

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.)