

## Chapter 16.44

### REVERSION TO ACREAGE

#### *Section*

- 16.44.010**    **Initiation of Proceedings**
- 16.44.020**    **Items to Accompany Petition**
- 16.44.030**    **Public Hearing**
- 16.44.040**    **Findings of Board of Supervisors**
- 16.44.050**    **Conditions of Reversion**
- 16.44.060**    **Effective Upon Filing**

#### **Sec. 16.44.010**      **Initiation of Proceedings**

Proceedings for the reversion to acreage of any subdivided real property may be initiated by the Board of Supervisors on its own motion or by petition of all the owners of record of the real property within the subdivision. (Ord. 352-3 (4) (part), 1979; Ord. 352 (17)(A), 1975)

#### **Sec. 16.44.020**      **Items to Accompany Petition**

A petition to initiate reversion to acreage shall be accompanied by:

- A. Adequate evidence of title to the real property within the subdivision;
- B. Sufficient data to enable the Board of Supervisors to make all of the determinations required by this chapter;
- C. A final map (or parcel map where the land to be reverted consists of four or fewer contiguous parcels in the same ownership) delineating dedications which will not be vacated;
- D. A fee, as set by the Board of Supervisors, which will pay for all costs incurred in processing the reversion to acreage. (Ord. 352-3 (4) (part), 1979; Ord. 352 (17)(B), 1975)

#### **Sec. 16.44.030**      **Public Hearing**

Prior to approval or disapproval of a reversion to acreage, the Board of Supervisors shall hold a public hearing. Notice of the public hearing shall be published in a newspaper of general circulation at least ten (10) days prior to the hearing. Written notice, sent by mail or other means at least ten days prior to the hearing, shall also be given to all owners of record of the real property within the subdivision which is proposed to be reverted to acreage. (Ord. 352-3 (4) (part), 1979; Ord. 352 (17)(C), 1975)

**Sec. 16.44.040 Findings of Board of Supervisors**

The Board of Supervisors may revert a subdivision to acreage only if it finds that:

- A. Dedication 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 conditions exist:
  - 1. All owners of an interest in the real property within the subdivision have consented to reversion, or
  - 2. None of the improvements required to be made have been made within two (2) years of the date on which 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 in the subdivision have been sold within five (5) years after the date of filing for record of the final or parcel map. (Ord. 352-3 (4) (part), 1979; Ord. 352 (17)(D), 1975)

**Sec. 16.44.050 Conditions of Reversion**

As conditions of reversion, the Board of Supervisors shall require:

- A. Dedication or offers of dedication required following reversions to acreage by the Subdivision Improvement Standards;
- B. Retention of previously paid security, or deposits necessary to pay the cost of processing the reversion;
- C. Retention of previously paid fees collected in conjunction with the filing and processing of the subdivision to be reverted. (Ord. 352-3 (4) (part), 1979; Ord 352 (17)(E), 1975)

**Sec. 16.44.060 Effective Upon Filing**

Reversion shall be effective upon the final map being filed for record by the County Clerk. Thereupon, all dedications and offers of dedication not shown thereon shall be of no further force or effect, and all fees, deposits, and improvement security shall be released, except those retained pursuant to Section 16.44.050. (Ord. 352-3 (4) (part), 1979; Ord. 352 (17)(F), 1975)