

Napa County Legislation

Bill ID/Topic	Location	Summary	Position
CO-SPONSOR			
SB 862 Dodd D Planned power outage: public safety.	Assembly U. & E. 6/29/2020-Referred to Com. on U. & E.	Existing law, the California Emergency Services Act, authorizes the Governor to proclaim a state of emergency, and local officials and local governments to proclaim a local emergency, when specified conditions of disaster or extreme peril to the safety of persons and property exist, and authorizes the Governor or the appropriate local government to exercise certain powers in response to that emergency. Existing law defines the terms “state of emergency” and “local emergency” to mean a duly proclaimed existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by, among other things, fire, storm, or riot. This bill would additionally include a deenergization event, as defined, within a sudden and severe energy shortage constituting a state of emergency and a local emergency. This bill contains other related provisions and other existing laws. Last Amended: 5/20/2020	Co-Sponsor
SUPPORT			
AB 2811 Berman D Advertising: automatic renewal and continuous service offers: notice and online termination.	Senate Judiciary 7/1/2020-Referred to Com. on JUD.	Existing law regulates automatic renewal offers and continuous service offers that businesses make to California consumers. Existing law makes it unlawful for a business that makes an automatic renewal offer or continuous service offer to a consumer in this state, among other things, to fail to present the automatic renewal or continuous service offer terms in a clear and conspicuous manner, to charge the consumer for an automatic renewal or continuous service without first obtaining the consumer’s affirmative consent, and to fail to provide an acknowledgment that includes the automatic renewal or continuous service offer terms, cancellation policy, and information regarding how to cancel in a manner that is capable of being retained by the consumer, as specified. This bill would also make it unlawful for the business to fail to provide a consumer with a notice explaining how to cancel an automatic renewal offer or continuous service offer if the consumer accepted a free gift or trial, lasting for a predetermined period of time, that was included in an automatic renewal offer or continuous service offer or accepted an automatic renewal offer or continuous service offer at a promotional or discounted price, and the	DA - Support County – No position.

		applicability of that price was limited to a predetermined period of time. The bill would require the notice to be provided at least 3 days before and at most 7 days before the expiration of the predetermined period of time and, if sent electronically, to include a link that directs the consumer to the cancellation process. This bill contains other related provisions and other existing laws. Last Amended: 5/12/2020D	
SB 884 Dodd D Education finance: emergencies: public safety power shutoffs.	Assembly Education 6/29/2020-Referred to Com. on ED.	Existing law prohibits a school district from receiving a state apportionment based upon average daily attendance unless it has maintained the regular day schools of the district for at least 175 days during the next preceding fiscal year. Existing law exempts from this prohibition a school district, county office of education, or charter school that is prevented from maintaining its schools during a fiscal year for at least 175 days because of a specified emergency or other extraordinary condition. If the average daily attendance of a school district, county office of education, or charter school has been materially decreased during a fiscal year because of a specified emergency, existing law requires the Superintendent of Public Instruction to estimate the average daily attendance in a manner that credits to the school district, county office of education, or charter school approximately the total average daily attendance that would have been credited to the school district, county office of education, or charter school had the emergency not occurred. This bill would add public safety power shutoffs to the list of emergencies for which the above-described provisions apply. Last Amended: 6/18/2020	Support
SB 909 Dodd D Emergency vehicles.	Assembly Transportation 6/18/2020-Referred to Com. on TRANS.	Existing law prohibits any vehicle, other than an authorized emergency vehicle, from being equipped with a siren. Existing law requires an emergency vehicle to be equipped with a siren that meets requirements set forth by the Department of the California Highway Patrol. Existing regulations of the California Highway Patrol define a “hi-lo” to be a nonsiren sound alternating between a fixed high and a fixed low frequency and require the “hi-lo” function to be disabled on any siren manufactured after January 1, 1978. This bill would authorize an emergency vehicle to be equipped with a “hi-lo” audible warning sound and would authorize the “hi-lo” to be used solely for the purpose of notifying the public of an immediate need to evacuate. This bill would declare that it is to take effect immediately as an urgency statute. Last Amended: 3/16/2020	Support

OTHER MONITORED LEGISLATION

<p>AB 77 Committee on Budget Education finance: education omnibus budget trailer bill.</p>	<p>Senate Third Reading 6/24/2020-From committee: Do pass. (Ayes 13. Noes 5.) (June 24). Read second time. Ordered to third reading. 7/2/2020 #20 SENATE ASSEMBLY BILLS - THIRD READING FILE</p>	<p>(1)Existing law requires the State Department of Education to develop, on or before June 30, 2020, a standardized English language teacher observation protocol for use by teachers in evaluating a pupil’s English language proficiency.This bill would extend the date for completion of that protocol until December 31, 2021.This bill contains other related provisions and other existing laws. Last Amended: 6/23/2020</p>	
<p>AB 168 Aguiar-Curry D Planning and zoning: annual report: housing development: streamlined approvals.</p>	<p>Senate Housing 7/1/2020-Re-referred to Com. on HOUSING.</p>	<p>(1)The Planning and Zoning Law requires a city or county to adopt a comprehensive, long-term general plan for the physical development of the city or county and specified lands outside its boundaries that includes, among other things, a housing element. That law requires the planning agency of a city or county to provide by April 1 of each year an annual report to the legislative body of the city or county, the Office of Planning and Research, and the Department of Housing and Community Development that includes, among other specified information, the status of the general plan and progress in its implementation.This bill would additionally require that this annual report include information on the progress of the city or county in adopting or amending its general plan or local open-space element in compliance with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to specified places, features, and objects, pursuant to specified law.This bill would require a development proponent, before submitting an application for streamlined approval described above, to submit notice of its intent to submit an application under these provisions, which must be in the form of a preliminary application, as described below. The bill would require, after that notice is received by the local government, a local government to provide formal notice, as provided, to each California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed development and to engage in a scoping consultation, as provided, regarding the potential effects the proposed</p>	

		development could have on a potential tribal cultural resource. The bill would exempt a scoping consultation conducted pursuant to its provisions from CEQA. This bill contains other related provisions and other existing laws. Last Amended: 6/23/2020	
AB 240 Irwin D Veterans' homes: lease of property.	Senate Third Reading 7/1/2020-Read second time. Ordered to third reading. 7/2/2020 #33 SENATE ASSEMBLY BILLS - THIRD READING FILE	Existing law establishes the Veterans' Home of California system for the operation of veterans' homes at various sites. Existing law sets forth the duties of the Department of Veterans Affairs regarding the administration and regulation of veterans' homes. Existing law authorizes the Director of General Services to lease or let any real property held by the department for a home, as specified, to any entity or person upon terms and conditions determined to be in the best interests of the home. This bill would prohibit a lease or let from exceeding 5 years, unless the lessee is a local government or a nonprofit organization that provides services exclusively for veterans of the Armed Forces of the United States and their families, or the contract for the lease was executed before January 1, 2021. The bill would require each use, other than an easement, of real property held by the department for a home by a person or entity, other than the home or a resident of the home, to be in writing and meet certain criteria, including that it provide substantial and direct benefits to the home and its members and be appropriate and compatible with the nature of the home. Last Amended: 6/30/2020	
AB 434 Daly D Housing financing programs: uniform procedures.	Senate Housing 6/24/2020-From committee chair, with author's amendments: Amend, and re-refer to committee. Read second time, amended, and re-referred to Com. on HOUSING.	(1) Existing law establishes, among other housing programs administered by the Department of Housing and Community Development, the Multifamily Housing Program, pursuant to which the department provides assistance in the form of deferred payment loans to pay for specified eligible costs of development of specified housing projects. This bill would authorize the department, in administering the Multifamily Housing Program, to establish set-asides for specific project types or projects that serve specific target populations. (2) Existing law requires the department to establish and administer the Joe Serna, Jr. Farmworker Housing Grant Program. Subject to the availability of funds in the Joe Serna, Jr. Farmworker Housing Grant Fund, a continuously appropriated fund, existing law requires the department to provide grants, loans, or both to specified entities for the construction or rehabilitation of housing for agricultural employees, as defined, and their families or for the	

		<p>acquisition of manufactured housing to remedy the impacts of the displacement of farmworker families. Existing law requires the department to supervise grantees of program funds as specified. Existing law authorizes the department, with respect to program grantees, to enter upon and inspect the lands, buildings, and equipment of a grantee and to supervise the operation and maintenance of any housing assisted by the program. Existing law establishes the CalHome Program, administered by the department, to enable low- and very low income households to become or remain homeowners. This bill would authorize Joe Serna, Jr. Farmworker Housing Grant Program funds to be used for additional purposes, including loans for the construction or rehabilitation of rental housing for lower-income agricultural employees, loans that assist development projects involving multiple home ownership units for lower-income agricultural employees, and grants for programs that assist lower-income agricultural employees to become or remain homeowners. The bill would authorize the department to determine the amount of appropriated moneys allocated to each of these authorized purposes. The bill would require the department, in administering the program, to make funds available at the same time it makes funds, if any, available under the Multifamily Housing Program or CalHome Program, as specified, rate and rank applications in a manner consistent with the Multifamily Housing Program or CalHome Program, as specified, and administer the funds consistent with the Multifamily Housing Program or CalHome Program, as specified. The bill would remove the provisions establishing the supervision requirements described above. The bill would also delete the authorizations of the department to enter upon and inspect the lands, buildings, and equipment of a grantee and to supervise the operation and maintenance of any housing assisted by the program. By authorizing moneys in a continuously appropriated fund to be used for a new purpose, this bill would make an appropriation. (3) Existing law requires the department to administer the Infill Incentive Grant Program of 2007, also known as the Infill Infrastructure Grant Program, and award competitive grants under that program to selected capital improvement projects that are an integral part of, or necessary to facilitate the development of, a qualifying infill project or a qualifying infill area. This bill would require the department, in administering the Infill Incentive Grant Program of 2007 with regard to</p>	
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		<p>qualifying infill projects, to make funds available at the same time it makes funds available under the Multifamily Housing Program, rate and rank applications in a manner consistent with the Multifamily Housing Program, and administer program funds consistent with the Multifamily Housing Program. The bill would make other conforming changes in this regard. Existing law requires a project or infill area satisfy certain conditions to be eligible for funding under the program, including that it be located in an area designated for mixed-use or residential development pursuant to a general plan, project area redevelopment plan, or a regional blueprint plan. This bill would instead require the project or infill area be located in an area designated for mixed-use or residential development pursuant to a general plan, regional sustainable communities strategy, or alternative planning strategy, as specified. (4) Existing law establishes the Infill Infrastructure Grant Program of 2019, which requires the Department of Housing and Community Development, upon appropriation of funds by the Legislature, to establish and administer a grant program to allocate those funds to capital improvement projects that are an integral part of, or necessary to facilitate the development of, a qualifying infill project or qualifying infill area, as those terms are defined, pursuant to specified requirements. Existing law defines "eligible applicant" to include a nonprofit or for-profit developer of a qualifying infill project that applies jointly with the city, county, city and county, or public housing authority that has jurisdiction over a qualifying infill area. This bill would instead define "eligible applicant" to include a nonprofit or for-profit developer of a qualifying infill project that receives a letter of support from the city or county that has jurisdiction over a qualifying infill area. (5) Existing law establishes the Transit-Oriented Development Implementation Program, to be administered by the department, to provide grants to local agencies and loans to developers for the purpose of developing or facilitating the development of higher density uses within close proximity to transit stations. This bill would remove the authorization to award grants to local agencies and instead require the local assistance program to provide loans only to developers. Existing law requires the department, in administering the Transit-Oriented Development Implementation Program, to make loans for development and construction of housing developments that meet specified requirements, including that at least 15% of the units in the proposed</p>	
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		<p>development are made available to persons of very low or low income for at least 55 years and the development be located within 1/4 of a mile of a transit station. This bill would additionally require a housing development meet density requirements established by the department, be located in an area designated by the appropriate council of governments for infill development, and meet any other requirements established by the department in order to be eligible for funding. The bill would also require the department, in administering the Transit-Oriented Development Implementation Program, to make funds available at the same time it makes funds available under the Multifamily Housing Program, rate and rank applications in a manner consistent with the Multifamily Housing Program, and administer program funds consistent with the Multifamily Housing Program. The bill would also require that the loan terms of any loan issued pursuant to the program be consistent with the loan terms of the Multifamily Housing Program, as specified. The bill would make additional conforming changes in this regard. (6) Existing law requires the Department of Housing and Community Development to establish the Housing for a Healthy California Program to create supportive housing opportunities through grants to counties for capital, rental assistance, and operating subsidies or through operating reserve grants and capital loans to developers. This bill would require the department, in administering the operating reserve grants and capital loans available to developers under the Housing for a Healthy California Program, to make funds available at the same time it makes funds available under the Multifamily Housing Program, rate and rank applications in a manner consistent with the Multifamily Housing Program, and administer program funds consistent with the Multifamily Housing Program. (7) Existing law, the Veterans Housing and Homeless Prevention Act of 2014, requires the California Housing Finance Agency, the Department of Housing and Community Development, and the Department of Veterans Affairs (referred to collectively as "the departments") to establish and implement programs that focus on veterans at risk for homelessness or experiencing temporary or chronic homelessness, as specified. In this regard, existing law require the departments to establish and implement programs that, among other things, prioritize projects that combine housing and supportive services. This bill would instead require the departments to establish and implement programs that ensure that</p>	
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		<p>projects combine housing and supportive services. The bill would also require the departments, in administering the programs, to make funds available at the same time funds are made available under the Multifamily Housing Program, rate and rank applications in a manner consistent with the Multifamily Housing Program, and administer program funds consistent with the Multifamily Housing Program. The bill would also require that the loan terms of any loan issued pursuant to the programs to be consistent with the loan terms of the Multifamily Housing Program, as specified. Last Amended: 6/24/2020</p>	
<p>AB 725 Wicks D</p> <p>General plans: housing element: moderate-income and above moderate-income housing: suburban and metropolitan jurisdictions.</p>	<p>Senate Housing</p> <p>6/23/2020-Referred to Com. on HOUSING.</p>	<p>The Planning and Zoning Law requires a city or county to adopt a general plan for its jurisdiction that contains certain mandatory elements, including a housing element. That law requires that the housing element include, among other things, an inventory of land suitable for residential development, to be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need determined pursuant to specified law. This bill would require that at least 25% of a metropolitan jurisdiction's share of the regional housing need for moderate-income housing be allocated to sites with zoning that allows at least 2 units of housing, but no more than 35 units per acre of housing. The bill would require that at least 25% of a metropolitan jurisdiction's share of the regional housing need for above moderate-income housing be allocated to sites with zoning that allows at least 2 units of housing, but no more than 35 units per acre of housing. The bill would exclude unincorporated areas from this prohibition and would include related legislative findings. By imposing additional requirements on the manner in which a city or county may satisfy its regional housing need, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. Last Amended: 1/16/2020</p>	
<p>AB 740 Burke D</p> <p>Electricity: microgrids.</p>	<p>Senate Third Reading</p> <p>7/1/2020-Read second time. Ordered to third reading.</p>	<p>Under existing law, the Public Utilities Commission (PUC) has regulatory authority over public utilities, including electrical corporations, while local publicly owned electric utilities, as defined, are under the direction of their governing boards. Existing law authorizes the PUC to fix the rates and charges for every public utility. Existing law requires the PUC, in consultation with the State Energy Resources Conservation and Development Commission and the</p>	

	<p>7/2/2020 #32 SENATE ASSEMBLY BILLS - THIRD READING FILE</p>	<p>Independent System Operator, to take specified actions by December 1, 2020, to facilitate the commercialization of microgrids for distribution customers of large electrical corporations, including developing microgrid service standards necessary to meet state and local permitting requirements and developing methods to reduce barriers for microgrid deployment without shifting costs between ratepayers. Existing law requires the governing board of a local publicly owned electric utility to develop and make available a standardized process for the interconnection of a customer-supported microgrid. This bill would require the PUC to ensure that the standards established to facilitate the commercialization of microgrids for distribution customers of large electrical corporations do not impose a size cap on microgrid projects with specified characteristics. The bill would require the governing board of a local publicly owned electric utility to also ensure that its standardized process for the interconnection of a customer-supported microgrid does not impose a size cap on microgrid projects with those same specified characteristics. Last Amended: 6/30/2020</p>	
<p>AB 1567 Aguiar-Curry D</p> <p>Organic waste: scoping plan.</p>	<p>Senate Natural Resources and Water</p> <p>6/23/2020-Referred to Com. on N.R. & W.</p>	<p>Existing law establishes the Strategic Growth Council in state government consisting of various state agency heads and 3 public members. Existing law assigns to the council certain duties relative to the identification and review of activities and funding programs of state agencies that may be coordinated to improve air and water quality, improve natural resource protection, increase the availability of affordable housing, improve transportation, meet greenhouse gas emissions reduction goals, encourage sustainable land use planning, and revitalize urban and community centers in a sustainable manner. This bill, on or before December 31, 2021, would require the council, in consultation with stakeholders and relevant permitting agencies, to prepare and submit to the Legislature a report that provides a scoping plan for the state to meet its organic waste, climate change, and air quality mandates, goals, and targets and would require the scoping plan to include, among other things, recommendations on policy and funding support for the beneficial reuse of organic waste. Last Amended: 1/15/2020</p>	
<p>AB 1845 Rivas, Luz D</p>	<p>Senate Human Services</p>	<p>(1)Existing law establishes various offices within the Governor’s office with specified duties and responsibilities. This bill would create, within the</p>	

<p>Homelessness: Office to End Homelessness.</p>	<p>7/1/2020-Referred to Com. on HUMAN S.</p>	<p>Governor’s office, the Office to End Homelessness, which would be administered by the Secretary on Housing Insecurity and Homelessness appointed by the Governor. The bill would require that the office serve the Governor as the lead entity for ending homelessness in California and would task the office with coordinating homeless programs, services, data, and policies between federal, state, and local agencies, among other responsibilities. The bill would require the office to exercise various powers and duties, including, among others, making recommendations to the Governor and the Legislature regarding new state policies, programs, and actions on homelessness. The bill would require the office to be comprised of specified employees serving within the state civil service and to oversee and carry out the existing mandates of the Homeless Coordinating and Financing Council, as defined and described below. This bill contains other related provisions and other existing laws. Last Amended: 6/4/2020</p>	
<p>AB 1923 Salas D</p> <p>Residential structures: natural gas shutoff devices.</p>	<p>Senate Housing</p> <p>6/23/2020-Referred to Com. on HOUSING.</p>	<p>Existing law, the Natural Gas Pipeline Safety Act of 2011, among other things, authorizes the Public Utilities Commission to require the installation of automatic shutoff or remote controlled sectionalized block valves on specified gas pipelines if the commission determines that those valves are necessary for the protection of the public. Existing law also authorizes the governing body of any city or county to enact an ordinance that conforms to specified standards adopted by the State Architect requiring the installation of earthquake sensitive gas shutoff devices in buildings open to the public. This bill would require the Department of Housing and Community Development, in consultation with the Office of the State Architect and the State Fire Marshal, to consider whether to propose for adoption and approval by the California Building Standards Commission, in the code adoption cycle that begins after January 1, 2022, the requirement that seismic gas shutoff devices or excess flow gas shutoff devices, installed on customer-owned gas piping, be installed in all or a portion of dwelling units, motels, hotels, and lodging houses. This bill contains other existing laws. Last Amended: 3/12/2020</p>	
<p>AB 2076 Bigelow R</p>	<p>Senate Natural Resources and Water</p>	<p>Under existing law, the Department of Parks and Recreation controls the state park system, which is made up of units. Existing law also gives the department authority over, among other areas, state vehicular recreation areas, as</p>	

<p>Public lands: Department of Parks and Recreation: wildfire prevention strategy: fire hazard severity zones.</p>	<p>6/23/2020-Referred to Com. on N.R. & W.</p>	<p>provided, and makes the Director of Parks and Recreation responsible for planning and for the orderly development and operation of the California Recreational Trails System. Existing law requires the department to administer, protect, develop, and interpret the property under its jurisdiction for the use and enjoyment of the public. This bill would require, on or before January 1, 2024, the Director of Parks and Recreation to develop and implement a wildfire prevention strategy for all property that is partially or wholly under the jurisdiction of the Department of Parks and Recreation that is located within a high or a very high fire hazard severity zone, as provided. The bill would require the wildfire prevention strategy to outline the department's fire prevention goals and future projects for prescribed fire, defensible space, fire resilient restoration projects, and the fire hardening of the department's structures, as provided, among other things. The bill would require the department to post the wildfire prevention strategy on its internet website, as provided. The bill would require the department to, on or before January 1, 2026, provide an update on the implementation of the wildfire prevention strategy to the relevant policy committees of the Legislature. The bill would require the implementation of the above-described provisions to be contingent on the enactment of an appropriation of moneys not from the General Fund for these purposes. This bill contains other existing laws. Last Amended: 6/4/2020</p>	
<p>AB 2106 Aguiar-Curry D</p> <p>Wildlife habitat: Nesting Bird Habitat Incentive Program: upland game bird hunting validation: state duck</p>	<p>Senate Natural Resources and Water</p> <p>6/23/2020-Referred to Com. on N.R. & W.</p>	<p>(1) Existing law makes it unlawful to take upland game birds without first procuring a hunting license and an upland game bird hunting validation. Under existing law, moneys derived from upland game bird hunting validations are required to be deposited in the Upland Game Bird Account in the Fish and Game Preservation Fund. Existing law provides that moneys in the account are to be available, upon appropriation, to the Department of Fish and Wildlife to be used solely for the purpose of acquiring land, completing projects and implementing programs to benefit upland game bird species, and expanding public hunting opportunities and relating public outreach. Existing law requires an advisory committee, as determined by the department, to review and provide comments to the department on all proposed projects funded by the Upland Game Bird Account to help ensure that specified requirements pertaining to the Upland Game Bird Account have been met. Existing law requires the department to post on its internet website budget information and</p>	

<p>hunting validation.</p>		<p>a brief description for all projects funded from the Upland Game Bird Account.This bill would raise by \$5 the upland game bird hunting validation and the state duck hunting validation fees, as specified, with that \$5 to be deposited, and available upon appropriation to the department for the Nesting Bird Habitat Incentive Program, in the Nesting Bird Habitat Incentive Subaccount, which the bill would create in the California Waterfowl Habitat Preservation Account.This bill contains other related provisions and other existing laws. Last Amended: 5/4/2020</p>	
<p>AB 2167 Daly D</p> <p>Insurance market action plan.</p>	<p>Senate Insurance 7/1/2020-Referred to Com. on INS.</p>	<p>The Insurance Rate Reduction and Reform Act of 1988, an initiative measure enacted by Proposition 103, as approved by the voters at the November 8, 1988, statewide general election, prohibits specified insurance rates from being approved or remaining in effect that are excessive, inadequate, unfairly discriminatory, or otherwise in violation of the act. The act requires an insurer that wishes to change a rate to file a complete rate application with the Insurance Commissioner and deems the application approved 60 days after public notice of the application unless certain events occur, including that a consumer requests a hearing, or the commissioner determines to hold a hearing. The act requires hearings to be conducted pursuant to specified provisions of law governing administrative hearings. Existing law authorizes the provisions of Proposition 103 to be amended by a statute that furthers the purposes of the act and is enacted by the Legislature with a 2/3 vote.This bill would establish the Insurance Market Action Plan (IMAP) program under which residential property insurance policies in a county may qualify for IMAP protection ifthe requirements of the program are met. The bill would require an IMAP filing submitted to the Department of Insurance by an insurer to include, among other things, a request for adequate rates, a plan for maintaining solvency of the insurer, and mitigation requirements. The bill would require an insurer that submits an IMAP filing to receive an expedited review of its rate filing, not to exceed 120 days, if the insurer uses an actuarial assumption for trend and loss development that is at the midpoint or less of rate impacts, or files for a rate increase based solely on increased reinsurance costs, and does not otherwise change any other aspect of its rate filing from its previous department approved rate. This bill contains other related provisions and other existing laws. Last Amended: 5/4/2020</p>	

<p>AB 2178 Levine D</p> <p>Emergency services.</p>	<p>Senate Governmental Organization</p> <p>6/23/2020-Referred to Com. on G.O.</p>	<p>Existing law, the California Emergency Services Act, authorizes the Governor to proclaim a state of emergency, and local officials and local governments to proclaim a local emergency, when specified conditions of disaster or extreme peril to the safety of persons and property exist, and authorizes the Governor or the appropriate local government to exercise certain powers in response to that emergency. Existing law defines the terms “state of emergency” and “local emergency” to mean a duly proclaimed existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by, among other things, fire, storm, or riot. This bill would additionally include a deenergization, defined as a planned public safety power shutoff, as specified, within those conditions constituting a state of emergency and a local emergency.</p>	
<p>AB 2436 Bloom D</p> <p>Residential property insurance.</p>	<p>Senate Insurance</p> <p>6/23/2020-Referred to Com. on INS.</p>	<p>Existing law generally regulates residential property insurance. Existing law prescribes the standard form of the California Residential Insurance Disclosure, which sets forth a description of certain types of insurance coverage, and explains that building code upgrade coverage covers additional costs to comply with building codes in effect at the time of loss or rebuilding. Existing law requires specified information, including whether or not the policy provides building code upgrade coverage for the increased costs of repairing or replacing damage because of building ordinances or laws, to be included on the declarations page of a residential property insurance policy. This bill would require a policy of residential property insurance that provides replacement cost coverage, issued or renewed on or after July 1, 2021, to provide additional building code upgrade coverage of no less than 10% of the dwelling coverage policy limits. The bill would require building code upgrade coverage to be based on the increased costs associated with building ordinances and laws at the time of loss or rebuilding. The bill would further require, also on or after July 1, 2021, a policy of residential property insurance that provides replacement cost coverage to include specific information relating to building code upgrade coverage on the declarations page of the policy and would amend the California Residential Insurance Disclosure accordingly. The bill would require a policy of residential property insurance that provides actual cash value coverage and does not provide replacement cost coverage or building code upgrade coverage</p>	

		to include a statement on the declarations page of the policy that the policy does not include building code upgrade coverage. Last Amended: 5/19/2020	
AB 2690 Low D Mobilehome parks: local ordinances.	Senate Judiciary 7/1/2020-Referred to Com. on JUD.	Existing law, the Mobilehome Residency Law, prescribes various terms and conditions of tenancies in mobilehome parks. Existing law exempts new construction, defined as spaces initially held out for rent after January 1, 1990, from any ordinance, rule, regulation, or initiative measure adopted by a city or county, which establishes a maximum amount that a landlord may charge a tenant for rent. This bill would repeal the exemption regarding new construction from ordinances, rules, regulations, and initiative measures, establishing a maximum amount that a landlord may charge a tenant for rent. Last Amended: 5/4/2020	
AB 3012 Wood D Residential property insurance.	Senate Insurance 7/1/2020-Referred to Com. on INS.	Existing law generally regulates classes of insurance, including fire and property insurance. Existing law requires a residential property insurer to allow an insured that has suffered a loss relating to a declared state of emergency to combine the policy limits for primary dwelling and other structures, and to use the combined amount to rebuild or replace the dwelling, as specified. Existing law requires a policy to provide coverage for additional living expenses for a period of no less than 24 months from the inception of the loss, for a loss relating to a state of emergency. Existing law prohibits, in the event of a total loss of the insured structure, a policy from limiting or denying payment of the building code upgrade cost or the replacement cost on the basis that the insured has decided to rebuild at a new location or to purchase an already built home at a new location. This bill would require a notice of nonrenewal for a residential property insurance policy expiring on or after July 1, 2021, to be accompanied by a specified statement that includes an explanation of how the California Home Insurance Finder can help a person find a homeowners' insurance policy and information about FAIR Plan policies. The bill would require the California FAIR Plan Association, on or before July 1, 2021, to develop and implement a clearinghouse program to help reduce the number of existing FAIR Plan policies and provide the opportunity for admitted insurers to offer homeowners' insurance policies to FAIR Plan policyholders. This bill contains other existing laws. Last Amended: 5/11/2020	

<p>AB 3074 Friedman D</p> <p>Fire prevention: wildfire risk: defensible space: ember-resistant zones.</p>	<p>Senate Natural Resources and Water</p> <p>7/1/2020-Referred to Com. on N.R. & W.</p>	<p>Existing law requires the Director of Forestry and Fire Protection to identify areas in the state as very high fire hazard severity zones based on specified criteria and the severity of the fire hazard. Existing law requires a person who owns, leases, controls, operates, or maintains an occupied dwelling or structure in, upon, or adjoining a mountainous area, forest-covered land, brush-covered land, grass-covered land, or land that is covered with flammable material that is within a very high fire hazard severity zone, as designated by a local agency, or a building or structure in, upon, or adjoining those areas or lands within a state responsibility area, to maintain a defensible space of 100 feet from each side and from the front and rear of the structure, as specified. A violation of these requirements is a crime. This bill would require a person described above to use more intense fuel reductions between 5 and 30 feet around the structure, and to create an ember-resistant zone within 5 feet of the structure, as provided. Because a violation of these provisions would be a crime or expand the scope of an existing crime, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. Last Amended: 5/4/2020</p>	
<p>AB 3370 Committee on Elections and Redistricting</p> <p>Elections omnibus bill.</p>	<p>Senate Elections and Constitutional Amendments</p> <p>6/23/2020-Referred to Com. on E. & C.A.</p>	<p>(1)Existing law governing primary elections prohibits a declaration of candidacy for membership on a county central committee unless the candidate has been affiliated with the political party of that committee for a specified time period. These provisions do not apply to the presidential primary, but do apply to other partisan offices. However, existing law defines “partisan office” to include only the offices of President of the United States, Vice President of the United States, and the delegates therefor, and elected members of party committees. This bill would delete the provisions of law purporting to apply the candidacy restrictions to partisan offices. This bill contains other related provisions and other existing laws.</p>	
<p>SB 278 Beall D</p> <p>Metropolitan Transportation Commission.</p>	<p>Assembly Transportation</p> <p>6/18/2020-Referred to Com. on TRANS.</p>	<p>The Metropolitan Transportation Commission Act creates the Metropolitan Transportation Commission as a local area planning agency to provide comprehensive regional transportation planning for the region comprised of the 9 San Francisco Bay area counties. The act requires the commission to continue to actively, on behalf of the entire region, seek to assist in the development of adequate funding sources to develop, construct, and support</p>	

		transportation projects that it determines are essential.This bill would also require the commission to determine that those transportation projects are a priority for the region.This bill contains other related provisions and other existing laws. Last Amended: 3/28/2019	
SB 378 Wiener D Electrical corporations: deenergization events: procedures: allocation of costs: reports.	Assembly U. & E. 6/18/2020-Referred to Com. on U. & E.	Under existing law, the Public Utilities Commission has regulatory authority over public utilities, including electrical corporations. Existing law requires every public utility to furnish any reports required by the commission. Existing law requires the commission to establish the Wildfire Safety Division within the commission to undertake specified tasks. Existing law, effective July 1, 2021, transfers all functions of the Wildfire Safety Division to the Office of Energy Infrastructure Safety.This bill would require each electrical corporation to annually submit a report to the Wildfire Safety Division and, after June 30, 2021, to the Office of Energy Infrastructure Safety, that includes the age, useful life, and condition of the electrical corporation’s equipment, inspection dates, and maintenance records for its equipment, investments to maintain and improve the operation of its transmission and distribution facilities, and an assessment of the current and future fire and safety risk posed by the equipment.This bill contains other related provisions and other existing laws. Last Amended: 1/21/2020	
SB 739 Stern D Elections: false or misleading information.	Assembly Elections and Redistricting 6/29/2020-Referred to Com. on E. & R. (AMENDED 7/13/2020)	Existing law makes it a misdemeanor for a person, with actual knowledge and intent to deceive, to cause to be distributed or to distribute literature or any other form of communication to a voter that the person knows to include voting information that is incorrect, false, or misleading, as specified.This bill would specifically include within this prohibition a false or misleading communication regarding the qualifications to apply for, receive, or return a vote by mail ballot. By creating a new crime, this bill would create a state-mandated local program.This bill contains other existing laws. Last Amended: 7/13/2020	
SB 753 Stern D CalServe.	Assembly Higher Education 6/29/2020-Referred to Com. on HIGHER ED. (AMENDED 7/13/2020)	(1)Existing law provides for a public postsecondary education system in this state. This system consists of the University of California, the California State University, and the California Community Colleges. Existing law authorizes these institutions to require that mandatory systemwide fees and tuition, among other fees, be paid by their students. Existing law establishes the Student Aid	

		<p>Commission as the primary state agency for the administration of state-authorized student financial aid programs available to students attending these institutions. This bill would establish the CalServe Higher Education Grant Program, under the administration of the commission, which would award annual grants to eligible students to finance mandatory systemwide tuition and fees not covered by federal, state, or institutionally administered grants or fee waivers commencing with the 2023–24 academic year. The bill would establish the CalServe Higher Education Grant Program Fund in the State Treasury and require that all moneys appropriated for the program be deposited into the fund and appropriated by the Legislature to the commission for the program. (2) Under existing law, by executive order, California Volunteers is established in the office of the Governor and is charged with overseeing programs and initiatives for service and volunteerism. Existing law authorizes California Volunteers to form a nonprofit public benefit corporation or other entity exempt from income taxation, as provided, to raise revenues and receive grants or other financial support from private or public sources, for purposes of undertaking or funding any lawful activity authorized to be undertaken by California Volunteers. Existing federal law, the National Community Service Trust Act, also requires the state to create a commission to carry out specified duties relating to national service programs to be eligible for grants or allotments under certain programs, or to receive distributions of approved national service positions. This bill would reestablish California Volunteers, renamed CalServe, as a state agency that is not established in the office of the Governor and would set forth its mission, duties, and responsibilities. The bill would require the director, deputy director, and staff of CalServe to serve at the pleasure of, and be appointed by, the Governor. The bill would continue in existence a Board of Commissioners under California Volunteers, to be named the CalServe Commission, for purposes of meeting the requirements of the federal act and the act’s implementing rules and regulations, as provided. The bill also would make conforming changes. Last Amended: 7/13/2020</p>	
<p>SB 755 Rubio D Insurance:</p>	<p>Assembly Insurance</p>	<p>Existing law generally regulates the issuance of fire insurance on property within the state. Existing law requires all fire policies to be written on a standard form, as specified. Existing law also requires all insurers providing a policy of residential property insurance to provide specified disclosures to the</p>	

<p>residential property insurance: requirements upon nonrenewal.</p>	<p>6/18/2020-Referred to Com. on INS.</p>	<p>insured. Existing law prohibits an insurer from canceling or refusing to renew a policy of an insured that has suffered a loss, as specified, within certain time limits. Existing law also creates the Fair Access to Insurance Requirements or FAIR Plan Association to formulate and administer a program that equitably apportions among insurers, basic plans of insurance for property owners who, after diligent effort, are unable to procure such insurance through normal channels from an admitted insurer or a surplus line broker. Existing law requires a broker or agent to provide assistance, as specified, to a person seeking help in obtaining coverage. This bill would require specified insurers who fail to renew or offer renewal of a policy of residential property insurance to make certain notifications to a policyholder in writing regarding other options the policyholder may have, including information about the FAIR plan. Last Amended: 1/16/2020</p>	
<p>SB 801 Glazer D</p> <p>Electrical corporations: wildfire mitigation plans: deenergization: public safety protocol.</p>	<p>Assembly U. & E.</p> <p>6/29/2020-Referred to Com. on U. & E.</p>	<p>Under existing law, the Public Utilities Commission has regulatory authority over public utilities, including electrical corporations. Existing law requires each electrical corporation to annually prepare and submit a wildfire mitigation plan to the commission for review and approval, as specified. Following approval, the commission is required to oversee compliance with the plans. Existing law requires a wildfire mitigation plan of an electrical corporation to include, among other things, protocols for deenergizing portions of the electrical distribution system that consider the associated impacts on public safety. As part of these protocols, an electrical corporation is required to include protocols related to mitigating the public safety impacts of deenergizing portions of the electrical distribution system that consider customers that receive medical baseline allowances. Existing law authorizes an electrical corporation to deploy backup electrical resources or provide financial assistance for backup electrical resources to a customer receiving a medical baseline allowance if the customer meets specified conditions. This bill would require an electrical corporation to deploy backup electrical resources or provide financial assistance for backup electrical resources to a customer receiving a medical baseline allowance if the customer meets those conditions and the additional condition that the customer is located in a high fire threat district. The bill would require an electrical corporation to develop its program to provide backup electrical resources or financial assistance in consultation with community disability</p>	

		rights groups or other local disability rights advocates. This bill contains other related provisions and other existing laws. Last Amended: 5/20/2020	
<p>SB 872 Dodd D</p> <p>Residential property insurance: state of emergency.</p>	<p>Assembly Insurance</p> <p>6/29/2020-Referred to Com. on INS.</p>	<p>Existing law generally regulates classes of insurance, including residential property insurance. Existing law requires an insurer to provide an insured with 6-month extensions to repair, rebuild, or replace a damaged property to collect the full replacement cost if an insured acting in good faith and with reasonable diligence encounters delays in approval for, or reconstruction of, the home or residence that are beyond the insured's control. Existing law requires coverage for additional living expenses incurred due to a covered loss relating to a state of emergency to be for a period of no less than 24 months, and requires an insurer to grant an extension of up to 12 additional months, for a total of 36 months, if an insured acting in good faith and with reasonable diligence encounters delays in the reconstruction process, as specified. Existing law prohibits, in the event of a total loss of the insured structure, a policy from limiting or denying payment of the building code upgrade cost or the replacement cost on the basis that the insured has decided to rebuild at a new location or to purchase an already built home at a new location. This bill would instead require an insurer to provide 6-month extensions to collect the full replacement cost if an insured acting in good faith and with reasonable diligence encounters delays in approval for, or reconstruction of, the insured property that are beyond the insured's control. The bill would additionally require coverage for loss of use relating to a state of emergency to be for a period of no less than 24 months, plus an extension of up to 12 additional months, for a total of 36 months, if an insured acting in good faith and with reasonable diligence encounters delays in the reconstruction process, as specified. The bill would extend the prohibition against limiting or denying payment of the building code upgrade cost or the replacement cost to an insured who has decided to purchase any already built structure at a new location, and would prohibit an insurer from deducting the value of land at the new location if the insured decides to purchase an already built structure at a new location. The bill would specify that these provisions apply to all losses that occur after the effective date of this bill. This bill contains other related provisions.</p>	

<p>SB 899 Wiener D</p> <p>Planning and zoning: housing development: higher education institutions and religious institutions.</p>	<p>Assembly Housing and Community Development</p> <p>6/29/2020-Referred to Com. on H. & C.D.</p>	<p>The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a housing element. That law allows a development proponent to submit an application for a development that is subject to a specified streamlined, ministerial approval process not subject to a conditional use permit if the development satisfies certain objective planning standards. This bill would require that a housing development project be a use by right upon the request of an independent institution of higher education or religious institution that partners with a qualified developer on any land owned in fee simple by the applicant on or before January 1, 2020, if the development satisfies specified criteria. The bill would define various terms for these purposes. Among other things, the bill would require that 100% of the units, exclusive of manager units, in a housing development project eligible for approval as a use by right under these provisions be affordable to lower income households, except that 20% of the units may be for moderate-income households. The bill would authorize the development to include ancillary uses on the ground floor of the development, as specified. The bill would specify that a housing development project that is eligible for approval as a use by right under the bill is also eligible for a density bonus or other incentives or concessions, except as specified. The bill would require a development subject to these provisions to provide off-street parking of up to one space per unit, unless a local ordinance provides for a lower standard of parking, in which case the ordinance applies. The bill would prohibit a local government from imposing any parking requirement on a development subject to these provisions if the development is located within one-half mile walking distance of a high-quality transit corridor or major transit stop, as those terms are defined, and within one block of a car share vehicle. This bill contains other related provisions and other existing laws. Last Amended: 6/18/2020</p>	
<p>SB 902 Wiener D</p> <p>Planning and zoning:</p>	<p>Assembly Local Government</p> <p>6/29/2020-Referred to Com. on L. GOV.</p>	<p>The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Existing law requires an attached housing development to be a permitted use, not subject to a conditional use permit, on any parcel zoned for multifamily housing if at least certain percentages of the</p>	

<p>housing development: density.</p>		<p>units are available at affordable housing costs to very low income, lower income, and moderate-income households for at least 30 years and if the project meets specified conditions relating to location and being subject to a discretionary decision other than a conditional use permit. Existing law provides for various incentives intended to facilitate and expedite the construction of affordable housing. This bill would authorize a local government to pass an ordinance, notwithstanding any local restrictions on adopting zoning ordinances, to zone any parcel for up to 10 units of residential density per parcel, at a height specified by the local government in the ordinance, if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site, as those terms are defined. In this regard, the bill would require the Department of Housing and Community Development, in consultation with the Office of Planning and Research, to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, 2022, based on specified criteria. The bill would specify that an ordinance adopted under these provisions is not a project for purposes of the California Environmental Quality Act. This bill contains other related provisions. Last Amended: 5/21/2020</p>	
<p>SB 909 Dodd D Emergency vehicles.</p>	<p>Assembly Transportation 6/18/2020-Referred to Com. on TRANS.</p>	<p>Existing law prohibits any vehicle, other than an authorized emergency vehicle, from being equipped with a siren. Existing law requires an emergency vehicle to be equipped with a siren that meets requirements set forth by the Department of the California Highway Patrol. Existing regulations of the California Highway Patrol define a “hi-lo” to be a nonsiren sound alternating between a fixed high and a fixed low frequency and require the “hi-lo” function to be disabled on any siren manufactured after January 1, 1978. This bill would authorize an emergency vehicle to be equipped with a “hi-lo” audible warning sound and would authorize the “hi-lo” to be used solely for the purpose of notifying the public of an immediate need to evacuate. This bill would declare that it is to take effect immediately as an urgency statute. Last Amended: 3/16/2020</p>	
<p>SB 915 Leyva D Mobilehome parks:</p>	<p>Assembly Housing and Community Development</p>	<p>Existing law, the Mobilehome Residency Law, governs the terms and conditions of residency in mobilehome parks. Under existing law, the management of a mobilehome park may not terminate or refuse to renew a tenancy, except pursuant to certain procedures, and upon giving written notice to the homeowner of not less than 60 days. This law, among other things, defines</p>	

<p>emergency relief: coronavirus (COVID-19).</p>	<p>6/29/2020-Referred to Com. on H. & C.D.</p>	<p>“management” to mean the owner of a mobilehome park or an agent or representative authorized to act on the owner’s behalf in connection with matters relating to a tenancy in the park. Existing law defines a “resident” as a homeowner or other person who lawfully occupies a mobilehome. This bill would prohibit the management of a mobilehome park from terminating or attempting to terminate the tenancy of a homeowner or resident who is impacted by the coronavirus (COVID-19) pandemic, as specified, on the grounds of failure of the homeowner or resident to comply with a reasonable rule or regulation of the park that is part of the rental agreement or failure to pay rent, utility charges, or reasonable incidental service charges during a declared state of emergency or local emergency related to the coronavirus (COVID-19) pandemic, and during a 120-day time period after the state of emergency or local emergency is terminated, unless necessary to protect the public health and safety. The bill would also prohibit, during this timeframe, the management of a mobilehome park from issuing certain notices relating to rent increases, termination of tenancy, or refusal to renew tenancy. The bill would also prohibit a court from issuing a summons on a complaint for unlawful detainer within this timeframe for failure of the homeowner or resident to comply with a reasonable rule or regulation of the park that is part of the rental agreement or failure to pay rent, utility charges, or reasonable incidental service charges, unless the court finds the action necessary to protect public health and safety. This bill contains other related provisions and other existing laws. Last Amended: 6/18/2020</p>	
<p>SB 999 Umberg D</p> <p>Mobilehome park residencies: rent control: exemption: COVID-19.</p>	<p>Assembly Housing and Community Development</p> <p>6/29/2020-Referred to Com. on H. & C.D. (Amended 7/13/2020)</p>	<p>Existing law, the Mobilehome Residency Law, prescribes various terms and conditions of tenancies in mobilehome parks. Existing law exempts a rental agreement in a mobilehome park that is in excess of 12 months’ duration, and that meets other specified requirements, from local ordinances and initiative measures that establish a maximum amount that a landlord may charge a tenant for rent, commonly referred to as rent control. This bill would prohibit the above-described exemption from rent control in mobilehome parks for rental agreements from applying to a rental agreement entered into on or after February 13, 2020. The bill would repeal these provisions on January 1, 2025. The bill would declare that these provisions are severable. This bill would make related findings and declarations. Last Amended: 7/13/2020</p>	

<p>SB 1099 Dodd D</p> <p>Emergency backup generators: critical facilities: order for abatement: stipulations.</p>	<p>Assembly Natural Resources</p> <p>6/29/2020-Referred to Com. on NAT. RES.</p>	<p>Existing law imposes various limitations on emissions of air contaminants for the control of air pollution from vehicular and nonvehicular sources. Existing law generally designates air pollution control and air quality management districts with the primary responsibility for the control of air pollution from all sources other than vehicular sources. Existing law requires the State Air Resources Board to identify toxic air contaminants that are emitted into the ambient air of the state and to establish airborne toxic control measures to reduce emissions of toxic air contaminants from nonvehicular sources. This bill would require, either commencing January 1, 2022, or 12 months after the adoption of a specified rule on emergency backup generators, the air pollution control officer to develop stipulations, as specified, and conditions, as specified, for an order for abatement that allows the operator of a critical facility, as defined, to use a permitted emergency backup generator, as defined, in exceedance of that permit's runtime and testing and maintenance limits if specified conditions are met. The bill would require the stipulations to be in effect for not more than 5 years or the length of time agreed upon for the replacement of the emergency backup generator in the conditions. The bill would specify that the stipulations are subject to the approval of the hearing board when the order for abatement is being considered. By adding to the duties of air districts, the bill would impose a state-mandated local program. The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This bill would provide that no reimbursement is required by this act for a specified reason. This bill contains other existing laws. Last Amended: 6/2/2020</p>	
<p>SB 1102 Monning D</p> <p>Employers: Labor Commissioner: required disclosures.</p>	<p>Assembly Labor and Employment</p> <p>6/29/2020-Referred to Com. on L. & E.</p>	<p>Existing law requires an employer to provide an employee, at the time of hiring, a written notice including specified information in the language the employer normally uses to communicate employment-related information to the employee. Existing law requires the Labor Commissioner to prepare a template that includes the specified information mentioned above and to make the template available to employers in the manner as determined by the commissioner. This bill would require an employer to include in their written notice to all employees, specified information required in the event of a federal or state declared disaster or emergency. The bill would prohibit an employer</p>	

		<p>from retaliating against an employee for raising questions about the declarations' requirements or recommendations. This bill would additionally require an employer to provide an H-2A employee, as described, on the day the employee begins work in the state, or begins work for another employer after being transferred, a written notice in Spanish and, if requested by the employee, in English, containing specified information relative to an H-2A employee's rights pursuant to federal and state law. The bill would also require the commissioner to create a template, as specified, by either creating a new template or combining these requirements with an existing notification template for purposes of carrying out this requirement, including a separate section of the template listing key legal rights of H-2A workers under California Law, and to make the template available to employers in the manner as determined by the commissioner by January 2, 2021. The bill would also make conforming changes. Last Amended: 5/5/2020</p>	
<p>SB 1117 Monning D</p> <p>Master-meter customers: electrical or gas service.</p>	<p>Assembly U. & E.</p> <p>6/18/2020-Referred to Com. on U. & E. (AMENDED 7/13/2020)</p>	<p>Under existing law, the Public Utilities Commission has regulatory authority over public utilities, including electrical corporations and gas corporations. Existing law contains various provisions relative to the responsibilities of a gas or electrical corporation and master-meter customer when gas or electrical service is provided by a master-meter customer to users who are tenants of a mobilehome park, apartment building, or similar residential complex, including a requirement that the master-meter customer charge each user at the same rate that would be applicable if the user were receiving gas or electricity directly from the gas corporation or electric corporation. This bill would replace "electrical corporation" with "load-serving entity," defined as including electrical corporations, community choice aggregators, and electric service providers, in many of these provisions relative to the responsibilities of an electrical corporation and master-meter customer when electrical service is provided by a master-meter customer to users who are tenants of a mobilehome park, apartment building, or similar residential complex. This bill contains other related provisions and other existing laws. Last Amended: 7/13/2020</p>	
<p>SB 1120 Atkins D</p>	<p>Assembly Local Government</p>	<p>The Planning and Zoning Law provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by</p>	

<p>Subdivisions: tentative maps.</p>	<p>6/29/2020-Referred to Com. on L. GOV.</p>	<p>ministerial approval, in accordance with specified standards and conditions. This bill would, among other things, require a proposed housing development containing 2 residential units to be considered ministerially, without discretionary review or hearing, in zones where allowable uses are limited to single-family residential development if the proposed housing development meets certain requirements, including that the proposed housing development would not require demolition or alteration requiring evacuation or eviction of an existing housing unit that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income. This bill contains other related provisions and other existing laws. Last Amended: 6/18/2020</p>	
<p>SB 1138 Wiener D</p> <p>Housing element: emergency shelters: rezoning of sites.</p>	<p>Assembly Housing and Community Development</p> <p>6/29/2020-Referred to Com. on H. & C.D.</p>	<p>(1) The Planning and Zoning Law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city that includes a housing element. Existing law requires that the housing element identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and to make adequate provision for the existing and projected needs of all economic segments of a community. This bill would revise the requirements of the housing element, as described above, in connection with identifying zones or zoning designations that allow residential use, including mixed use, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. If an emergency shelter zoning designation where residential use is a permitted use is unfeasible, the bill would permit a local government to designate zones for emergency shelters in a nonresidential zone if the local government demonstrates that the zone is connected to amenities and services, as specified, that serve homeless people. The bill would delete language regarding emergency shelter standards structured in relation to residential and commercial developments and instead require that emergency shelters only be subject to specified written, objective standards. If a local government applies written, objective standards pursuant to these provisions, the bill would require the local government to attach and analyze the standards in its housing element. The bill would require that zones where emergency shelters are allowed include sites that meet at least one of certain prescribed standards. The bill would also require that the number of people experiencing</p>	

		homelessness that can be accommodated on each identified site under these provisions be demonstrated by calculating a minimum of 200 square feet per person. This bill contains other related provisions and other existing laws. Last Amended: 3/24/2020	
SB 1177 Jones R Veterans’ Home of California system.	Assembly Veterans Affairs 6/18/2020-Referred to Com. on V.A.	Existing law establishes the Veterans’ Home of California system within the Department of Veterans Affairs. Existing law defines a “home” as a facility operated by the department for the provision of long-term care, assisted living, adult day health, independent living, or other health care services to eligible veterans. The Veterans’ Home of California system is comprised of 8 homes, including Yountville, Barstow, and Chula Vista. Existing law authorizes the Director of General Services to lease any real property held by the department for a home, and not needed for any direct or immediate purpose of the home, to any entity or person upon terms and conditions determined to be in the best interests of the home. This bill would require the department to promulgate regulations that define the types of short-term uses of Veterans’ home property that are in the best interests of the homes, including the residents. The bill would prohibit the department from approving short-term use agreements that do not meet that definition. The bill would require all short-term use agreements to include conditions that protect the state’s best interests. Finally, the bill would also require the department to develop and implement a fee schedule for short-term third-party uses of veterans’ home property.	
SB 1199 McGuire D Commission on Home Hardening.	Assembly Governmental Organization 6/29/2020-Referred to Com. on G.O.	Existing law establishes in state government the Business, Consumer Services, and Housing Agency, comprised of the Department of Consumer Affairs, the Department of Housing and Community Development, the Department of Fair Employment and Housing, the Department of Business Oversight, the Department of Alcoholic Beverage Control, the Alcoholic Beverage Control Appeals Board, the California Horse Racing Board, and the Alfred E. Alquist Seismic Safety Commission. This bill would establish the Commission on Home Hardening within the Business, Consumer Services, and Housing Agency. The commission would be a 6-member body composed of, among others, the Insurance Commissioner, the State Fire Marshal, the Director of Housing and Community Development, and the Director of the Office of Emergency Services, or any of their respective designees. The bill would require the commission to	

		develop a 3-tiered system of fire prevention levels for structures in a Wildland Urban Interface environment, as specified. The bill would require the commission to develop guidelines for certifying structures within the 3-tiered system by third-party inspectors and best practices for home hardening and wildfire mitigation for homeowners seeking certification. The bill would require the commission to work with stakeholders from fire protection districts, the insurance industry, building trades industry, planning associations, and cities and counties in developing the 3-tiered system and would require the system to comply with certain standards. This bill contains other related provisions and other existing laws. Last Amended: 6/18/2020	
SB 1285 Nielsen R Local health emergencies: navigable waters.	Assembly Health 6/18/2020-Referred to Com. on HEALTH.	Under existing law, whenever a release, spill, escape, or entry of waste occurs, as specified, and the Director of Health Care Services or the local health officer determines that as a result there is an immediate threat to the public health, the director is authorized to declare a health emergency and the local health officer is authorized to declare a local health emergency in the jurisdiction affected by the threat to the public health. This bill would authorize a local health officer to declare a local health emergency in the jurisdiction whenever the local health officer determines that there is an immediate threat to the public health due to the presence of waste within the navigable waters of the state. Last Amended: 3/26/2020	
SB 1299 Portantino D Housing development: rezoning of idle retail sites.	Assembly Housing and Community Development 6/29/2020-Referred to Com. on H. & C.D.	Existing law establishes, among other housing programs, the Workforce Housing Reward Program, which requires the Department of Housing and Community Development to make local assistance grants to cities, counties, and cities and counties that provide land use approval to housing developments that are affordable to very low and low-income households. This bill, upon appropriation by the Legislature, would require the department to administer a program to provide incentives in the form of grants allocated as provided to local governments that rezone idle sites used for a big box retailer or a commercial shopping center to instead allow the development of workforce housing. The bill would define various terms for these purposes. In order to be eligible for a grant, the bill would require a local government, among other things, to apply to the department for an allocation of grant funds and provide documentation that it has met specified requirements. The bill would make the	

		<p>allocation of these grants subject to appropriation by the Legislature. The bill would require the department to issue a Notice of Funding Availability for each calendar year in which funds are made available for these purposes. The bill would require that the amount of grant awarded to each eligible local government be equal to the average amount of annual sales and use tax revenue generated by each idle site identified in the local government's application over the 7 years immediately preceding the date of the local government's application, subject to certain modifications, and that the local government receive this amount for each of the 7 years following the date of the local government's application. Last Amended: 6/18/2020</p>	
<p>SB 1385 Caballero D</p> <p>Local planning: housing: commercial zones.</p>	<p>Assembly Local Government</p> <p>6/29/2020-Referred to Com. on L. GOV.</p>	<p>The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a housing element. Existing law requires that the housing element include, among other things, an inventory of land suitable and available for residential development. If the inventory of sites does not identify adequate sites to accommodate the need for groups of all households pursuant to specified law, existing law requires the local government to rezone sites within specified time periods and that this rezoning accommodate 100% of the need for housing for very low and low-income households on sites that will be zoned to permit owner-occupied and rental multifamily residential use by right for specified developments. This bill, the Neighborhood Homes Act, would deem a housing development project, as defined, an allowable use on a neighborhood lot that is zoned for office or retail commercial use under a local agency's zoning code or general plan. The bill would require the density for a housing development under these provisions to meet or exceed the density deemed appropriate to accommodate housing for lower income households according to the type of local jurisdiction, including a density of at least 20 units per acre for a suburban jurisdiction. The bill would require the housing development to meet all other local requirements for a neighborhood lot zoned for office or retail commercial use, other than those that prohibit residential use, or allow residential use at a lower density than that required by the bill. The bill would provide that a housing development under these provisions is subject to the local zoning, parking, and design ordinances, and any design review or other</p>	

		<p>public notice, comment, hearing, or procedure applicable to a housing development in a zone with the applicable density. The bill would provide that the local zoning designation applies if the existing zoning designation for the parcel allows residential use at a density greater than that required by these provisions. The bill would require a local agency to require that a rental of any unit created pursuant to the bill’s provisions be for a term longer than 30 days. The bill would authorize a local agency that met its share of the regional housing need, as specified, to exempt a neighborhood lot from these provisions if the local agency concurrently reallocates the lost residential density to other lots so that there is no net loss in residential production capacity in the jurisdiction. The bill would specify that it does not alter or affect the application of any housing, environmental, or labor law applicable to a housing development authorized by these provisions, including, but not limited to, the California Coastal Act, the California Environmental Quality Act, the Housing Accountability Act, obligations to affirmatively further fair housing, and any state or local affordability laws or tenant protection laws. The bill would require an applicant of a housing development under these provisions to provide notice of a pending application to each commercial tenant of the neighborhood lot. This bill contains other related provisions and other existing laws. Last Amended: 6/18/2020</p>	
<p>SB 1410 Caballero D COVID-19 emergency: tenancies.</p>	<p>Assembly Judiciary 6/29/2020-Referred to Com. on JUD. 7/22/2020 11 a.m. - State Capitol, Room 4202 ASSEMBLY JUDICIARY, STONE, MARK, Chair</p>	<p>(1)Existing law permits the Governor to proclaim a state of emergency during conditions of disaster or of extreme peril to the safety of persons and property, including epidemics. Existing law provides that the proclamation takes effect immediately, affords specified powers to the Governor, and terminates upon further proclamation by the Governor. The Governor proclaimed a state of emergency March 4, 2020, related to the COVID-19 pandemic. An executive order issued by the Governor on March 27, 2020, and extended on May 29, 2020, prohibits the eviction of residential tenants during the pendency of a state of emergency, except as specified. Under the executive order, this protection is effective through July 28, 2020. This bill would authorize an owner of real property and a tenant to sign and execute a tenant-owner COVID-19 eviction relief agreement that, during a state of emergency related to the COVID-19 pandemic, and unspecified additional days, would allow the tenant to defer the tenant’s unpaid rent, and would prohibit the owner from serving a</p>	

		<p>notice terminating the tenancy or filing a complaint for unlawful detainer for that unpaid rent or during the state of emergency, unless an exception applies. The agreement would require the tenant to repay the unpaid rent to the state as installments in accordance with a specified repayment schedule during taxable years beginning on or after January 1, 2024, and before January 1, 2034. The bill would require the owner of real property to offer the tenant a signed copy of the agreement, along with a specified notice, prior to executing the tenant-owner COVID-19 eviction relief agreement. The bill would require the owner of real property to obtain a signed acknowledgment of receipt from the tenant if the tenant declines the offer. If the tenant does not respond to the offer, the bill would require the owner to confirm, under penalty of perjury, that the owner hand-delivered or mailed the offer. By expanding the crime of perjury, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. Last Amended: 6/19/2020</p>	
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