

**Article 5: Subdivision Procedures**

**Division 8: Reversion to Acreage**

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§125.0801 Purpose of Reversion to Acreage Procedures**

The purpose of these procedures is to establish a process for processing petitions for reversion of a subdivided real property to acreage and to supplement the provisions of the *Subdivision Map Act*, Chapter 6, Article 1.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§125.0810 When a Reversion to Acreage May Be Initiated**

Proceedings for Reversion to Acreage may be initiated by the City Council or by petition of all the owners of record of the real property within a *subdivision* created by a *parcel map* or final map.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§125.0820 How to Apply for Reversion to Acreage**

An applicant shall file for a Petition for Reversion to Acreage in accordance with Section 112.0102. The content and form of a Petition for Reversion to Acreage shall conform to the provisions of the *Subdivision Map Act* and the Land Development Manual.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§125.0830 Decision Process for Reversion to Acreage**

A decision on a Petition for Reversion to Acreage shall be made in accordance with Process Five.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§125.0840 Findings for Reversion to Acreage**

Subdivided real property may be reverted to acreage only if the decision maker makes the following *findings*:

- (a) *Dedications* or offers of *dedication* to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes; and

- (b) One of the following facts exists:
    - (1) All owners of an interest in the real property within the *subdivision* have consented to the reversion;
    - (2) None of the improvements required as map conditions have been made within 2 years from the date the final or *parcel map* was filed for record, or within the time allowed by agreement for completion of the improvements, whichever is later; or
    - (3) No *lots* shown on the final or *parcel map* have been sold within 5 years from the date the map was recorded.
- (Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

**§125.0850 Recording of Reversion to Acreage**

After approval of a Reversion Map or a *Parcel Map*, if one is prepared pursuant to the *Subdivision Map Act*, Section 66499.20 1/4, the City shall provide the resolution, map, and any accompanying documents to the County Recorder for recordation.  
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

**§125.0860 Return of Fees and Deposits; Release of Security**

When a reversion is effective, all unused fees and deposits shall be returned and all improvement security shall be released by the City Manager, except those reserved pursuant to the *Subdivision Map Act*, Section 66499.17.  
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)