

2•0•2•1 LEGISLATIVE SUMMARY



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December 15, 2021

TO ALL INTERESTED PARTIES:

The 2021 legislative year was not as dramatically different from pre-pandemic life as the year prior. However, the California Legislature and the Assembly Local Government Committee were not quite able to “return to normal” as we might have hoped. Committees continued many of the hearing practices that were instituted in 2020, and again saw a reduction in the number of bills we were able to hear compared to pre-COVID years.

A total of 131 bills were referred to the Local Government Committee in 2021, including 90 Assembly Bills and 41 Senate bills. The Committee heard 91 bills over the course of seven hearings. This was a healthy increase over 2020, when the Committee heard only 29 measures in only four hearings. However, it was still down from the 108 measures heard over the course of 10 hearings in 2019.

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; Local Agency Formation Commissions; Powers and Duties; Transparency and Accountability; Transportation; Water; and, Wildfires. For quick and easy reference, please see the table of contents in the beginning of this document or the index located at the end.

While the pandemic continued to restrict our opportunities to work on as much legislation as was typical before 2020, the Committee was able to move forward in 2021 to what will hopefully be a return to pre-pandemic levels in the coming year. 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 fluid and cursive, with the first and last names being more prominent.

CALIFORNIA LEGISLATURE

Assembly Local Government Committee

2021 Legislative Bill Summary

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CONTRACTING AND PROCURMENT

AB-36 (Gallagher) - Design-build contracting: Town of Paradise

Allows the use of design-build for a water conveyance pipeline from the Town of Paradise to the City of Chico, and for the provision of sewer treatment to the Town of Paradise.

Status: Chapter 689, Statutes of 2021

AB-271 (Robert Rivas) - Santa Clara Valley Water District: contracts: best value procurement.

Allows the Santa Clara Valley Water District to award contracts on a best value basis for any construction work to improve the safety of the Leroy Anderson Dam and Reservoir.

Status: Chapter 48, Statutes of 2021

AB-394 (Arambula) - Fresno Metropolitan Flood Control District: contracts.

Would have increased the bid threshold from \$10,000 to \$25,000 for contracts entered into by the Fresno Metropolitan Flood Control District for materials or supplies.

Status: Assembly-In Committee Process - Local Government

AB-577 (Gallagher) - County drainage districts: levee districts: reclamation districts.

Would have established or increased bid thresholds for construction contracts for county drainage districts, levee districts, and reclamation districts.

Status: Assembly-In Committee Process - Local Government

AB-712 (Calderon) - Local Agency Public Construction Act: change orders: County of Los Angeles.

Temporarily increases the limits that apply to change orders that can be approved pursuant to a delegated authority for specified contracts entered into by Los Angeles County.

Status: Chapter 95, Statutes of 2021

AB-811 (Luz Rivas) - Los Angeles County Metropolitan Transportation Authority: contracting.

Eliminates a required finding and two-thirds vote that the Los Angeles County Metropolitan Transportation Authority must make before entering into specified contracts.

Status: Chapter 414, Statutes of 2021

AB-1592 (Committee on Local Government) - Fresno Metropolitan Flood Control District: contracts.

Increases Fresno Metropolitan Flood Control District's contract bid threshold for the purchase of materials or supplies.

Status: Chapter 32, Statutes of 2021

SB-333 (Eggman) - San Joaquin Regional Transit District: procurement.

Increases the bid threshold for the San Joaquin Regional Transit District's (RTD) purchase of supplies, equipment, and materials, and allows RTD to use best value procurement for these contracts.

Status: Chapter 217, Statutes of 2021

ELECTIONS

AB-428 (Mayes) - Local government: board of supervisors.

Establishes a minimum of two terms for the term limits allowed for a member of a county board of supervisors, and specifies that a county board of supervisors is included in the definition of county officers for whom the board prescribes compensation.

Status: Chapter 462, Statutes of 2021

AB-1307 (Cervantes) - County of Riverside Citizens Redistricting Commission.

Would have created a Citizens Redistricting Commission for the County of Riverside.

Status: Assembly-In Committee Process - Elections

AB-1546 (Chau) - City of Alhambra: charter amendment: Alhambra Unified School District: California Voting Rights Act.

Allows the City of Alhambra to submit a proposal at a special election to remove from the City's charter all references to the Alhambra Unified School District.

Status: Chapter 145, Statutes of 2021

ENERGY AND TELECOMMUNICATIONS

AB-14 (Aguiar-Curry) - Communications: broadband services: California Advanced Services Fund.

Extends the sunset for the California Advanced Services Fund surcharge, allows the California Public Utilities Commission (CPUC) to limit cost-shifts for the surcharge, and authorizes the CPUC to collect specified information about affordable internet plans from internet service providers.

Status: Chapter 658, Statutes of 2021

AB-537 (Quirk) - Communications: wireless telecommunications and broadband facilities.

Makes several changes to existing law that requires an application for a wireless telecommunications facility to be deemed approved.

Status: Chapter 467, Statutes of 2021

AB-1124 (Friedman) - Solar energy systems.

Revises the definition of "solar energy system" as that term is used for the purpose of local permitting of such systems, including the allowable fees a local agency may charge, and clarifies the permit fees local agencies may charge for commercial and residential solar energy systems.

Status: Chapter 235, Statutes of 2021

AB-1166 (Grayson) - Communications: wireless telecommunications facilities.

Would have made several changes to existing law that requires an application for a wireless telecommunications facility to be deemed approved.

Status: Assembly-In Committee Process - Local Government

SB-378 (Gonzalez) - Local government: broadband infrastructure development project permit processing: microtrenching permit processing ordinance.

Enacts the Broadband Deployment Acceleration Best Practices Act of 2021 and requires local governments to allow microtrenching for the installation of underground fiber optic equipment.

Status: Chapter 677, Statutes of 2021

SB-556 (Dodd) - Street light poles, traffic signal poles: small wireless facilities attachments.

Would have required street light poles and traffic signal poles owned by a local government or local publicly owned electric utility to be made available for the placement of small wireless facilities, outlined the rates and fees that may be imposed for such use of these poles, and established the processes for reviewing and responding to requests for placing these facilities on these poles.

Status: Vetoed

FINANCE

AB-119 (Salas) - County auditor: direct levies.

Would have required county auditors, or another county officer designated by the county, to make publicly available on their internet websites information about direct levies, as defined, including the range of combined direct levies assessed on real property, as specified.

Status: Assembly-In Committee Process - Local Government

AB-336 (Villapudua) - Enhanced infrastructure financing districts: public financing authority: members: joint powers authorities.

Specifies who may serve as a member of the governing body of an enhanced infrastructure financing district's public financing authority.

Status: Chapter 22, Statutes of 2021

AB-460 (Mayes) - Fire protection: residential fire sprinklers: fees.

Would have, among other things, prohibited water-related fees imposed on the owner of residential property from being affected by the installation of a residential fire sprinkler system on that residential property, including those residential fire sprinkler systems mandated by a local jurisdiction or a fire protection district, and would have provided that homes with residential fire sprinklers installed before January 1, 2022, may have their water meter rates reassessed to comply with this prohibition.

Status: Assembly-In Committee Process - Local Government

AB-464 (Mullin) - Enhanced Infrastructure Financing Districts: allowable facilities and projects.

Expands the types of facilities and projects Enhanced Infrastructure Financing Districts may fund.

Status: Chapter 25, Statutes of 2021

AB-687 (Seyarto) - Joint powers authorities: Riverside County Housing Finance Trust.

Allows Riverside County and specified cities within western Riverside County to create the Western Riverside County Housing Finance Trust.

Status: Chapter 120, Statutes of 2021

AB-726 (Eduardo Garcia) - Capital investment incentive program: qualified manufacturing facility.

Specifies that a business engaged in the manufacturing of fuels, electrical parts, or components used in the field of clean transportation or the production of alternative fuel vehicles or electric vehicles is a qualified manufacturing facility for the purposes of the Capital Investment Incentive program.

Status: Chapter 121, Statutes of 2021

AB-747 (Mathis) - Water treatment facility: State Water Resources Control Board: grant.

Would have appropriated \$20,000,000 from the General Fund to the State Water Resources Control Board for the purpose of improving water treatment, and would have required the Board to grant \$20,000,000 to a specified joint powers authority for a water treatment facility to be operated by the joint powers authority.

Status: Assembly-In Committee Process - Environmental Safety and Toxic Materials

AB-758 (Nazarian) - Marks-Roos Local Bond Pooling Act of 1985: electric utilities: rate reduction bonds.

Expands the authorization for specified joint powers authorities to issue rate reduction bonds for local publicly owned water utilities to also include publicly-owned electric utilities, and makes other changes to that authorization.

Status: Chapter 233, Statutes of 2021

AB-922 (Eduardo Garcia) - Redevelopment: housing successor: Low and Moderate Income Housing Asset Fund.

Would have expanded the definition of “excess surplus” to also include, for an entity operating as a housing successor agency that owns and operates affordable housing that was transferred to the housing successor agency as a housing asset of the former redevelopment agency, an unencumbered amount in the housing successor’s Low and Moderate Income Housing Asset Fund that exceeds the greater of \$1,000,000 or the aggregate amount deposited into the account during the housing successor’s preceding 8 fiscal years, whichever is greater.

Status: Assembly-In Committee Process - Housing and Community Development

AB-1013 (Lackey) - State mandates: claims.

Would have changed the minimum claim amount for state mandate reimbursement to \$900.

Status: Assembly-In Committee Process - Local Government

AB-1085 (Bigelow) - Property tax: revenue allocations: County of Madera.

Would have required the Auditor of the County of Madera to reallocate \$4,627,723 from the County’s Educational Revenue Augmentation Fund.

Status: Senate-In Committee Process - Appropriations

AB-1324 (Robert Rivas) - Transit-Oriented Affordable Housing Funding Program Act.

Would have established the Transit-Oriented Affordable Housing Funding Program, to be administered by the Treasurer’s office.

Status: Assembly-In Committee Process - Housing and Community Development

AB-1543 (Bloom) - Affordable Housing and Community Development Funding Act.

Would have modified the requirement to distribute remaining moneys in the Redevelopment Property Tax Trust Fund by requiring, for the period commencing on January 2, 2025, until the successor is dissolved, that 20% of the amount that would otherwise be allocated to local agencies and school entities that exceeds the amount transferred between January 1, 2024, and January 1, 2025, inclusive, be deposited in the Low and Moderate Income Housing Fund if specified conditions are met.

Status: Assembly-In Committee Process - Housing and Community Development

ACA-1 (Aguilar-Curry) - Local government financing: affordable housing and public infrastructure: voter approval.

Would have proposed amendments to the California Constitution to allow a city, county, or special district, with 55% voter approval, to incur bonded indebtedness or impose specified special taxes to fund projects for affordable housing, permanent supportive housing, or public infrastructure.

Status: Assembly-In Committee Process - Local Government

SB-323 (Caballero) - Local government: water or sewer service: legal actions.

Establishes a 120 day statute of limitations on judicial challenges to water and sewer rates.

Status: Chapter 216, Statutes of 2021

SB-431 (Rubio) - Street lighting systems: City of West Covina.

Authorizes the Landscaping and Lighting District of the City of West Covina to perform maintenance and make improvements pursuant to the Landscaping and Lighting Act of 1972.

Status: Chapter 35, Statutes of 2021

SB-438 (Laird) - Redevelopment: enforceable obligations: City of Atascadero.

Would have made specified loan agreements between the City of Atascadero and its former redevelopment agency enforceable obligations.

Status: Assembly-In Committee Process - Appropriations

SB-476 (Min) - California Financing Law: program administrators.

Would have prohibited a Property Assessed Clean Energy (PACE) program administrator from executing an assessment contract unless the associated property has undergone an energy audit, as specified, and prohibited a PACE program

administrator from disbursing funds to a PACE solicitor or PACE solicitor agent without specified proof of project completion.

Status: Assembly-Failed Passage in Committee - Local Government

SB-780 (Cortese) - Local finance: public investment authorities.

Makes numerous changes to enhanced infrastructure financing districts and community revitalization infrastructure authorities.

Status: Chapter 391, Statutes of 2021

SB-810 (Committee on 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 36, Statutes of 2021

SB-811 (Committee on 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 37, Statutes of 2021

SB-812 (Committee on 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 38, Statutes of 2021

GOVERNANCE

AB-336 (Villapudua) - Enhanced infrastructure financing districts: public financing authority: members: joint powers authorities.

Specifies who may serve as a member of the governing body of an enhanced infrastructure financing district's public financing authority.

Status: Chapter 22, Statutes of 2021

AB-428 (Mayes) - Local government: board of supervisors.

Establishes a minimum of two terms for the term limits allowed for a member of a county board of supervisors, and specifies that a county board of supervisors is included in the definition of county officers for whom the board prescribes compensation.

Status: Chapter 462, Statutes of 2021

AB-903 (Frazier) - Los Medanos Community Healthcare District.

Would have dissolved the Los Medanos Community Healthcare District and designated the County of Contra Costa as the successor agency to the district.

Status: Senate-In Committee Process - Governance and Finance

AB-924 (Wicks) - Alameda Health System: hospital authority.

Would have prohibited the existence of up to 3 county employees who were appointed by the board of supervisors simultaneously serving on the governing board of the Alameda Health System from being a basis to determine that the System is not an independent entity or that the System has not obtained the administration, management, and control of the medical center.

Status: Assembly-In Committee Process - Local Government

AB-1021 (Mayes) - Imperial Irrigation District.

Would have required the local agency formation commissions in Imperial and Riverside Counties to conduct a study of governance options for the Imperial Irrigation District electrical service area.

Status: Vetoed

AB-1091 (Berman) - Santa Clara Valley Transportation Authority: board of directors.

Would have made changes to the Board of the Santa Clara Valley Transportation Authority.

Status: Assembly - Floor - Inactive File

AB-1196 (Cooley) - Sacramento Regional Transit District: board of directors: voting procedures.

Changes the voting structure of the Sacramento Regional Transit District Board.

Status: Chapter 272, Statutes of 2021

SB-268 (Archuleta) - Parks and recreation: Lower Los Angeles River Recreation and Park District: Lower San Gabriel River Recreation and Park District: establishment: board of directors.

Makes changes to the board of directors for the Lower Los Angeles River Recreation and Park District and the Lower San Gabriel River Recreation and Park District, and makes additional changes to district formation.

Status: Chapter 761, Statutes of 2021

SB-458 (McGuire) - Military base reuse authority: board of directors.

Would have specified that a majority of the voting members of a Military Base Reuse Authority board constitute a quorum and may act for the authority.

Status: Assembly-In Committee Process - Rules

SB-786 (Becker) - Santa Clara Valley Water District.

Would have made various changes to the Santa Clara Valley Water District Act.

Status: Assembly-In Committee Process - Local Government

HOUSING AND LAND USE**AB-59 (Gabriel) - Mitigation Fee Act: fees: notice and timelines.**

Would have made several changes to the Mitigation Fee Act. Specifically, this bill would have increased the number of days local agencies must provide a notice of hearing prior to increasing specified fees from 14 days to 45 days. Additionally, this bill would have limited the evidence a local agency could use to defend a fee in a court action.

Status: Assembly-In Committee Process - Local Government

AB-115 (Bloom) - Planning and zoning: commercial zoning: housing development.

Would have made certain affordable housing development projects an authorized use on commercially-zoned land.

Status: Assembly-In Committee Process - Local Government

AB-215 (Chiu) - Housing element: regional housing need: relative progress determination.

Increases the enforcement authority of the state Department of Housing and Community Development in relation to violations of state housing law.

Status: Chapter 342, Statutes of 2021

AB-345 (Quirk-Silva) - Accessory dwelling units: separate conveyance.

Requires cities and counties to allow a qualified nonprofit corporation to sell an accessory dwelling unit separately from the primary dwelling unit on the property, and revises the conditions for a tenancy in common agreement entered into pursuant to such a sale.

Status: Chapter 343, Statutes of 2021

AB-571 (Mayes) - Planning and zoning: density bonuses: affordable housing.

Prohibits a local government from charging affordable housing impact fees on certain types of affordable units.

Status: Chapter 346, Statutes of 2021

AB-602 (Grayson) - Development fees: impact fee nexus study.

Adds new requirements to impact fee nexus studies. Requires cities and counties to request certain information from development proponents and requires the Department of Housing and Community Development to develop a nexus study template.

Status: Chapter 347, Statutes of 2021

AB-605 (Villapudua) - Department of Housing and Community Development: program administration: bonus points: housing element.

Would have created a bonus point system for competitive grants and loans administered by the Department of Housing and Community Development for applicants that meet specified criteria.

Status: Assembly-In Committee Process - Housing and Community Development

AB-617 (Davies) - Planning and zoning: regional housing needs: exchange of allocation.

Would have allowed a city or county to transfer all or a portion of its regional housing need allocation to another city or county.

Status: Assembly-In Committee Process - Housing and Community Development

AB-634 (Carrillo) - Density Bonus Law.

Allows a local government to require an affordability period longer than 55 years for units that qualify a developer for a density bonus, if the local government has an inclusionary housing ordinance that requires a percentage of residential units affordable to lower income households for longer than 55 years. Excludes developments funded using Low Income Housing Tax Credits.

Status: Chapter 348, Statutes of 2021

AB-672 (Cristina Garcia) - Publicly owned golf courses: conversion: affordable housing.

Would have created a grant program administered by the Department of Housing and Community Development to award grants to cities and counties that convert public golf courses into housing.

Status: Assembly-In Committee Process - Housing and Community Development

AB-678 (Grayson) - Housing development projects: fees and exactions cap.

Would have capped fees and exactions a city or county can impose on new housing developments as specified.

Status: Assembly-In Committee Process - Local Government

AB-682 (Bloom) - Planning and zoning: cohousing buildings.

Would have required local agencies with a population of more than 400,000 to approve cohousing buildings in areas zoned for multifamily development.

Status: Assembly-In Committee Process - Housing and Community Development

AB-687 (Seyarto) - Joint powers authorities: Riverside County Housing Finance Trust.

Allows Riverside County and specified cities within western Riverside County to create the Western Riverside County Housing Finance Trust.

Status: Chapter 120, Statutes of 2021

AB-780 (Ting) - Local zoning ordinances: school district employee housing.

Would have authorized the governing board of a school district to render a city or county zoning ordinance inapplicable if the school district proposed to use the property to offer school district employee housing.

Status: Assembly-In Committee Process - Local Government

AB-787 (Gabriel) - Planning and zoning: housing element: converted affordable housing units.

Authorizes cities and counties to receive credit towards their regional housing need for the conversion of above moderate-income units to moderate-income units.

Status: Chapter 350, Statutes of 2021

AB-800 (Gabriel) - Wildfires: local general plans: safety elements: fire hazard severity zones.

Would have required the Director of Forestry and Fire Protection to identify areas of the state as moderate and high fire hazard severity zones and made conforming changes to law governing the review of general plan safety elements and the adoption of tentative or parcel maps in fire hazard zones.

Status: Assembly-In Committee Process - Natural Resources

AB-803 (Boerner Horvath) - Starter Home Revitalization Act of 2021.

Requires cities and counties to allow denser single-family housing development on certain parcels zoned for multifamily housing, as specified.

Status: Chapter 154, Statutes of 2021

AB-832 (Bloom) - City of Los Angeles: transfer of former redevelopment agency land use plans and functions.

Would have made zoning and land use designations adopted in various underlying governing documents by the City of Los Angeles apply when in conflict with any provision of a redevelopment plan. (Subsequently amended to address a subject matter outside of Local Government Committee jurisdiction.)

Status: Chapter 27, Statutes of 2021

AB-916 (Salas) - Zoning: accessory dwelling units: bedroom addition.

Would have increased the maximum height allowed for accessory dwelling units from 16 feet to 18 feet, and prohibited local agencies from holding public hearings as a condition of adding space for additional bedrooms in an existing dwelling.

Status: Assembly-In Committee Process - Housing and Community Development

AB-922 (Eduardo Garcia) - Redevelopment: housing successor: Low and Moderate Income Housing Asset Fund.

Would have expanded the definition of “excess surplus” to also include, for an entity operating as a housing successor agency that owns and operates affordable housing that was transferred to the housing successor agency as a housing asset of the former redevelopment agency, an unencumbered amount in the housing successor’s Low and Moderate Income Housing Asset Fund that exceeds the greater of \$1,000,000 or the aggregate amount deposited into the account during the housing successor’s preceding 8 fiscal years, whichever is greater.

Status: Assembly-In Committee Process - Housing and Community Development

AB-964 (Boerner Horvath) - Rental units: hosting platforms: coastal resources.

Would have prohibited a city or county ordinance, policy, or program that regulates or licenses the rental of residential units for tourist or transient-use occupancy within the coastal zone through a hosting platform from being considered "development" as defined in the California Coastal Act (Coastal Act); would have exempted a city or county from complying with the Coastal Act when enacting or enforcing such an ordinance, policy, or program; and, would have provided that a local coastal program is not required to include such an ordinance, policy, or program.

Status: Assembly-In Committee Process - Natural Resources

AB-970 (McCarty) - Planning and zoning: electric vehicle charging stations: permit application: approval.

Establishes specific time frames in which local agencies must approve permits for electric vehicle charging stations.

Status: Chapter 710, Statutes of 2021

AB-989 (Gabriel) - Housing: local development decisions: appeals.

Would have established an Office of Housing Appeals within the Department of Housing and Community Development.

Status: Senate Floor

AB-1016 (Robert Rivas) - Local planning: streamlined housing development: nonprofit corporations.

Would have created a streamlined development approval process for non-profit housing developments involving less than 25 units.

Status: Assembly-In Committee Process - Housing and Community Development

AB-1029 (Mullin) - Housing elements: prohousing local policies.

Adds preservation of affordable housing units as a pro-housing local policy that the Department of Housing and Community Development may consider in developing a pro-housing designation.

Status: Chapter 353, Statutes of 2021

AB-1075 (Wicks) - Planning and zoning: residential developments.

Would have required local agencies to deem residential developments that meet specified criteria compliant with local zoning.

Status: Assembly-In Committee Process - Housing and Community Development

AB-1124 (Friedman) - Solar energy systems.

Revises the definition of "solar energy system" as that term is used for the purpose of local permitting of such systems, including the allowable fees a local agency may charge, and clarifies the permit fees local agencies may charge for commercial and residential solar energy systems.

Status: Chapter 235, Statutes of 2021

AB-1174 (Grayson) - Planning and zoning: housing: development application modifications, approvals, and subsequent permits.

Makes changes to the streamlined, ministerial housing development approval process created by SB 35 (Wiener, Chapter 366, Statutes of 2017).

Status: Chapter 160, Statutes of 2021

AB-1180 (Mathis) - Local governments: surplus land: tribes.

Expands the definition of "exempt surplus land" to include surplus land that a local agency transfers to a federally recognized California Indian Tribe.

Status: Chapter 62, Statutes of 2021

AB-1271 (Ting) - Surplus land.

Would have expanded the types of land exempt from the Surplus Lands Act (SLA), imposed new procedural requirements on local agencies disposing of surplus land, and made various technical changes to the SLA.

Status: Assembly-In Committee Process - Housing and Community Development

AB-1295 (Muratsuchi) - Residential development agreements: very high fire risk areas.

Would have prohibited the legislative body of a city or county from entering into a residential development agreement for property located within a very high fire risk area.

Status: Assembly-In Committee Process - Local Government

AB-1304 (Santiago) - Affirmatively further fair housing: housing element: inventory of land.

Expands the ways in which local agencies must affirmatively further fair housing in their housing elements.

Status: Chapter 357, Statutes of 2021

AB-1322 (Bonta) - Land use: local measures: conflicts.

Would create a process for the governing body of a city or county to seek judicial validation that a local measure approved by the voters is in conflict with state housing law

Status: Senate-In Committee Process - Environmental Quality

AB-1324 (Robert Rivas) - Transit-Oriented Affordable Housing Funding Program Act.

Would have established the Transit-Oriented Affordable Housing Funding Program, to be administered by the Treasurer's office.

Status: Assembly-In Committee Process - Housing and Community Development

AB-1370 (Quirk-Silva) - Housing element: annual report: housing units.

Would have required local agencies to report the number of housing units and the number of accessory dwelling units that were approved pursuant to a streamlined development process to the Department of Housing and Community Development.

Status: Assembly-In Committee Process - Housing and Community Development

AB-1398 (Bloom) - Planning and zoning: housing element: rezoning of sites: prohousing local policies.

Requires expedited rezoning for local jurisdictions that fail to adopt a legally compliant housing element within 120 days of the statutory deadline.

Status: Chapter 358, Statutes of 2021

AB-1401 (Friedman) - Residential and commercial development: parking requirements.

Would have prohibited local governments from enforcing minimum automobile parking requirements for developments located close to public transit.

Status: Senate-In Committee Process - Appropriations

AB-1409 (Levine) - Planning and zoning: general plan: safety element.

Requires the safety element to be reviewed and updated as necessary to identify evacuation locations.

Status: Chapter 481, Statutes of 2021

AB-1445 (Levine) - Planning and zoning: regional housing need allocation: climate change impacts.

Would have required local agencies to consider emergency evacuation route capacity, wildfire risk, sea level rise, and other impacts caused by climate change in the development of their housing element.

Status: Assembly-In Committee Process - Housing and Community Development

AB-1476 (Gray) - Park property: City of Modesto: Beard Brook Park.

Allows the City of Modesto to dispose of specified park property, subject to certain conditions.

Status: Chapter 718, Statutes of 2021

AB-1501 (Santiago) - Planning and zoning: housing development: very low and lower income households.

Would have required the Department of Housing and Community Development to rezone land in specified jurisdictions that fail to rezone their land after adopting their housing element.

Status: Assembly – In Committee Process – Housing and Community Development

AB-1543 (Bloom) - Affordable Housing and Community Development Funding Act.

Would have modified the requirement to distribute remaining moneys in the Redevelopment Property Tax Trust Fund by requiring, for the period commencing on January 2, 2025, until the successor is dissolved, that 20% of the amount that would otherwise be allocated to local agencies and school entities that exceeds the amount transferred between January 1, 2024, and January 1, 2025, inclusive, be deposited in the Low and Moderate Income Housing Fund if specified conditions are met.

Status: Assembly-In Committee Process - Housing and Community Development

AB-1547 (Reyes) - Air pollution: warehouse facilities.

Would have required local agencies to impose specified environmental conditions on any warehouse development prior to approving the project.

Status: Assembly – In Committee Process – Natural Resources

AB-1551 (Santiago) - Planning and zoning: housing: adaptive reuse of commercial space.

Would have prohibited a city that has not met its share of the regional housing need from restricting the adaptive reuse of commercial space for residential use, as specified.

Status: Assembly-In Committee Process - Housing and Community Development

SB-8 (Skinner) - Housing Crisis Act of 2019.

Extends the sunset on the Housing Crisis Act of 2019 by five years, clarifies demolition and replacement provisions, and makes other changes.

Status: Chapter 161, Statutes of 2021

SB-9 (Atkins) - Housing development: approvals.

Requires ministerial approval of housing developments with two units (duplexes) and subdivision maps that meet certain conditions, and increases the length of time that local agencies can extend the validity of existing subdivision maps.

Status: Chapter 162, Statutes of 2021

SB-10 (Wiener) - Planning and zoning: housing development: density.

Authorizes a city or county to pass an ordinance that is not subject to the California Environmental Quality Act to zone any parcel for up to ten units of residential density if the parcel is located in a transit-rich area or an urban infill site.

Status: Chapter 163, Statutes of 2021

SB-12 (McGuire) - Local government: planning and zoning: wildfires.

Would have imposed additional fire hazard planning responsibilities on local governments, required counties and cities to make specified findings before taking certain development actions in very high fire risk areas, required related fire planning and review by multiple state agencies, and created a grant program for smaller counties and cities to implement the bill's requirements.

Status: Assembly-In Committee Process - Housing and Community Development

SB-60 (Glazer) - Residential short-term rental ordinances: health or safety infractions: maximum fines.

Establishes enhanced fines for violations of short-term rental ordinances.

Status: Chapter 307, Statutes of 2021

SB-290 (Skinner) - Density Bonus Law: qualifications for incentives or concessions: student housing for lower income students: moderate-income persons and families: local government constraints.

Makes various changes to Density Bonus Law including providing additional benefits to housing developments that include low-income rental and for-sale housing units, and moderate-income for-sale housing units.

Status: Chapter 340, Statutes of 2021

SB-319 (Melendez) - Land use: development fees: audit.

Expands the scope of audits local agencies must prepare if they fail to comply with reporting provisions of the Mitigation Fee Act.

Status: Chapter 385, Statutes of 2021

SB-414 (Jones) - Land.

Revises the definition of cadastral surveying; updates how data may be provided for purposes of surveys; makes technical changes to provisions of the Land Surveying Act; and, extends the amount of time allotted to set a hearing to appeal a decision made under the Subdivision Map Act, as specified.

Status: Chapter 106, Statutes of 2021

SB-466 (Wieckowski) - Community development.

Would have allowed the City of Santa Clara to sell or lease specified property for the purpose of economic development.

Status: Assembly-In Committee Process - Local Government

SB-477 (Wiener) - General plan: annual report.

Would have added several components to the annual progress report on housing development and land use that cities and counties are required to submit to the Department of Housing and Community Development related to their general plan.

Status: Vetoed

SB-478 (Wiener) - Planning and Zoning Law: housing development projects.

Establishes minimum floor-to-area ratio standards on housing development projects of three to ten units.

Status: Chapter 363, Statutes of 2021

SB-556 (Dodd) - Street light poles, traffic signal poles: small wireless facilities attachments.

Would have required street light poles and traffic signal poles owned by a local government or local publicly owned electric utility to be made available for the placement of small wireless facilities, outlined the rates and fees that may be imposed for such use of these poles, and established the processes for reviewing and responding to requests for placing these facilities on these poles.

Status: Vetoed

SB-574 (Laird) - Agricultural preserves: Williamson Act.

Narrows the role of the Department of Conservation in administering the Williamson Act.

Status: Chapter 644, Statutes of 2021

SB-719 (Min) - Surplus land: exempt surplus land: eligible military base land.

Would have exempt eligible military base land, as defined, from the provisions of the Surplus Land Act.

Status: Assembly-In Committee Process - Local Government

SB-728 (Hertzberg) - Density Bonus Law: purchase of density bonus units by nonprofit housing organizations.

Allows a qualified nonprofit housing organization to purchase a for-sale unit under density bonus law.

Status: Chapter 365, Statutes of 2021

SB-734 (Hueso) - Redevelopment agencies: passthrough agreements: modification.

Allows local agencies to modify specified redevelopment passthrough agreements.

Status: Chapter 221, Statutes of 2021

SB-778 (Becker) - Buy Clean California Act: Environmental Product Declarations: concrete.

This bill would have required ministerial approval of accessory dwelling units (ADUs) in vacant space of mixed-use buildings, as specified. (Subsequently amended to address a subject matter outside of Local Government Committee jurisdiction).

Status: Assembly-In Committee Process - Accountability and Administrative Review

SB-791 (Cortese) - California Surplus Land Unit.

Establishes the California Surplus Land Unit within the Department of Housing and Community Development with the primary purpose of facilitating the development and construction of residential housing on local surplus land. (Subsequently amended to address a subject matter outside of Local Government Committee jurisdiction).

Status: Chapter 366, Statutes of 2021

LOCAL AGENCY FORMATION COMMISSIONS

AB-903 (Frazier) - Los Medanos Community Healthcare District.

Would have dissolved the Los Medanos Community Healthcare District and designated the County of Contra Costa as the successor agency to the district.

Status: Senate-In Committee Process - Governance and Finance

AB-1021 (Mayes) - Imperial Irrigation District.

Would have required the local agency formation commissions in Imperial and Riverside Counties to conduct a study of governance options for the Imperial Irrigation District electrical service area.

Status: Vetoed

AB-1581 (Committee on Local Government) - Local government: omnibus.

Makes several technical, non-controversial changes to the local agency formation commission statutes which govern local government organization and reorganization.

Status: Chapter 31, Statutes of 2021

SB-13 (Dodd) - Local agency services: contracts: Counties of Napa and San Bernardino.

Reestablishes a pilot program for the Napa and San Bernardino Local Agency Formation Commissions, and authorizes the Napa Local Agency Formation Commission to approve specified service extensions.

Status: Chapter 482, Statutes of 2021

POWERS AND DUTIES**AB-414 (Maienschein) - Local government: county regional justice facilities.**

Repeals several obsolete statutes related to court reunification.

Status: Chapter 117, Statutes of 2021

AB-954 (Petrie-Norris) - City of Laguna Woods: leases: fire protection and public safety.

Would have authorized the City of Laguna Woods to lease specified park property to a public agency or joint powers authority for purposes related to fire protection or public safety.

Status: Assembly-In Committee Process - Local Government

AB-959 (Mullin) - Park districts: regulations: nuisances: abatement.

Authorizes specified regional park and open-space districts to adopt regulations relating to nuisances and establishes a procedure for the abatement of the nuisance.

Status: Chapter 268, Statutes of 2021

AB-1017 (Quirk-Silva) - Public restrooms: Right to Restrooms Act of 2021.

Would have required each city, county and special district to inventory all public restrooms it owns and maintains, make the inventory available on its website and to agencies and service providers that work directly with homeless populations within the

local government's jurisdiction, and report the information to the Department of Public Health.

Status: Senate-In Committee Process - Appropriations

SB-79 (Nielsen) - County road commissioner: Counties of Colusa and Glenn.

Authorizes the Board of Supervisors of the County of Colusa and the Board of Supervisors of the County of Glenn to transfer the duties of the County Road Commissioner to the County Director of the Department of Public Works.

Status: Chapter 33, Statutes of 2021

SB-427 (Eggman) - Water theft: enhanced penalties.

Allows water agencies and districts to adopt an ordinance with enhanced penalties for water theft.

Status: Chapter 137, Statutes of 2021

SB-712 (Hueso) - Local government: California tribes: federal fee-to-trust applications to regain ancestral lands.

Prohibits a local government from adopting or enforcing a resolution or ordinance that would prevent the local government from conducting a fair evaluation of a fee-to-trust application, and requires a local government to take specified actions when it opposes a fee-to-trust application.

Status: Chapter 291, Statutes of 2021

SB-813 (Committee on Governance and Finance) - Local Government Omnibus Act of 2021.

Enacts the Local Government Omnibus Act of 2021, which proposes a number of non-controversial changes to existing laws governing the powers and duties of local agencies.

Status: Chapter 224, Statutes of 2021

TRANSPARENCY AND ACCOUNTABILITY

AB-119 (Salas) - County auditor: direct levies.

Would have required county auditors, or another county officer designated by the county, to make publicly available on their internet websites information about direct levies, as defined, including the range of combined direct levies assessed on real property, as specified.

Status: Assembly-In Committee Process - Local Government

AB-339 (Lee) - Local government: open and public meetings.

Would have required, until December 31, 2023, certain city council or county board of supervisors meetings to allow the public to attend and comment via telephone or internet.

Status: Vetoed

AB-361 (Robert Rivas) - Open meetings: local agencies: teleconferences.

Allows, until January 1, 2024, local agencies to use teleconferencing without complying with specified Ralph. M Brown Act restrictions in certain state emergencies, and provides similar authorizations, until January 31, 2022, for state agencies subject to the Bagley-Keene Open Meetings Act and legislative bodies subject to the Gloria Romero Open Meetings Act of 2000.

Status: Chapter 165, Statutes of 2021

AB-481 (Chiu) - Law enforcement agencies: military equipment: funding, acquisition, and use.

Establishes requirements that must be met before a law enforcement agency may take a number of specified actions related to the acquisition and use of military equipment.

Status: Chapter 406, Statutes of 2021

AB-703 (Blanca Rubio) - Open meetings: local agencies: teleconferences.

Would have eliminated provisions in the Ralph M. Brown Act for teleconferenced meetings that require each teleconference location to be identified in the notice and agenda of the meeting or proceeding, and each teleconference location to be accessible to the public.

Status: Assembly-In Committee Process - Local Government

AB-799 (Mathis) - Counties: board of supervisors.

Would have required a board of supervisors to publish a fair statement of all its proceedings within 7 days after each session, instead of 10 days pursuant to existing law.

Status: Assembly-In Committee Process - Local Government

AB-1053 (Gabriel) - City selection committees: County of Los Angeles: quorum: teleconferencing.

Would have reduced the quorum requirement for specified meetings of the Los Angeles County city selection committee, and would have allowed the committee to conduct any meeting using teleconferencing and electronic means.

Status: Assembly-In Committee Process - Local Government

SB-274 (Wieckowski) - Local government meetings: agenda and documents.

Requires local agencies to provide local agency meeting materials by email to persons who request it, if technologically feasible.

Status: Chapter 763, Statutes of 2021

SB-480 (Stern) - Metropolitan Water District of Southern California: rules: inappropriate conduct.

Would have required the Metropolitan Water District of Southern California to adopt rules relating to inappropriate conduct by board members, officers, and employees.

Status: Assembly-In Floor Process

TRANSPORTATION**AB-302 (Ward) - San Diego Metropolitan Transit Development Board: regulation of for-hire vehicle and passenger jitney services.**

Expands the ability of the San Diego Metropolitan Transit System to enter into contracts to license or regulate certain services.

Status: Chapter 89, Statutes of 2021

AB-476 (Mullin) - Department of Transportation: state highways: part-time transit lane pilot program.

Would have authorized the Department of Transportation to establish a pilot program to authorize a transit operator or operators to operate transit buses on shoulders of state highways.

Status: Assembly-In Committee Process - Transportation

AB-773 (Nazarian) - Street closures and designations.

Authorizes local authorities to implement a slow streets program to close or limit access to vehicular traffic on certain neighborhood local streets.

Status: Chapter 587, Statutes of 2021

AB-784 (Quirk) - Alameda-Contra Costa Transit District.

Makes numerous changes to the provisions governing the Alameda-Contra Costa Transit District.

Status: Chapter 200, Statutes of 2021

AB-970 (McCarty) - Planning and zoning: electric vehicle charging stations: permit application: approval.

Establishes specific time frames in which local agencies must approve permits for electric vehicle charging stations.

Status: Chapter 710, Statutes of 2021

[AB-1091 \(Berman\) - Santa Clara Valley Transportation Authority: board of directors.](#)

Would have made changes to the Board of the Santa Clara Valley Transportation Authority.

Status: Assembly - Floor - Inactive File

[AB-1196 \(Cooley\) - Sacramento Regional Transit District: board of directors: voting procedures.](#)

Changes the voting structure of the Sacramento Regional Transit District Board.

Status: Chapter 272, Statutes of 2021

WATER

[AB-747 \(Mathis\) - Water treatment facility: State Water Resources Control Board: grant.](#)

Would have appropriated \$20,000,000 from the General Fund to the State Water Resources Control Board for the purpose of improving water treatment, and would have required the Board to grant \$20,000,000 to a specified joint powers authority for a water treatment facility to be operated by the joint powers authority.

Status: Assembly-In Committee Process - Environmental Safety and Toxic Materials

[AB-850 \(Gallagher\) - City property: sale of water utility property.](#)

Extends the deadline for the cities of El Monte, Montebello, and Willows to utilize alternative procedures to sell their public water utilities for consolidation by two years, from 2022 to 2024.

Status: Chapter 705, Statutes of 2021

[AB-1195 \(Cristina Garcia\) - Drinking water.](#)

Would have created the Southern Los Angeles County Human Right to Water Collaboration Act, and required the State Water Resources Control Board to appoint a Commissioner to implement specified programs in southern Los Angeles County.

Status: Senate-In Committee Process - Environmental Quality

[SB-273 \(Hertzberg\) - Water quality: municipal wastewater agencies.](#)

Authorizes a municipal wastewater agency to enter into agreements with entities responsible for stormwater management for the purpose of managing stormwater and dry weather runoff.

Status: Chapter 241, Statutes of 2021

SB-323 (Caballero) - Local government: water or sewer service: legal actions.

Establishes a 120 day statute of limitations on judicial challenges to water and sewer rates.

Status: Chapter 216, Statutes of 2021

SB-403 (Gonzalez) - Drinking water: consolidation.

Allows the State Water Resources Control Board to order consolidations of at-risk systems and at-risk domestic wells.

Status: Chapter 242, Statutes of 2021

SB-552 (Hertzberg) - Drought planning: small water suppliers: nontransient noncommunity water systems.

Requires the State Water Resources Control Board, the Department of Water Resources, counties, and small water suppliers to implement various recommendations from the County Drought Advisory Group to increase the drought resiliency of small water suppliers and rural communities.

Status: Chapter 245, Statutes of 2021

SB-786 (Becker) - Santa Clara Valley Water District.

Would have made various changes to the Santa Clara Valley Water District Act.

Status: Assembly-In Committee Process - Local Government

WILDFIRES

AB-9 (Wood) - Fire safety: wildfires: fire adapted communities.

Establishes the Regional Forest and Fire Capacity Program in the Department of Conservation, creates a deputy director of Community Wildfire Preparedness and Mitigation within the Office of the State Fire Marshal, and transfers and delegates certain duties related to fire safety and wildfire prevention from the Department of Forestry and Fire Protection and the Director of CAL FIRE to the State Fire Marshal.

Status: Chapter 225, Statutes of 2021

AB-800 (Gabriel) - Wildfires: local general plans: safety elements: fire hazard severity zones.

Would have required the Director of Forestry and Fire Protection to identify areas of the state as moderate and high fire hazard severity zones and made conforming changes to law governing the review of general plan safety elements and the adoption of tentative or parcel maps in fire hazard zones.

Status: Assembly-In Committee Process - Natural Resources

AB-1295 (Muratsuchi) - Residential development agreements: very high fire risk areas.

Would have prohibited the legislative body of a city or county from entering into a residential development agreement for property located within a very high fire risk area.

Status: Assembly-In Committee Process - Local Government

SB-12 (McGuire) - Local government: planning and zoning: wildfires.

Would have imposed additional fire hazard planning responsibilities on local governments, required counties and cities to make specified findings before taking certain development actions in very high fire risk areas, required related fire planning and review by multiple state agencies, and created a grant program for smaller counties and cities to implement the bill's requirements.

Status: Assembly-In Committee Process - Housing and Community Development

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