

MEMORANDUM

To: Planning Commission
From: Bill Carroll, Deputy County Counsel
Date: October 20, 2021
Re: Subdivision map lifespans

Background: Presently, the Siskiyou County Code (under SCC§ 10-4.401.8.1) allows for a tentative map to be in existence for two years initially:

The approval or conditional approval of a tentative subdivision map shall expire twenty-four (24) months after the date of the adoption of the resolution by the Planning Commission approving or conditionally approving the map or the date of the Board review, if any. An extension of the expiration date may be approved as provided in subsection (b) of [Section 10-4.401.8.2](#) of this article (66452.6 (a)).

Before the two years expires, a subdivider may apply for up to two 18-month discretionary extensions under SCC § 10-4.401.8.2(c):

(c) Time limit of extensions. The approved extension shall not exceed two (2) extensions of a maximum of eighteen (18) months each. The approved new expiration date shall not extend more than five (5) years beyond the date of the resolution adopted by the Planning Commission or Board approving or conditionally approving the tentative map.

Under these sections, a map may therefore exist a total of 5 years (2 initial years + two 18-month extensions). These sections were adopted in 1987.

Subsequent state code amendments

In 2008, Government Code Section 66452.6, which establishes the life of tentative maps, was amended to allow the life of a map to be 6 years, rather than 5 years. In 2021, Section 66452.6 was amended again so that a local agency is now authorized to add on another two years when the map is initially approved (i.e. 4 years total at the start).

Potential action

There is no requirement to amend the County Code so that tentative maps can exist for six years, rather than five, but the potential is there. If the County Code were to be amended to allow for a 6-year lifespan, that could be achieved in a variety of ways, for example:

1. The initial lifespan of map is amended to 4 years (from 2 years) and a new single 2-year discretionary extension is allowed.¹
2. The initial lifespan of map is amended to 3 years (from 2 years) and the two already existing 18-month extensions remain.
3. Initial lifespan of map remains at 2 years but the two allowable 18-month extensions are amended to 2 years.
4. Some other combination of initial lifespan and discretionary extensions.

Recommendation: Consider directing staff draft an amendment to County Code that may cover one or more of these subjects:

1. Increasing up to 4 years the initial approval of the map (either “automatically” or in the discretion of the Commission) from 2 years; and/or
2. increasing to 6 years the lifespan for tentative maps from the present 5 years; and/or
3. Increasing up to 2 years, from 18 months, the length of discretionary approvals.
4. Or, alternatively, make no changes to the County Code.

¹ A variation would be allowing the “bonus” two years at the start to be discretionary, which then require two 2-year discretionary extensions, assuming the overall life of a map was changed to 6 years.