

Chapter 18.100**LOT LINE ADJUSTMENTS, CONSOLIDATIONS AND MERGERS/UNMERGERS**

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18.100.010 **Applicability.**

The provisions of this Chapter shall also be applicable to the adjustment of lot lines between existing parcels, the consolidation of any number of existing contiguous parcels into one parcel provided that no new street is created and no existing street or public service easement is extinguished and the merger and unmerger of parcels. (Ord. 6968 §1, 2007)

18.100.020 **Approving and Appeal Authority.**

The Approving and Appeal Authority for lot line adjustments, consolidations and mergers/unmergers shall be as defined in [18.050.010 Approving and Appeal Authority](#) and as further designated in [18.140.040 Approving and Appeal Authority Table](#). (Ord. 6968 §1, 2007)

18.100.030 **Lot Line Adjustment, Lot Consolidations and Lot Merger/Unmerger.**

- A. A lot line adjustment is the adjustment of lot lines between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not created, if the lot line adjustment is approved by the local agency, or advisory agency. A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to the local general plan and zoning and building ordinances. An advisory agency or local agency shall not impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, specific plan (SB 983, 2006) and zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure or easements. No tentative map, parcel map or final map shall be required as a condition to the approval of a lot line adjustment. The lot line adjustment shall be reflected in a deed, which shall be recorded. No record of survey shall be required for a lot line adjustment unless required by Section 8762 of the Business and Professions Code (California Government Code § 66412 (d)).

- B. Lot consolidation are the consolidation of any number of existing contiguous parcels into one parcel provided that no new street is created and no existing street or public service easement is extinguished. No tentative map, parcel map or final map shall be required as a condition to the approval of a lot consolidation. The lot consolidation shall be reflected in a deed, which shall be recorded. No record of survey shall be required for a lot line adjustment unless required by Section 8762 of the Business and Professions Code (California Government

Code § 66412 (d)).

- C. A lot merger is the merger of two or more contiguous parcels under one ownership into one or more parcels so as to comply with parcel size and zoning standards. All procedures and processes associated with the merging of lots shall be done in compliance with the applicable sections of the Subdivision Map Act of the State of California.
- D. A lot unmerger is the ability to unmerge lots previously merged. All procedures and processes associated with the unmerging of lots shall be done in compliance with the applicable sections of the Subdivision Map Act of the State of California. (Ord. 6968 §1, 2007)

18.100.040 Finalization of Lot Line Adjustment, Consolidation or Merger/Unmerger.

- A. Issuance of Certificate of Compliance.

The approval of the lot line adjustment, consolidation or merger/unmerger by the Approving or Appeal Authority shall be evidenced by the issuance of a Certificate of Compliance for Lot Line Adjustment or a Certificate of Compliance of Lot Consolidation or a Certificate of Compliance to Lot Merger/Unmerger, as may be applicable, and recordation of Grant Deeds reflecting the newly configured parcels. The property description or descriptions on the Certificate shall describe the reconfigured parcel or parcels which will be recognized by the City as legal lots.

- B. Recordation of Deeds and Other Documents.

Concurrently with the recordation of the Certificate of Compliance for Lot Line Adjustment, Lot Consolidation or Lot Merger/Unmerger, all deeds exchanging property between the affected parcels or consolidating the affected parcels accompanied by reconveyances or partial reconveyances or other releases of deeds of trust or similar encumbrances on the subject property or amended deeds of trust or similar encumbrances describing the reconfigured parcels shall be submitted to the City's Surveyor for review and approval. The applicant shall be notified of any corrections requested by the City, and any corrected or new documents shall be promptly submitted to the City Surveyor.

- C. Recordation of Certificate of Compliance for Lot Line Adjustment, Certificate of Compliance of Lot Consolidation or Certificate of Compliance to Lot Merger/Unmerger.

All deeds and other documents approved by the Surveyor shall be signed by the appropriate parties and notarized in accordance with applicable law. The recordation as hereinabove provided of the Certificate of Compliance for Lot Line Adjustment, a Certificate of Compliance of Lot Consolidation or a Certificate of Compliance for a Lot Merger/Unmerger, as may be applicable, shall immediately follow the recordation of the required deeds exchanging property between the affected parcels or consolidating the affected parcels and any necessary reconveyances or partial reconveyances or other documents to ensure that any deed of trust or similar encumbrance now describes the reconfigured parcel or parcels.

D. Payment of Recording Fees.

The fees for the recording of all documents as established by the Office of the County Recorder of Riverside County shall be remitted by applicant to County Recorder at the time of recordation of such documents including the Certificate of Compliance for Lot Line Adjustment, Certificate of Compliance of Lot Consolidation or Certificate of Lot Merger/Unmerger.

E. Failure to Submit Required Deeds and Documents Within One Year or Within the Time Permitted by an Approved Time Extension.

In the event the Certificate of Compliance or any deed, reconveyance or other document required for the finalization of the approved lot line adjustment, lot consolidation or lot merger/unmerger is not submitted to the County Recorder for recordation within one (1) year following the effective date of the approval of such by the Approving or Appeal Authority, or within the time permitted by an approved Time Extension ([18.180.050 Map Approval and Permit Extension](#)), the [Certificate of Compliance for Lot Line Adjustment, Certificate of Compliance of Lot Consolidation or Certificate of Compliance for a Lot Merger/Unmerger](#), as may be applicable, shall be void and of no further force and effect and shall not be recorded. If the applicant still wishes to proceed with the lot line adjustment, consolidation or merger/unmerger, a new application must be submitted in accordance with the provisions of [Chapter 18.100 Lot Line Adjustments, Consolidations and Merger/Unmergers](#). (Ord. 6968 §1, 2007)

18.100.050 Appeals.

If the applicant, a City officer acting in an official capacity, or any other interested person adversely affected by the action taken by the Approving or Appeal Authority with respect to the approval or disapproval of a lot line adjustment, consolidation or merger/unmerger or the conditions of approval imposed, is aggrieved by the action they can appeal the action in accordance with [Chapter 18.170 Appeals](#). (Ord. 6968 §1, 2007)

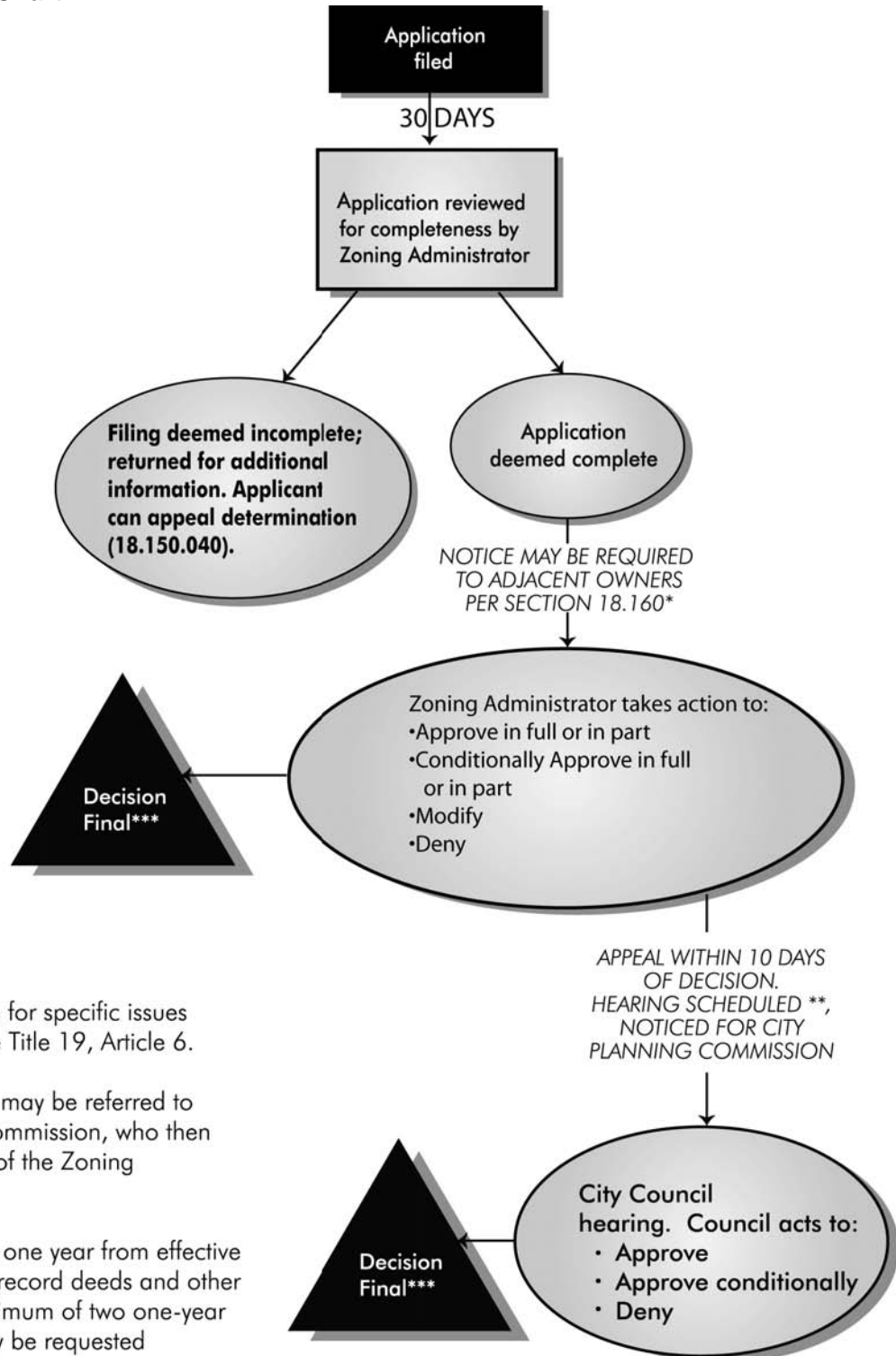
18.100.060 Expiration of Lot Line Adjustment, Consolidation and Merger/Unmerger.

A lot line adjustment, consolidation or merger/unmerger which has not been recorded shall expire within one (1) year of the date of approval or conditional approval of a lot line adjustment, consolidation or merger/unmerger, except for any time extension granted by the Approving or Appeal Authority ([18.180.050 Map Approval and Permit Extension](#)), and shall terminate all proceedings. Before a lot line adjustment, consolidation or merger/unmerger may thereafter be recorded, a new lot line adjustment, consolidation or merger/unmerger shall be processed in accordance with the provisions of this Chapter. (Ord. 6968 §1, 2007)

18.100.070 Time Extensions.

Extensions of time may be granted in accordance with [18.180.050 Map Approval and Permit Extension](#) of this Title. (Ord. 6968 §1, 2007)

18.100.080 Lot Line Adjustments, Consolidations and Mergers/Unmergers Processing Flow Chart.



* Noticing requirements for specific issues may be different. See Title 19, Article 6.

** Controversial issues may be referred to the City Planning Commission, who then acts in the capacity of the Zoning Administrator.

*** Grantee shall have one year from effective date of decision to record deeds and other documents. A maximum of two one-year time extensions may be requested per 18.100.040