

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

455 COUNTY CENTER, 2ND FLOOR • REDWOOD CITY, CA 94063-1663 • PHONE (650) 363-4224 • FAX (650) 363-4849

January 13, 2021

To: LAFCo Commissioners

From: Martha Poyatos, Executive Officer

A handwritten signature in black ink, appearing to read 'M. Poyatos', written over the printed name.

Rob Bartoli, Management Analyst

Subject: Legislative Report – Information Only

Summary

CALAFCO is currently tracking three bills that have been introduced as part of the 2021 legislative session.

Also attached are the 2020 legislative summaries from the California State Assembly – Local Government Committee and the California State Senate - Senate Committee on Governance & Finance. Due to the focus on the response to COVID-19, only one bill, AB 3312, affected LAFCos and this was a bill specific to an annexation to the City of Merced.

Recommended Action:

Receive the report.

Attachments

- A. Legislative Daily Report 1/21/2021
- B. California State Assembly – Local Government Committee 2020 Report
- C. California State Senate - Senate Committee on Governance & Finance 2020 Report

COMMISSIONERS: WARREN SLOCUM, CHAIR, COUNTY ▪ MIKE O'NEILL, VICE CHAIR, CITY ▪ HARVEY RARBACK, CITY ▪ DON HORSLEY, COUNTY
▪ JOSHUA COSGROVE, SPECIAL DISTRICT ▪ RIC LOHMAN, SPECIAL DISTRICT ▪ ANN DRAPER, PUBLIC

ALTERNATES: KATI MARTIN, SPECIAL DISTRICT ▪ VACANT, CITY ▪ JAMES O'NEILL, PUBLIC ▪ DAVE PINE, COUNTY

STAFF: MARTHA POYATOS, EXECUTIVE OFFICER ▪ TIM FOX, LEGAL COUNSEL ▪ ROB BARTOLI, MANAGEMENT ANALYST ▪ ANGELA MONTES, CLERK

CALAFCO Daily Legislative Report as of Tuesday, January 12, 2021

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[SB 55](#) ([Stern D](#)) Very high fire hazard severity zone: state responsibility area: development prohibition.

Current Text: Introduced: 12/7/2020 [html](#) [pdf](#)

Introduced: 12/7/2020

Status: 12/8/2020-From printer. May be acted upon on or after January 7.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Would, in furtherance of specified state housing production and wildfire mitigation goals, prohibit the creation or approval of a new development, as defined, in a very high fire hazard severity zone or a state responsibility area. By imposing new duties on local governments with respect to the approval of new developments in very high fire hazard severity zones and state responsibility areas, this bill would impose a state-mandated local program.

Position: Watch

Subject: Growth Management, Planning

CALAFCO Comments: This bill prohibits the creation or approval of a new development in a very high fire hazard severity zone or a state responsibility area.

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[SB 13](#) ([Dodd D](#)) Local agency services: contracts: Counties of Napa and San Bernardino.

Current Text: Introduced: 12/7/2020 [html](#) [pdf](#)

Introduced: 12/7/2020

Status: 12/8/2020-From printer. May be acted upon on or after January 7.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 establishes a pilot program under which the commissions in the Counties of Napa and San Bernardino, upon making specified determinations at a noticed public hearing, may authorize a city or district to provide new or extended services outside its jurisdictional boundary and outside its sphere of influence to support existing or planned uses involving public or private properties, as provided. Current law requires the Napa and San Bernardino commissions to submit a report to the Legislature on their participation in the pilot program, as specified, before January 1, 2020, and repeals the pilot program as of January 1, 2021. This bill would reestablish the pilot program, which would remain in effect until January 1, 2026. The bill would impose a January 1, 2025, deadline for the Napa and San Bernardino commissions to report to the Legislature on the pilot program, and would require the contents of that report to include how many requests for extension of services were received under these provisions.

Position: Watch

Subject: CKH General Procedures

CALAFCO Comments: This bill is the same as SB 799 from 2020 and seeks to re-establish and continue the pilot program for five more years. The program ended as of January 1, 2021 but due to the pandemic, SB 799 from 2020 to extend the sunset was not moved forward in the legislature.

[SB 96](#) ([Dahle R](#)) Fallen Leaf Lake Community Services District Fire Department Protection Act of 2021: elections.

Current Text: Introduced: 12/21/2020 [html](#) [pdf](#)

Introduced: 12/21/2020

Status: 1/11/2021-Read first time.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Would require the El Dorado County elections official, with the assistance of the Fallen Leaf Lake Community Services District, to conduct district elections pursuant to the Uniform District Election Law, except as otherwise provided in the bill. The bill, notwithstanding existing law, would provide that voters who are resident registered voters of the district, and voters who are not residents but either own a real property interest in the district or have been designated by the owner of a real property interest to cast the vote for that property, may vote in a district election in the Fallen Leaf Lake Community Services District, as specified. The bill would require the designations of voters and authority of legal representatives to be filed with the El Dorado County elections official and the secretary of the Fallen Leaf Lake Community Services District and maintained with the list of qualified voters of the district. This bill contains other related provisions and other existing laws.

Position: Watch

Subject: Special Districts Governance

CALAFCO Comments: This bill is the same as SB 1180 from 2020 which did not move through the legislature. It is a local El Dorado County/district bill. This bill does several things. (1) Provides that voters who are resident registered voters of the district, and voters who are not residents but either own a real property interest in the district or have been designated by the owner of a real property interest to cast the vote for that property, may vote in a district election in the Fallen Leaf Lake Community Services. (2) The bill also would authorize a voter who is not a resident of the district but owns a real property interest in the district to designate only one voter to vote on their behalf, regardless of the number of parcels in the district owned by the nonresident voter. (3) This bill would prohibit the Fallen Leaf Lake Community Services District from providing any services or facilities except fire protection and medical services, including emergency response and services, as well as parks and recreation services and facilities.

Total Measures: 3

Total Tracking Forms: 3

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ASSEMBLY LOCAL GOVERNMENT COMMITTEE

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LEGISLATIVE SUMMARY



Members:

Cecilia M. Aguiar-Curry, Chair
Tom Lackey, Vice Chair
Richard Bloom
Tasha Boerner Horvath
James C. Ramos
Luz M. Rivas
Robert Rivas
Randy Voepel

Consultants:

Angela Mapp
Jimmy MacDonald
Hank Brady

Secretary:

Dixie Petty

Assembly Fellow:

Shannon Flores



November 15, 2020

TO ALL INTERESTED PARTIES:

To say that 2020 has been unusual would be an understatement. This year – when COVID-19 transformed our state, our country, and the world – an indelible mark was also made on the Assembly Local Government Committee and the work of the entire California Legislature.

This Committee's 2020 experience was very much like that of most Committees. We managed a significant overhaul of the hearing schedule and process. We witnessed a marked reduction in the number of bills that could be heard within the year's severely truncated timeframes. And – perhaps most importantly – we were handed a starkly different lens through which we were compelled to view and evaluate policy.

By way of comparison, in 2019, the Local Government Committee heard 108 measures over the course of 10 bill hearings. In 2020, the Committee heard only 29 measures in just four bill hearings. This year's legislative summary reflects these realities (as you undoubtedly will have noticed by virtue of its slim profile). A total of 79 bills were referred to the Committee, including 62 Assembly Bills and 17 Senate Bills. The Committee ultimately heard 14 Assembly Bills and 15 Senate Bills.

This summary includes a brief description of all bills the Committee heard, divided into the following categories: Contracting and Procurement; Elections; Energy and Telecommunications; Finance; Governance; Housing and Land Use; Powers and Duties; Transparency and Accountability; Transportation; and, Water.

The summary's organization has also changed slightly from prior years. An appendix has been added for bills that were referred but not heard, including referrals that were rescinded due to the eventual elimination of double-referrals. For quick and easy reference, please see the table of contents in the beginning of this document or the index located at the end.

In addition to bill hearings, and despite the operational restrictions the pandemic placed on our hearing schedule and process, the Committee also held non-bill hearings on the following topics:

The Price of Civilization: Benefits and Costs of Impact Fees on Housing in California. Joint Informational Hearing of the Assembly Committees on Local Government and Housing and Community Development; and, Senate Committees on Governance and Finance and Housing.

Initiative to Increase Funding for Public Schools, Community Colleges, and Local Government Services by Changing Tax Assessment of Commercial and Industrial Property. Joint Initiative Hearing of the Assembly Committees on Revenue and Taxation and Local Government.

While the circumstances of the pandemic may have narrowed our opportunities to work on all that we had wished for at the beginning of the year, the Committee (along with members of the Legislature generally) prioritized competing needs during a time of crisis. As we head into what looks to be a similar Legislative session in 2021, I wish you all health, safety and security for the remainder of 2020 and throughout the year ahead.

If you need additional information regarding this summary, please contact the Assembly Local Government Committee at (916) 319-3958.

Sincerely,

A handwritten signature in black ink that reads "Cecilia M. Aguiar-Curry". The signature is written in a cursive style with a large, looping flourish at the end.

Cecilia M. Aguiar-Curry, Chair

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2020 ASSEMBLY LOCAL GOVERNMENT COMMITTEE LEGISLATIVE SUMMARY

BILLS REFERRED TO COMMITTEE AND HEARD:

The following bills are categorized by subject area. Some are listed in more than one category. A single asterisk (*) indicates a bill was heard in 2019, with final disposition determined in 2020.

CONTRACTING & PROCUREMENT

AB 2932 (O'Donnell)

City of Long Beach: design-build process.

Allows the City of Long Beach to use the design-build contracting process to award contracts for curb ramps that are compliant with the Americans with Disabilities Act.

Status: Chapter 54, Statutes of 2020

ELECTIONS

AB 1276 (Bonta)

Local redistricting.

Makes various changes to the process counties and cities use when adjusting the boundaries of their governing bodies' electoral districts.

Status: Chapter 90, Statutes of 2020

ENERGY & TELECOMMUNICATIONS

AB 1551 (Arambula)

Property assessments: requirements and disclosures.

Adds prohibitions and requirements related to a Property Assessed Clean Energy assessment contract.

Status: Chapter 156, Statutes of 2020

AB 2421 (Quirk)

Land use: permitting: wireless communications: emergency standby generators.

Requires expedited permitting of emergency standby generators for macro cell towers.

Status: Chapter 255, Statutes of 2020

FINANCE

AB 1551 (Arambula) *

Property assessments: requirements and disclosures.

Adds prohibitions and requirements related to a Property Assessed Clean Energy assessment contract.

Status: Chapter 156, Statutes of 2020

AB 2040 (Bigelow)

Property tax: revenue allocations: County of Madera.

Would have required the Auditor of the County of Madera to reallocate an amount of \$4,627,723 from the County's Educational Revenue Augmentation Fund to correct errors made by the County in the years 2005-06 through 2013-14, as specified.

Status: Vetoed

FINANCE (continued)

AB 2107 (Rodriguez and Gray)

Local government: securitized limited obligation notes.

Extends the sunset date for special districts' authority to issue securitized limited obligation notes until December 31, 2024.

Status: Chapter 213, Statutes of 2020

SB 998 (Moorlach)

Local Government: investments.

Expands local agencies' investment options and makes other changes to their ability to invest surplus funds.

Status: Chapter 235, Statutes of 2020

SB 1349 (Glazer)

Transactions and use taxes: County of Contra Costa.

Provides Contra Costa County, and cities within Contra Costa County, additional flexibility to impose local transactions and use taxes.

Status: Chapter 369, Statutes of 2020

SB 1386 (Moorlach)

Local government: assessments, fees, and charges: water: hydrants.

Provides that fire hydrants are a part of water service for the purposes of Proposition 218 (1996).

Status: Chapter 240, Statutes of 2020

GOVERNANCE

SB 625 (Bradford)

Central Basin Municipal Water District: receivership.

Would have dissolved the Board of Directors of the Central Basin Municipal Water District (CBMWD) and required the Water Replenishment District of Southern California to act as the receiver for CBMWD, among other changes.

Status: Senate Rules Committee

SB 1212 (Rubio) Joint powers authorities: San Gabriel Valley Regional Housing Trust: board of directors.

Changes the membership and term requirements for the San Gabriel Valley Regional Housing Trust's board of directors.

Status: Chapter 206, Statutes of 2020

HOUSING & LAND USE

AB 953 (Ting and Bloom)

Land use: accessory dwelling units

Would have made technical corrections to Accessory Dwelling Unit law.

Status: Senate Governance and Finance Committee

AB 1775 (Reyes)

Local planning: environmental justice goals: notification: Department of Justice.

Would have required a city or county to notify the Department of Justice before that city or county adopts or reviews their environmental justice (EJ) element, or related EJ goals, policies, and objectives in other elements.

Status: Amended to address a subject matter outside of Local Government Committee jurisdiction

HOUSING & LAND USE (continued)

AB 1851 (Wicks)

Religious institution affiliated housing development projects: parking requirements.

Allows a religious institution to develop an affordable housing project at a place of worship owned by the religious institution even if the development requires the religious institution to reduce the number of religious-use parking spaces available at the place of worship.

Status: Chapter 196, Statutes of 2020

AB 2421 (Quirk)

Land use: permitting: wireless communications: emergency standby generators.

Requires expedited permitting of emergency standby generators for macro cell towers.

Status: Chapter 255, Statutes of 2020

AB 3153 (Robert Rivas)

Parking and zoning: bicycle and car-share parking credits.

Would have allowed development proponents to reduce, by up to 30%, the number of vehicle parking spaces they are required to provide for housing developments if they provide a minimum number of long-term bicycle spaces, car-share parking spaces, or both.

Status: Senate Governance and Finance Committee

AB 3234 (Gloria)

Subdivision Map Act.

Would have defined small lot subdivisions and authorized local governments to adopt small lot ordinances that streamline certain provisions of the Subdivision Map Act for subdivisions of land that meet the definition of a small lot subdivision.

Status: Amended to address a subject matter outside of Local Government Committee jurisdiction

SB 902 (Wiener)

Planning and zoning: housing development: density.

Would have allowed counties and cities to pass ordinances to zone any parcel for up to 10 units of residential density per parcel in transit-rich or jobs-rich areas or urban infill sites, and exempted these ordinances from the California Environmental Quality Act.

Status: Assembly Appropriations Committee

SB 1120 (Atkins, et al.)

Subdivisions: tentative maps.

Would have required ministerial approval of housing developments with two units (duplexes) and subdivision maps that meet certain conditions, and would have increased the length of time that cities and counties can extend the validity of existing subdivision maps.

Status: Senate, pending concurrence

SB 1385 (Caballero and Rubio)

Local planning: housing: commercial zones.

Would have established housing as an allowable use on parcels zoned for office or retail uses, and allowed for ministerial approval of those developments under specified conditions.

Status: Assembly Local Government Committee

POWERS & DUTIES

AB 2275 (Nazarian)

State armories: homeless shelters: security.

Changes a requirement that cities and counties ensure that local law enforcement visit a state armory each night it is used as a shelter, to a requirement that cities and counties request that law enforcement visit each night it is used as a shelter.

Status: Chapter 145, Statutes of 2020

AB 3172 (Gray)

Park property: City of Modesto: Beard Brook Park.

Would have allowed the City of Modesto to dispose of specified park property, subject to certain conditions.

Status: Senate Governance and Finance Committee

AB 3312 (Gray)

Local agency formation: annexation: City of Merced.

Authorizes the City of Merced to annex the territory comprising the campus of the University of California, Merced, as specified.

Status: Chapter 56, Statutes of 2020

SB 928 (Governance and Finance)

Validations.

Validates the organization, boundaries, acts, proceedings, and bonds of the state government, counties, cities, special districts and school districts, among other public bodies.

Status: Chapter 132, Statutes of 2020

SB 929 (Governance and Finance)

Validations.

Validates the organization, boundaries, acts, proceedings, and bonds of the state government, counties, cities, special districts and school districts, among other public bodies.

Status: Chapter 133, Statutes of 2020

SB 930 (Governance and Finance)

Validations

Validates the organization, boundaries, acts, proceedings, and bonds of the state government, counties, cities, special districts and school districts, among other public bodies.

Status: Chapter 134, Statutes of 2020

SB 1049 (Glazer)

Cities and counties: ordinances: short-term rentals.

Would have established enhanced fines for violations of short-term rental ordinances.

Status: Senate Inactive File

SB 1307 (Rubio)

Street lighting systems: City of Rosemead.

Allows the Landscaping and Lighting District of the City of Rosemead to perform maintenance and make improvements under the Landscaping and Lighting Act of 1972.

Status: Chapter 135, Statutes of 2020

POWERS AND DUTIES (continued)

SB 1473 (Governance and Finance)

Local Government Omnibus Act of 2020.

Enacts the Local Government Omnibus Act of 2020, which makes a number of non-controversial changes to existing laws governing the powers and duties of local agencies.

Status: Chapter 371, Statutes of 2020

TRANSPARENCY & ACCOUNTABILITY

AB 992 (Mullin) *

Open meetings: local agencies: social media.

Creates a new exception to a prohibition in the Ralph M. Brown Act (Brown Act) against serial communications by a majority of a local legislative body's members, if they are using social media in specified ways.

Status: Chapter 89, Statutes of 2020

SB 146 (Beall)

Regional transportation plans: sustainable communities strategies: procedural requirements.

Makes changes to the procedural requirements for adopting sustainable communities strategies.

Status: Chapter 177, Statutes of 2020

TRANSPORTATION

AB 1273 (Brough) *

County of Orange: joint exercise of powers agreements: toll roads.

Would have made various changes to the powers and duties of the Transportation Corridor Agency.

Status: Assembly Local Government Committee)

SB 146 (Beall)

Regional transportation plans: sustainable communities strategies: procedural requirements.

Makes changes to the procedural requirements for adopting sustainable communities strategies.

Status: Chapter 177, Statutes of 2020

WATER

SB 1386 (Moorlach)

Local government: assessments, fees, and charges: water: hydrants.

Provides that fire hydrants are a part of water service for the purposes of Proposition 218 (1996).

Status: Chapter 240, Statutes of 2020

APPENDIX

BILLS REFERRED TO COMMITTEE BUT NOT HEARD:

A single asterisk (*) indicates a second referral to the Committee was eliminated due to the shortened session. A double asterisk (**) indicates the bill was amended out of the Committee's jurisdiction.

AB 315 (Garcia)

Local government: lobbying associations: expenditure of public funds.

AB 1857 (Chen) **

Local government: redevelopment: revenues from property tax override rates.

AB 1924 (Grayson)

Housing development: fees.

AB 1934 (Voepel)

Planning and zoning: affordable housing: streamlined, ministerial approval process.

AB 1957 (Gallagher)

Paradise Irrigation District: water pipeline: design-build process.

AB 2050 (Arambula)

Fresno Metropolitan Flood Control District: contracts.

AB 2095 (Cooper) **

Water theft: enhanced penalties.

AB 2137 (Wicks)

Planning and Zoning Law: court orders: housing development projects.

AB 2168 (McCarty, et al.)

Planning and zoning: electric vehicle charging stations: permit application: approval.

AB 2186 (Grayson)

Public contracting: contractor retention withholding.

AB 2224 (Mayes)

Redevelopment: housing successor: Low and Moderate Income Housing Asset Fund.

AB 2237 (Berman)

Bay area county transportation authorities: contracting.

AB 2284 (Calderon)

Local Agency Public Construction Act: change orders.

AB 2303 (Aguiar-Curry)

Resource conservation districts.

AB 2323 (Friedman and Chiu) *

California Environmental Quality Act: specific plan: exemption.

AB 2343 (Eggman)

Local planning: housing element: emergency shelters.

AB 2345 (Gonzalez) *

Planning and zoning: density bonuses: affordable housing.

AB 2370 (Limón)

Ventura Port District: aquaculture plots: federal waters.

AB 2395 (Lackey)

State mandates: claims.

AB 2470 (Kamlager)

Splitting multifamily dwelling units: streamlined ministerial approval.

AB 2514 (Luz Rivas)

Los Angeles County Metropolitan Transportation Authority: contracting.

AB 2580 (Eggman) *

Conversion of motels and hotels: streamlining.

AB 2611 (Santiago)

Conservancies: Lower Los Angeles River Working Group.

AB 2629 (Mayes)

Imperial Irrigation District: retail electric service.

AB 2632 (Patterson)

Williamson Act: subvention payments: appropriation.

AB 2661 (Chu)

Santa Clara Valley Transportation Authority: board of directors.

AB 2666 (Boerner Horvath) *

Starter Home Revitalization Act of 2020.

AB 2711 (Eggman)

San Joaquin Regional Transit District.

AB 2722 (McCarty)

Development fees and charges: deferral.

AB 2777 (Quirk)

Alameda-Contra Costa Transit District.

AB 2843 (Chu)

Local employer affordable housing fees: Affordable Housing Assistance Fund.

AB 2894 (McCarty)

General Plans: early childhood education facilities.

AB 2916 (Bloom)

Homelessness plan of action.

AB 2943 (Ting)

Surplus property disposal.

AB 2971 (Smith)

Leases: renewals: County of Ventura.

AB 2987 (Flora)

Local agency public contracts: bidding procedures.

AB 3009 (Mullin)

Redevelopment: successor agencies: administrative cost allowance.

AB 3107 (Bloom and Ting) *

Planning and zoning: commercial zoning: housing development.

AB 3122 (Santiago)

Housing element: emergency shelters, temporary housing, and supportive housing.

AB 3144 (Grayson)

Housing Cost Reduction Incentive Program.

AB 3145 (Grayson)

Local government: housing development projects: fees and exactions cap.

AB 3146 (Bonta and Grayson)

Housing data: collection and reporting.

AB 3147 (Gabriel)

Fees for development projects.

AB 3148 (Chiu)

Planning and zoning: density bonuses: affordable housing: fee reductions.

AB 3149 (Gloria)

Mitigation Fee Act: fees: notice: publicly available data.

AB 3155 (Robert Rivas) *

Subdivision Map Act: small lot divisions.

AB 3173 (Bloom)

Microunit buildings.

AB 3284 (Bauer-Kahan)

Short-term rentals: business licenses: transient occupancy taxes.

SB 281 (Wiener)

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**Senate Committee on Governance & Finance
Senator Mike McGuire, Committee Chair
State Capitol, Room 408
Sacramento, California 95814
(916) 651-4119**

<http://sgf.senate.ca.gov>

TO: People Interested in Public Finance and Governance Legislation
FROM: Senator Mike McGuire, Committee Chair
DATE: October 7, 2020
SUBJECT: **Summary of significant legislation heard in 2020**

Now that the legislative session has ended, I want you to know about some of the more interesting bills that the Senate Governance & Finance Committee reviewed during 2020. The following summary identifies and briefly describes the significant bills that the Committee has worked on this year. At the end of each description, the bill's status is indicated in *italics*.

If you want to read the Committee's bill analyses or get a copy of a bill listed below, please go to the Legislature's official website leginfo.legislature.ca.gov. You can also use that website to retrieve other bill analyses, official histories, voting records, and any veto messages.

The Senate Committee on Governance and Finance is responsible for hearing legislation pertaining to state and local government revenue mechanisms, taxes, local governance, and land use and development. The summary below groups bills by subject.

Please note: due to the COVID-19 pandemic, many legislators reduced the number of bills that they authored during the 2020 legislative year, and bills that ordinarily would have been referred to multiple committees were only referred to the committee with the primary jurisdiction. With limited exceptions (noted with an asterisk), the list below reflects only those bills that were heard by the Senate Governance and Finance Committee.

Income Tax Form

[SB 587 \(Monning\)](#) renames the California Sea Otter Fund the California Sea Otter Voluntary Contribution Fund (VCF), and extends its sunset date until January 1, 2028. *Signed—Chapter 229, Statutes of 2020.*

[AB 2068 \(Petrie-Norris\)](#) extends the sunset date of the “California Firefighters Memorial Fund” and the “California Peace Officers Memorial Foundation Fund” to January 1, 2028. *Signed—Chapter 173, Statutes of 2020.*

Local Agency Formation Commissions (LAFCOs) & Boundary Changes

[AB 3312 \(Gray\)](#) allows the City of Merced to annex the territory comprising the campus of the University of California, Merced (UC Merced) and a connecting road strip. *Signed—Chapter 56, Statutes of 2020.*

Land Use Planning & Development

[SB 182 \(Jackson\)](#) imposes certain fire hazard planning responsibilities on local governments and requires cities and counties to make specified findings on fire standards prior to permitting development in the very high fire hazard severity zone (VHFHSZ). *Vetoed.*

[SB 899 \(Wiener\)](#)* establishes affordable housing as a use by right on land owned by a religious institution or nonprofit college and grants density increases and other benefits to those housing projects. *Died in the Assembly Appropriations Committee.*

[SB 902 \(Wiener\)](#)* allows a city or county to adopt an ordinance to zone any parcel for up to 10 units of residential density per parcel in transit-rich or jobs-rich areas or urban infill sites, and exempts these ordinances from the California Environmental Quality Act (CEQA). *Died in the Assembly Appropriations Committee.*

[SB 940 \(Beall\)](#) grants the City of San Jose flexibility in meeting the no net loss in residential capacity requirements of SB 330 (Skinner Chapter 654, Statutes of 2019) until the city’s housing element for the 6th cycle of revisions is due to the Department of Housing and Community Development. *Signed – Chapter 201, Statutes of 2020.*

[SB 1120 \(Atkins\)](#) requires ministerial approval of duplexes in single-family zones and specified subdivision maps to subdivide a parcel into two equal-sized parcels. *Died on the Senate Floor.*

[SB 1385 \(Caballero\)](#) enacts the Neighborhood Homes Act, which establishes housing as an allowable use on parcels zoned for office or retail uses, and allows for ministerial approval of those developments under specified conditions. *Died in the Assembly Local Government Committee.*

[AB 725 \(Wicks\)](#)* requires at least 25% of a city or county’s share of the regional housing need for moderate- and above moderate-income housing to be allocated to sites with zoning

that allows at least four units of housing in the city or county's housing element. *Signed – Chapter 193, Statutes of 2020.*

[AB 1561 \(C. Garcia\)](#)* requires cities and counties to evaluate the impact of government actions on the cost of housing and associated impacts to minority communities; extends by 18 months, the time frame for the expiration, effectuation, or utilization of a housing entitlement that was issued prior to, and was in effect on, March 4, 2020, and will expire prior to December 31, 2021. *Signed – Chapter 195, Statutes of 2020.*

[AB 1851 \(Wicks\)](#) allows a housing development project on religious institution-owned land to eliminate religious-use parking spaces without replacement, and allows the remaining religious-use parking spaces to count towards local parking requirements for housing, subject to certain conditions. *Signed – Chapter 196, Statutes of 2020.*

[AB 2421 \(Quirk\)](#) requires a local agency to administratively review an application to install an emergency standby generator at an existing macro cell tower site until January 1, 2024. *Signed – Chapter 255, Statutes of 2020.*

[AB 3107 \(Bloom\)](#)* establishes housing developments with at least 20% affordable units as an authorized use on a site designated in any local agency's zoning code for commercial uses if the development is an infill project and meets other criteria. *Died in the Senate Housing Committee.*

Local Tax Authority

[SB 1349 \(Glazer\)](#) permits Contra Costa County, and cities within Contra Costa County, additional legal flexibility to impose local transactions and use taxes. *Signed – Chapter 369, Statutes of 2020.*

Local Powers & Governance

[SB 998 \(Moorlach\)](#) expands local agencies' investment options and makes other changes to their ability to invest surplus funds. *Signed—Chapter 235, Statutes of 2020.*

[SB 1049 \(Glazer\)](#) increases the administrative penalties that local agencies may impose for violations of short-term rental ordinances. *Died on the Senate Floor.*

[AB 992 \(Mullin\)](#) creates a new exception to a prohibition in the Ralph M. Brown Act (Brown Act) against serial communications by a majority of a local legislative body's members, if they are using social media in specified ways. *Signed—Chapter 89, Statutes of 2020.*

[AB 2040 \(Bigelow\)](#) requires the Madera County auditor-controller to allocate additional funds to the county and its cities to correct property tax allocation errors. *Vetoed.*

Property Tax

[SB 364 \(Mitchell\)](#)* changes the classification of nonresidential active solar energy systems from real property to personal property, and creates a new property tax exemption for systems constructed prior to January 1, 2025. The measure only becomes effective if voters approve Proposition 15 at the November, 2020 general election, an initiative constitutional amendment to require fair market value based property tax assessments for commercial and industrial real property. *Signed – Chapter 58, Statutes of 2020.*

[SB 1319 \(Bates\)](#) provides that a change in ownership triggering a reassessment for property tax purposes occurs when 90% or more of the direct or indirect ownership interests in a legal entity are sold or transferred in a single transaction. *Died in the Senate Governance and Finance Committee.*

[AB 2013 \(Irwin\)](#) ensures consistency for property tax purposes for owners affected by Governor-declared disasters who choose to rebuild onsite and for those who purchase or construct a replacement property offsite. *Signed – Chapter 124, Statutes of 2020.*

[SB 1431 \(Glazer\)](#) amends disaster reassessment law to require disaster reassessments for a state of emergency, and redefines damage to include the diminution in value resulting from any law, order, rule, or regulation of the state or any city, county, or other political subdivision providing tenant protections in response to the COVID-19 pandemic. *Died in the Senate Appropriations Committee.*

[ACA 11 \(Mullin\)](#)* allows base year value transfers for replacement properties without regard to the replacement property's location or value; limits or repeals the parent-child, grandparent-grandchild exclusion from change in ownership; directs the Director of the Department of Finance to determine any net revenue gain resulting from these changes; and allocates any revenue gain for fire suppression and to reimburse local agencies for revenue losses. *Chaptered. Pending as Proposition 19 at the November, 2020, general election.*

Public Banking

[AB 310 \(Santiago\)](#) creates a depository bank in the California Infrastructure and Economic Development Bank (I-Bank), requires the Treasurer to deposit specified percentages of state funds into the I-Bank over time and target an investment of 10% of the Pooled Money Investment Account's average daily balance in I-Bank. *Died in the Senate Governance and Finance Committee.*

Redevelopment & Infrastructure Financing

[SB 1300 \(Skinner\)](#) makes the redevelopment (RDA) successor agency in the City of Hercules eligible to receive a finding of completion with the approval of the Department of Finance

(DOF) if the successor agency has entered into and complies with a specified written installment payment plan. *Died in the Senate Appropriations Committee.*

[SB 1386 \(Moorlach\)](#) finds and declares that fire hydrants are a part of water service for the purposes of Proposition 218 (1996) and may be funded through property-related fees. *Signed – Chapter 240, Statutes of 2020.*

Sales & Use Taxes

[SB 952 \(Nielsen\)](#) exempts from the state and local sales and use tax specified backup electrical resources used by local jurisdictions during deenergization events. *Died in the Assembly Revenue and Taxation Committee.*

Special Taxes and Fees

[SB 1441 \(McGuire\)](#) extends until January 1, 2026, the sunset date on the Local Prepaid Mobile Telephony Services Collections Act, and imports into the Act several administrative provisions previously part of the now-repealed Prepaid Mobile Telephony Services Surcharge Collections Act, with some modifications. *Signed – Chapter 179, Statutes of 2020.*

State Bonds & Indebtedness

[AB 1659 \(Bloom\)](#)* extends a per kilowatt charge on customers of large electric utilities until 2051 to generate funds to repay up to \$3 billion in bonds issued for various natural resources and wildfire-related projects. *Died on the Senate Floor.*

State Personal & Corporate Income Taxes

[SB 37 \(Skinner\)](#) creates a new corporate tax rate schedule for firms with more than \$10 million in apportioned net income that increases the rate in accordance with the taxpayer’s “compensation ratio.” *Died in Senate Rules Committee.*

[SB 934 \(Bates\)](#) eliminates the \$25 filing fee for the application for tax-exempt status and the annual information return filing fee of \$10 for Exempt Organizations. *Signed—Chapter 59, Statutes of 2020.*

[SB 1410 \(Caballero\)](#) creates a tenant-owner COVID-19 eviction relief agreement, restricts rental property owners from evicting tenants for unpaid rent accrued during the state of emergency, and allows a tax credit to owners that defer rent for tenants in connection with the COVID-19 pandemic. *Died in the Assembly Appropriations Committee.*

[SB 1447 \(Bradford\)](#) creates a Sales and Use Tax or Income Tax credit for certain small businesses for only the 2020 taxable year capped at \$100 million. *Signed—Chapter 41, Statutes of 2020.*

[AB 276 \(Friedman\)](#) provides conformity to the CARES act for qualified loans from retirement accounts. *Signed—Chapter 62, Statutes of 2020.*

[AB 1577 \(Burke\)](#) conforms state law to federal law for Paycheck Protection Loans authorized by the CARES Act. *Signed—Chapter 39, Statutes of 2020.*

[AB 2660 \(Burke\)](#) allows certain nonresident taxpayers to file a group return if they receive taxable income for services that take place in this state. *Signed—Chapter 102, Statutes of 2020.*

[AB 3372 \(Committee on Revenue and Taxation\)](#) permits the Franchise Tax Board to issue withholding orders to be issued electronically, and allows certain unitary foreign corporations to be included in a water's edge filing. *Signed—Chapter 297, Statutes of 2020.*

State Tax Administration

[SB 592 \(Weiner\)](#) requires the Franchise Tax Board to annually share a list of state tax filers with the jury commissioner of each county. *Signed—Chapter 230, Statutes of 2020.*

[SB 956 \(Jackson\)](#) establishes the California Tax Expenditure Review Board (Board) to determine the schedule for comprehensive assessments of major tax expenditures programs to be conducted by a University of California (UC) research center. *Died in the Assembly Revenue and Taxation Committee.*

[SB 972 \(Skinner\)](#) requires the Franchise Tax Board (FTB) to compile information regarding corporate taxpayers' tax liabilities and amounts of tax credits claimed, and send the information to two legislative committees. *Vetoed.*

[AB 2247 \(Burke\)](#) allows certain nonresident alien dependents to be claimed on a California tax return by providing alternative information to the Franchise Tax Board. *Signed—Chapter 99, Statutes of 2020.*

* = Bill was never heard in the Senate Governance & Finance Committee

To read and retrieve copies of the Senate Governance & Finance Committee's detailed reference materials and other publications, please go to the Committee's website: <http://sgf.senate.ca.gov>