



Local Agency Formation Commission of Napa County
Subdivision of the State of California

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We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture

Agenda Item 5i (Consent/Information)

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer

MEETING DATE: November 18, 2019

SUBJECT: Legislative Report

SUMMARY

This item is being presented to the Commission for information purposes only.

The Assembly Committee on Local Government and the Senate Governance and Finance Committee each prepared a summary of new legislation enacted in 2019. The summaries are included as Attachment One and Attachment Two, respectively.

Newly enacted legislation relevant to the Commission includes the following:

- Assembly Bill 600 (Chu)
Makes changes to LAFCO requirements for approving specified annexations to disadvantaged unincorporated communities (DUCs). Requires an application to annex a contiguous DUC before the Commission can approve an annexation of two or more contiguous areas of territory within five years that cumulatively would total more than 10 acres. There are currently no DUCs in Napa County as defined in adopted local policy.
- Assembly Bill 1822 (Committee on Local Government)
Makes several non-controversial changes to LAFCO statutes which govern local government organization and reorganization.

ATTACHMENTS

- 1) Assembly Committee on Local Government 2019 Legislative Year Summary
- 2) Senate Governance and Finance Committee 2019 Legislative Year Summary

Kenneth Leary, Vice Chair
Councilmember, City of American Canyon

Margie Mohler, Commissioner
Councilmember, Town of Yountville

Scott Sedgley, Alternate Commissioner
Councilmember, City of Napa

Brad Wagenknecht, Commissioner
County of Napa Supervisor, 1st District

Diane Dillon, Commissioner
County of Napa Supervisor, 3rd District

Ryan Gregory, Alternate Commissioner
County of Napa Supervisor, 2nd District

Gregory Rodeno, Chair
Representative of the General Public

Eve Kahn, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

ASSEMBLY LOCAL GOVERNMENT COMMITTEE

2019 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:

Debbie Michel
Angela Mapp
Jimmy MacDonald

Secretary:

Dixie Petty

Assembly Fellow:

Itzel Vasquez-Rodriguez



November 1, 2019

TO ALL INTERESTED PARTIES:

The 2019 year was a busy one for the Assembly Local Government Committee (Committee). Because of the large number of Assembly Members and Senators with local government backgrounds, interest in local government issues remains high. The Committee was referred 140 total measures, including 103 Assembly Bills (ABs), and 37 Senate Bills (SBs). The Committee heard 75 ABs and 33 SBs over the course of 10 bill hearings. Twenty-three measures are pending as two-year bills for the 2020 year.

The Committee also held a number of informational hearings on the following topics:

Not Just Your Granny's Granny Flat: An Examination of Accessory Dwelling Unit (ADU) Law and Policy Issues in California

Joint Informational Hearing with Assembly Committee on Housing and Community Development

Examination of Public Banking at Local Level

Joint Informational Hearing with Assembly Committee on Banking and Finance

Improving Fire Prevention in California

Joint Informational Hearing with Assembly Committee on Natural Resources

Governor's Homeless and Housing Proposals

Joint Informational Hearing with Assembly Committees on Housing and Community Development and Assembly Budget Subcommittee #4

The Age of Wildfires: Pre and Post-Wildfire Planning and Housing Delivery at the Local Level

Joint Informational Hearing with Assembly Committees on Housing and Community Development and Governmental Organization

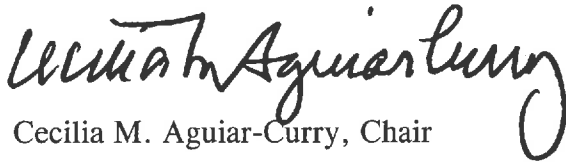
Budget Trailer Bill: AB 101/SB 102: Housing Development and Financing

Joint Informational Hearing with Assembly Budget Committee

Enclosed is a summary of chaptered and vetoed bills that were introduced during 2019 and referred to the Committee. The summary includes a brief description of all bills, divided into the following categories: Contracting and Procurement; Elections; Governance; Health Care Districts and Health Authorities; Housing and Land Use; Joint Exercise of Powers; Local Agency Formation Commissions; Local Government Finance; Powers and Duties; Transportation and Transit Districts; Utilities, Telecommunications, and Energy; and, Water.

For quick and easy reference, please see the table of contents in the front of this document or the index located at the end. Additional information regarding this summary can be obtained through the Assembly Local Government Committee office at (916) 319-3958.

Sincerely,

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

Cecilia M. Aguiar-Curry, Chair

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CONTRACTING AND PROCUREMENT

Chaptered Legislation:

AB 707 (Kalra), Chapter 264, Statutes of 2019

Santa Clara Valley Water District: contracts.

Increases, from \$25,000 to \$50,000, the formal bidding threshold for the Santa Clara Valley Water District.

AB 1089 (Mark Stone), Chapter 107, Statutes of 2019

Santa Cruz Metropolitan Transit District.

Makes changes to the contracting requirements for the Santa Cruz Metropolitan Transit District, and alters appointments and reimbursements for the district's board of directors.

AB 1290 (Gloria), Chapter 755, Statutes of 2019

Water projects: financial assistance and construction financing: Pure Water San Diego Program.

Requires the use of project labor agreements as a condition of receiving construction financing under the Safe Drinking Water State Revolving Fund Law or financial assistance from the State Water Pollution Control Revolving Fund for work performed for any portion of the Pure Water San Diego Program.

AB 1752 (Petrie-Norris, Brough), Chapter 500, Statutes of 2019

South Coast Water District.

Allows, until January 1, 2025, the South Coast Water District to contract with a private entity for the Doheny Ocean Desalination Project, under certain conditions.

SB 128 (Beall), Chapter 501, Statutes of 2019

Public contracts: Best Value Construction Contracting for Counties Pilot Program.

Expands and extends a pilot program allowing specified counties to utilize best value contracting.

ELECTIONS

Chaptered Legislation:

AB 849 (Bonta), Chapter 557, Statutes of 2019

Elections: city and county redistricting.

Revises and standardizes the criteria and process to be used by counties and cities when they adjust the boundaries of the electoral districts that are used to elect members of the jurisdictions' governing bodies.

Vetoed Legislation:

SB 139 (Allen)

Independent redistricting commissions.

Would have required a county with a population of 400,000 or more to establish an independent redistricting commission to adopt the county supervisorial districts after each federal decennial census.

GOVERNANCE

Chaptered Legislation:

AB 591 (Cristina Garcia), Chapter 124, Statutes of 2019

Central Basin Municipal Water District: board of directors.

Clarifies who can be an appointed member of the Central Basin Municipal Water District Board of Directors.

AB 631 (McCarty, Cooley), Chapter 94, Statutes of 2019

Sacramento Regional Transit District: voting threshold.

Reduces, from 80% to 67%, the nonweighted voting threshold of the Sacramento Regional Transit District (SacRT) Board in order to authorize the detachment of territory from SacRT.

AB 1220 (Cristina Garcia), Chapter 71, Statutes of 2019

Metropolitan water districts.

Makes changes to the membership requirements of the Metropolitan Water District Board.

SB 387 (Wilk), Chapter 369, Statutes of 2019

Santa Clarita Valley Water Agency: board of directors.

Revises the procedures and circumstances under which the Santa Clarita Valley Water Agency Board will transition from the current 15-member board to a nine-member directly elected Board.

SB 413 (Rubio), Chapter 370, Statutes of 2019

San Gabriel Basin Water Quality Authority.

Extends by one year the terms of city representatives currently elected to the San Gabriel Basin Water Quality Authority Board and revises specified reporting requirements.

HEALTH CARE DISTRICTS AND HEALTH AUTHORITIES

Chaptered Legislation:

AB 1095 (Eduardo Garcia), Chapter 126, Statutes of 2019

Desert Healthcare District.

Alters the terms of office for Desert Healthcare District Board members who were appointed when the district expanded, in order to permit them to participate in subsequent elections.

HOUSING AND LAND USE

Chaptered Legislation:

AB 68 (Ting), Chapter 655, Statutes of 2019

Land use: accessory dwelling units.

Makes changes to accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) law.

AB 587 (Friedman, Quirk-Silva), Chapter 657, Statutes of 2019

Accessory dwelling units: sale or separate conveyance.

Creates an exception in ADU law for qualified nonprofit corporations to sell deed-restricted land with a tenants-in-common agreement to eligible homeowners.

AB 671 (Friedman), Chapter 658, Statutes of 2019

Accessory dwelling units: incentives.

Requires a local government to include a plan in their housing element to incentivize and promote the creation of ADUs that can be offered at an affordable rent for very-low, low-, and moderate-income households.

AB 747 (Levine), Chapter 681, Statutes of 2019

Planning and zoning: general plan: safety element.

Requires cities and counties in the safety element of the general plan to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios.

AB 881 (Bloom), Chapter 659, Statutes of 2019

Accessory dwelling units.

Makes changes to ADU law.

AB 948 (Kalra), Chapter 356, Statutes of 2019

Coyote Valley Conservation Program.

Allows the Santa Clara Valley Open-Space Authority to establish and administer the Coyote Valley Conservation Program to address resource and recreational goals of the Coyote Valley.

AB 1191 (Bonta), Chapter 752, Statutes of 2019

State Lands Commission: exchange of trust lands: City of Oakland: Howard Terminal property: Oakland Waterfront Sports and Mixed-Use Project, Waterfront Access, Environmental Justice, and Revitalization Act.

Authorizes the State Lands Commission to enter into a land exchange for the Howard Terminal Property in the City of Oakland to facilitate a mixed-use project that includes a stadium for the Oakland A's baseball team.

AB 1255 (Robert Rivas, Ting), Chapter 661, Statutes of 2019
Surplus public land: inventory.

Requires each city and county to report to the Department of Housing and Community Development (HCD) an inventory of its surplus lands located in urbanized areas or urban clusters, and requires HCD to provide this information to the state Department of General Services (DGS) for inclusion in a digitized inventory of state surplus land sites.

AB 1483 (Grayson), Chapter 662, Statutes of 2019
Housing data: collection and reporting.

Requires local jurisdictions to post specified housing-related information on their websites, including zoning ordinances, development standards, fees, exactions, and affordability requirements, and requires HCD to develop and update a 10-year housing data strategy.

AB 1485 (Wicks), Chapter 663, Statutes of 2019
Housing development: streamlining.

Allows moderate income housing developments, under certain conditions, to use the SB 35 [(Wiener), Chapter 366, Statutes of 2017] streamlining process, and makes other clarifying changes to SB 35.

AB 1486 (Ting), Chapter 664, Statutes of 2019
Surplus land.

Imposes additional requirements on the process that local agencies must use when disposing of surplus property.

AB 1487 (Chiu), Chapter 598, Statutes of 2019
San Francisco Bay area: housing development: financing.

Establishes the San Francisco Bay Area Regional Housing Finance Act and enables Bay Area voters to raise revenue for affordable housing.

AB 1515 (Friedman), Chapter 269, Statutes of 2019
Planning and zoning: community plans: review under the California Environmental Quality Act.

Prohibits a court from invalidating the approval of specified development projects in an order issued to remedy an updated community plan's noncompliance with the California Environmental Quality Act.

AB 1730 (Gonzalez), Chapter 634, Statutes of 2019
Regional transportation plans: San Diego Association of Governments: housing.

Amends the timing and process for delivery of the San Diego Association of Government's next regional transportation plan and sustainable communities strategy.

AB 1743 (Bloom), Chapter 665, Statutes of 2019

Local government: properties eligible to claim or receiving a welfare exemption.

Expands the properties that are exempt from community facility district taxes to include properties that qualify for the property tax welfare exemption, and expands protections under the Housing Accountability Act (HAA) for properties receiving this exemption.

AB 1763 (Chiu), Chapter 666, Statutes of 2019

Planning and zoning: density bonuses: affordable housing.

Revises Density Bonus Law to require a city or county to award a developer additional density, concessions and incentives, and height increases if 100% of the units in a development are restricted to lower income households.

AB 1783 (Robert Rivas), Chapter 866, Statutes of 2019

H-2A worker housing: state funding: streamlined approval process for agricultural employee housing development.

Revises the entitlement process and eligibility for state programs that provide funding for farmworker housing.

SB 13 (Wieckowski), Chapter 653, Statutes of 2019

Accessory dwelling units.

Makes a number of changes to ADU law.

SB 99 (Nielsen), Chapter 202, Statutes of 2019

General plans: safety element: emergency evacuation routes.

Requires the safety element of the general plan, upon the next revision of the housing element on or after January 1, 2020, to identify any residential development in any hazard area that does not have at least two emergency evacuation routes.

SB 235 (Dodd), Chapter 844, Statutes of 2019

Planning and zoning: housing production report: regional housing need allocation.

Allows the City of Napa and County of Napa to reach an agreement regarding their regional housing needs assessment (RHNA) requirements regarding the Napa Pipe Project.

SB 242 (Roth), Chapter 142, Statutes of 2019

Land use applications: Department of Defense: points of contact.

Revises provisions of law governing public agencies' duties to notify the United States military regarding specified development decisions.

SB 249 (Nielsen), Chapter 366, Statutes of 2019

Land use: Subdivision Map Act: expiration dates.

Allows certain unexpired subdivision maps in Butte County to be extended for up to 36 months.

**SB 330 (Skinner), Chapter 654, Statutes of 2019
Housing Crisis Act of 2019.**

Restricts, for a period of five years, actions by cities and counties that would reduce the production of housing.

**SB 751 (Rubio), Chapter 670, Statutes of 2019
Joint powers authorities: San Gabriel Valley Regional Housing Trust.
Creates the San Gabriel Valley Regional Housing Trust.**

Vetoed Legislation:

**AB 411 (Mark Stone)
Redevelopment: City of Santa Cruz: bond proceeds: affordable housing.**

Would have authorized the City of Santa Cruz to use bond proceeds that are required to be used to defease bonds issued by the former redevelopment agency (RDA), to increase, improve, and preserve affordable housing and facilities for homeless persons.

**AB 1084 (Mayes)
Redevelopment: housing successor: Low and Moderate Income Housing Asset Fund.**

Would have allowed specified housing successors that own and operate a housing asset of a former RDA to retain "excess surplus" accumulated over eight years rather than four years without triggering the requirement to encumber the funds or transfer the funds to HCD within three years.

**AB 1437 (Chen)
Local government: redevelopment: revenues from property tax override rates.**

Would have allowed a portion of property taxes in the City of Brea to be paid out of the Redevelopment Property Tax Trust Fund to pay voter-approved taxes for a mobile intensive care program.

**AB 1732 (Flora)
Redevelopment: successor agencies: asset disposal: City of Manteca.**

Would have authorized the successor agency to Manteca's former RDA to sell property at less than market value to a nonprofit organization.

**SB 5 (Beall, McGuire, Portantino)
Affordable Housing and Community Development Investment Program.**

Would have established the Affordable Housing and Community Development Investment Program to allow local agencies to reduce contributions of local property tax revenue to schools to build affordable housing and related infrastructure.

**SB 532 (Portantino)
Redevelopment: City of Glendale: bond proceeds: affordable housing.**

Would have authorized the City of Glendale to use remaining RDA bond proceeds for affordable housing.

JOINT EXERCISE OF POWERS

Chaptered Legislation:

AB 305 (Nazarian), Chapter 225, Statutes of 2019

Public capital facilities: public water or wastewater agencies: rate reduction bonds.

Makes a number of changes to existing law that allows publicly-owned utilities that provide water service to form joint powers authorities for the purpose of issuing rate reduction bonds for specified water projects.

SB 355 (Portantino), Chapter 248, Statutes of 2019

Joint powers agencies: Clean Power Alliance of Southern California: meetings.

Authorizes the Clean Power Alliance of Southern California to allow certain alternate members of its legislative body to attend closed sessions of the agency.

SB 751 (Rubio), Chapter 670, Statutes of 2019

Joint powers authorities: San Gabriel Valley Regional Housing Trust.

Creates the San Gabriel Valley Regional Housing Trust.

LOCAL AGENCY FORMATION COMMISSIONS (LAFCOs)

Chaptered Legislation:

AB 530 (Aguiar-Curry), Chapter 69, Statutes of 2019

The Fairfield-Suisun Sewer District.

Makes a number of changes to the provisions of the Fairfield-Suisun Sewer District Act.

AB 600 (Chu), Chapter 612, Statutes of 2019

Local government: organization: disadvantaged unincorporated communities.

Makes changes to LAFCO requirements for approving specified annexations to disadvantaged unincorporated communities.

AB 1822 (Committee on Local Government), Chapter 20, Statutes of 2019

Local Government: omnibus.

Makes several non-controversial changes to LAFCO statutes which govern local government organization and reorganization.

LOCAL GOVERNMENT FINANCE

Chaptered Legislation:

AB 116 (Ting), Chapter 656, Statutes of 2019

Local government.

Modifies the requirement that Enhanced Infrastructure Financing Districts (IFDs) receive voter approval prior to issuing bonds.

AB 305 (Nazarian), Chapter 225, Statutes of 2019

Public capital facilities: public water or wastewater agencies: rate reduction bonds.

Makes a number of changes to existing law that allows publicly-owned utilities that provide water service to form joint powers authorities for the purpose of issuing rate reduction bonds for specified water projects.

AB 485 (Medina), Chapter 803, Statutes of 2019

Local government: economic development subsidies.

Requires local agencies to take specified actions to inform the public before approving or granting economic development subsidies of \$100,000 or more for warehouse distribution centers, and during the term of such subsidies.

AB 689 (McCarty), Chapter 230, Statutes of 2019

Municipal Utility District Act: nonstock security.

Authorizes a pilot project until January 1, 2025, for the Sacramento Municipal Utility District to hold nonstock security in private entities.

AB 723 (Quirk), Chapter 747, Statutes of 2019

Transactions and use taxes: County of Alameda: Santa Cruz Metropolitan Transit District.

Exempts specified transactions and use taxes from counting towards the statutory 2% combined rate cap.

AB 857 (Chiu, Santiago), Chapter 442, Statutes of 2019

Public banks.

Provides for the establishment of a public bank by a local agency, subject to approval by the Department of Business Oversight and Federal Deposit Insurance Corporation.

AB 945 (McCarty), Chapter 619, Statutes of 2019

Local government: financial affairs: surplus funds.

Makes changes to the authority of local agencies to invest surplus funds in certain deposits.

AB 1208 (Ting), Chapter 238, Statutes of 2019

Utility user taxes: exemption: clean energy resource.

Extends, until January 1, 2027, a utility user's tax exemption for the consumption of electricity generated by a clean energy resource located on a customer's premises and used solely for the customer or the customer's tenants.

AB 1413 (Gloria), Chapter 758, Statutes of 2019

Transportation: transactions and use taxes.

Authorizes specified local transportation authorities, which have existing transactions and use tax authority, to levy a transactions and use tax in a portion of its jurisdiction, with voter approval.

SB 293 (Skinner), Chapter 762, Statutes of 2019

Infrastructure financing districts: formation: issuance of bonds: City of Oakland.

Establishes procedures to form an IFD in the City of Oakland, modeled after various existing infrastructure financing district laws.

SB 646 (Morrell), Chapter 78, Statutes of 2019

Local agency utility services: extension of utility services.

Requires connection fees to bear a fair or reasonable relationship to the water or sewer connection that they fund.

SB 699 (Hill), Chapter 214, Statutes of 2019

San Francisco Bay Area regional water system.

Extends the sunset dates of the state's oversight authority of and bond authority for Bay Area regional water system projects.

Vetoed Legislation:

AB 618 (Mark Stone)

Transactions and use taxes: City of Scotts Valley: City of Emeryville.

Would have allowed the Cities of Scotts Valley and Emeryville to adopt an ordinance proposing the imposition of a transactions and use tax that exceeds the 2% statutory limitation.

SB 5 (Beall, McGuire, Portantino)

Affordable Housing and Community Development Investment Program.

Would have established the Affordable Housing and Community Development Investment Program to allow local agencies to reduce contributions of local property tax revenue to schools to build affordable housing and related infrastructure.

SB 531 (Glazer)

Local agencies: retailers.

Would have prohibited a local agency from entering into any agreement that results in a rebate of Bradley-Burns local tax revenues to a retailer in exchange for that retailer locating within that agency's jurisdiction.

SB 598 (Moorlach)

Open Financial Statements Act.

Would have created the Open Financial Statement Commission and required it to report to the Legislature regarding how to transition state and local agencies' financial reporting to a machine readable format.

POWERS AND DUTIES

Chaptered Legislation:

AB 212 (Bonta), Chapter 41, Statutes of 2019

Counties: recording fees.

Allows county recorders to use a \$1 fee collected pursuant to existing law for additional purposes, until January 1, 2026.

AB 632 (Aguiar-Curry), Chapter 62, Statutes of 2019

Counties: offices: consolidation.

Allows the Board of Supervisors in Lake County, by ordinance, to consolidate the offices of Auditor-Controller and Treasurer-Tax Collector when one of the offices has a vacancy.

AB 825 (Mullin), Chapter 292, Statutes of 2019

San Mateo County Flood and Sea Level Rise Resiliency District.

Makes numerous changes to the San Mateo County Flood Control District Act.

AB 857 (Chiu, Santiago), Chapter 442, Statutes of 2019

Public banks.

Provides for the establishment of a public bank by a local agency, subject to approval by the Department of Business Oversight and Federal Deposit Insurance Corporation.

AB 931 (Boerner Horvath), Chapter 813, Statutes of 2019

Local boards and commissions: representation: appointments.

Prohibits, on or after January 1, 2030, the membership of appointed boards and commissions in cities with a population of 50,000 or more from having more than 60% of the same gender identity, and smaller boards and commissions from being comprised entirely of members having the same gender identity.

AB 1100 (Kamlager-Dove), Chapter 819, Statutes of 2019

Electric vehicles: parking requirements.

Clarifies that parking spaces served by electric vehicle supply equipment shall count as parking spaces for the purpose of complying with applicable minimum parking space requirements established by a local jurisdiction.

AB 1106 (Smith), Chapter 165, Statutes of 2019

Los Angeles County: notice of recordation.

Extends the sunset date on specified elements of the Los Angeles County Homeowner Notification Program.

SB 205 (Hertzberg), Chapter 470, Statutes of 2019

Business licenses: stormwater discharge compliance.

Requires a business operation in a regulated industry to demonstrate enrollment in the National Pollutant Discharge Elimination System permit program when applying for an initial business license or business license renewal.

SB 324 (Rubio), Chapter 73, Statutes of 2019

Street lighting systems: City of Temple City.

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

SB 379 (Committee on Governance and Finance), Chapter 74, Statutes of 2019

Validations.

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

SB 380 (Committee on Governance and Finance), Chapter 75, Statutes of 2019

Validations.

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

SB 381 (Committee on Governance and Finance), Chapter 76, Statutes of 2019

Validations.

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

SB 780 (Committee on Governance and Finance), Chapter 329, Statutes of 2019

Local Government Omnibus Act of 2019.

Enacts the Local Government Omnibus Act of 2019, which proposes a number of non-controversial changes to existing laws governing the powers and duties of local agencies.

SB 789 (Committee on Governance and Finance), Chapter 258, Statutes of 2019

Local government: administration.

Makes several non-controversial changes to statutes that govern local treasurers and tax collectors.

Vetoed Legislation:

AB 891 (Burke)

Public property: safe parking program.

Would have required counties and cities with a population greater than 330,000 to establish a safe parking program.

TRANSPORTATION AND TRANSIT DISTRICTS

Chaptered Legislation:

AB 631 (McCarty, Cooley), Chapter 94, Statutes of 2019

Sacramento Regional Transit District: voting threshold.

Reduces, from 80% to 67%, the nonweighted voting threshold of the Sacramento Regional Transit District (SacRT) Board in order to authorize the detachment of territory from SacRT.

AB 1089 (Mark Stone), Chapter 107, Statutes of 2019

Santa Cruz Metropolitan Transit District.

Makes changes to the contracting requirements for the Santa Cruz Metropolitan Transit District, and alters appointments and reimbursements for the district's Board of Directors.

AB 1730 (Gonzalez), Chapter 634, Statutes of 2019

Regional transportation plans: San Diego Association of Governments: housing.

Amends the timing and process for delivery of the San Diego Association of Government's next regional transportation plan and sustainable communities strategy.

UTILITIES, TELECOMMUNICATIONS, AND ENERGY

Chaptered Legislation:

AB 689 (McCarty), Chapter 230, Statutes of 2019

Municipal Utility District Act: nonstock security.

Authorizes a pilot project until January 1, 2025, for the Sacramento Municipal Utility District to hold nonstock security in private entities.

AB 1208 (Ting), Chapter 238, Statutes of 2019

Utility user taxes: exemption: clean energy resource.

Extends, until January 1, 2027, a utility user's tax exemption for the consumption of electricity generated by a clean energy resource located on a customer's premises and used solely for the customer or the customer's tenants.

SB 355 (Portantino), Chapter 248, Statutes of 2019

Joint powers agencies: Clean Power Alliance of Southern California: meetings.

Authorizes the Clean Power Alliance of Southern California to allow certain alternate members of its legislative body to attend closed sessions of the agency.

WATER

Chaptered Legislation:

AB 508 (Chu), Chapter 352, Statutes of 2019

Drinking water: consolidation and extension of service: domestic wells.

This bill makes changes to statute related to the State Water Resources Control Board's authority to order the consolidation of drinking water systems.

AB 591 (Cristina Garcia), Chapter 124, Statutes of 2019

Central Basin Municipal Water District: board of directors.

Clarifies who can be an appointed member of the Central Basin Municipal Water District Board of Directors.

AB 825 (Mullin), Chapter 292, Statutes of 2019

San Mateo County Flood and Sea Level Rise Resiliency District.

Makes numerous changes to the San Mateo County Flood Control District Act.

AB 1220 (Cristina Garcia), Chapter 71, Statutes of 2019

Metropolitan water districts.

Makes changes to the membership requirements of the Metropolitan Water District Board.

AB 1290 (Gloria), Chapter 755, Statutes of 2019

Water projects: financial assistance and construction financing: Pure Water San Diego Program.

Requires the use of project labor agreements as a condition of receiving construction financing under the Safe Drinking Water State Revolving Fund Law or financial assistance from the State Water Pollution Control Revolving Fund for work performed for any portion of the Pure Water San Diego Program.

AB 1752 (Petrie-Norris, Brough), Chapter 500, Statutes of 2019

South Coast Water District.

Allows, until January 1, 2025, the South Coast Water District to contract with a private entity for the Doheny Ocean Desalination Project, under certain conditions.

SB 205 (Hertzberg), Chapter 470, Statutes of 2019

Business licenses: stormwater discharge compliance.

Requires a business operation in a regulated industry to demonstrate enrollment in the National Pollutant Discharge Elimination System permit program when applying for an initial business license or business license renewal.

SB 387 (Wilk), Chapter 369, Statutes of 2019

Santa Clarita Valley Water Agency: board of directors.

Revises the procedures and circumstances under which the Santa Clarita Valley Water Agency Board will transition from the current 15-member Board to a nine-member directly elected Board.

SB 413 (Rubio), Chapter 370, Statutes of 2019

San Gabriel Basin Water Quality Authority.

Extends by one year the terms of city representatives currently elected to the San Gabriel Basin Water Quality Authority Board and revises specified reporting requirements.

SB 699 (Hill), Chapter 214, Statutes of 2019

San Francisco Bay Area regional water system.

Extends the sunset dates of the state's oversight authority of and bond authority for Bay Area regional water system projects.

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Senate Committee on Governance & Finance
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LEGISLATIVE UPDATE

The following summary identifies and briefly describes the significant local government bills that the Senate Governance and Finance 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.

Local Agency Formation Commissions (LAFCOs) & Boundary Changes

[SB 414 \(Caballero\)](#) establishes the Small System Water Authority Act of 2019, which requires consolidation of failing water systems into small system water authorities, and specifies the process for formation of a small water system authority; the internal organization of an authority and its board, officers, and employees; requirements for how authority elections will be handled; powers and duties of an authority; and financial provisions that require the State Water Resources Control Board to support specified costs. *Assembly Appropriations Committee.*

[AB 600 \(Chu\)](#) requires an application to annex a contiguous disadvantaged community before a Local Agency Formation Commission (LAFCO) can approve an annexation of two or more contiguous areas of territory within five years that cumulatively would total more than 10 acres. *Signed—Chapter 612, Statutes of 2019.*

[AB 1253 \(R. Rivas\)](#) establishes, until July 31, 2025, a grant program for local agency formation commissions that perform specified actions, including dissolving inactive special districts and actions that benefit disadvantaged communities. *Senate Governance and Finance Committee.*

Land Use Planning & Development

[SB 4 \(McGuire\)](#) establishes a ministerial approval process for transit-oriented development and small multifamily developments that meet specified conditions. *Senate Governance and Finance Committee.*

[SB 13 \(Wieckowski\)](#) makes numerous changes to state laws governing accessory dwelling units (ADUs), including to cap local impact fees, require approval or denial of an ADU application within 60 days, and increase the minimum sizes of ADUs that local ordinances must allow. *Signed—Chapter 653, Statutes of 2019.*

[SB 48 \(Wiener\)](#) establishes a streamlined approval process for a “low-barrier navigation center” that connect people experiencing homelessness to services and permanent housing solutions until January 1, 2027, if it meets specified requirements, and requires local housing elements to identify areas for emergency shelters to be a permitted use in zones that allow residential use, as specified. *Senate Appropriations Committee.*

[SB 50 \(Wiener\)](#) requires local governments to provide a specified “equitable communities incentive” to developers that construct residential developments in “jobs-rich” and “transit-rich” areas, which may include certain exceptions to specified requirements for zoning, density, parking, height restrictions, and floor area ratios. *Senate Appropriations Committee.*

[SB 99 \(Nielsen\)](#) require the city or county, upon the next revision of the housing element on or after January 1, 2020, to review and update the safety element to include information identifying residential developments in hazard areas that do not have at least 2 emergency evacuation routes. *Signed—Chapter 202, Statutes of 2019.*

[SB 182 \(Jackson\)](#) imposes additional fire hazard planning responsibilities on local governments, requires counties and cities to make specified findings before permitting developments in very high fire risk areas (VHFRA), requires related fire planning and review by multiple state agencies, and creates a grant program for small jurisdictions to implement this bill's requirements. *Assembly Floor.*

[SB 330 \(Skinner\)](#) establishes the Housing Crisis Act of 2019, which, until January 1, 2025, places restrictions on certain types of development standards, amends the Housing Accountability Act (HAA), and makes changes to local approval processes and the Permit Streamlining Act. *Signed—Chapter 654, Statutes of 2019.*

[SB 527 \(Caballero\)](#) clarifies that commercial cannabis may be designated as a compatible use under the Williamson Act and provides that industrial hemp cultivation is an agricultural use. *Signed—Chapter 273, Statutes of 2019.*

[SB 744 \(Caballero\)](#) creates a California Environmental Quality Act (CEQA) exemption for developments that qualify for No Place Like Home (NPLH) funding and makes clarifying

changes to existing law that provides for by-right approval of specified permanent supportive housing projects. *Signed—Chapter 346, Statutes of 2019.*

[AB 101 \(Committee on Budget\)](#)* establishes fines for violations of specified provisions of state housing law, creates the Infill Infrastructure Grant Program to award funding to cities for infill projects, includes similar provisions to SB 48 (Wiener), and makes other changes. *Signed—Chapter 159, Statutes of 2019.*

[AB 68 \(Ting\)](#) makes numerous changes to state laws governing ADUs, including to expand the types of ADUs that are eligible for ministerial approval regardless of the provisions of local ordinances to include ADUs on multifamily properties, restricts the zoning requirements that local ADU ordinances may impose, and makes other changes. *Signed—Chapter 655, Statutes of 2019.*

[AB 168 \(Aguiar-Curry\)](#) establishes a scoping consultation process before the submission of a SB 35 application to determine if there are potential tribal cultural resources on a proposed project site. If there are tribal cultural resources, the applicant must go through a process, as specified, to identify tribal cultural resources and mitigate any impact to those sites. *Senate Floor.*

[AB 430 \(Gallagher\)](#) establishes a streamlined, ministerial approval process for housing development in specified cities in Northern California until January 1, 2026. *Signed—Chapter 745, Statutes of 2019.*

[AB 747 \(Levine\)](#) requires, beginning January 1, 2022, the safety element to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. *Signed—Chapter 681, Statutes of 2019.*

[AB 754 \(Grayson\)](#) authorizes the California Department of Technology to provide Geographic Information Systems data to a regional notification center (RNC), as specified; and requires applications for solar energy system permits to contain a reference to the existing requirements to notify an RNC of intended excavation, as specified. *Signed—Chapter 494, Statutes of 2019.*

[AB 881 \(Bloom\)](#) makes numerous changes to state laws governing ADUs, including to prohibit local agencies from imposing owner-occupancy restrictions on ADUs until January 1, 2025. *Signed—Chapter 659, Statutes of 2019.*

[AB 1100 \(Kamlager-Dove\)](#) makes parking spaces served by electric vehicle (EV) charging equipment count as a standard parking space for purpose of complying with any applicable minimum parking requirement established by a local jurisdiction. *Signed—Chapter 819, Statutes of 2019.*

[AB 1279 \(Bloom\)](#)* requires certain development sites in high resource areas to allow for more density and height and makes these sites subject to "use by-right" approval. *Senate Housing Committee.*

[AB 1483 \(Grayson\)](#) requires cities and counties to post specified housing-related information on their Web sites and requires the Department of Housing and Community Development to establish a workgroup, as specified, to develop a strategy for state housing data. *Signed—Chapter 662, Statutes of 2019.*

[AB 1485 \(Wicks\)](#) allows a project to be eligible for streamlined, ministerial approval under existing law (SB 35, Wiener, 2017) if the project contains 10 or more units and dedicates 20% of the total number of units to housing affordable to households making below 120% of the area median income, with the average income of the units at or below 100% of the area median income. *Signed—Chapter 663, Statutes of 2019.*

[AB 1515 \(Friedman\)](#) prohibits a court from invalidating a development approval that was granted based on a community plan that meets specified criteria, if the development was approved or had a complete application prior to the community plan being invalidated, as specified. *Signed—Chapter 269, Statutes of 2019.*

[AB 1763 \(Chiu\)](#) revises density bonus law (DBL) to require a city or county to award a developer additional density, concessions and incentives, and height increases if 100% of the units in a development are restricted to low- and moderate-income households. *Signed—Chapter 666, Statutes of 2019.*

[AB 1783 \(R. Rivas\)](#) creates a streamlined, ministerial approval process for agricultural employee housing that meets specified criteria and prohibits specified state housing funds from being utilized for constructing housing for H-2A workers (nonimmigrant agricultural workers). *Signed—Chapter 866, Statutes of 2019.*

Local Economic Development

[SB 531 \(Glazer\)](#) prohibits a local agency from entering into any agreement that results in a rebate of Bradley-Burns local tax revenues to a retailer in exchange for that retailer locating within that agency's jurisdiction. *Vetoed by Governor.*

[AB 485 \(Medina\)](#) requires local agencies to publicly report specified information when providing economic development subsidies of \$100,000 or more for warehouse distribution centers. *Signed—Chapter 803, Statutes of 2019.*

Local Powers & Governance

[SB 128 \(Beall\)](#) extends the best-value contracting pilot program until January 1, 2025, and adds Santa Clara and Monterey counties to the program. *Signed—Chapter 501, Statutes of 2019.*

[SB 139 \(Allen\)](#) requires a county with more than 400,000 residents to establish an independent redistricting commission tasked with adopting the county's supervisorial districts following each federal decennial census, as specified. *Vetoed by Governor.*

[SB 205 \(Hertzberg\)](#) requires businesses to demonstrate enrollment with stormwater discharge permits when applying for, or renewing, a business license with a city or county. *Signed—Chapter 470, Statutes of 2019.*

[SB 281 \(Wiener\)](#) prohibits any officer, employee, operator, or lessee of Agriculture District 1-A, from contracting for, authorizing, or allowing the sale of any firearm or ammunition at the Cow Palace property in San Mateo County and San Francisco County. As heard by the Committee, SB 281 created the Cow Palace Authority, required the state to transfer the Cow Palace to this new entity, and banned gun shows on the premises. *Senate Appropriations Committee.*

[SB 438 \(Hertzberg\)](#) prohibits, with some exceptions, a public agency from delegating, assigning, or entering into a contract for "911" call processing or emergency notification duties regarding the dispatch of emergency response services, unless the contract or agreement is with another public agency, and states that "medical control" shall not be construed to limit, supplant, prohibit, or otherwise alter a public safety agency's (PSA) authority to directly receive and process requests for assistance originating within the PSA's territorial jurisdiction through the emergency "911" system. *Signed—Chapter 389, Statutes of 2019.*

[SB 598 \(Moorlach\)](#) establishes the Open Financial Statement Commission (Commission), within the State Treasurer's Office (STO), and requires the Commission to report to the Legislature regarding how and whether to transition state and local agencies' financial reporting to a machine readable format, as specified. *Vetoed by Governor.*

[SB 681 \(Stern\)](#) authorizes the proponent of a local referendum or charter amendment initiative to withdraw the measure prior to election, as specified. *Signed—Chapter 569, Statutes of 2019.*

[AB 423 \(Gloria\)](#) restructures the governing board of the San Diego County Air Pollution Control District (SDAPCD) to include city and public representatives, imposes new requirements on SDAPCD, and requires the California Air Resources Board (CARB) to conduct a specified program audit of the SDAPCD. *Signed—Chapter 744, Statutes of 2019.*

[AB 689 \(McCarty\)](#) authorizes a pilot project for the Sacramento Municipal Utility District (SMUD) to acquire nonstock security in private entities. *Signed—Chapter 230, Statutes of 2019.*

[AB 825 \(Mullin\)](#) makes numerous changes to the San Mateo County Flood Control District Act to allow the District to finance projects to address sea level rise. *Signed—Chapter 292, Statutes of 2019.*

[AB 849 \(Bonta\)](#) revises and standardizes the criteria, procedures, and requirements that counties and cities must use when adjusting the boundaries of electoral districts used to elect members of the jurisdictions' governing bodies. *Signed—Chapter 557, Statutes of 2019.*

[AB 891 \(Burke\)](#) requires each city and county with a population greater than 330,000 to establish a safe parking program that meets specified criteria by January 1, 2022. *Vetoed by Governor.*

[AB 931 \(Boerner Horvath\)](#) prohibits the membership of appointed boards and commissions in cities with a population of 50,000 or more from having more than 60% of the same gender identity on or after January 1, 2030; and specifies that smaller boards and commissions must not be comprised of members having the same gender identity. *Signed—Chapter 813, Statutes of 2019.*

[AB 945 \(McCarty\)](#) increases the cap on the amount of surplus funds local agencies can invest in certain deposits and removes the January 1, 2021 sunset date on the ability to make these types of deposits. *Signed—Chapter 619, Statutes of 2019.*

[AB 1112 \(Friedman\)](#) places restrictions on (1) the data a local authority may require a shared mobility device provider to provide to the local authority and (2) the kinds of regulations a local authority may place on a shared mobility service provider or user. *Senate Transportation Committee.*

[AB 1162 \(Kalra\)](#) prohibits a lodging establishment from providing a small plastic bottle containing shampoo, hair conditioner, or bath soap to guests, as specified, and prohibits local governments from adopting more restrictive ordinances. *Signed—Chapter 687, Statutes of 2019.*

[AB 1286 \(Muratsuchi\)](#) places requirements on companies that provide shared mobility devices and the local authorities that allow such devices to be operated within their jurisdictions, including to require specified levels of liability insurance and to obtain a permit to operate from a local jurisdiction. *Senate Judiciary Committee.*

[AB 1289 \(Chen\)](#) prohibits a city, county, or city and county from fining an alarm company requesting dispatch to a customer that does not have a current local use permit for an alarm system, as specified. *Signed—Chapter 65, Statutes of 2019.*

[AB 1486 \(Ting\)](#) imposes additional requirements on the process that public agencies must use when disposing of surplus property. *Signed—Chapter 664, Statutes of 2019.*

[AB 1605 \(Ting\)](#) authorizes the City and County of San Francisco to establish a reservation and pricing pilot program for vehicles that use the "Crooked Street." *Vetoed by Governor.*

[AB 1607 \(Boerner Horvath\)](#) requires a city or county, upon issuing a business license, to provide the business with written notice about the legal prohibition on gender-based pricing discrimination for services and the related posting requirements. *Signed—Chapter 293, Statutes of 2019.*

[AB 1736 \(Daly\)](#) requires a local agency to create and maintain a policy for notifying the apparent lowest responsible bidder and the subcontractors listed in a bid within a reasonable time. *Vetoed by Governor.*

[AB 1743 \(Bloom\)](#) expands properties exempt from community facility district taxes to include properties that qualify for the property tax welfare exemption, and limits the ability for local agencies to reject housing projects because they qualify for the exemption. *Signed—Chapter 665, Statutes of 2019.*

Redevelopment & Infrastructure Financing

[SB 5 \(Beall\)](#) allows local agencies to reduce contributions of local property tax revenue to schools to build affordable housing and related infrastructure. *Vetoed by Governor.*

[SB 293 \(Skinner\)](#) establishes a procedure to form Oakland Infrastructure Financing Districts (Oakland IFDs), based on existing infrastructure financing district law. *Signed—Chapter 762, Statutes of 2019.*

[SB 532 \(Portantino\)](#) authorizes the City of Glendale's redevelopment agency (RDA) successor agency to use specified bond proceeds for specified affordable housing purposes, rather than using those proceeds to defease the bonds. *Vetoed by Governor.*

[SB 646 \(Morrell\)](#) requires connection fees to bear a fair or reasonable relationship to the water or sewer connection that they fund, consistent with existing law. *Signed—Chapter 78, Statutes of 2019.*

[AB 11 \(Chiu\)*](#) authorizes a city or county to create affordable housing and infrastructure agency subject to approval by the Strategic Growth Council. *Assembly Appropriations Committee.*

[AB 116 \(Ting\)*](#) authorizes Enhanced Infrastructure Financing Districts to issue bonds without voter approval provided they go through specified protest process. *Signed—Chapter 656, Statutes of 2019.*

[AB 305 \(Nazarian\)](#) allows wastewater utilities to issue rate reduction bonds and makes numerous changes to the process of issuing those bonds. *Signed—Chapter 225, Statutes of 2019.*

[AB 411 \(Mark Stone\)](#) authorizes the City of Santa Cruz’s redevelopment successor agency to use specified bond proceeds for affordable housing purposes, rather than defeasing or canceling the bonds. *Vetoed by Governor.*

[AB 1290 \(Gloria\)](#) requires contractors for the Pure Water San Diego program to enter into a project labor agreement as a condition of receiving specified state funds. *Signed—Chapter 755, Statutes of 2019.*

[AB 1484 \(Grayson\)](#)* imposes numerous limitations on impact fees that local governments may impose on housing projects. *Senate Rules Committee.*

[AB 1487 \(Chiu\)](#) establishes the Bay Area Housing Finance Authority (BAHFA) throughout the San Francisco Bay Area and sets forth the governing structure and powers of the BAHFA Board, allowable financing activities, and allowable expenditures of the revenues generated. *Signed—Chapter 598, Statutes of 2019.*

[AB 1659 \(Bloom\)](#) redefines “city” as it applies to home mortgage financing and multifamily rental housing bonds, to include any nonprofit public benefit corporation or instrumentality created by the City of Los Angeles for the purpose of issuing housing bonds in the City. *Senate Floor.*

* = 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>