

Article 4: Subdivision Regulations

Division 3: Parcel Map Regulations

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§144.0301 Purpose of Parcel Maps

The purpose of these regulations is to regulate the preparation and filing of *parcel maps* and related documents within the City of San Diego and to supplement the provisions of the *Subdivision Map Act*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§144.0310 Preparation Requirements for Parcel Maps

Parcel maps shall be prepared in accordance with the *Subdivision Map Act*, Chapter 2, Article 3, and the Land Development Manual.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§144.0311 Filing Requirements for Parcel Maps

Parcel maps filed with the City Engineer shall meet the following requirements:

- (a) Outstanding assessment bonds against the property must be paid in full or the bond split in accordance with the new *lots*. A letter from the bond holder indicating consent to any bond split will be required;
- (b) Easements of record within the property being subdivided shall be shown on the map together with applicable recording data;
- (c) *Dedications* or offers of *dedication*, when required, may be made either by separate instrument or by certificate on the *parcel map*; and
- (d) Except as otherwise provided in this article and unless specifically waived by the City Engineer, all *parcel maps* shall be based on a field survey made in accordance with the State of California Professional Land Surveyors Act and new parcel lines created by the *parcel map* are to be monumented in accordance with Section 144.0130. These monuments are to be shown on the *parcel map*, together with their relationship to all existing monuments in the area that were used to establish the new monument locations.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§144.0320 Certificates on Parcel Maps

The following certificates shall appear on a *parcel map*:

- (a) All certificates as required in the *Subdivision Map Act*, Chapter 2, Article 3;
- (b) A certificate, signed and acknowledged by all owners of record, trustee, beneficiaries of any outstanding trust deed, and lessees of the real property to be subdivided, consenting to the preparation and recordation of the *parcel map*; and
- (c) Certificates for *dedications* or offers of *dedications* when they are required. These certificates shall conform to the *Subdivision Map Act*, Chapter 2, Article 2.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§144.0330 Parcel Maps Creating No New Parcels

A *parcel map* may be used for the purpose of consolidating *lots* or parcels or Lot Line Adjustments provided no additional parcels are being created and all parcels satisfy the requirements of the Land Development Code for *street frontage*, lot depth, and lot area. With the prior approval of the City Engineer, such a map may be compiled from record data provided sufficient survey information exists on recorded maps to accurately locate and retrace the exterior boundary lines of the *parcel map* consistent with the Subdivision Map Act. All other information and certificates to be included on the map shall be the same as applicable to other *parcel maps*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§144.0340 Special Uses for Parcel Maps

A *parcel map* may be filed with the City Engineer for purposes other than those where a map is required by the *Subdivision Map Act* or this Land Development Code. Any such map shall be consistent with all the provisions of this article and shall have the prior approval of the City Engineer.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§144.0350 Recordation of Ownership Interest for Parcel Maps

- (a) When no dedications or offers of dedication are required, a *parcel map* for the division of land into four or fewer parcels shall be signed and acknowledged only by the *applicant* pursuant to Government Code Section 66445(e).
- (b) Concurrent with the recordation of a *parcel map* for the division of land into four or fewer parcels, an *applicant* shall record a Statement of Ownership Interest to the satisfaction of the City Engineer indicating that any persons or entities having record title interest in the property, including but not limited to trustees and beneficiaries, consent to the proposed *subdivision*.

(“Recordation of Ownership Interest for Parcel Maps” added 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)