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**NEVADA COUNTY BOARD OF SUPERVISORS**  
**Board Agenda Memorandum**

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**MEETING DATE:** July 22, 2025

**TO:** Board of Supervisors

**FROM:** **Brian Foss, Planning Director**

**SUBJECT:** (Introduce/Waive further reading) an Ordinance amending Section 13.02.120.C, 13.02.130.C and 13.02.140.C all in Chapter 2 of Title 13 of the Nevada County Code: Subdivisions, increasing the initial approval period for tentative maps from 36 months to 48 months as allowed by the State Subdivision Map Act (*Government Code Section 66452.6*).

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**RECOMMENDATION:**

- I. **Project Action:** Introduce and waive further reading of an Ordinance amending Section 13.02.120.C, 13.02.130.C and 13.02.140.C all in Chapter 2 of Title 13 of the Nevada County Code: Subdivisions, increasing the initial approval period for tentative maps from 36 months to 48 months as allowed by the State Subdivision Map Act (*Government Code Section 66452.6*) (*Attachment 1*).

**FUNDING:** No budget amendments are required.

**ATTACHMENTS:** (removed)

- ~~1. Draft Ordinance amending the Nevada County Code Title 13 Subdivisions~~
  - ~~2. Ordinance 2228 adopted December 12, 2006~~
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**BACKGROUND:** Nevada County Code Title 13, Subdivisions provides for regulations and procedures for tentative maps in Nevada County. Consistent with the Subdivision Map Act of the State of California, the County Code provides for initial approval timelines as well as extensions of time for maps approved by the County. Specifically, these timelines are outlined in Government Code Section 66452.6 (a)(1), which are reflected in Sections 13.02.120.C, 13.02.130.C and 13.02.140.C all in Chapter 2 of Title 13 of the Nevada County Code. Currently the County allows for 36 months as the initial approval period, as provided for in Ordinance 2228, adopted on December 12, 2006 (Attachment 2), which was the maximum time allowed for the initial review period when Ordinance 2228 was passed. In addition, to

the initial approval period, Nevada County Code allows for two (2) three-(3)year extensions of time, for a total lifespan for approved tentative maps of nine (9) years. In addition to these timelines, there have been several automatic extensions of time provided to maps in California because of actions of the State.

Over the last several years, there has been a slowdown in the number of maps processed and approved by the County. Although maps expire over time, there are many that remain alive and have yet to meet their conditions of approval for recordation. As projects are reaching the end of the approval life, the County has seen developers request extensions through alternative means, such as entering into a Development Agreement, which is a timely and cost prohibitive process. As a result, of uncertain financial times and the overall cost to meet project conditions of approval, particularly related to the cost of infrastructure improvements, as well as the ongoing housing crisis in the County, the Planning Department based on direction from the County Housing Ad-Hoc Commission and assistance from County Counsel, has explored whether the County could provide an automatic extension of time to all existing unexpired maps approved by the County, similar to the several recent state approved automatic extensions. Based on this research, it was determined that the County does not have this authority, as timelines associated with maps fall under the authority of the State Statute as outlined in the Subdivision Map Act. It was, however, identified, that the Map act allows for an initial approval period of up to four (4) years, if approved by local ordinance and two (2) three-(3)year extensions of time not to exceed a total of 10 years, which is one more year beyond what is currently allowed by the County. Therefore, to assist with providing opportunities to support the development of future housing, to minimize staff time with processing future Development Agreements, and allowed for additional time for developers meet their conditions of approval, staff has prepared the attached draft ordinance, which would extend to initial approval period for all existing and future approved maps from 36 months to 48 months.

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**RECOMMENDATION:** Staff recommends that the Board of Supervisors take the following actions:

- I. Project Action: Introduce and waive further reading of an Ordinance amending Section 13.02.120.C, 13.02.130.C and 13.02.140.C all in Chapter 2 of Title 13 of the Nevada County Code: Subdivisions, increasing the initial approval period for tentative maps from 36 months to 48 months as allowed by the State Subdivision Map Act (*Government Code Section 66452.6*) (*Attachment 1*).

**Item Initiated by:** Tyler Barrington, Principal Planner

**Approved by:** Brian Foss, Planning Director