

April 6, 2026

TO: Land Development Technical Advisory Committee

RE: SUBDIVISION ORDINANCE UPDATE

This item introduces an internal update of the Mono County Subdivision Ordinance.

### **Background**

- Mono's subdivision ordinance was mostly enacted in 1974, which coincides with California's adoption of the Subdivision Map Act (SMA) in 1974. Some amendments to the ordinance have since occurred, but nothing of a comprehensive nature.
- As expected with a 50-year-old ordinance, some sections have become dated and inconsistent with current law, circumstances, and policy.
- Past efforts at a comprehensive update have been unsuccessful.
- An update of the subdivision ordinance has been drafted and is under internal review by Community Development and Public Works. The focus of the update is legal adequacy, with a reliance on the Subdivision Map Act (SMA), California Environmental Quality Act (CEQA), Mono County General Plan, Public Works Standards, and other applicable laws and ordinances. The intent is to keep it concise, don't repeat existing law, focus on procedure/process, and avoid setting new policy that triggers complex CEQA coverage.
- Alpine County's ordinance has been used as an example of a somewhat recent ordinance that is concise, relies on the SMA, and applies to a rural California county. We have also viewed Tuolumne County's ordinance for similarities.

### **Assumptions**

- Subdivision activity in recent years has been sporadic, and due in part to changes in state law such as Fire Safe requirements, significant subdivision activity is not

anticipated going forward. Most recent subdivision-related activities have been lot line adjustments, mergers, and parcel maps.

- Policy direction guiding subdivision will be found primarily in the General Plan and the SMA.
- Improvement standards will be found primarily in Public Works Standards and the SMA.
- The Land Development Technical Advisory Committee continues to play an elevated role in the process to ensure collaboration and consistency among county departments.
- Processes of the subdivision ordinance will follow existing permitting procedures when applicable, referencing the SMA, CEQA and General Plan.
- The ordinance attempts to clarify roles of county departments. Community Development is the lead for accepting most applications, noticing, outreach, setting meetings/hearings, conducting CEQA analysis, noticing decisions, and staffing board, commission, and committee meetings. Environmental Health is lead on health-related matters, including wastewater treatment, domestic water systems, and wells. Public Works is the lead on technical issues, survey needs, map accuracy, improvement standards, improvement plans, final maps, and staffing board, commission, and committee meetings.

### **Next Steps**

A formal review is targeted for the LDTAC April 20, 2026, meeting, followed by Planning Commission in May and Board of Supervisors early June.

Your time reviewing this is greatly appreciated. The latest draft can be found at [. Please let us know if you have comments and questions.](#)

Thanks!

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