

## Article 3:

# MAP REQUIREMENTS

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- Sec. 9-2.0300: Subdivisions of Four or Less Lots
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## **Sec. 9-0300:**

### **Subdivisions of Four or Less Lots**

A tentative and final parcel map shall be required for all divisions of land into four (4) or less parcels, or four (4) or less condominiums or stock cooperative units, a community apartment project containing four (4) or less parcels or lots or for the conversion of a dwelling to a stock cooperative containing four (4) or less dwelling units, that maps shall not be required for:

- A. The financing or leasing of apartments, offices, stores or similar space within apartment buildings, industrial buildings, commercial buildings, mobile home parks or trailer parks;
- B. Mineral, oil or gas leases;
- C. Land dedicated to cemetery purposes under the California Health and Safety Code;
- D. Lot line adjustments between two or more existing adjacent parcels, where the land taken from one parcel is added to an adjacent parcel, and where no new parcels, provided that subject to the provisions of Section 66412(d) of the Subdivision Map Act, the lot line adjustment is approved pursuant to Article 5 of this Chapter.
- E. Any separate assessment under Section 2188.7 of the California Revenue and Taxation Code;
- F. The financing or leasing of any parcel of land, or any portion thereof, in conjunction with the construction of commercial or industrial buildings on a single parcel, unless the project is not subject to review under other City ordinances regulating design and improvement;
- G. The financing or leasing of existing separate commercial or industrial buildings on a single parcel;
- H. The construction, financing or leasing of dwelling units pursuant to Section 65852.1 or second units pursuant to Section 65852.2 of the California Government Code; but this Title shall apply to the sale or transfer, but not the leasing of those units;
- I. Leasing of agricultural land for agricultural purposes, meaning the cultivation of food or fiber, or the grazing or pasturing of livestock;
- J. Subdivision of four parcels or less for construction or removable commercial buildings having a floor area of less than 100 square feet.
- K. Any other mandatory exceptions to the applicability of the Subdivision Map Act, as provided in the Subdivision Map Act.

**Sec. 9-0305:****Subdivisions of Five or More Lots**

A tentative and final map shall be required for all divisions of land into five (5) or more parcels or lots, five (5) or more condominium units or stock cooperative units, a community apartment project containing five (5) or more parcels or lots or for the conversion of a dwelling to a stock cooperative containing five (5) or more dwelling units, except where:

- A. The financing or leasing of apartments, offices, stores or similar space within apartment buildings, industrial buildings, commercial buildings, mobile home parks or trailer parks;
- B. Mineral, oil or gas leases;
- C. Land dedicated to cemetery purposes under the California Health and Safety Code;
- D. Lot line adjustments between two or more existing adjacent parcels, where the land taken from one parcel is added to an adjacent parcel, and where no new parcels are created, provided that subject to the provisions of Section 66412(d) of the Subdivision Map Act, the lot line adjustment is approved pursuant to Article 5 of this Chapter.
- E. Any separate assessment under Section 2188.7 of the California Revenue and Taxation Code;
- F. The financing or leasing of any parcel of land, or any portion thereof, in conjunction with the construction of commercial or industrial buildings on a single parcel, unless the project is not subject to review under other City ordinances regulating design and improvement;
- G. The financing or leasing of existing separate commercial or industrial buildings on a single parcel;
- H. The construction, financing or leasing of dwelling units pursuant to Section 65852.1 or second units pursuant to Section 65852.2 of the California Government Code; but this Title shall apply to the sale or transfer, but not the leasing of those units;
- I. Leasing of agricultural land for agricultural purposes, meaning the cultivation of food or fiber, or the grazing or pasturing of livestock;
- J. Subdivision of four parcels or less for construction or removable commercial buildings having a floor area of less than 100 square feet.
- K. Any other mandatory exceptions to the applicability of the Subdivision Map Act, as provided in the Subdivision Map Act.

**Sec. 9-2.0310:****Waiver of Parcel Maps by the City Engineer**

- A. The City Engineer is authorized to waive parcel maps with the County, without City Council approval, when the City Engineer can make the following findings:
  - 1. No dedications, easements, restrictions, or fee title is being granted to the City of Ontario or any public agency as a function of the final parcel map.
  - 2. No agreements involving the City, CC&R's or maintenance entities are required as part of the conditions of approval of the final parcel map.
  - 3. No mitigation measures are required as part of the conditions of approval of the final parcel map.

4. Four (4) or fewer parcels are created by the final parcel map.
5. No public improvements are required as part of the subdivision.
6. It has been determined to the satisfaction of the City Engineer that sufficient monumentation of the parcels exist so as not to justify an additional land survey.
7. The proposed division of land complies with requirements established by this division or local ordinance enacted pursuant thereto as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of this division or local ordinance enacted pursuant thereto.

**Sec. 9-0315:**

**Exceptions**

Exceptions to the preparation of tentative maps, parcel maps and final maps shall be in accordance with Government Code Sections 66426 and 66428 of the State.

**Sec. 9-0320:**

**Exclusions**

Exclusions to Subdivision Map Act and this Chapter shall be in accordance with Government Code Sections 66412, 66412.1., 66412.2., 66412.3., and 66412.5. of the State.