

April 15, 2026

TO: Land Development Technical Advisory Committee  
FROM: Scott Burns, Community Development Department  
RE: SUBDIVISION ORDINANCE UPDATE

### **Recommendation**

Following review of the [Draft Subdivision Ordinance Update.docx](#), forward the update with changes recommended by LDTAC members to the Planning Commission for consideration.

### **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 has been 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**

- 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.

Changes of note include elimination of redundant definitions, removal of provisions inconsistent with the SMA, elimination of variance chapter, the addition of voluntary merger procedures, the removal of record of survey requirements for lot line adjustments, and the streamlining of final map approval process.

Following the LDTAC review, the draft update will be presented to the Planning Commission and Board of Supervisors.