

## **Article 10:**

# **REVERSION TO ACREAGE**

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### **Sec. 9-2.1000:**

#### **Reversion Requirements**

Subdivided property may be reverted to acreage pursuant to the provisions of the Subdivision Map Act and this Article. This article shall apply to final maps and parcel maps.

### **Sec. 9-2.1005:**

#### **Initiation of Proceedings by Owners**

Initiation shall be by petition pursuant to Government Code Section 66499.12 of the State. The petition shall be in a form prescribed by the Planning Director and shall contain the information required by the Subdivision Map Act and such other information as specified by the Planning Director.

### **Sec. 9-2.1010:**

#### **Initiation of Proceedings by the City Council**

The City Council at the request of all of the owners of record of the real property within the subdivision or on its own motion may, by resolution, initiate proceedings to revert subdivided property to acreage. The resolution of the City Council shall direct the Planning Director to obtain all information necessary to accomplish the proposed reversion.

### **Sec. 9-2.1015:**

#### **Data for Reversion to Acreage**

The petition shall contain, but not limited to, the following:

- A. Adequate evidence of title to the real property within the subdivision;
- B. Evidence sufficient to enable the City Council or the Planning Director to make all of the determinations and findings required by Government Code Section 66499.16 of the State;
- C. A final map or parcel map in the form prescribed in this Chapter which delineates dedications which will not be vacated and dedications which will be required as a condition of reversion; and
- D. Such other pertinent information as may be required by this Chapter.

**Sec. 9-2.1020:**

**Proceedings before the City Council**

A public hearing on the proposed reversion to acreage shall be held before the City Council pursuant to Government Code Section 66451.3.

**Sec. 9-2.1025:**

**Required Findings**

Subdivided real property may be reverted to acreage only if the City Council or Planning Director can make findings in accordance with Government Code Section 66499.16 of the State.

**Sec. 9-2.1030:**

**Re-filing of Parcel Maps**

- A. Any parcel map submitted for the purpose of reverting to acreage shall be accompanied by:
  - 1. Evidence of title;
  - 2. Non-use or lack of necessity of any streets or easements which are to be vacated or abandoned; and
  - 3. A parcel map in a form acceptable to the City Engineer, which delineates any streets or easements, which are to remain in effect after the reversion. After approval of the reversion by the Advisory Agency and City Engineer, the map shall be delivered to the County Recorder.
- B. The filing of the map shall constitute legal reversion to acreage of the land affected thereby, and shall also constitute abandonment of all streets and easements not shown on the parcel map. The filing of the map shall also constitute a merger of the separate parcels into one (1) parcel for the purposes of this chapter and the Subdivision Map Act and shall thereby be shown as such on the assessment roll subject to the provisions of Government Code Section 66445 of the State.
- C. Except as provided in subsection (f) of section 66445 of the Government Code of the State on any parcel map used for reverting acreage, a certificate shall appear signed and acknowledged by all parties having any record title interest in the land being reverted consenting to the preparation and filing of the parcel map.

**Sec. 9-2.1035:**

**Return of Fees and Deposits, and Release of Securities**

Return of fees and deposits, and release of securities shall be in accordance with Government Code Section 66499.19 of the State.

**Sec. 9-2.1040:**

**Merger and Re-subdividing Without Reversion**

Subdivided lands may be merged and re-subdivided without reverting to acreage complying with all the applicable requirements for the subdivision of land as provided by this Chapter and the Subdivision Map Act. The filing of the final map or parcel map shall constitute legal merging of the parcels into one (1) parcel, and the re-subdivision of such parcel, and the real property shall thereafter be shown with the new lot or parcel boundaries on the assessment roll. Any unused fees or deposits previously made pursuant to this division pertaining to the property shall be credited pro rata towards any of the requirements for the same purposes, which are applicable at the time of re-subdivision. Any streets or easements to be left in effect after the re-subdivision shall be adequately delineated on the map. After approval of the merger and re-subdivision the map shall be delivered to the San

Bernardino County Recorder. The filing of the map shall constitute legal merger and re-subdivision of the land affected thereby, and shall also constitute abandonment of all streets and easements not shown on the map.