



TELEPHONE 707-463-4281
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**COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
501 LOW GAP ROAD, ROOM 1440
UKIAH, CALIFORNIA 95482**

CERTIFICATE OF COMPLIANCE

A Certificate of Compliance is a document recorded by the County which states that the real property identified on the Certificate was created in compliance with the County Division of Land Regulations and the State Subdivision Map Act, or in other words, the parcel was legally divided or created. A recorded Parcel Map, Final Map or Unilateral Agreement constitutes a Certificate of Compliance.

Issuance of a Certificate of Compliance insures that subsequent building permits will not be held or denied by the Planning and Building Services Department because the legality of the parcel is in question.

However, a Certificate of Compliance is not a guarantee that subsequent building permits will be issued. The property owner must still comply with the requirements of the:

1. Division of Environmental Health (i.e., percolation tests).
2. Building Division of the Department of Planning and Building Services.
3. County Zoning Regulations.

The issuance of a Certificate of Compliance does not imply that the real property complies with present day land division development requirements. In other words, the County is not guaranteeing that the parcel has legal access, or that the road to the parcels has an adequate width or easement, etc., to meet today's land division development standards. In addition, a Certificate does not make any reference as to the legality of or the use of structures on the property.

MATERIALS REQUIRED FOR SUBMISSION OF A CERTIFICATE OF COMPLIANCE

1. One (1) copy of a completed application signed by the recorded legal owner of the subject property. A letter from the owner must be submitted to the Department of Planning and Building Services with the completed application if an authorized agent is representing the project.
2. One (1) copy of Deed of Contract of Sale (or any other instrument) creating the parcel and a complete description of any easements or rights-of-way for access to said parcel from a public street or highway.
3. One (1) copy of the **Most Recent** Deed of Record showing the Book and Page as well as the names of all parties with an ownership interest in the subject property.
4. One (1) copy of Assessor's Parcel Map showing the subject parcel(s).
5. One (1) copy of a Direction Map showing the exact location of the property. Directions to the parcel shall begin from the nearest state or county road and should indicate the number of miles from such road to the property.
6. One (1) signed Indemnification Agreement.
7. Filing Fee: Check with a planner prior to application submission for current fees.

ANY APPLICATION NOT MEETING THE ABOVE CRITERIA WILL BE CONSIDERED INCOMPLETE AND WILL BE RETURNED TO THE APPLICANT.

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Case No(s) _____
CDF No(s) _____
Date Filed _____
Fee _____
Receipt No. _____
Received by _____
Office Use Only

CERTIFICATE OF COMPLIANCE

Name of Applicant

Mailing Address

City	State	Zip Code	Telephone Number
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Name of Owner

Mailing Address

City	State	Zip Code	Telephone Number
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Name of Agent

Mailing Address

City	State	Zip Code	Telephone Number
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Assessor's Parcel Number(s) of subject property

Assessor's Parcel Number(s) of all other parcels within the ownership that are contiguous to the subject property

Street Address of Project

Number of Lots Assumed

IMPROVEMENTS (Check Appropriate Boxes)

- Single Family Dwelling
- Mobile Home
- Other _____

- Public Water Supply
- On Site Water Supply Source
- Public Sewer
- On Site Sewage System

I certify that the information submitted with this application is true and accurate.

Signature of Agent _____

Date _____

Signature of Owner _____

Date _____

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: _____

Applicant