

Chapter 16.112

REVERSION TO ACREAGE

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16.112.010 Purpose.

It is the purpose of this Chapter to specify the procedures that subdivided property may be reverted to acreage. (Ord. 606, 1999)

16.112.020 Requirements for Application.

A. Applications for reversions to acreage may be initiated by the property owner(s), the property owner's authorized agent, or by the City Council in a resolution initiating the procedure. Applications are filed with the Planning Department. An application must include a tentative map, evidence of title to the property, and any other information required by the City.

B. A fee, as specified by resolution of the City Council is required with the application.

C. Before application, the applicant should request a preapplication conference with the Planning Department. (Ord. 606, 1999)

16.112.030 Review Procedures.

A reversion to acreage shall be reviewed using the Public Hearing Review Procedure in Section 16.08.040, with modifications as provided in this Section.

A. Planning Commission. At the conclusion of the public hearing, the Planning Commission shall recommend approval/denial of the application by the City Council.

B. City Council. The City Council shall hold a

public hearing to review the Planning recommendation and take final action. (Ord. 606, 1999)

16.112.040 Findings.

The City Council may approve a reversion to acreage application only if it finds that dedications or offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes, based upon policies and designation in the General Plan, and either:

A. Consent. All owners of an interest in the real property within the subdivision have consented to reversion;

B. Lack of Improvements. None of the improvements required to be made have been made within two (2) years from the date of 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

C. Lack of Lot Sales. No lots shown on the final map or parcel map have been sold within five (5) years from the date the map was filed for record. (Ord. 606, 1999)

16.112.050 Conditions.

The City Council shall require as conditions of the reversion:

A. Dedications. Dedications or offer to dedicate streets or easements; and

B. Retentions. The retention of all or a portion of previously paid subdivision fees deposits, or improvement securities if same are necessary to accomplish any of the provisions of this Title. (Ord. 606, 1999; Ord. 758 §2 (part), 2007)

16.112.060 Return of Fees and Deposits.

Except as provided in Section 16.112.050, upon filing of the final map for revision to acreage with the County Recorder, all fees and deposits shall be returned to the subdivider and all improvement securities shall be released by City Council. (Ord.

606, 1999)

16.112.070

16.112.070 Effect of Filing Final Map.

Reversion shall be effective upon the filing of the final map for record with the County Recorder. Upon filing, all dedications and other offers of dedication not shown on the final map for reversion shall be of no further force and effect and shall be shown as such on the assessment roll. (Ord. 606, 1999)

16.112.080 Effect of Filing a Parcel Map.

If there are four (4) or fewer parcels under the same ownership to be reverted to acreage, the recording of a parcel map will constitute a legal reversion to acreage of the land, abandonment of streets and easements not shown on the parcel map, and merger of the separate parcels into one (1) parcel, and these shall be shown as such on the assessment roll. (Ord. 606, 1999)