

Article 11:

CERTIFICATE OF COMPLIANCE

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Sec. 9-2.1100:

Purpose

Certificates of Compliance provide a means for conferring legal status to parcels of land which were not created by legal means and shall be issued in accordance with Section 66499.35 of the Government Code and this Chapter.

Sec. 9-2.1105:

Applicability

This Article applies to parcels of land for which there is no final tract map, final parcel map, official map, or approved certificate of exception which establish legal status for the parcels.

Sec. 9-2.1110:

Filing Procedures

Requests for certificates of compliance shall be filed with the Engineering Department on an approved City application form and shall be accompanied by all required application materials.

Sec. 9-2.1115:

Review and Processing Procedures

The City shall review the application and shall review a Certificate of Compliance or a Conditional Certificate of Compliance. The determination shall be based on the following criteria:

- A.** A Certificate of Compliance shall be issued for any parcel which meets the following criteria:
 - 1. The parcels resulted from a division of the land in which fewer than five (5) parcels were created, and
 - 2. At the time of creation of parcels, there was no local ordinance regulating the division of land.
- B.** A Certificate of Compliance shall be issued for any real property, which has been approved for development pursuant to Section 66499.34 of the Government Code.
- C.** A Conditional Certificate of Compliance shall be issued for any parcel which does not, or at the time of creation did not, comply with the provision of state or local ordinances regulating the division of land. A Conditional Certificate of Compliance may include the conditions as follows:
 - 1. If the subdivider was not the owner of record at the time of the initial land division, the conditional Certificate of Compliance may impose conditions which would have been applicable to a division of land on the date the subdivider acquired the property.

2. If the subdivider was the owner of record at the time of the initial land division and currently owns one or more of the parcels involved in the land division, the conditional Certificate of Compliance may impose conditions which would be applicable to a current division of land.
- D. The City shall file the completed Conditional Certificate of Compliance with the San Bernardino County Recorder's Office.

Sec. 9-2.1120:

Utility Easements

Whenever overhead utilities are allowed in a proposed subdivision by this Chapter, utility easements of sufficient width shall be located along the rear or side lot lines. Whenever possible, such easements shall extend an equal distance into each of the two (2) abutting lots. This requirement may be modified or recommended for modification by the Advisory Agency if warranted by unusual circumstances in a particular proposed subdivision. To the extent practicable, underground utility easements, whenever necessary, shall be adjoining and parallel to lot lines.

Sec. 9-2.1125:

Drainage Easements

The design of a proposed subdivision shall provide for the proper drainage of the proposed subdivision and all lots and improvements therein, based on the runoff that can be anticipated from ultimate development of the watershed area in which the subdivision is located. Stormwater detention measures shall be provided when required by the City Engineer to reduce any adverse effects of increased runoff from development on downstream properties.