



ORDINANCE No. 2549

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

AN ORDINANCE AMENDING SECTIONS 13.02.120.C, 13.02.130.C AND 13.02.140.C OF 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 FOR BY THE STATE SUBDIVISION MAP ACT (GOVERNMENT CODE SECTION 66452.6)

THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:

SECTION I:

WHEREAS, it is the purpose and intent of the Board of Supervisors to extend the initial expiration period for all approved tentative maps, vested tentative maps, and environmental subdivisions from 36-months to 48-months as allowed by the State of California Subdivision Map Act (Government Code Section 66452.6); and

WHEREAS, this provision would provide an additional one (1) year of time for all maps that were not otherwise expired by the effective date of this Ordinance; and

WHEREAS, the Board of Supervisors finds that this Ordinance is categorically exempt pursuant to Section 15305 of the California Environmental Quality Act (CEQA) guidelines as a minor alternative to land use limitations that does not result in changes to land use or density.

SECTION II:

Sections 13.01.120.C, 13.01.130.C, and 13.01.140.C of Title 13, Chapter 2, of the Nevada County Code are hereby amended to read as shown in *Exhibit A*, attached hereto and incorporated by reference.

SECTION III:

Severability. If any provision of this Article or the application thereof to any person or circumstance is held invalid, the remainder of this Article, including the application of such part or provision to other circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Article are severable. The Board of Supervisors hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be held unconstitutional, invalid or unenforceable.

SECTION IV:

This Ordinance shall take effect and be in full force thirty (30) days from and after its adoption, and it shall become operative on the 12th day of September, 2025, and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the Supervisors voting for and against same in the Union, a newspaper of general circulation printed and published in the County of Nevada.

PASSED AND ADOPTED by a majority vote of the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 12th day of August 2025, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Robb Tucker, Lisa Swarthout, Susan Hoek and Hardy Bullock.
Noes: None.
Absent: None.
Abstain: None.
Recuse: None.

ATTEST:

TINE MATHIASSEN
Chief Deputy Clerk of the Board of Supervisors

By: Tine Mathiasen

Heidi Hall

Heidi Hall, Chair

EXHIBIT A

NEVADA COUNTY CODE TITLE 13 CHAPTER 2

Section 13.01.120.C

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C. Expiration. An approved or conditionally approved tentative map shall expire forty-eight (48) months after its approval or conditional approval. The foregoing forty-eight (48) months period shall apply to any tentative map for which the initial thirty-six (36)-month period, and any subsequent extension of time, has not expired prior to September 12, 2025. The expiration of the approved or conditionally approved tentative map shall terminate all proceedings and no final map or parcel map of all or any portion of the real property included within such tentative map shall be filed after the expiration date without first processing a new tentative map.

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Section 13.01.130.C

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C. Expiration. An approved or conditionally approved tentative map shall expire forty-eight (48) months after its approval or conditional approval. The foregoing forty-eight (48) months period shall apply to any tentative map for which the initial thirty-six (36)-month period, and any subsequent extension of time, has not expired prior to September 12, 2025. The expiration of the approved or conditionally approved tentative map shall terminate all proceedings and no final map or parcel map of all or any portion of the real property included within such tentative map shall be filed after the expiration date without first processing a new tentative map.

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Section 13.01.140.C

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C. Expiration. An approved or conditionally approved tentative map shall expire forty-eight (48) months after its approval or conditional approval. The foregoing forty-eight (48) months period shall apply to any tentative map for which the initial thirty-six (36)-month period, and any subsequent extension of time, has not expired prior to September 12, 2025. The expiration of the approved or conditionally approved tentative map shall terminate all proceedings and no final map or parcel map of all or any portion of the real property included within such tentative map shall be filed after the expiration date without first processing a new tentative map.

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