



REVERSION OF ACREAGE

San Joaquin County Community Development Department
 1810 East Hazelton Avenue, Stockton CA 95205
 Telephone: (209) 468-3121
 Business Hours: 8:00 a.m. to 5:00p.m.
 (Monday through Friday, excluding Holidays)

APPLICATION PROCESSING STEPS

Step 1 CHECK WITH STAFF – Development Services Staff will explain the requirements and procedures to you.

Step 2 SUBMIT YOUR APPLICATION – When you apply, file all of the following:

- **FEE** The staff will let you know the current cost of filing an application. Make checks payable to the San Joaquin County Treasurer.
- **FORM** Seven (7) copies of the completed application information form (attached) which all owners must sign or seven (7) copies of the Board Resolution approving initiation of proceedings for reversion to acreage.
- **SITE PLAN** Seven (7) copies of a site plan (see attached).
- **PROPERTY DESCRIPTION** Seven (7) copies of a metes and bounds or other acceptable method of description, which will legally describe the property once it's reverted. This description will be used when recording the Reversion to Acreage document; therefore, it must be signed and stamped by a certified civil engineer or licensed land surveyor.
- **DEED** Seven (7) copies of the recorded deed(s) of the properties involved.
- **APPLICATION COMPLETE** Staff will check your application. If anything is missing or incomplete, you will be notified at that time and processing of the Reversion to Acreage will not start until all required information is submitted.

REVERSION TO ACREAGE

Step 3 APPLICATION PROCESSING

- **REFERRALS AND ACTION** Staff will refer the application to any County departments, other agencies and surrounding property owners (for a map amendment) affected by your proposal. At the end of a review and comment period a staff report will be prepared and the Planning commission will hold a public hearing. At the conclusion of the hearing the Commission will either refer the application to the Board of Supervisors who will make a favorable recommendation or deny the request. The Board of Supervisors will then hold a public hearing and take final action on your request. (Note: Planning Commission denials must be appealed in order to be heard by the Board of Supervisors.)

Step 4 REQUIREMENTS AND ADDITIONAL PERMITS

- **DEED OR PARCEL MAP** The reversion to acreage shall be recorded with an instrument evidencing the reversion of the parcels. This instrument will consist of a parcel map prepared by a registered civil engineer or a licensed land surveyor, and checked and recorded by the County Surveyor. Once the "reversion" document is recorded, a new deed describing the reverted parcels should be executed and recorded.
- **SJAFCA ASSESSMENT DISTRICT** Reapportionment form must be completed and fees paid, if required, prior to the recording of the Reversion, if the reverted properties are within the boundaries of the SJAFCA Assessment District.



APPLICATION - REVERSION OF ACREAGE

SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

FILE NO: PA-_____

TO BE COMPLETED BY THE APPLICANT

Owner Information

Engineer/ Applicant Information

Name:

Name:

Address:

Address:

Phone:

Phone:

PROPOSAL

Description of the proposed project:

Voluntary Reversion: Yes No

County initiated Reversion: Yes No

PROPERTY AND VICINITY DESCRIPTION

Property Information

Assessor Parcel Number(s)

Property Size

Number of Existing Parcels

Williamson Act Contract

Yes No

Property Address:

Existing Land Uses

On-Site Uses (Include Ag Crops):

Uses to the North:

Uses to the East:

Uses to the South:

Uses to the West:



APPLICATION - REVERSION OF ACREAGE

SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

FILE NO: PA-_____

PROPOSED PARCELS				
Parcel Number	Existing or Proposed Use of Parcel	Existing Square Footage or Acreage	Proposed Square Footage or Acreage	
SITE IMPROVEMENTS AND SERVICES				
Water				
Public Water Proposed <input type="checkbox"/> Existing <input type="checkbox"/>	Service Provider		Annex-Formation Required	Distance to Public Water (Feet)
Private Water <input type="checkbox"/>	Existing Well <input type="checkbox"/> New Well <input type="checkbox"/>		Well Replacement <input type="checkbox"/>	
Sewage Disposal				
Public Sewage Disposal Proposed <input type="checkbox"/> Existing <input type="checkbox"/>	Service Provider		Annex-Formation Required	Distance to Public Sewer Facility
On-site Sewage Disposal <input type="checkbox"/>	Existing Septic System <input type="checkbox"/>		New Septic System <input type="checkbox"/> Other <input type="checkbox"/>	
Storm Drainage				
Public Storm Drainage Proposed <input type="checkbox"/> Existing <input type="checkbox"/>	Service Provider (if Public)	Annex-Formation Required	Terminal Drainage to:	Detention-Retention Ponds
Private Storm Drainage <input type="checkbox"/>	On-site Retention Pond(s) <input type="checkbox"/>		Natural Drainage/No Change <input type="checkbox"/> Other <input type="checkbox"/>	
San Joaquin Area Flood Control Agency (SAFCA Assessment District) <input type="checkbox"/> Yes <input type="checkbox"/> No				



APPLICATION - REVERSION OF ACREAGE

SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

FILE NO: PA-_____

LEVINE ACT

Effective January 1, 2023, California Political Reform Act of 1974, Government Code § 84308, known as the Levine Act, prohibits any San Joaquin County Board of Supervisor member from participating in any agenda item involving a discretionary land use permit or other entitlements if the Board member has received any political contributions from the owner, applicant, or agent for the owner or applicant totaling more than \$250 in the 12 months before the decision (but not before January 1, 2023) and for the 12 months following the decision. The Act also prohibits an owner, applicant, or agent for the owner or applicant from making a contribution of more than \$250 to a member of the Board of Supervisors while the item is pending and for the 12 months following the date a final decision is rendered.

I have read and understand that this application is subject to these provisions:

Initial

Date

AUTHORIZATION SIGNATURES

ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION

I, the Owner/Applicant/Agent agrees to indemnify, defend (with counsel reasonably approved by County), and hold harmless the County and its officers, officials, employees, agents, boards and commissions (collectively "County") as follows:

1. INDEMNITY:

- A. From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities arising out of, related to, or in connection with the application and applied for project or to attack, set aside, void, or annul, in whole or in part, an approval of the applied for project by the County, the adoption of environmental review documents related to the applied for project, and any related development approvals or project conditions for the applied for project (hereinafter "Claim");
- B. For any and all costs and expenses incurred by the County on account of any Claim, except where such indemnification is prohibited by law, including but not limited to damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, private attorney general fees claimed by or awarded to any party against the County, and the County's costs incurred in preparing an administrative record which are not paid by the petitioner.
- C. Except as to the County's sole negligence or willful misconduct.

2. DEFENSE:

- A. The County may participate or direct the defense of any Claim. The County's actions in defense of any claim shall not relieve me of any obligation to indemnify, defend, and hold harmless the County.
- B. In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.
- C. If the County reasonably determines that having common counsel presents such counsel with a conflict of interest, or if I fail to promptly assume the defense of any Claim or to promptly employ counsel reasonably satisfactory to the County, then County may utilize the Office of the County Counsel or employ separate outside counsel to represent or defend the County, and I shall pay the reasonable attorneys' fees and costs of such counsel.

I, further, certify under penalty of perjury that I am (check one):

- Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or
- Legal agent (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.

Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____

SITE PLAN CHECK LIST

SITE PLAN CHECK LIST

- **Size:** The site plan must be drawn on 18" x 26" reproducible material.
- **North Arrow, Date and Scale:** Use an engineer's scale (i.e., 1" to 20' or 1" to 40', preferred). The direction of "north" should be pointing towards the top of the page.
- **Streets and Easements:** Location and names of all streets and easements bordering on the property with access details.
- **Property Lines:** All existing and proposed property lines or boundary lines of the parcel with dimensions. Label each Parcel 1, 2, 3, 4, etc. and indicate the net square footage (acreage) of each.
- **Vicinity Map:** A vicinity map showing the location of the property in relation to surrounding streets.
- **Names and Signatures:** Name, signature, address and telephone number of owner; the name, address and telephone number of the owner, surveyor or engineer filing the map.
- **Contour Lines:** Contour lines or spot elevation relative to mean sea level datum.
- **Dedications:** Improvements and easements to be dedicated to the County.
- **Existing and Proposed Development:** All existing structures (labeled 'existing') and any proposed structures (labeled 'proposed') with dimensions, square footage and distances from other structures and existing and proposed property lines. Any existing structures planned for removal should be shown with dashed lines. The use and number of floors should be labeled on each structure.
- **Parking and Driveways:** The location, dimensions and surface material of all existing and proposed parking and driveways.
- **Water Wells:** The location of existing and proposed water wells on-site and any off-site wells within 150' of the proposed development. Wells must meet the following setbacks:
 - 5' from structures;
 - 50' from septic tanks;
 - 100' from leach lines;
 - 150' from sumps or seepage pits; and
 - 10' from property lines.

If public water will be utilized, a "will-serve" letter must be submitted from the service provider.

- **Sewers and Septic Tanks:** The location of the sewer outlet, public sewer hook-up, or existing and proposed sewage disposal systems including leach field areas and any off-site sewage disposal systems within 150' of the property.

Septic tanks must meet the following setbacks:

- 5' from property lines, structures, driveways and swimming pools;
- 50' from water wells.

Leach lines must meet the following setbacks:

- 10' from structures, driveways and swimming pools;
- 100' from wells, streams and waterways.
- 5' to 75' from property lines depending on zoning or the location of septic systems on adjoining properties (this requirement also applies to seepage pits).

If public sewage disposal will be utilized, a "will-serve" letter must be submitted from the service provider.

- **Storm Drainage:** The location of existing and proposed storm drainage facilities (check with Engineering staff regarding design criteria). If subject to flooding, the 100-year flood elevations must be shown. Indicate any unusual topographic features of the site (e.g. steep slopes, or drainage courses).
- **Watercourses:** The location of existing watercourses and the extent of any levee, with toe and crown indicated.
- **Flooding:** The area subject to flood from an intermediate regional flood and depth of flood waters, if applicable. Proposed method of flood protection if property is subject to inundation from an intermediate regional flood or other flood hazard.

SITE PLANS MUST BE COMPLETE AND LEGIBLE

- Before applying, check your Site Plan to make sure that it contains all of the information cited above. You are encouraged to have one of our counter staff review your draft Site Plan prior to having copies run.
- Faint prints and light blue lines will not be accepted because they cannot be reproduced or microfilmed.