

## PARCEL IDENTIFICATION PROCEDURE

### (Tehama County Code chapter 16.31)

Upon request, Planning Department staff will apply the following **checklist** to determine if a **streamlined "Tier 1" certificate** of compliance may be issued. Tier 1 certificates are issued by the Planning Department based upon proper documentation, without a public hearing. **There is no fee for Tier 1 certificates.**

#### TIER ONE CHECKLIST

The Planning Director may issue a Certificate of Compliance verifying the legality of any parcel meeting one of more of the following criteria:

- Was the parcel created by a **deed** or patent **prior to March 4, 1972**?
- Was the parcel created by a **subdivision/parcel map after August 1929**?
- Was the parcel reflected in a **lot line adjustment** approved by the **Planning Director after September 2000**?
- Was the parcel reflected in a **lot line adjustment or merger** approved by the **TAC, Planning Commission, or Board of Supervisors**, at any time?
- Was the parcel created by conveyance to or from a **government agency** or public utility?
- Was the parcel recognized by an **approved certificate of compliance** at any time?

The Planning Director, in consultation with the County Surveyor, may also issue a Tier 1 Certificate of Compliance for parcels meeting any of the following criteria. (Some additional requirements may apply for parcels recognized solely under these categories.)

- Was the parcel depicted on a **pre-1929 subdivision map**, and subsequently conveyed by **deed (or deed of trust) to a bona fide purchaser**?
- Was the parcel created by **deed** to consummate an approved **lot line adjustment** not meeting the criteria described above?
- Is the parcel a **remainder** left over after conveyance of **other property** to a **government agency** or public utility?

#### TIER TWO CHECKLIST

If any parcel does not meet the above Tier 1 criteria, the property owner will be informed, and **may choose to apply for a Tier 2 certificate**. Tier 2 applications will be **individually considered by the Technical Advisory Committee** based on the following criteria, with notice to surrounding property owners. (Some additional requirements may apply for parcels recognized solely under these categories.) The Board of Supervisors may establish a fee for Tier 2 certificates.

- Was the parcel **"approved for development"** to **fully build out** the property? Such parcels may be recognized, provided that issuance of a Tier 2 certificate is not necessary for the development of the property, and will not present any public health or safety concerns.
- Can the parcel be legally recognized based upon **any other criteria consistent with the Subdivision Map Act**? This is a **"catch-all"** category, allowing **case-by-case** consideration of parcels based on any other legal criteria.