EL DORADO COUNTY SURVEYOR
CERTIFICATE OF COMPLIANCE INFO & APPLICATION

****** NOTE: PROJECTS WITHIN THE CITY LIMITS OF PLACERVILLE AND SOUTH LAKE TAHOE REQUIRE PROCESSING BY THE CITY OF JURISDICTION.**

PURPOSE

As of March 4, 1972, the California State Subdivision Map Act and El Dorado County Ordinances required that new parcels of land could only be created lawfully by recording a parcel map (when four or less parcels are being created). Further, in most cases the recording of a subdivision map is required if five or more parcels are created either prior to or after the March 4, 1972 date. Unfortunately, unless the parcel meets the criteria as set forth in the adopted Board of Supervisors Policy establishing some parcels as eligible for development, some parcels that have been created in violation of these requirements may not be eligible to obtain a building or development permit. The Certificate of Compliance application is a process wherein these unlawfully created parcels will be considered legal parcels after approval.

PROCESS

There are three major categories of Certificate applications; two are processed by the County Surveyor without a public hearing and are 1) Unconditional, where no conditions are applied, 2) Conditional, where County Ordinance 4632 has set the conditions to be applied. The third is processed by the Planning Department, which may require a public hearing and compliance with applicable development standards. These major categories are more clearly defined as follows:

1. County Surveyor applications: (Unconditional - no conditions to be added)
   a. The parcel is one of less than five parcels created by the same owner from the original parcel prior to March 4, 1972.
   b. The parcel is the result of a division which created parcels of 40 acres or larger or is not less than a quarter of a quarter section, created prior to March 4, 1972.
   c. The parcel is a Final or Parcel Map remainder created prior to January 1, 1980.
   d. The parcel was created in violation of the Subdivision Map Act or local ordinance and subsequently issued any permit or grant of approval for development.

2. County Surveyor applications: (Conditional- conditions is set by Ordinance #4632 see below)
   a. The parcel was one of five or more parcels created by separate ownership transfer of a deed or similar document by the same owner from the original parcel prior to March 4, 1972 and the parcel appears on the 1972 tax roll as a separate parcel.
   b. The parcel was created by a gift deed or grant deed with zero transfer tax between the dates of March 4, 1972 and October 10, 1983 where fewer than five parcels were created by the same owner from the original parcel.
   c. The parcel was the result of a division which created parcels 40 acres or larger, or not less than a quarter of a quarter section after March 4, 1972 and prior to January 7, 1992 and fewer than five parcels were created by the same owner from the original parcel.

   Conditions

   "The owner of this parcel either prior to or concurrently with obtaining any permit or grant of approval for development shall comply with all fire safe regulations that are enforced now or in the future by the El Dorado County Building Department."

3. Planning Department applications: (Discretionary – Where conditions may be applied) All other situations with a parcel creation date after March 4, 1972 that is not included within categories 1 or 2 above.

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CERTIFICATE OF COMPLIANCE

PLEASE CHECK ONE:

☐ **Certificate of Compliance with Existing APN (see FEE SCHEDULE for fees)**
☐ **Multiple Certificates of Compliance with One (1) Existing APN (see FEE SCHEDULE for fees)**

The following is an outline of the "Certificate of Compliance" Application and Process

APPLICATION for 1 (one) Certificate of Compliance on 1 (one) APN

PAGE 3 - Fill out form "Certificate of Compliance Application" for each parcel you are requesting a Certificate for as follows:

a) Include information on Applicant / Agent.
b) Include information on Owner.
c) Include Assessors Parcel Number and Acreage.
d) Indicate if parcel is within an existing Williamson Act Contract and its number if so.
e) Indicate Creating Deed or Map, Date, and Recording Number and same for the Current Deed, Date and Recording Number and Existing Permit Number or Pending Permit Number if applicable.
f) Have Owner sign "Application" or "Authorized Agent **and** Owner Authorization" the **applicant and owner must be certain of the parcels they wish to apply for, since any underlying historic parcels within those parcels will be merged upon recording of the Certificate of Compliance.**
g) Add any Notes you feel are pertinent.

PROCESS

The Certificate of Compliance application and information is reviewed and either accepted or referred back to the applicant for addition information or to reapply through the County Planning and Building Department.

If application is accepted and meets the criteria as directed by County Ordinance 4632 a Certificate or Conditional Certificate can be issued. The Certificate will be recorded when we receive the proper Recording Fee. The Recording Fee will vary depending upon the pages recording and will be determined shortly before recording.

If you have any questions or wish to set up an appointment to go over the process, please contact:

El Dorado County Surveyor
360 Fair Lane
Placerville, CA 95667

Phone (530) 621-5440
email: surveyor@edcgov.us

EL DORADO COUNTY SURVEYOR
CERTIFICATE OF COMPLIANCE APPLICATION
ORDINANCE # 4632

File No._____ Date_____

Receipt No. _____ Fee _____By: _____

a) APPLICANT/AGENT: _____ Phone **( )** _____

Mailing Address: _____

(P.O. Box or Street) (City) (State) (Zip)

Email: _____

b) OWNER (if not applicant)**:** _____ Phone **( )** _____

Mailing Address: _____

(P.O. Box or Street) (City) (State) (Zip)

Email: _____

c) ASSESSOR PARCEL NO.(s): _____ **ACREAGE:** _____

d) WILLIAMSON ACT - Is this parcel in an existing Williamson Act Contract? ☐ **YES** ☐ **NO**

If yes, Existing Williamson Act Contract Number _____

e) RECORD INFORMATION:

Describe below by what method (gift deed, grant deed, quitclaim deed, etc.) and the date the parcel was created.

Created by: _____ ☐ Deed or ☐ Map

Recorded Date: _____ Book & Page #: _____

Current Deed Recorded: _____ Document #: _____

Existing Permit #: _____ Issued: _____ Finalized: _____

Pending Permit #: _____ Issued: _____

f) CERTIFICATION STATEMENT

I hereby certify that the information contained within this application is true and correct to the best of my knowledge and **it is the intent of the Owner that all-underlying historic parcels, if any, are hereby merged into one parcel of land** in compliance with the Subdivision Map Act.

_____ _____

SIGNATURE OF OWNER(s) / OR AUTHORIZED AGENT **DATE**

I hereby authorize _____ to act as my agent.

_____ _____

PROPERTY OWNERS SIGNATURE **DATE**

g) NOTES:

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