve as wildlife habitat for rare/endangered plant or animal species |
| <input type="checkbox"/> | <input type="checkbox"/> | Affect fish, wildlife or plant life |
| <input type="checkbox"/> | <input type="checkbox"/> | Result in soil erosion of agricultural land |
| <input type="checkbox"/> | <input type="checkbox"/> | Change the pattern, scale, or character of the general area of the project |
| <input type="checkbox"/> | <input type="checkbox"/> | Require certification, authorization or issuance of a permit by a Local, State, or Federal environmental control agency |
| <input type="checkbox"/> | <input type="checkbox"/> | Require facilities to be constructed in a flood plain |
| <input type="checkbox"/> | <input type="checkbox"/> | Require facilities to be constructed on land with greater than a 15% slope |
| <input type="checkbox"/> | <input type="checkbox"/> | Require constructing facilities on an active geologic fault |
| <input type="checkbox"/> | <input type="checkbox"/> | Generate significant amounts of dust or noise (in either the construction or operational stages) |
| <input type="checkbox"/> | <input type="checkbox"/> | Generate significant amounts of solid waste |
| <input type="checkbox"/> | <input type="checkbox"/> | Substantially change existing noise or vibration levels |
| <input type="checkbox"/> | <input type="checkbox"/> | Endanger the quality of the regional air or water resources |
| <input type="checkbox"/> | <input type="checkbox"/> | Cause a significant change in the hydrology of the area |



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- | | | |
|--------------------------|--------------------------|--|
| Yes | No | |
| <input type="checkbox"/> | <input type="checkbox"/> | One in a series of foreseeable actions that may ultimately have an impact on the environment |
| <input type="checkbox"/> | <input type="checkbox"/> | Involve the application, use or disposal of potentially hazardous waste |

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability and that the facts, statements, and information presented are true and correct the best of my knowledge and belief. **If any of the facts represented here change it is my responsibility to inform the City of Patterson.**

Applicant: _____ Date: _____