

Article 6. Lot Line Adjustment.

Sections:

- 83.040601 Filing Criteria.
- 83.040605 Procedures.
- 83.040610 Conditions of Approval.

**83.040601 Filing Criteria.**

(a) Lot Line Adjustment means the adjustment of a lot line between two (2) or more adjacent parcels, where the land taken from one (1) parcel is added to an adjacent parcel, and where no additional parcels are thereby created or the number of parcels reduced.

(b) Filing criteria shall be as established by the Planning Agency.

**83.040605 Procedures.**

(a) The Planning Officer or designee may approve lot line adjustments as herein provided. A current preliminary title report shall be required to accompany a lot line adjustment request. This report is required in order to ensure that the properties or portions thereof are not encumbered with liens, delinquent taxes, trust deeds, and/or utility easements on the property which would conflict with the requested lot line adjustment. The Planning Officer shall require that such a conflict be eliminated. In addition, if any of the lots are improved, the Planning Officer shall refer the proposed lot line adjustment to the County Surveyor for review of possible encroachments.

(b) The Planning Officer or designee shall make the following findings prior to approval of a lot line adjustment:

(1) The proposed lot line adjustment is consistent with the San Bernardino County Consolidated General Plan, Development Code, and Specific Plans.

(2) The proposed lot line adjustment will not adversely affect public health and safety.

**83.040610 Conditions of Approval.**

(a) No Tentative Map, Parcel Map, or Final Map shall be required as a condition to the approval of a lot line adjustment.

(b) A record of survey may be required to facilitate the preparation of the legal description to ensure the accuracy of the description or the elimination of the encroachments.

(c) A recorded conditional Certificate of Compliance shall be required of all lot line adjustments. Any conditional Certificate of Compliance with parcels that are tax delinquent shall not be recorded. The lot line adjustments will be voided if