



Siskiyou County Planning Division

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<https://www.co.siskiyou.ca.us/planning>

Certificate of Compliance Application Guide

What is a Certificate of Compliance?

A Certificate of Compliance is a determination by the local agency (the Planning Division) whether a parcel of land was or was not created in compliance with the Subdivision Map Act in effect at the time the parcel was divided.

Who Needs a Certificate of Compliance?

Any person owning real property or a person, pursuant to a contract of sale of real property, may request a Certificate of Compliance. Such a request could arise from uncertainty on the part of the owner, purchaser or title company as to the legality of a parcel with respect to County Codes or the Subdivision Map Act.

How Do I Obtain a Certificate of Compliance?

The Siskiyou County Planning Division, 806 S. Main St., Yreka, will provide you with the application and zoning information. Application forms are also available online. The application must be completed by a Registered Professional Engineer, Surveyor, Architect or Professional Planner. It is reviewed by County Planning and other County departments prior to action by the Deputy Director of Planning or, if appealed, action by the Planning Commission.

What Kind of Information Must I Provide on the Application Forms?

General information needs to be provided on the owner and applicant (name, address, telephone) and the property (address, Assessor's parcel number, zoning, acreage, type of access). Attachments to this application should include any documentation you have regarding this property, i.e., deeds, quitclaim deeds, etc. and any building permits or septic permits that have been issued. A chain of title and all applicable deeds must be submitted with this application. Signature of the property owner(s) is required at time of submittal of application to Planning for processing.

How Much Will the Application Process Cost?

Planning Department: The Siskiyou County Planning fees can be obtained from page 5 of the Department's Application for Development Review. Also, Section 10-6-1601 of the County Code also provides additional information on development fees. Planning fee checks should be made payable to Siskiyou County.

Siskiyou County Clerk (optional): May be paid upon project final approval by Deputy Director of Planning for posting of NOE by county clerk. Checks should be made payable to Siskiyou County Clerk.

Siskiyou County Environmental Health Department: Most projects require Environmental Health Department sewer and water clearance prior to filing the Planning Department application. Please contact the Siskiyou County Environmental Health Department to determine the fee and obtain the application requirements.

Siskiyou County Public Works Department: In order to defray the cost of the Public Works engineering review, the Planning will collect a fee set by application type. This fee can be obtained from page 5 of the Application for Development Review form. Please note that the fee has been set to cover the cost of the average application. Certain applications will require additional review and an additional deposit will be required against which the costs of the additional review will be billed. Section 10-6.1601 of the County Code provides additional information on how this is calculated. The initial fee **must be** included with Planning's application fee (check made payable to Siskiyou County).

How Long Will this Take?

The Certificate of Compliance will take 30-45 days depending upon when the application is accepted by County Planning. This precludes an appeal period between approval and final recording. Parcels with complex creation histories may require additional time.

Who Reviews and Who Approves this Application?

The initial review is by the Planning Division for completeness and coordination with agencies having requirements applying to the property, such as Environmental Health for sewer and water, Department of Public Works for access to the property, the Siskiyou County Assessor's office who would review it for documentation and any applicable Property Owners Association/Homeowners Association. Conditions placed on a Certificate of Compliance must be at least those which would have applied at the time the parcel was subdivided. The final decision and any conditions attached are made by the Deputy Director of Planning. However, any decision of the Deputy Director is appealable to the Planning Commission during the 10-day period after the action.

What is the Process that makes this Parcel a Legal Parcel According to County Code?

After being approved by the Deputy Director of Planning, and once the legal description of the parcel (as prepared by a professional) is recorded with the Siskiyou County Recorder's Office by the Planning Division, along with a "Certificate of Compliance," then your parcel is determined a legal parcel according to County Code.

Some parcels will have conditions such as creating access which must be completed before the parcel is considered legal. In this case, a "Conditional Certificate of Compliance" is recorded stating the conditions involved. When all conditions have been met and so certified to the Planning Department, a Certificate of Compliance will be recorded as indicated above.

Please Read Important Notices on this Page

Hold Harmless Policy

The applicant(s) and property owner(s) agree to defend, indemnify and hold harmless the County of Siskiyou, its agents and officers and employees from any claim, action, or proceeding (collectively, "Action") against the County of Siskiyou, its agents (including consultants), officers or employees to attack, set aside, void, or annul any approvals, or any part thereof, or any decision, determination or action, made or taken approving, supplementing, or sustaining the approvals sought in the application (the "Project") or any part of the Project thereof, or any related approvals or Project conditions imposed by the County of Siskiyou or any of its agencies, departments, commissions, agents (including consultants), officers, or employees, concerning the Project, or to impose personal liability against such agents (including consultants, officers or employees) resulting from their non-negligent involvement in the Project, which Action is brought within the time period provided by law, including any claim for private attorney general fees claimed by or award to any party from the County of Siskiyou.

Open Range Notice: Siskiyou County is an Open Range county. You must fence live-stock out! Copies of the laws affecting your property are available in the offices of the Planning Division and the Building Inspector. These laws do affect your property and you should be aware of their provisions.

Right to Farm: Siskiyou County has established agriculture as a priority use on productive agricultural lands, and residents of property in agricultural districts should be prepared to accept some inconvenience or discomfort from normal and necessary farm operations. It will be recognized that the property in question may be in the vicinity of property utilized for agricultural purposes and residents of the development may be subject to the inconvenience or discomfort arising from the use of agricultural chemicals including herbicides, pesticides, and fertilizers; and from the pursuit of agricultural operations including plowing, spraying, pruning, and harvesting, which occasionally generates dust, smoke, noise and odor. As part of the application approval process, a **Right to Farm Statement of Acknowledgment** will be required. Your application will not be considered to be complete and ready for formal processing until such time as the signed and notarized Right to Farm has been completed, recorded at the County Recorder's Office, and a copy of the recordation has been submitted to the Planning Department. The Right to Farm Statement of Acknowledgment is included in the Application for Development Review.

For Staff use Only	
Application Number CC -	End of Review Period:

Supplemental Application Information

- 1. Township _____ Range _____ Section _____
- 2. Date Property Purchased: _____
- 3. Existing Parcel Information:

APN(s)	Owner	Address

- 4. Explain the purpose of the Certificate of Compliance:

- 5. Access
To avoid any delay in the processing of this application, all evidence of access from a public road to your Boundary Line Adjustment must be submitted with your application. For any questions concerning the access, contact:

Department of Public Works
1312 Fairlane Road
Yreka, California 96097
Phone 530-842-8250

- 6. Water Supply and Sanitary Disposal Facilities
Applicants shall include a signed statement from the Environmental Health Department verifying they have received sufficient information to fully evaluate the proposed project. This form (included in this packet) shall be used for all applications regardless of the type of sewer and water supply as part of an application packet submitted to the Planning Division. Applications will not be accepted without this form. Note: Projects served by **both** community water and sewer systems do not require Environmental Health Department clearance prior to submitting an application packet.

7. Property Owners Association/Homeowners Association: (If not applicable, please indicate as such)

Name: _____ Phone _____

Address: _____ Contact Person _____

8. Attach the Following Documents:

- a. Map of subject property and all applicable information.
- b. Legible copy of current owner's grant deed or contract of sale.
- c. Map and copies of deeds of all the property owned by the owner/applicant that is contiguous to the subject real property or which was owned by the owner/applicant since the march 26, 1970, and which would have been contiguous to the subject real property if it had not been conveyed to someone else.

If none, sign here:

- d. A legal description for the subject property typed on plain white paper 8-1/2" x 11" with one-inch margins so that it can serve as a legal description to be attached to the Certificate of Compliance.
- e. A chain of title showing all recorded transfers of title covering the subject property for the time period hereinabove provided together with a statement under penalty of perjury indicating any recorded transactions involving the subject property or a statement from the owner(s) and applicant(s), which statement is to be made under penalty of perjury showing all transactions involving the subject property or property owned by the owner(s) and/or applicant(s) since March 26, 1970, which would have been contiguous to the subject real property if it had not been conveyed to someone else.

Date

Signature