

ORDINANCE NO. 2015-06

REVERSION TO ACREAGE BY MAP

The Contra Costa County Board of Supervisors ordains as follows (omitting the parenthetical footnotes from the official text of the enacted or amended provisions of the County Ordinance Code):

SECTION I. SUMMARY. This ordinance, which is adopted pursuant to Government Code section 66499.20.1, authorizes parcel maps to be filed and recorded for the purpose of reverting to acreage previously subdivided land that consists of four or less contiguous parcels under the same ownership. This ordinance also establishes local procedures for reversions to acreage.

SECTION II. Chapter 924-2 of the County Ordinance Code is repealed in its entirety and is replaced by new Chapter 924-2, added by this Section II:

Chapter 924-2 REVERSION TO ACREAGE BY MAP

924-2.002 General. Subdivided property may be reverted to acreage pursuant to the provisions of the Subdivision Map Act and this chapter. (Ords. 2015-06 § 2, 78-5.)

924-2.004 Initiation of Proceedings by Petition of Owners.

- (a) Proceedings to revert subdivided property to acreage may be initiated by petition, in a form prescribed by the County, of all the owners of record of the subdivided property. In addition to the information and data required by the Subdivision Map Act, the petition must include a map for the reversion that complies with this chapter and is conspicuously marked with the following words: "Reversion to Acreage."
- (b) The petition must be filed with the Board of Supervisors along with payment of a processing fee adopted by the Board of Supervisors. If the Public Works Director and the Conservation and Development Director determine that the petition and map meet all requirements of the Subdivision Map Act and this title, the Public Works Director will submit the map and a report with recommendations for approval, conditional approval, or denial of the reversion to acreage to the Board of Supervisors for its consideration. (Ords. 2015-06 § 2, 78-5.)

924-2.006 Initiation of Proceedings by Board of Supervisors. The Board of Supervisors, on its own motion, may initiate proceedings to revert property to acreage. If the Board of Supervisors initiates these proceedings, the Public Works Director will prepare and submit a map and a report with recommendations to the Board of Supervisors for its consideration. (Ords. 2015-06 § 2, 78-5.)

924-2.008 Hearing and Approval.

- (a) For all reversion to acreage proceedings, the Board of Supervisors will conduct a public hearing on the proposed reversion to acreage. Notice of the hearing will be given as required by the Subdivision Map Act.
- (b) The Board of Supervisors may approve a reversion to acreage if it makes the findings specified in Government Code section 66499.16 and includes as conditions of reversion the conditions specified in Government Code section 66499.17. (Ords. 2015-06 § 2, 78-5.)

924-2.010 Filing with the County Recorder.

- (a) Following approval of a reversion to acreage, the Public Works Director will transmit the map to the office of the County Recorder for filing and recording. A parcel map may be filed and recorded for the purpose of reverting to acreage previously subdivided land that consists of four or less contiguous parcels under the same ownership. A final map must be filed and recorded for all other reversions to acreage. (Ords. 2015-06 § 2, 78-5.)
- (b) For proceedings for reversion to acreage initiated by petition, the map shall be recorded concurrently with a separate statement that all owners consented to the preparation and recording of the map. Except in the circumstances set forth in the Subdivision Map Act, the statement must be signed and acknowledged by all parties having any record title interest in the subdivided real property.
- (c) For proceedings for reversion to acreage initiated by the Board of Supervisors, the map shall be recorded concurrently with a Notice of Reversion to Acreage. The notice will be attested by the Clerk of the Board of Supervisors and state the following:
 - (1) The names of all owners of an interest in the real property.
 - (2) The Board of Supervisors made the following findings in accordance with Government Code section 66499.16, subdivisions (a) and (b):
 - (A) Dedications or offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective purposes; and
 - (B) Either:
 - (i) None of the improvements required to be made have been made within two 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

- (ii) No lots shown on the final map or parcel map have been sold within five years from the date the map was filed for record.
(Ords. 2015-06 § 2, 78-5.)

SECTION III. EFFECTIVE DATE. This ordinance becomes effective 30 days after passage, and within 15 days after passage shall be published once with the names of supervisors voting for or against it in the Contra Costa Times, a newspaper published in this County.

PASSED on _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: DAVID J. TWA,
Clerk of the Board of Supervisors
and County Administrator

Board Chair

By:

Deputy

[SEAL]

TLG:

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