



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
- \$800.00 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 1-1-2022) as follows:

- Negative Declaration (ND) or Mitigated Negative Declaration (MND)* \$2548.00
 - Environmental Impact Report (EIR)* \$3539.25
 - Environmental Document Pursuant to a Certified Regulatory Program* \$1203.25
 - County Clerk Processing Fee \$57.00
- (*Department of Fish and Game Fees)



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Project #: _____

Applicant Name

Mailing Address/City/State/Zip

Phone Number

Email

Property Owner Name

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: _____