

Article 2: DEFINITIONS

Sec. 9-2.0200: Incorporated Definitions
Sec. 9-2.0205: Specific Definitions

Sec. 9-0200: Incorporated Definitions

Whenever any words or phrases used in this Chapter are not defined herein but are defined in the Subdivision Map Act or in Title 9 of the Ontario Municipal Code, such definitions shall be deemed incorporated herein and shall apply as set forth in this Chapter.

Sec. 9-0205: Specific Definitions

Throughout this Chapter the following words phrases shall have the meanings as described in this Section.

A

Advisory Agency Shall mean the Planning Commission of the City.

Appeal Board Shall mean the City Council.

Approved When used to refer to tentative map or other subdivision or reconfiguration action having received the consent, endorsement, or permission of the City or any advisory agency and shall include those maps or actions which have been conditionally approved.

C

CEQA Shall mean the California Environmental Quality Act of 1970 as amended

City Shall mean the City of Ontario.

City Engineer Shall mean the City Engineer of the City and shall include his designated deputies.

Condominium An estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a residential, industrial or commercial building on the real property, such as an apartment, office or store. In addition, a condominium may include a separate interest in other portions of such real property.

County Shall mean the County of San Bernardino.

County Recorder Shall mean the recorder for the County of San Bernardino.

D**Design**

Shall mean:

1. Street alignments, grades, and widths;
2. Drainage and sanitary facilities and utilities, including alignments and grades thereof;
3. Location and size of all required easements and rights-of-way;
4. Lot size and configuration;
5. Traffic access;
6. Grading;
7. Land to be dedicated for park or recreational purposes;
8. Such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to incur consistency with, or implementation of the general plan or any applicable specific plan; and
9. The linking of components of the built environment, thereby establishing a sense of order and organization to what otherwise can be perceived as disjointed or haphazard development.

**Development
Advisory Board**

A board in the City as established by the City Council charged with the responsibility for the review and approval of development plans.

**Development
Agreement**

Shall mean an agreement duly entered into pursuant to Government Code Sections 65864 et seq. of the State.

Development Code

Shall mean Title 9 of the City of Ontario Municipal Code, including all text and maps, as it may be amended from time to time.

Director

Shall mean the Planning Director and shall include his designated deputies.

F**Final Map**

Shall mean a map showing a subdivision of five (5) or more parcels for which a tentative and final map are required by the Subdivision Map Act and this Chapter, prepared in accordance with the provisions of the Subdivision Map Act and this Chapter and designed to be filed for recordation in the office of the County Recorder.

G**General Plan**

Shall mean the General Plan of the City of Ontario, including all adopted elements and maps, as it may be amended from time to time.

**Geologically
Hazardous Area**

Shall mean an area which may be affected by one (1) or more of the geologic hazards discussed in the Hazards Element of the General Plan of the City.

Government Code

Shall mean the Government Code of the State. If at any time any of the sections of the Government Code referred to in this chapter are redesignated by a new number, such new number shall thereupon be deemed substituted for such old number wherever the same appears in this chapter.

Gross Area Shall mean the entire area within the boundaries of a lot or parcel, measured to the centerline of adjoining alleys, highways or streets or to the underlying fee ownership of such adjoining alleys, highways or streets, whichever is applicable.

I

Improvement Shall mean any street work and utilities to be installed, or agreed to be installed, by the subdivider on the land to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the final tract map. It also means any other specific improvements or types of improvements, the installation of which either by the subdivider, by public agencies, by private utilities, by any other entity approved by the local agency, or by a combination of them, is necessary to ensure consistency with, or implementation of the general plan or any applicable specific plan. Improvements shall be constructed in accordance with the standard engineering specifications, where applicable.

L

Lot Shall mean a unit or portion of land separate from other units or portions by description, as shown on a final map or parcel map, or by such other map or instrument approved by the City or applicable governmental entity under the provisions of the Subdivision Map Act and City ordinances in effect at the time of such approval, for the purpose of sale, lease, or financing.

Legal Parcel or Lot Shall mean a recognized parcel or lot as defined in the Article.

Lot Line Adjustment Shall mean a boundary realignment between two (2) or more existing adjacent legal and/or recognized parcels, under the same or different ownership where land taken from one (1) parcel is added to an adjacent parcel, and where a greater number of parcels other than originally existed is not thereby created.

M

May Shall mean permissive.

N

Net Area Shall mean that area of a lot or parcel of land exclusive of:

1. Public Alleys, highways or streets;
2. Proposed public facilities, easements and dedications such as alleys, highways, streets or other proposed public sites, when included within the lot or parcel; and
3. Other public or private easements where the owner of the servient tenement does not have the right to use the entire surface of the land.

New Model Colony Shall mean that area of the City generally bounded by Riverside Drive the North, Milliken Avenue on the East, Euclid Avenue on the West and the City Limits on the South and covered in annexation 163

P

Parcel	Land proposed to be divided as it existed prior to such division of land.
Parcel Map	Shall mean a map which is designated to be placed on record with the office of the County Recorder for any subdivision creating four (4) or fewer lots or five (5) or more lots if the subdivision complies with the provisions of subsections (a), (b), (c), or (d) of Subsection 66426 of the Government Code.
Person adversely affected shall mean	Shall mean all persons designated in California Government Code §66452.5.
Planning Agency	Shall mean the Planning Commission of the City.
Planning Director	Shall mean the City Planner of the City and shall include his designated deputies.
Public Hearing	Shall mean a meeting whereby notice is given pursuant to Section 9-2.0145 and with California Government Code §66451.3.
Public Meeting	Shall mean a meeting subject to Government Code Sections 54950 et seq. of the State.
R	
Recognized Parcel or Lot	<ol style="list-style-type: none">1. Any lot or parcel which was a separate lot or parcel of record on November 5, 1947, as shown in the official records of the County Recorder; or2. Any lot or parcel which has been created after July 21, 1977, in accordance with State law or any applicable City law; or3. Any lot or parcel which, at the time of annexation to the City, is a separate parcel of record, as shown in the official records of the County Recorder
S	
State	Shall mean the State of California
State Registered Civil Engineer	Shall mean as registered in California, per the State Business and Professions Code.
Subdivider	Shall mean a person, firm, corporation, partnership, or association who proposes to divide, divides, or causes to be divided, real property into a subdivision for oneself or others. Employees or consultants of such persons or entities, acting in such capacity, are not "subdividers".

Subdivision Shall mean the division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in subdivision (f) of Section 1351 of the Civil Code, a community apartment project, as defined in subdivision (d) of Section 1351 of the Civil Code, or the conversion of five or more existing dwelling units to a stock cooperative, as defined in subdivision (m) of Section 1351 of the Civil Code.

Subdivision Map Act Shall mean the provisions of the Government Code of the State, Title 7, Division 2, Sections 66410 et seq. and such amendments thereto as may be made from time to time.

Substandard Lot Shall mean any lot which does not meet the minimum dimension or area requirement for the zone in which it is located and for which no variance has been obtained. In determining the minimum lot area or dimensions, the area of any easement which restricts the normal usage of the lot may be excluded.

T

Tentative Map Shall mean a map prepared for the purpose of showing the design of the proposed subdivision and the existing conditions in and around it. A tentative map need not be based upon an accurate or detailed field survey.

Tentative Parcel Map Shall mean a tentative map for a proposed subdivision creating four (4) or fewer lots or five (5) or more proposed lots which comply with the provisions of sections (a), (b), (c), or (d) of Section 66426 of the Government Code.

Tentative Tract Map Shall mean a tentative map for a proposed subdivision creating five (5) or more lots, five (5) or more condominiums as defined in Section 783 of the City Code of the State, a community apartment project containing five (5) or more parcels, or for the conversion of a dwelling to a stock cooperative containing five (5) or more dwelling units, except for those subdivisions which comply with the provisions of subsections (a), (b), (c), or (d) of Section 66426 of the Government Code.

Tract Map A term that may be used as a synonym for the term "final map".

U

Unrecognized Parcel or Lot Shall mean any parcel or lot which is not a recognized parcel or lot as these terms are defined in this section.

V

Vesting Tentative Map: Shall mean a tentative map prepared in accordance with the provisions of this Title that shall have printed conspicuously on its face the words "Vesting Tentative Map" at the time it is filed.

Z

Zoning District

Shall mean a specifically delineated area, district or zone within the city in which regulations and requirements uniformly govern the use, placement, spacing and size of land and buildings.