



COMMUNITY DEVELOPMENT DEPARTMENT

Subject: Automatic Two-Year Time Extension for Tentative Maps and other Land Use Approvals

Issue: On July 11, 2013 the Governor signed Assembly Bill No. 116. This bill amends the Subdivision Map Act and automatically extends for two years the approval of tentative maps which have been approved after January 1, 2000 and have not expired as of July 11, 2013. It is the opinion of the Town Attorney that this bill also extends for two years the approval of certain legislative, administrative, and other approvals related to the tentative map.

Reference: Section 66452.24 CGC

Policy/Procedure: The Town of Truckee automatically extends the expiration date of the following tentative map and other land use approvals pursuant to Section 66452.24 of the California Government Code:

- A tentative map, which was approved after January 1, 2000 and has not expired as of July 11, 2013, shall be extended by 24 months.
- A land use permit approved in conjunction with a tentative map, which has not expired as of July 11, 2013, shall be extended by 24 months. Both the expiration date to commence construction and the expiration date to complete construction shall be extended by 24 months.
- The phases of a multi-phased tentative map, which were approved after January 1, 2000 and have not expired as of July 11, 2013, shall be extended by 24 months.
- The first phase of a multi-phased land use permit approved in conjunction with a tentative map, which has not expired as of July 11, 2013, shall be extended by 24 months. The subsequent phases of a multi-phased land use permit shall not be automatically extended unless the expiration of the subsequent phase is tied to the preceding phase.

The new expiration dates of tentative maps and land use permits indicated in AB 116 are in addition to previously enacted legislation:

- 1) SB 1185: Enacted July 15, 2008 to amend the Subdivision Map Act and automatically provide a one-year extension for tentative map approvals which have not expired as of July 15, 2008, but will expire before January 1, 2011.
- 2) AB 333: Enacted July 15, 2009 to amend the Subdivision Map Act and automatically provide a two-year extension for tentative map approvals which have not expired as of July 15, 2009, but will expire before January 1, 2012.
- 3) AB 208: Enacted in July 15, 2009 to amend the Subdivision Map Act and automatically provide a two-year extension for tentative map approvals which have not expired as of July 15, 2011, but will expire before January 1, 2014.

The new expiration dates of tentative maps and land use permits that qualify for the automatic two-year extension are listed in Attachment 2.

The following land use approvals shall not receive an automatic two year time extension:

- A land use permit approved in conjunction with a tentative map whereby the final map was recorded prior to July 11, 2013 (e.g., The Boulders Condominiums Phase III).
- A land use permit whereby a tentative map was approved separately from the land use permit (e.g., The Village at Gray's Crossing, Knight's Crossing).

Effective Date: July 11, 2013

Attachments:
1. Section 66452.24 CGC
2. List of Project Applications Benefited by AB 116

Approved by: 
John McLaughlin, Director

Date: 07.18.2013

Approved by: 
Andrew Morris, Town Attorney

Date: July 18, 2013

Attachment 1

Section 66452.24 CGC

66452.24.

(a) The expiration date of any tentative map, vesting tentative map, or parcel map for which a tentative map or vesting tentative map, as the case may be, that was approved on or after January 1, 2000, and that has not expired on or before the effective date of the act that added this section, shall be extended by 24 months.

(b) Upon application of the subdivider filed at least 90 days prior to the expiration of the approved or conditionally approved tentative map or vesting tentative map, or parcel map for which the tentative map or vesting tentative map, as the case may be, that was approved on or before December 31, 1999, the time at which the map expires shall be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps, for a period of 24 months upon a determination that the map is consistent with the applicable zoning and general plan requirements in effect when the application is filed. If the map is determined not to be consistent with applicable zoning and general plan requirements in effect when the application is filed, the legislative body or advisory agency may deny or conditionally approve an extension for a period of 24 months. Prior to the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs last. If the advisory agency denies a subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the advisory agency has denied the extension.

(c) The extension provided by subdivisions (a) and (b) shall be in addition to any extension of the expiration date provided for in Section 66452.6, 66452.11, 66452.13, 66452.21, 66452.22, 66452.23, or 66463.5.

(d) Any legislative, administrative, or other approval by any state agency that pertains to a development project included in a map that is extended pursuant to subdivisions (a) and (b) shall be extended by 24 months if this approval has not expired on or before the effective date of the act that added this section. This extension shall be in addition to any extension provided for in Sections 66452.13, 66452.21, 66452.22, and 66452.23.

(e) The provisions of Section 65961 relating to conditions that may be imposed upon or after a building permit for a subdivision of single- or multiple-family residential units or a parcel map for a subdivision for which no tentative map was required, are modified as set forth in subdivisions (e) and (f) of Section 65961 for tentative maps extended pursuant to this section.

Attachment 2

List of Project Applications Benefited by AB 208 with New Deadlines Noted

Application No. 00-021 (The Boulders Condominiums Phase IV)	
Tentative Map Expiration	July 22, 2015
Commence Construction	July 22, 2015
Complete Construction	July 22, 2017
Application No. 01-002 (Old Greenwood Enclave)	
Tentative Map Expiration	November 5, 2016
Application No. 01-106 (Boca Hills Tentative Map)	
Tentative Map Expiration	August 16, 2016
Application No. 02-007 (The Village at Gray's Crossing)	
<i>Note: The associated Development Permit expired on June 2, 2011</i>	
Tentative Map Expiration	May 23, 2017
Application No. 03-089 (Northwest Townhomes)	
Tentative Map Expiration	March 25, 2016
Commence Construction	March 25, 2016
Complete Construction	March 25, 2018
Application No. 04-044 (Knight's Crossing)	
<i>Note: The associated Development Permit expired on December 27, 2008</i>	
Tentative Map Expiration	September 24, 2016
Application No. 05-072 (Truckee Trails Condominiums)	
Tentative Map Expiration	August 22, 2015
Application No. 05-082 (Pioneer East Phase 1)	
Tentative Map Expiration	April 23, 2016
Commence Construction – Phase 1	April 23, 2016
Complete Construction – Phase 1	April 23, 2018
Application No. 06-051 (Inn at Truckee Renovation)	
Tentative Map Expiration	August 26, 2016
Commence Construction	August 26, 2016
Complete Construction	August 26, 2018
Application No. 07-038 (Western Nevada Supply Project Amendment #2)	
Tentative Map Expiration	March 24, 2017
Commence Construction	March 24, 2017
Complete Construction	March 24, 2019

Application No. 07-046 (Finn Industrial Building)	
Tentative Map Expiration	October 24, 2016
Commence Construction	October 24, 2016
Complete Construction	October 24, 2018
Application No. 07-051 (Mercer Condo Conversion)	
Tentative Map Expiration	March 30, 2016
Application No. 07-061 (Hotel Avery)	
Tentative Map Expiration	November 25, 2016
Commence Construction	November 25, 2016
Complete Construction	November 25, 2018
Application No. 07-062 (Griesmer Tentative Map)	
Tentative Map Expiration	June 17, 2017
Application No. 08-006 (10950 Industrial Way Tentative Map)	
Tentative Map Expiration	June 30, 2017
Application No. 08-009 (Lizondo Tentative Map)	
Tentative Map Expiration	September 22, 2015
Commence Construction – Phase I	September 22, 2015
Complete Construction – Phase I	September 22, 2017
Application No. 08-059 (Coyote Run II)	
Tentative Map Expiration	September 21, 2016
Commence Construction	September 21, 2016
Complete Construction	September 21, 2018
Application No. 09-005 (Smith Tentative Map II)	
Tentative Map Expiration	May 19, 2017
Application No. 09-024 (Waltman Tentative Map)	
Tentative Map Expiration	March 8, 2016
Application No. 10-023 (Sakai Tentative Map)	
Tentative Map Expiration	July 8, 2017
Application No. 11-026 (Malfitano/Sanders Tentative Map)	
Tentative Map Expiration	October 30, 2016
Application No. 12-034 (Ski Slope 2 Chalets Tentative Map)	
Tentative Map Expiration	December 3, 2016