



CITY OF AUBURN

Planning and Public Works Departments

1225 LINCOLN WAY • AUBURN, CA 95603 • PHONE (530) 823-4211 • FAX (530) 885-5508

LOT LINE ADJUSTMENT APPLICATION INFORMATION

Information to be submitted by the Applicant: The following checklist is intended to identify all information which will be necessary to process your lot line adjustment application. Failure to submit all information requested may prevent or delay processing of your application.

1. Two (2) copies of the completed application (copy attached).
2. Two (2) copies of a legal description describing the portion of land to be transferred from one parcel to the other, and two (2) copies of the legal description describing the resultant parcel. The descriptions are to be prepared by a licensed civil engineer or land surveyor.
3. One (1) copy of a current (6 months) preliminary title report for each parcel affected by the lot line adjustment.
4. Two (2) copies of a detailed plot plan prepared by a licensed civil engineer or land surveyor on 8.5" by 11" paper with minimum of ½ " border, showing the following:
 - a. Plot map, signed and sealed by a licensed civil engineer or surveyor, with North arrow, scale, and site map.
 - b. Vicinity map showing boundaries of the lots, both existing and proposed, with sufficient information to locate the property (assessors map OK).
 - c. Existing building(s), distances between structures to be retained, setbacks from structures to be retained and proposed property lines and notations of structures to be removed.
 - d. The location and names of all existing streets and other public right-of-ways in or adjacent to the tract and Pacific Gas and Electric (PG&E), Placer County Water Agency (PCWA), and Telecommunication easements.
 - e. Right-of-ways, easements or other important features such as political subdivision lines, water sources, means of access or other physical features; canals, flumes, pipelines, penstocks, electric or gas transmission lines.
 - f. Assessor's parcel numbers of all adjusted parcels and adjoining properties.
 - g. Current grant deeds for each parcel affected.
 - h. The approximate location and general description of any trees in excess of six (6) inches in diameter.
 - i. A certificate on the map signed by the owners agreeing to the filing of said map, and agreeing to comply with the provisions of the subdivision ordinance and State Map Act as they apply to the processing and approval of said map.
 - i. Trustee's certificate if applicable
 - j. Provide closure calculations for area(s) of transfer and resultant parcel.
5. The application fee of \$2,124.00 must accompany completed paperwork upon submittal.

General Information: The City of Auburn Subdivision Ordinance provides for a minor lot line adjustment as follows:

- Lot line adjustments involve the relocation of lot lines between two or four parcels.
IMPORTANT NOTICE TO APPLICANT As of 2001, the State Subdivision Map Act limits lot line adjustment to four or fewer parcels, and makes approval of lot line adjustments contingent upon conformity with the City's General Plan. Please consult with the Planning and Public Works Departments prior to completing this application.
- The lot line adjustment does not result in the creation of any new parcel(s).
- The lot line adjustment is consistent with the City of Auburn Zoning Ordinance and General Plan. All newly adjusted lots meet minimum lot square footage standards as required by the applicable zone district.
- The Public Works Director/City Engineer has the authority to; approve with conditions or modifications or deny any lot line adjustment request.
- If approved, the lot line adjustment shall be valid for one (1) year, and, if the revised lots are not a matter of record within such time, the approval shall expire.

Environmental Review: A lot line adjustment is exempt from the provisions of the California Environmental Quality Act (CEQA), per Section 15305.

Date Submitted: _____

PROPERTY OWNER INFORMATION

Name	Mailing Address	City	Zip	Phone	Fax	E-mail

ENGINEER/SURVEYOR INFORMATION

Firm Name	Mailing Address	City	Zip	Phone	Fax	E-mail

GENERAL LOCATION OF PROPERTY:

REASON FOR LLA:

PROPERTY INFORMATION

APN	Street Address	Existing Use	Lot Size (Square Feet)	
			Before LLA	After LLA

FOR CITY STAFF ONLY

LLA NO.: _____
Date Reviewed: _____
Zoning Code: _____
General Plan (Land Use Designation): _____
Notes: _____

Amount Paid: _____
Fee Receipt No.: _____
By: _____