CITY of CHINO

NOTICE OF CANCELLATION

LEGISLATIVE POLICY COMMITTEE

REGULAR MEETING
CHINO CITY HALL, COUNCIL CHAMBERS
Tuesday, May 13, 2025, at 4:00 P.M.

PLEASE TAKE NOTICE that the regular meeting of the Legislative Policy Committee scheduled for Tuesday, May 13, 2025, at 4:00 p.m., has been cancelled.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby certify that a copy of this notice has been posted on Tuesday, May 13, 2025 on the south window of City Hall, and the City's website at www.cityofchino.org/agendas.

ngonzaga
Natalie Gonzaga, City Clerk

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(909) 334-3250 • (909) 334-3720 Fax
Web Site: www.cityofchino.org

Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the Legislative Policy Committee, are invited fill out and submit to the City Clerk or Deputy City Clerk a "Request to Speak" form (name and address optional) which is available at the entrance to the City Council Chambers. Additionally, members of the public may submit electronic inquiries or comments by submitting emails to CityClerk@cityofchino.org

If you require a reasonable accommodation to participate in this meeting per your rights under the Americans with Disabilities Act or for any other reason, please contact the City Clerk's Office (909) 334-3306, at least 48 hours prior to the advertised starting time of the meeting.

Any documents produced by the City and distributed to the Legislative Policy Committee regarding any item on this agenda will be made available in the City Clerk's Office during normal business hours at City Hall located at 13220 Central Avenue, Chino. In addition, such documents will be posted on the City's website at www.cityofchino.org.

LEGISLATIVE POLICY COMMITTEE

REGULAR MEETING – CITY HALL COUNCIL CHAMBERS
13220 CENTRAL AVENUE
CHINO, CA 91710

TUESDAY, MAY 13, 2025

4:00 PM

AGENDA

ROLL CALL

Mayor Eunice M. Ulloa and Council Member Karen C. Comstock.

PUBLIC COMMENTS

This is the time and place for the general public to address the Legislative Policy Committee about subjects that do not appear elsewhere on the agenda. Due to Brown Act requirements, action will not be taken on any issues not on the Agenda.

NEW BUSINESS

1. Update on Federal Issues. Receive a report on federal legislative and budget issues. Receive and file. [ATTACHMENT]

   Report by: Jamie Jones, David Turch & Associates.

2. Update on State Issues. Receive a report on state legislative and budget issues. Receive and file. [ATTACHMENT]

   Report by: Jason Gonsalves, Joe A. Gonsalves & Son.

3. Government Relations Update. Receive a report on federal, state, and regional outreach and communications. Receive and file. [ATTACHMENTS]

   Staff Report by: Vivian Castro, Deputy City Manager.

ADJOURN

The next Regular Meeting of the Legislative Policy Committee will be held as needed in these Council Chambers with at least 72 hours' notice per the requirements of the Ralph M. Brown Act.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on May 8, 2025, this agenda was posted on the south window of Chino City Hall and this agenda together with all of the agenda reports and related documents were posted on the City's website at www.cityofchino.org by myself or under my direction.

ngonzaga

Natalie Gonzaga, City Clerk

David Turch and Associates

TO: City of Chino

FROM: Jamie Jones

DATE: May 8, 2025

RE: Federal Update for Legislative Policy Committee May 13 Meeting

I TARIFFS

The Senate recently considered S.J. Res 49, a bipartisan resolution to end the national emergency President Trump declared to impose new tariffs on all imported goods. The measure failed to pass on a tie vote of 49 to 49. Democratic Senator Sheldon Whitehouse of Rhode Island and Republican Senator Mitch McConnell were not present for the vote. Both senators are listed in opposition to President Trump's tariff policy.

Opponents of raising tariffs argue that they slow economic growth and raise prices on all types of consumer goods, effectively acting like a sales tax.

President Trump and his allies argue that tariffs will force our trading partners to level the global playing field. Trump argues that while Americans might experience some short-term economic pain, the long-term benefits of his tariff policy far outweigh a temporary national economic downturn by lowering our trade deficits and fueling the reindustrialization of the country.

II PRESIDENT TRUMP'S FY26 "SKINNY BUDGET" PROPOSAL

On May 2nd, the White House Office of Management and Budget (OMB) released its FY26 "skinny budget." A more detailed budget proposal is expected to be released later this month. The White House is proposing cuts of $163 billion (23%) to a broad array of non-defense discretionary federal spending such as environmental, education, anti-poverty, foreign aid, housing and health-care programs.

While Trump is proposing to slash programs and departments, Congress will have to weigh in on these proposals through the annual Appropriations spending bills. Trump's budget proposal, like his predecessors, is considered dead on arrival on Capitol Hill, but it nevertheless establishes his FY26 priorities.

COMPARED TO THE FY25 BUDGET, TRUMP'S FY26 BUDGET PLAN PROPOSES TO CUT:

- State Department by 84% (includes USAID cuts)
- EPA by 55%
- HUD by 44%
- Labor by 35%
- Interior by 31%
- HHS by 26%
- NASA by 24%
- Treasury by 19%
- USDA by 18%
- Commerce by 17%
- Education by 15%
- Energy by 9%
- Justice by 8%

President Trump's Proposed Plus Ups:

VA by 4%
Transportation by 6%
Defense by 13%
Homeland Security by 65%

III CONGRESSIONAL RECONCILIATION UPDATE

H.Con.Res . 14, the FY25 Budget Resolution, passed the Republican controlled Congress last month, includes reconciliation instructions that direct 11 House committees to submit legislation that will increase or decrease the deficit over FY2025-FY2034 and increase the statutory debt limit by 5 trillion.

The reconciliation bill is expected to extend and expand President Trump's 2017 tax cut and reform measure. House and Senate Republicans have a cap of about $4.5 trillion reserved for extending current tax rates that are due to expire at the end of the year. To offset some of the costs of extending the 2017 tax rates, GOP congressional members will have to come up with at least $1.5 trillion in cuts to non-defense programs. A tall order since Senate Republicans are on record wanting to cut $4 billion and House Republicans, pressured by the Freedom Caucus, want to cut up to $2 trillion.

The House Budget Committee has put the repeal of tax-exempt municipal bonds on a list of possible pay-fors for a budget reconciliation bill and the rewrite of the 2017 tax law. I recommend that the City of Chino communicate with its congressional delegation, urging them to oppose repealing or weakening tax-exempt municipal bonds.

According to the US Conference of Mayors, it is projected that an elimination of tax exemption would raise borrowing costs by up to **$833 billion between 2026 and 2035**, a cost that would be passed onto taxpayers and lead to a **$6,554.67** tax and rate increase for each American household over the next decade.

The US Conference of Mayors letter to Congress highlighted the following issues House and Senate GOP members should support as they work on shaping the reconciliation package:

1. ***Provide major housing tax credits to spur production****, including a robust expansion of the Low-Income Housing Tax Credit, creation of the Neighborhood Homes Tax Credit, tax credits to convert vacant commercial property to housing, and expansion of the Historic Tax Credit. Research shows significant increases in housing production directly correlate to reduced rents and the moderation of housing prices, exactly what is needed to address our national housing crisis. But these credits must spur sufficient production to adequately respond to the depth and breadth of our nation's shortage of units, which we estimate to be between 4-7 million. Given the role that rising home prices and rents play in "kitchen table" inflation, we believe the production credits should be a top priority in the tax bill.*
2. ***Provide full funding of the Community Development Block Grant (housing rehab) and HOME Partnership (new construction) programs****, along with increased resources for* ***FHA mortgage insurance, rental assistance, and affordable housing programs*** *to further address our housing crisis.*
3. ***Protect tax-exempt municipal bonds, including private activity bonds****, which are the main financing tool of locally funded, essential infrastructure, including transportation, water and wastewater facilities, along with housing, schools, and hospitals, to name a few. We oppose any effort to restrict this time-honored mechanism for raising local revenues to support locally driven projects. State and local governments finance 75% of the nation's infrastructure, mostly through tax-exempt financing. Removing the tax exemption on municipal bonds would cost households on average $6,500 over a ten-year period.*
4. ***Continue innovative Direct Pay energy credits within the IRS*** *to support local government energy efficiency and conservation projects to lower energy bills. Federal investment credits and direct pay policies provide a critical incentive for leveraging investments in new and upgraded energy sources. Direct pay policies also enhance local efforts to modernize the electricity transmission grid and ensure that electricity transformers are available.*
5. ***Restore and Expand the Child Tax Credit, proven to reduce child poverty*** *in our nation. In fact, CTC levels during our economic recovery reduced child poverty by 40%. This bill should do the same. An economically stable and secure family enriches early childhood development and emotional health; poverty yields the opposite. Expanding the CTC is an investment in the future of our children's lives and our nation.*
6. ***Protect Medicaid benefits to ensure current levels of service and access to health care*** *Medicaid is the principal source of health care funding for countless seniors in nursing homes in cities and rural America alike; and is a major source of health care for the nation's children. We also want to emphasize the importance of maintaining the funding for the Supplemental Nutrition Assistance Program (SNAP) and other child nutrition programs, as they are vital for supporting child health.*

IV TRUMP THREATENS 100% TARIFFS ON MOVIES MADE ABROAD

President Donald Trump is threatening to levy all films produced outside the U.S. at a rate of 100%.

Over the weekend, Trump accused other countries of “stealing the movie-making capabilities” of the U.S. and said that he had authorized the Commerce Department and the U.S. Trade Representative to immediately begin the process of implementing this new import tax on all foreign-made films.

Further specifics or dates weren't provided. The White House confirmed that no final decisions had been made as of Monday, May 5.

City of Chino
LEGISLATIVE UPDATE

13220 Central Avenue, Chino, CA 91710 | 909.334.3250 | www.cityofchino.org

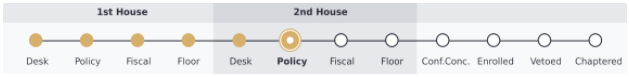
As of 5/8/2025
Sorted by Subject

Governance

AB 259 (**Rubio, Blanca, D**) **Open meetings: local agencies: teleconferences.**

Current Text: 04/21/2025 - Amended **HTML** **PDF**

Status: 05/06/2025 - In Senate. Read first time. To Com. on RLS. for assignment.



Summary: Existing law, the Ralph M. Brown Act, requires, with specified exceptions, that all meetings of a legislative body, as defined, of a local agency be open and public and that all persons be permitted to attend and participate. The act authorizes the legislative body of a local agency to use teleconferencing, as specified, and requires a legislative body of a local agency that elects to use teleconferencing to comply with specified requirements, including that the local agency post agendas at all teleconference locations, identify each teleconference location in the notice and agenda of the meeting or proceeding, and have each teleconference location be accessible to the public. Existing law, until January 1, 2026, authorizes the legislative body of a local agency to use alternative teleconferencing if, during the teleconference meeting, at least a quorum of the members of the legislative body participates in person from a singular physical location clearly identified on the agenda that is open to the public and situated within the boundaries of the territory over which the local agency exercises jurisdiction, and the legislative body complies with prescribed requirements. Existing law requires a member to satisfy specified requirements to participate in a meeting remotely pursuant to these alternative teleconferencing provisions, including that specified circumstances apply. Existing law establishes limits on the number of meetings a member may participate in solely by teleconference from a remote location pursuant to these alternative teleconferencing provisions, including prohibiting such participation for more than 2 meetings per year if the legislative body regularly meets once per month or less. This bill would extend the alternative teleconferencing procedures until January 1, 2030. This bill contains other related provisions and other existing laws. (Based on 04/21/2025 text)

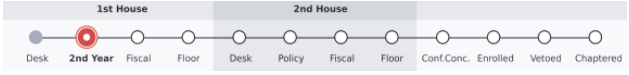
Priority: (4) Standard

Subject: Governance

AB 1060 (**Ávila Farías, D**) **Local government: legal fee disclosures.**

Current Text: 02/20/2025 - Introduced **HTML** **PDF**

Status: 05/01/2025 - Failed Deadline pursuant to Rule 61(a)(2). (Last location was L. GOV. on 3/10/2025)(May be acted upon Jan 2026)



Summary: Existing law requires the city attorney to advise the city officials in all legal matters pertaining to city business and to perform other legal services required from time to time by the legislative body. Existing law requires a city attorney to receive compensation as is allowed by the legislative body. This bill would require all invoices for work by the city attorney, or by any other attorney who is seeking, or has sought, compensation from a city, to be made available, without redaction, to each member of the city council promptly upon that member's request. The bill would require a member of the city council who receives an invoice to maintain the confidentiality of any confidential information contained in the invoice. This bill contains other related provisions and other existing laws. (Based on 02/20/2025 text)

Position: Oppose

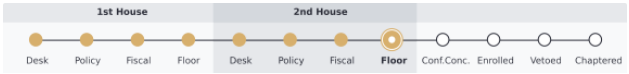
Priority: (3) Significant

Subject: Governance, Legal and Records Management

ACR 44 (**Pacheco, D**) **California Cities Week.**

Current Text: 02/27/2025 - Introduced **HTML** **PDF**

Status: 05/07/2025 - From committee: Ordered to third reading.



Summary: This measure would proclaim the week of April 20, 2025 to April 26, 2025, to be California Cities Week, and would encourage all Californians to be involved in their communities and be civically engaged with their local government. (Based on 02/27/2025 text)

Position: Support

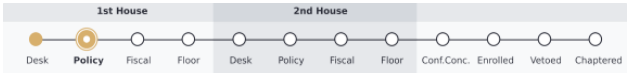
Priority: (5) Track/Watch

Subject: Governance

SB 239 (**Arreguín, D**) **Open meetings: teleconferencing: subsidiary body.**

Current Text: 04/07/2025 - Amended **HTML** **PDF**

Status: 05/07/2025 - From committee: Do pass. (Ayes 10. Noes 1.) (May 6).



Summary: Existing law, the Ralph M. Brown Act, requires, with specified exceptions, that all meetings of a legislative body, as defined, of a local agency be open and public and that all persons be permitted to attend and participate. The act generally requires for teleconferencing that the legislative body of a local agency that elects to use teleconferencing post agendas at all teleconference locations, identify each teleconference location in the notice and agenda of the meeting or proceeding, and have each teleconference location be accessible to the public. Existing law also requires that, during the teleconference, at least a quorum of the members of the legislative body participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as specified. Existing law, until January 1, 2026, authorizes specified neighborhood city councils to use alternate teleconferencing provisions related to notice, agenda, and public participation, as prescribed, if, among other requirements, the city council has adopted an authorizing resolution and 2/3 of the neighborhood city council votes to use alternate teleconference provisions, as specified This bill would authorize a subsidiary body, as defined, to use alternative teleconferencing provisions and would impose requirements for notice, agenda, and public participation, as prescribed. The bill would require the subsidiary body to post the agenda at each physical meeting location designated by the subsidiary body, as specified. The bill would require the members of the subsidiary body to visibly appear on camera during the open portion of a meeting that is publicly accessible via the internet or other online platform, as specified. The bill would also require the subsidiary body to list a member of the subsidiary body who participates in a teleconference meeting from a remote location in the minutes of the meeting. This bill contains other related provisions and other existing laws. (Based on 04/07/2025 text)

Position: Support

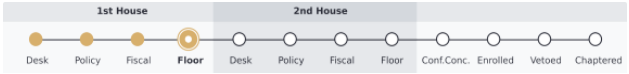
Priority: (3) Significant

Subject: Governance

SB 634 (**Pérez, D**) **Local government: homelessness.**

Current Text: 04/28/2025 - Amended **HTML** **PDF**

Status: 04/30/2025 - Read second time. Ordered to third reading.



Summary: The California Constitution authorizes a county or city to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws. Existing law establishes procedures for the enactment of ordinances by counties and cities and makes a violation of a county or city ordinance, as applicable, a misdemeanor unless by ordinance it is made an infraction. This bill would prohibit a local jurisdiction from adopting a local ordinance, or enforcing an existing ordinance, that prohibits a person or organization from providing support services, as specified, to a person who is homeless or assisting a person who is homeless with any act related to basic survival. The bill would define various terms for these purposes. This bill contains other existing laws. (Based on 04/28/2025 text)

Priority: (5) Track/Watch

Subject: Governance, Human Services, Recreation, Quality of Life, Public Safety

SB 707 (**Durazo, D**) **Open meetings: meeting and teleconference requirements.**

Current Text: 04/07/2025 - Amended **HTML** **PDF**

Status: 05/06/2025 - Read second time. Ordered to third reading.

Summary: Existing law, the Ralph M. Brown Act, requires, with specified exceptions, that all meetings of a legislative body, as defined, of a local agency be open and public and that all persons be permitted to attend and participate. This bill would, until January 1, 2030, require a city council or a county board of supervisors to comply with additional meeting requirements, including that all open and public meetings include an opportunity for members of the public to attend via a 2-way telephonic service or a 2-way audiovisual platform, as defined, that a system is in place for requesting and receiving interpretation services for public meetings, as specified, and that the city council or county board of supervisors encourage residents to participate in public meetings, as specified. This bill contains other related provisions and other existing laws. (Based on 04/07/2025 text)

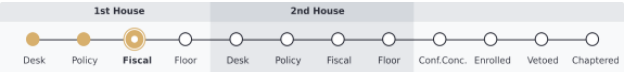
Priority: (4) Standard

Subject: Governance

SB 827 (**Gonzalez, D**) **Local agency officials: training.**

Current Text: 05/01/2025 - Amended **HTML** **PDF**

Status: 05/01/2025 - Read second time and amended. Re-referred to Com. on APPR.



Summary: Existing law imposes ethics training on specified local agency officials. Existing law requires each training to be 2 hours and requires the officials to receive each training every 2 years, and as described otherwise, with the first training within one year of commencing service. Existing law requires the local agency to maintain records of the trainings, as prescribed. This bill would expand which local agency officials are required to complete the above-described ethics training to include department heads, or other similar administrative officers, and would instead require officials who commence service on or after January 1, 2026, to receive their initial training within 6 months of commencing service. The bill would require the local agency to publish the training records on its internet website, as specified. This bill would additionally require all local agency officials, as defined, to receive at least 2 hours of fiscal and financial training, as described. The bill would require the training to be received at least once every 2 years, as provided. The bill would exempt from these requirements specified local agency officials if they are in compliance with existing education requirements specific to their positions. This bill contains other related provisions and other existing laws. (Based on 05/01/2025 text)

Priority: (5) Track/Watch

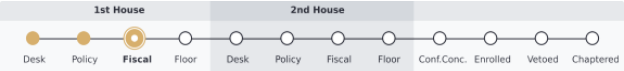
Subject: Governance

Human Resources

AB 339 (**Ortega, D**) **Local public employee organizations: notice requirements.**

Current Text: 01/28/2025 - Introduced **HTML** **PDF**

Status: 04/09/2025 - In committee: Set, first hearing. Referred to APPR. suspense file.



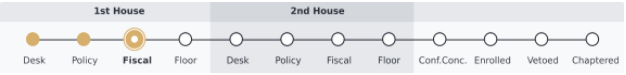
Summary: Existing law, the Meyers-Milias-Brown Act, contains various provisions that govern collective bargaining of local represented employees and delegates jurisdiction to the Public Employment Relations Board to resolve disputes and enforce the statutory duties and rights of local public agency employers and employees. Existing law requires the governing body of a public agency to meet and confer in good faith regarding wages, hours, and other terms and conditions of employment with representatives of recognized employee organizations. Existing law requires the governing body of a public agency, and boards and commissions designated by law or by the governing body, to give reasonable written notice, except in cases of emergency, as specified, to each recognized employee organization affected of any ordinance, rule, resolution, or regulation directly relating to matters within the scope of representation proposed to be adopted by the governing body or the designated boards and commissions. This bill would require the governing body of a public agency, and boards and commissions designated by law or by the governing body of a public agency, to give the recognized employee organization no less than 120 days' written notice before issuing a request for proposals, request for quotes, or renewing or extending an existing contract to perform services that are within the scope of work of the job classifications

represented by the recognized employee organization. The bill would require the notice to include specified information, including the anticipated duration of the contract. The bill would also require the public agency, if an emergency or other exigent circumstance prevents the public agency from providing the written notice described above, to provide as much advance notice as is practicable under the circumstances. If the recognized employee organization demands to meet and confer within 30 days of receiving the written notice, the bill would require the public agency and recognized employee organization to promptly meet and confer in good faith, as specified. By imposing new duties on local public agencies, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 01/28/2025 text)

Position: Oppose
Priority: (3) Significant
Subject: Human Resources, Public Safety

AB 340 (**Ahrens, D**) **Employer-employee relations: confidential communications.**

Current Text: 03/05/2025 - Amended **HTML** **PDF**
Status: 04/23/2025 - In committee: Set, first hearing. Referred to suspense file.

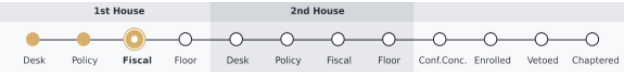


Summary: Existing law that governs the labor relations of public employees and employers, including, among others, the Meyers-Milias-Brown Act, the Ralph C. Dills Act, provisions relating to public schools, and provisions relating to higher education, prohibits employers from taking certain actions relating to employee organization, including imposing or threatening to impose reprisals on employees, discriminating or threatening to discriminate against employees, or otherwise interfering with, restraining, or coercing employees because of their exercise of their guaranteed rights. Those provisions of existing law further prohibit denying to employee organizations the rights guaranteed to them by existing law. This bill would prohibit a public employer from questioning a public employee, a representative of a recognized employee organization, or an exclusive representative regarding communications made in confidence between an employee and an employee representative in connection with representation relating to any matter within the scope of the recognized employee organization's representation. The bill would also prohibit a public employer from compelling a public employee, a representative of a recognized employee organization, or an exclusive representative to disclose those confidential communications to a third party. The bill would not apply to a criminal investigation or when a public safety officer is under investigation and certain circumstances exist. (Based on 03/05/2025 text)

Position: Oppose
Priority: (4) Standard
Subject: Human Resources

AB 465 (**Zbur, D**) **Local public employees: memoranda of understanding.**

Current Text: 03/13/2025 - Amended **HTML** **PDF**
Status: 04/23/2025 - In committee: Set, first hearing. Referred to suspense file.

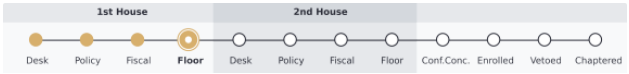


Summary: Existing law, the Meyers-Milias-Brown Act (act), authorizes local public employees, as defined, to form, join, and participate in the activities of employee organizations of their own choosing for the purpose of representation on matters of labor relations and defines various terms for these purposes. The act prohibits a public agency from, among other things, refusing or failing to meet and negotiate in good faith with a recognized employee organization. Existing law states that the Legislature finds and declares that the duties and responsibilities of local agency employer representatives under the act are substantially similar to the duties and responsibilities required under existing collective bargaining enforcement procedures and therefore the costs incurred by the local agency employer representatives in performing those duties and responsibilities under that act are not reimbursable as state-mandated costs. This bill would require, on or after January 1, 2026, a memorandum of understanding between a public agency and a recognized employee organization to include specified provisions including, among other things, a provision providing for a system of progressive discipline that grants due process to an employee when they are disciplined, upon the request of the recognized employee organization. The bill would define "progressive discipline" and "due process" for this purpose. The bill would specify that the refusal or failure to include those provisions in a memorandum of understanding upon request of the recognized employee organization constitutes refusing or failing to meet and negotiate in good faith for purposes of the above-described prohibition. By imposing new requirements on public agencies, this bill would impose a state-mandated local program. The bill would include findings that changes proposed by

this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities. This bill contains other related provisions and other existing laws. (Based on 03/13/2025 text)

Position: Oppose
Priority: (3) Significant
Subject: Human Resources

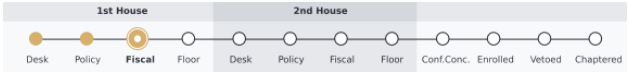
AB 1109 (**Kalra, D**) **Evidentiary privileges: union agent-represented worker privilege.**
Current Text: 02/20/2025 - Introduced **HTML** **PDF**
Status: 04/09/2025 - Read second time. Ordered to third reading.



Summary: Existing law governs the admissibility of evidence in court proceedings and generally provides a privilege as to communications made in the course of certain relations, including the attorney-client, physician-patient, and psychotherapist-patient relationship, as specified. Under existing law, the right of any person to claim those evidentiary privileges is waived with respect to a communication protected by the privilege if any holder of the privilege, without coercion, has disclosed a significant part of the communication or has consented to a disclosure. This bill would establish a privilege between a union agent, as defined, and a represented employee or represented former employee to refuse to disclose any confidential communication between the employee or former employee and the union agent made while the union agent was acting in the union agent's representative capacity, except as specified. The bill would permit a represented employee or represented former employee to prevent another person from disclosing a privileged communication, except as specified. The bill would further provide that this privilege may be waived in accordance with existing law and does not apply in criminal proceedings. (Based on 02/20/2025 text)

Position: Oppose
Priority: (3) Significant
Subject: Human Resources

SB 431 (**Arreguín, D**) **Assault and battery: public utility employees and essential infrastructure workers.**
Current Text: 03/24/2025 - Amended **HTML** **PDF**
Status: 04/21/2025 - April 21 hearing: Placed on APPR. suspense file.

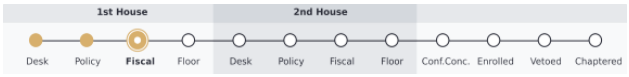


Summary: Existing law defines an assault as an unlawful attempt, coupled with present ability, to commit a violent injury upon the person of another. Existing law defines a battery as any willful and unlawful use of force or violence upon the person of another. Under existing law, an assault or battery committed against specified professionals engaged in the performance of their duties, including peace officers, firefighters, and emergency medical personnel, is punishable by imprisonment in a county jail not exceeding one year, by a fine not exceeding $2,000, or by both that fine and imprisonment. This bill would make an assault or battery committed against an employee of a public worker engaged in essential infrastructure work, as defined, punishable by imprisonment in a county jail not exceeding one year, by a fine not exceeding $2,000, or by both that fine and imprisonment. By expanding the scope of these crimes, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 03/24/2025 text)

Position: Support
Priority: (4) Standard
Subject: Human Resources

Human Services, Recreation, Quality of Life

SB 16 (**Blakespear, D**) **Homeless Housing, Assistance, and Prevention program: housing element: unsheltered and chronic homelessness: assessment and financing plan.**
Current Text: 04/24/2025 - Amended **HTML** **PDF**
Status: 05/02/2025 - Set for hearing May 12.

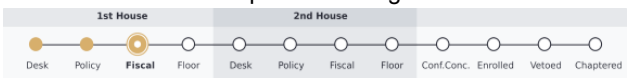


Summary: The Planning and Zoning Law requires a city or county to adopt a general plan for land use development that includes, among other things, a housing element. Existing law requires the housing element to consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. Existing law requires the housing element to include, among other things, an assessment of housing needs and an inventory of resources and constraints that are relevant to meeting these needs. Existing law establishes the Homeless Housing, Assistance, and Prevention program (HHAP) for the purpose of providing jurisdictions with grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges, as specified. For a local government that does not receive funding pursuant to HHAP, this bill would require the assessment to include, among other things, the most up-to-date data on the number of individuals who are unhoused and a description of key actions that will be taken to reduce the number of individuals who are unhoused based on the data. By imposing additional duties on local governments, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 04/24/2025 text)

Position: Oppose
Priority: (4) Standard
Subject: Human Services, Recreation, Quality of Life

SB 38 (**Umberg, D**) **Second Chance Program.**

Current Text: 04/09/2025 - Amended **HTML** **PDF**
Status: 04/28/2025 - April 28 hearing: Placed on APPR. suspense file.

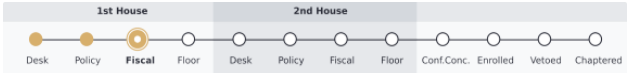


Summary: Existing law establishes the Second Chance Program to support mental health treatment, substance use treatment, and diversion programs for persons in the criminal justice system with an emphasis on programs that reduce recidivism of persons convicted of less serious crimes and persons who have substance use and mental health problems. Existing law requires the Board of State and Community Corrections to administer a grant program to carry out the purposes of the Second Chance Program. Existing law requires the grant program to, among other things, restrict eligibility to proposals that offer mental health services, substance use disorder treatment services, misdemeanor diversion programs, or a combination thereof. Existing law also establishes the Second Chance Fund, a continuously appropriated fund, which is administered by the board. Existing law, the Treatment-Mandated Felony Act, makes it a crime for a person, who has 2 or more prior convictions for a felony or misdemeanor violation of specified controlled substances crimes, to possess a hard drug, as defined, unless it has been prescribed by a doctor, among others. Under existing law, a defendant who has been charged with this crime can elect treatment, in lieu of a jail or prison sentence or probation, by pleading guilty or no contest and admitting the alleged prior convictions, waiving time for sentencing and the pronouncement of judgment, and agreeing to participate in, and complete, a detailed treatment program developed by a drug addiction expert and approved by the court. This bill would require the Second Chance grant program to authorize eligibility for proposals that offer mental health or behavioral health services and drug court or collaborative court programs, including the treatment program under the Treatment-Mandated Felony Act. By expanding the purpose of a continuously appropriated fund, this bill would make an appropriation. This bill contains other existing laws. (Based on 04/09/2025 text)

Priority: (4) Standard
Subject: Human Services, Recreation, Quality of Life

SB 360 (**Rubio, D**) **Land conservation: California Wildlife, Coastal, and Park Land Conservation Act: County of San Bernardino.**

Current Text: 02/13/2025 - Introduced **HTML** **PDF**
Status: 04/07/2025 - April 7 hearing: Placed on APPR. suspense file.

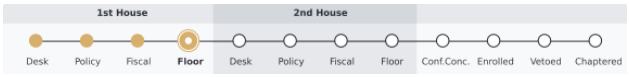


Summary: The California Wildlife, Coastal, and Park Land Conservation Act, an initiative measure approved by the voters in the June 7, 1988, statewide primary election, provided bond funds for wildlife, coastal, and parkland conservation. The initiative measure authorizes the act to be amended by a2/3 vote of the Legislature if the amendment is consistent with the purposes of the act. Existing law requires an

applicant receiving state funds under the act to maintain any property acquired in perpetuity, as specified, and use the property only for the purposes stated in the act and to make no other use, sale, or other disposition of the property except as authorized by a specific act of the Legislature. Existing law authorizes the County of San Bernardino to sell or exchange property it owns within the Chino Agricultural Preserve that was purchased with grant funds if it meets certain conditions. Among those conditions, existing law requires the county to preserve all lands and conservation easements acquired or dedicated as authorized by the act in perpetuity for open-space conservation purposes or agricultural preservation, and specifies that open-space conservation includes community gardens, agricultural heritage projects, agricultural and wildlife education or wildlife habitat. This bill would additionally authorize preservation of those lands or easements for park and recreational purposes, and would explicitly include, to the extent they are consistent with the purposes of the act, playgrounds, recreational venues, sporting venues, amphitheaters, and preservation of historical resources as appropriate purposes. This bill contains other related provisions and other existing laws. (Based on 02/13/2025 text)

Position: Support
Priority: (2) Priority
Subject: Human Services, Recreation, Quality of Life

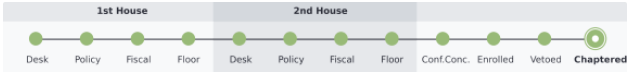
SB 634 (**Pérez, D**) **Local government: homelessness.**
Current Text: 04/28/2025 - Amended **HTML** **PDF**
Status: 04/30/2025 - Read second time. Ordered to third reading.



Summary: The California Constitution authorizes a county or city to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws. Existing law establishes procedures for the enactment of ordinances by counties and cities and makes a violation of a county or city ordinance, as applicable, a misdemeanor unless by ordinance it is made an infraction. This bill would prohibit a local jurisdiction from adopting a local ordinance, or enforcing an existing ordinance, that prohibits a person or organization from providing support services, as specified, to a person who is homeless or assisting a person who is homeless with any act related to basic survival. The bill would define various terms for these purposes. This bill contains other existing laws. (Based on 04/28/2025 text)

Priority: (5) Track/Watch
Subject: Governance, Human Services, Recreation, Quality of Life, Public Safety

SR 15 (**Ochoa Bogh, R**) **Relative to the "2-1-1" information and referral service.**
Current Text: 02/28/2025 - Enrolled **HTML** **PDF**
Status: 02/27/2025 - Read. Adopted. (Ayes 36. Noes 0.)

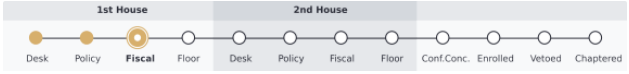


Summary: This measure would resolve that he Senate hereby proclaims the month of February 2025 as 2-1-1 Month and the day of February 11, 2025 as 2-1-1 Day to promote and strengthen the 2-1-1 service in providing Californians with free and confidential referrals to needed resources. Resolved, That the Senate commits to supporting the 2-1-1 service and infrastructure so that all Californians have equitable access to this critical service that provides resource connections regarding support for poverty, housing, family and children, aging and disability, health equity, and disasters. Resolved, That the Senate encourages all Californians to be aware of the 2-1-1 service and look up their local 2-1-1 service provider on the internet at 211.org (Based on 02/28/2025 text)

Priority: (6) Info only
Subject: Human Services, Recreation, Quality of Life

Legal and Records Management

AB 538 (**Berman, D**) **Public works: payroll records.**
Current Text: 02/11/2025 - Introduced **HTML** **PDF**
Status: 04/23/2025 - In committee: Set, first hearing. Referred to suspense file.

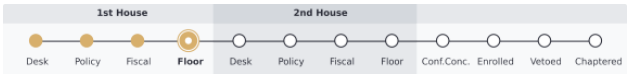


Summary: Existing law requires the Labor Commissioner to investigate allegations that a contractor or subcontractor violated the law regulating public works projects, including the payment of prevailing wages. Existing law requires each contractor and subcontractor on a public works project to keep accurate payroll records, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by the contractor or subcontractor in connection with the public work. Existing law requires certified copies of records to be available upon request by the public and sets forth a process for the public to request the records either through the awarding body or the Division of Labor Standards Enforcement. Existing law makes any contractor, subcontractor, agent, or representative who neglects to comply with the requirements to keep accurate payroll records guilty of a misdemeanor. This bill would require the awarding body, if a request is made by the public through the awarding body and the body is not in possession of the certified records, to obtain those records from the relevant contractor and make them available to the requesting entity. The bill would authorize the Division of Labor Standards Enforcement to enforce certain penalties if a contractor fails to comply with the awarding body's request within 10 days of receipt of the notice. To the extent that this bill would impose additional duties on any contractor, subcontractor, agent, or representative, the bill would expand the scope of a crime and impose a state-mandated local program. (Based on 02/11/2025 text)

Position: Oppose
Priority: (4) Standard
Subject: Legal and Records Management

AB 712 (**Wicks, D**) **Housing reform laws: enforcement actions: fines and penalties.**

Current Text: 05/05/2025 - Amended **HTML** **PDF**
Status: 05/05/2025 - Read third time and amended. Ordered to third reading.



Summary: Existing law within the Planning and Zoning Law describes various reforms and incentives enacted by the Legislature to facilitate and expedite the construction of affordable housing. Existing law within the Planning and Zoning Law, in certain civil actions or proceedings against a public entity that has issued specified approvals for a housing development, authorizes a court to award all reasonably incurred costs of suit to a prevailing public entity or nonprofit housing corporation that is a real party in interest and the permit applicant of the low- or moderate-income housing if the court makes specified findings. This bill, where the applicant for a housing development is a prevailing party in an action brought by the applicant to enforce the public agency's compliance with a housing reform law as applied to the applicant's housing development project, would entitle an applicant for a housing development project to reasonable attorney's fees and costs and would require a court to impose fines on a local agency, as specified. The bill would prohibit a public agency from requiring the applicant to indemnify, defend, or hold harmless the public agency in any action alleging the public agency violated the applicant's rights or deprived the applicant of the benefits or protection provide by a housing reform law. The bill would define housing reform law as a law that establishes or facilitates protections for the benefit of applicants for housing development projects or imposes limitations on a public agency for the benefit of housing development projects. (Based on 05/05/2025 text)

Priority: (5) Track/Watch
Subject: Legal and Records Management, Planning, Land Use, Housing

AB 1060 (**Ávila Farías, D**) **Local government: legal fee disclosures.**

Current Text: 02/20/2025 - Introduced **HTML** **PDF**
Status: 05/01/2025 - Failed Deadline pursuant to Rule 61(a)(2). (Last location was L. GOV. on 3/10/2025)(May be acted upon Jan 2026)

Summary: Existing law requires the city attorney to advise the city officials in all legal matters pertaining to city business and to perform other legal services required from time to time by the legislative body. Existing law requires a city attorney to receive compensation as is allowed by the legislative body. This bill would require all invoices for work by the city attorney, or by any other attorney who is seeking, or has sought, compensation from a city, to be made available, without redaction, to each member of the city council promptly upon that member's request. The bill would require a member of the city council who receives an invoice to maintain the confidentiality of any confidential information contained in the invoice. This bill contains other related provisions and other existing laws. (Based on 02/20/2025 text)

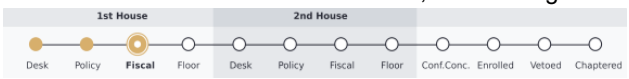
Position: Oppose
Priority: (3) Significant
Subject: Governance, Legal and Records Management

Municipal Funding and Procurement

AB 262 (Caloza, D) **California Individual Assistance Act.**

Current Text: 04/03/2025 - Amended **HTML** **PDF**

Status: 04/30/2025 - In committee: Set, first hearing. Referred to suspense file.



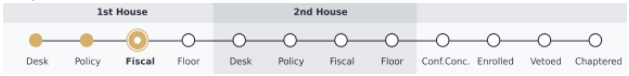
Summary: Existing law, the California Disaster Assistance Act, requires the Director of Emergency Services to provide financial assistance to local agencies for their personnel costs, equipment costs, and the cost of supplies and materials used during disaster response activities, incurred as a result of a state of emergency proclaimed by the Governor, subject to specified criteria. The act continuously appropriates moneys in the Disaster Assistance Fund and its subsidiary account, the Earthquake Emergency Investigations Account, without regard to fiscal year, for purposes of the act. This bill would require the director, in administering that act, to prioritize local agencies that are not eligible for federal funding, pursuant to specified federal regulation, due to the agency's inability to meet minimum damage thresholds. This bill would also enact the California Individual Assistance Act to establish a grant program to provide financial assistance to local agencies, community-based organizations, and individuals for specified costs related to a disaster, as prescribed. The bill would require the director to allocate from the fund, subject to specified conditions, funds to meet the cost of expenses for those purposes. By authorizing increased expenditure of moneys from a continuously appropriated fund for a new purpose, the bill would make an appropriation. This bill contains other related provisions. (Based on 04/03/2025 text)

Priority: (6) Info only
Subject: Municipal Funding and Procurement, Public Safety

AB 330 (Rogers, D) **Local Prepaid Mobile Telephony Services Collection Act.**

Current Text: 01/27/2025 - Introduced **HTML** **PDF**

Status: 04/29/2025 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 5. Noes 0.) (April 28). Re-referred to Com. on APPR.



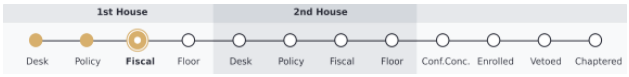
Summary: The Local Prepaid Mobile Telephony Services Collection Act, until January 1, 2026, suspends the authority of a city, county, or city and county to impose a utility user tax on the consumption of prepaid communications service and any charge that applies to prepaid mobile telephony service, as defined, on access to communication services or access to local "911" emergency telephone systems, and instead requires those taxes and charges to be applied during the period beginning January 1, 2016, and ending January 1, 2026, under any local ordinance to be at specified rates. The act requires that these local charges imposed by a city, county, or a city and county on prepaid mobile telephony services be collected from the prepaid consumer by a seller at the time of sale, as specified. Existing law requires that all local charges be collected and paid to the California Department of Tax and Fee Administration pursuant to the Fee Collection Procedures Law and be deposited into the Local Charges for Prepaid Mobile Telephony Services Fund, and be transmitted to the city, county, or city and county, as provided. This bill would extend operation of the act until January 1, 2031. By extending the application of the Fee Collection Procedures Law, the violation of which is a crime, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 01/27/2025 text)

Position: Support
Priority: (5) Track/Watch
Subject: Municipal Funding and Procurement

AB 532 (Ransom, D) **Water rate assistance program.**

Current Text: 05/05/2025 - Amended **HTML** **PDF**

Status: 05/06/2025 - Re-referred to Com. on APPR.



Summary: Existing federal law, the Consolidated Appropriations Act, 2021, among other things, requires the federal Department of Health and Human Services to carry out a Low-Income Household Drinking Water and Wastewater Emergency Assistance Program, which is also known as the Low Income Household Water Assistance Program, for making grants to states and Indian tribes to assist low-income households that pay a high proportion of household income for drinking water and wastewater services, as provided. Existing law requires the Department of Community Services and Development to administer the Low Income Household Water Assistance Program in this state, and to receive and expend moneys appropriated and allocated to the state for purposes of that program, pursuant to the above-described federal law. The Low Income Household Water Assistance Program was only operative until March 31, 2024. This bill would repeal the above-described requirements related to the Low Income Household Water Assistance Program. The bill would instead require, upon appropriation by the Legislature, the Department of Community Services and Development to establish and administer the California Low Income Household Water Assistance Program to provide water rate assistance to residential ratepayers of covered water systems, and urban retail water suppliers with a service area that is made up of at least 50% disadvantaged communities, as measured by population, as specified. This bill contains other related provisions and other existing laws. (Based on 05/05/2025 text)

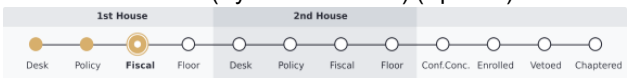
Priority: (4) Standard

Subject: Municipal Funding and Procurement, Trash, Recycling, Water, Resources

AB 905 (**Pacheco, D**) **State general obligation bonds: disclosure requirements.**

Current Text: 03/28/2025 - Amended **HTML** **PDF**

Status: 04/24/2025 - From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 22. Noes 0.) (April 23). Re-referred to Com. on APPR.



Summary: Existing law, the State General Obligation Bond Law, generally sets forth the procedures for the issuance and sale of bonds governed by its provisions and for the disbursal of the proceeds of the sale of those bonds. Existing law requires any state bond measure approved on or after January 1, 2004, to be subject to an annual reporting process, with the head of the lead state agency administering the bond proceeds reporting certain information about the projects being funded to the Legislature and the Department of Finance. Existing law allows this information to be provided on the agency's internet website or the state's open data portal under certain circumstances. This bill would require a bond act for any state general obligation bond measure that is approved by voters on and after January 1, 2026, to include specified information about the objectives of the bond expenditure and related data. The bill would also require the head of the lead state agency administering the bond to post on its internet website a notification that contains, among other information, details about the programs and projects authorized to be funded by the bond. The bill would further require each state agency subject to these provisions to provide a written report to the Department of Finance, the Legislative Analyst, and specified legislative committees that contains certain information regarding the general obligation bond, in accordance with the above-described provision allowing this information to be provided on the agency's internet website or the state's online data portal. The bill would require the report to include, among other information, whether the project, grant, or other expenditure of bond proceeds has been done in a timely manner. (Based on 03/28/2025 text)

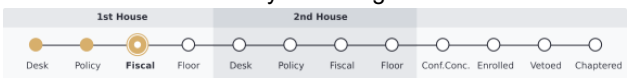
Priority: (4) Standard

Subject: Municipal Funding and Procurement

SB 90 (**Seyarto, R**) **Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024: grants: improvements to public evacuation routes: mobile rigid water storage: electrical generators.**

Current Text: 03/12/2025 - Amended **HTML** **PDF**

Status: 05/05/2025 - May 5 hearing: Placed on APPR. suspense file.

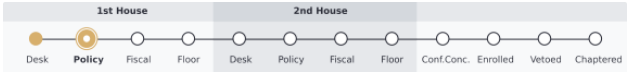


Summary: The Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024, approved by the voters as Proposition 4 at the November 5, 2024, statewide general election, authorized the issuance of bonds in the amount of $10,000,000,000 pursuant to the State General Obligation Bond Law to finance projects for safe drinking water, drought, flood, and water resilience, wildfire and forest resilience, coastal resilience, extreme heat mitigation, biodiversity and nature-based

climate solutions, climate-smart, sustainable, and resilient farms, ranches, and working lands, park creation and outdoor access, and clean air programs. The act makes $135,000,000 available, upon appropriation by the Legislature, to the Office of Emergency Services for a wildfire mitigation grant program to provide, among other things, loans, direct assistance, and matching funds for projects that prevent wildfires, increase resilience, maintain existing wildfire risk reduction projects, reduce the risk of wildfires to communities, or increase home or community hardening. The act provides that eligible projects include, but are not limited to, grants to local agencies, state agencies, joint powers authorities, tribes, resource conservation districts, fire safe councils, and nonprofit organizations for structure hardening of critical community infrastructure, wildfire smoke mitigation, evacuation centers, including community clean air centers, structure hardening projects that reduce the risk of wildfire for entire neighborhoods and communities, water delivery system improvements for fire suppression purposes for communities in very high or high fire hazard areas, wildfire buffers, and incentives to remove structures that significantly increase hazard risk. This bill would include in the list of eligible projects grants to the above-mentioned entities for improvements to public evacuation routes in very high and high fire hazard severity zones, mobile rigid dip tanks, as defined, to support firefighting efforts, prepositioned mobile rigid water storage, as defined, and improvements to the response and effectiveness of fire engines and helicopters. The bill would also include grants, in coordination with the Public Utilities Commission, to local agencies, state agencies, special districts, joint powers authorities, tribes, and nonprofit organizations for backup electrical generators for water reservoirs. (Based on 03/12/2025 text)

Priority: (5) Track/Watch
Subject: Municipal Funding and Procurement

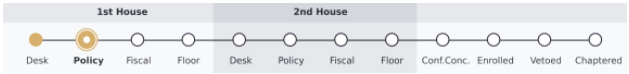
SB 346 (**Durazo, D**) **Local agencies: transient occupancy taxes: short-term rental facilitator.**
Current Text: 03/20/2025 - Amended **HTML** **PDF**
Status: 05/07/2025 - From committee: Do pass as amended. (Ayes 12. Noes 0.) (May 6).



Summary: Existing law authorizes a local authority, by ordinance or resolution, to regulate the occupancy of a room or rooms, or other living space, in a hotel, inn, tourist home or house, motel, or other lodging for a period of less than 30 days. This bill would authorize a local agency, defined to mean a city, county, or city and county, to enact an ordinance to require a short-term rental facilitator, as defined, to report, in the form and manner prescribed by the local agency, the assessor parcel number of each short-term rental, as defined, during the reporting period, as well as any additional information necessary to identify the property as may be required by the local agency. The bill would authorize the local agency to impose an administrative fine or penalty for failure to file the report, and would authorize the local agency to initiate an audit of a short-term rental facilitator, as described. The bill would require a short-term rental facilitator, in a jurisdiction that has adopted an ordinance, to include in the listing of a short-term rental any applicable local license number associated with the short-term rental and any transient occupancy tax certification issued by a local agency. The bill would state these provisions do not preempt a local agency from adopting an ordinance that regulates short-term rentals, short-term rental facilitators, or the payment and collection of transient occupancy taxes in a manner that differs from those described in the bill. (Based on 03/20/2025 text)

Priority: (4) Standard
Subject: Municipal Funding and Procurement, Planning, Land Use, Housing

SB 549 (**Allen, D**) **Second Neighborhood Infill Finance and Transit Improvements Act.**
Current Text: 02/20/2025 - Introduced **HTML** **PDF**
Status: 05/07/2025 - From committee: Do pass. (Ayes 5. Noes 2.) (May 7).



Summary: Current law authorizes the legislative body of a city or a county, defined to include a city and county, to establish an enhanced infrastructure financing district to finance public capital facilities or other specified projects of communitywide significance, as provided. Existing law provides for the preparation of a proposed infrastructure financing plan, as provided, which takes effect upon adoption by the public financing authority of the district following a specified public hearing and protest procedure. Existing law authorizes the infrastructure financing plan to provide for the division of taxes levied on taxable property in the area included within the district, as specified, and authorizes the public financing authority to issue bonds by adopting a resolution containing specified provisions, including a determination of the amount of tax revenue available or estimated to be available for the payment of the principal of, and interest on, the bonds. This bill would revise NIFTI-2 to instead authorize, for resolutions adopted under that act's

provisions on or after January 1, 2026, a city, county, or city and county to adopt a resolution, at any time before or after the adoption of the infrastructure financing plan for an enhanced infrastructure financing district, to allocate property tax revenues, and to remove the authorization for adoption of a resolution that allocates revenues derived from local sales and use taxes imposed pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or transactions and use taxes. The bill would also repeal the condition that the boundaries of the enhanced infrastructure financing district are coterminous with the city or county that established the district. (Based on 02/20/2025 text)

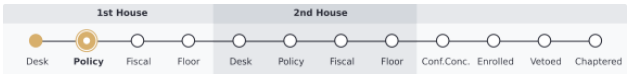
Priority: (5) Track/Watch

Subject: Municipal Funding and Procurement, Planning, Land Use, Housing

SB 696 (**Alvarado-Gil, R**) **Sales and Use Tax Law: exemptions: firefighting equipment.**

Current Text: 05/06/2025 - Amended **HTML** **PDF**

Status: 05/06/2025 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on REV. & TAX.



Summary: Existing state sales and use tax laws impose a tax on retailers measured by the gross receipts from the sale of tangible personal property sold at retail in this state or on the storage, use, or other consumption in this state of tangible personal property purchased from a retailer for storage, use, or other consumption in this state. The Sales and Use Tax Law provides various exemptions from those taxes. This bill, on and after July 1, 2026, and before January 1, 2031, would exempt from those taxes the gross receipts from the sale in this state of, and the storage, use, or other consumption in this state of, firefighting apparatus, equipment, or specialized vehicles, as defined, purchased by a fire department, including an all-volunteer fire department, as defined, or a fire protection district. This bill contains other related provisions and other existing laws. (Based on 05/06/2025 text)

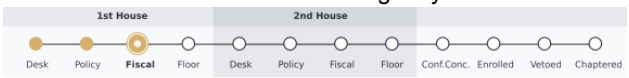
Priority: (5) Track/Watch

Subject: Municipal Funding and Procurement

SB 789 (**Menjivar, D**) **Taxation: information returns: vacant commercial real property.**

Current Text: 04/30/2025 - Amended **HTML** **PDF**

Status: 05/02/2025 - Set for hearing May 12.



Summary: Except as provided, the California Constitution requires that all property be taxed in proportion to its full value and assessed at the same percentage of fair market value. Existing statutory law, the Documentary Transfer Tax Act, authorizes the imposition of a tax by a county or city, as provided, with respect to specified instruments that transfer specified interests in real property. Existing law establishes the California Department of Tax and Fee Administration for the purpose of administering various taxes. This bill would require a person, as defined, that owns commercial property, as defined, in this state to register with the department, as provided. The bill would require every person owning commercial real property in this state to file an information return each year by a date determined by the department, as provided. The bill would require the information return to include specified information, including, among other requirements, whether any buildings or portions of buildings were vacant in the previous calendar year. The bill would authorize extensions of the time for a person to file an information return under specified circumstances, including for good cause. The bill would impose on any person who fails or refuses to timely furnish a return required by its provisions a penalty of $100 per commercial property that the person fails or refuses to timely furnish the information return. The bill would authorize the Director of Finance to make a loan from the General Fund to the department to implement those provisions, and would require any loan to be repaid from revenues from penalties imposed. By authorizing the expenditure of moneys from the General Fund for specified purposes, the bill would create an appropriation. This bill contains other related provisions. (Based on 04/30/2025 text)

Priority: (4) Standard

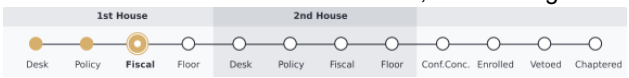
Subject: Municipal Funding and Procurement, Planning, Land Use, Housing

Planning, Land Use, Housing

AB 11 (**Lee, D**) **The Social Housing Act.**

Current Text: 12/02/2024 - Introduced **HTML** **PDF**

Status: 05/07/2025 - In committee: Set, first hearing. Referred to APPR. suspense file.



Summary: Existing law creates a housing authority in each county or city, which functions upon the adoption of a specified resolution by the relevant governing body. Existing law authorizes these housing authorities, within their jurisdictions, to construct, reconstruct, improve, alter, or repair all or part of any housing project. Existing law establishes various programs that provide housing assistance. This bill would enact the Social Housing Act and would create the California Housing Authority as an independent state body, the mission of which would be to ensure that social housing developments that are produced and acquired align with the goals of eliminating the gap between housing production and regional housing needs assessment targets and preserving affordable housing. The bill would prescribe a definition of social housing that would describe, in addition to housing owned by the authority, housing owned by other entities, as specified, provided that all social housing developed or authorized by the authority would be owned by the authority. This bill contains other related provisions. (Based on 12/02/2024 text)

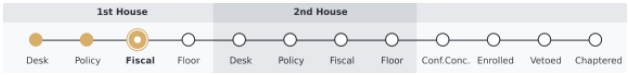
Priority: (5) Track/Watch

Subject: Planning, Land Use, Housing

AB 39 (**Zbur, D**) **General plans: Local Electrification Planning Act.**

Current Text: 04/24/2025 - Amended **HTML** **PDF**

Status: 05/01/2025 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 16. Noes 0.) (April 30). Re-referred to Com. on APPR.



Summary: Existing law, the Planning and Zoning Law, requires a city or county to adopt a comprehensive general plan for the city's or county's physical development that includes various elements, including, among others, a land use element that designates the proposed general distribution and general location and extent of the uses of the land in specified categories, and a circulation element that identifies the location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, as specified. This bill, the Local Electrification Planning Act, would require each city, county, or city and county, on or after January 1, 2027, but no later than January 1, 2030, to prepare and adopt a specified plan, or integrate a plan in the next adoption or revision of the general plan, that includes locally based goals, objectives, policies, and feasible implementation measures that include, among other things, the identification of opportunities to expand electric vehicle charging and other zero-emission vehicle fueling infrastructure, as specified, and includes policies and implementation measures that address the needs of disadvantaged communities, low-income households, and small businesses for equitable and prioritized investments in zero-emission technologies that directly benefit these groups. For these purposes, the bill would authorize a city, county, or city and county to incorporate by reference into the general plan a previously adopted similar plan that meets the above-described requirements, as specified. By increasing the duties of local public officials, the bill would establish a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 04/24/2025 text)

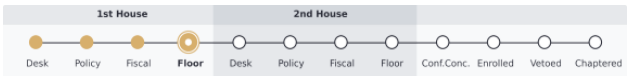
Priority: (5) Track/Watch

Subject: Planning, Land Use, Housing

AB 76 (**Alvarez, D**) **Surplus land: exempt surplus land: sectional planning area.**

Current Text: 04/21/2025 - Amended **HTML** **PDF**

Status: 05/01/2025 - Read second time. Ordered to third reading.



Summary: Existing law prescribes requirements for the disposal of surplus land by a local agency. Existing law defines terms for these purposes, including, among others, "surplus land" to mean land owned in fee simple by any local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use. Existing law defines "exempt surplus land" to mean, among other things, land that is subject to a sectional planning area document, as described, and meets specified requirements, including that at least 25% of the units are dedicated to lower income households, as specified, and that is developed at an average density of at least 10 units per acre calculated with respect to the entire sectional planning area. This bill would change those requirements so that at a minimum, 25% of units that are proposed by the sectional

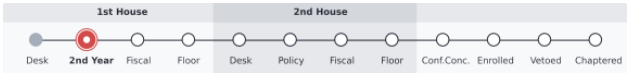
planning area document as adopted prior to January 1, 2019, and are not designated for students, faculty, or staff of an academic institution must be dedicated to lower income households, as specified, and that the land must be developed at an average density of at least 10 units per acre, in accordance with certain requirements and calculated with respect to the entire sectional planning area and inclusive of housing designated for students, faculty, and staff of an academic institution. (Based on 04/21/2025 text)

Priority: (4) Standard
Subject: Planning, Land Use, Housing

AB 98 (**Jackson, D**) **State property: City of Moreno Valley.**

Current Text: 04/24/2025 - Amended **HTML** **PDF**

Status: 05/01/2025 - Failed Deadline pursuant to Rule 61(a)(2). (Last location was G.O. on 2/3/2025)(May be acted upon Jan 2026)



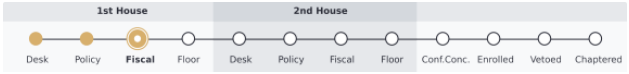
Summary: Existing law authorizes the Director of General Services to execute grants to real property belonging to the state in the name and upon behalf of the state, whenever the sale or exchange of real property is authorized or contemplated by law, if no other state agency is specifically authorized and directed to execute the grants. This bill would require the director to quitclaim to the City of Moreno Valley, at no cost to the city, all interests of the state in 10 specified parcels of land located in the City of Moreno Valley that consist mainly of undeveloped open-space land. The bill would require the City of Moreno Valley to use the land to conduct wildfire mitigation to ensure fire protection for residents and businesses, to increase open-space opportunities, and any other similar use the City of Moreno Valley deems necessary. The bill would exempt the land from specified provisions of law governing the disposal of surplus state real property. This bill would make legislative findings and declarations as to the necessity of a special statute for the City of Moreno. This bill would make legislative findings and declarations related to a gift of public funds. (Based on 04/24/2025 text)

Priority: (6) Info only
Subject: Planning, Land Use, Housing

AB 222 (**Bauer-Kahan, D**) **Data centers: energy usage reporting and efficiency standards: electricity rates.**

Current Text: 05/05/2025 - Amended **HTML** **PDF**

Status: 05/06/2025 - Re-referred to Com. on APPR.



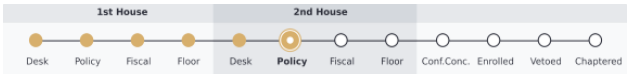
Summary: Existing law, on or before January 1, 2026, and before each time thereafter that a generative artificial intelligence system or service, as defined, or a substantial modification to a generative artificial intelligence system or service, released on or after January 1, 2022, is made available to Californians for use, regardless of whether the terms of that use include compensation, requires a developer of the system or service to post on the developer's internet website documentation regarding the data used to train the generative artificial intelligence system or service. This bill would require a developer, before using a covered model commercially or before making a covered model available for use by a third party, to estimate the total energy used to develop the covered model and the percentage of the total energy used to develop the covered model that was generated in California. The bill would also require a developer, on or before February 1, 2027, and annually thereafter, to estimate the total energy used by the developer to operate the covered model during the previous calendar year and the percentage of the estimated total energy that was generated in California. The bill would require the developer to publish on its internet website that energy usage data, as provided. This bill contains other related provisions and other existing laws. (Based on 05/05/2025 text)

Position: Support
Priority: (4) Standard
Subject: Planning, Land Use, Housing

AB 253 (**Ward, D**) **California Residential Private Permitting Review Act: residential building permits.**

Current Text: 03/13/2025 - Amended **HTML** **PDF**

Status: 04/23/2025 - Re-referred to Coms. on L. GOV. and HOUSING.

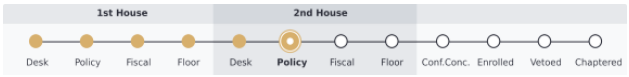


Summary: Existing law, the State Housing Law, establishes statewide construction and occupancy standards for buildings used for human habitation. Existing law authorizes a county's or city's governing body to prescribe fees for permits, certificates, or other forms or documents required or authorized under the State Housing Law. This bill, the California Residential Private Permitting Review Act, would require a county's or city's building department to prepare a residential building permit fee schedule and post the schedule on the county's or city's internet website, if the county or city prescribes residential building permit fees. This bill contains other related provisions and other existing laws. (Based on 03/13/2025 text)

Priority: (5) Track/Watch
Subject: Planning, Land Use, Housing

AB 306 (**Schultz, D**) **Building regulations: state building standards.**

Current Text: 03/12/2025 - Amended **HTML** **PDF**
Status: 04/23/2025 - Re-referred to Coms. on HOUSING and L. GOV.

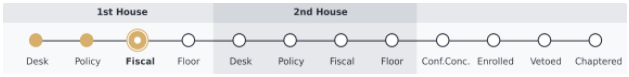


Summary: Existing law establishes the Department of Housing and Community Development (department) in the Business, Consumer Services, and Housing Agency. Existing law, the California Building Standards Law, establishes the California Building Standards Commission (commission) within the Department of General Services. Existing law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code (code). Existing law, the State Housing Law, establishes statewide construction and occupancy standards for buildings used for human habitation. Existing law requires, among other things, the building standards adopted and submitted by the department for approval by the commission, as specified, to be adopted by reference, with certain exceptions. Existing law authorizes any city or county to make changes in those building standards that are published in the code, including to green building standards. Existing law requires the governing body of a city or county, before making modifications or changes to those green building standards, to make an express finding that those modifications or changes are reasonably necessary because of local climatic, geological, or topographical conditions. This bill would, from June 1, 2025, until June 1, 2031, inclusive, prohibit a city or county from making changes that are applicable to residential units to the above-described building standards unless a certain condition is met, including that the commission deems those changes or modifications necessary as emergency standards to protect health and safety. By requiring a city or county to take certain actions relating to building standards, this bill would impose a state-mandated local program. This bill would, from June 1, 2025, until June 1, 2031, inclusive, require the commission to reject a modification or change to any building standard, as described above, affecting a residential unit and filed by the governing body of a city or county unless a certain condition is met, including that the commission deems those changes or modifications necessary as emergency standards to protect health and safety. The bill would also make related findings and declarations. This bill contains other related provisions and other existing laws. (Based on 03/12/2025 text)

Position: Oppose
Priority: (3) Significant
Subject: Planning, Land Use, Housing

AB 357 (**Alvarez, D**) **Coastal resources: coastal development permit application: higher education housing project.**

Current Text: 04/30/2025 - Amended **HTML** **PDF**
Status: 05/01/2025 - Re-referred to Com. on APPR.



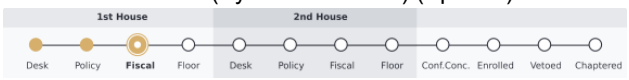
Summary: The Coastal Act of 1976, which is administered by the California Coastal Commission, requires a person wishing to perform or undertake any development in the coastal zone to obtain a coastal development permit. This bill would require the commission to approve or deny a complete application for a coastal development permit for a student housing project or a faculty and staff housing project within 90 days of submittal, except as specified. (Based on 04/30/2025 text)

Priority: (6) Info only
Subject: Planning, Land Use, Housing

AB 424 (**Davies, R**) **Alcohol and other drug programs: complaints.**

Current Text: 03/19/2025 - Amended **HTML** **PDF**

Status: 04/23/2025 - From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 16. Noes 0.) (April 22). Re-referred to Com. on APPR.



Summary: Existing law provides for the licensure and regulation of alcohol or other drug recovery or treatment facilities serving adults by the State Department of Health Care Services, as prescribed. Existing law prohibits the operation, establishment, management, conduct, or maintenance of an alcohol or other drug recovery or treatment facility to provide recovery, treatment, or detoxification services within this state without first obtaining a current valid license. This bill would, when the department receives a complaint against a licensed alcohol or other drug recovery or treatment facility, or a complaint alleging that a facility is unlawfully operating without a license, from a member of the public, require the department to provide, within 30 10 days of the date of the complaint, notice to the person filing the complaint that the complaint has been received and to provide, upon closing the complaint, notice to the person filing the complaint that the complaint has been closed and whether the department found the facility to be in violation of the provisions governing facility licensure and regulation. (Based on 03/19/2025 text)

Position: Support

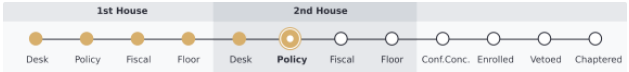
Priority: (4) Standard

Subject: Planning, Land Use, Housing

AB 492 (**Valencia, D**) **Alcohol and drug programs: licensing.**

Current Text: 02/10/2025 - Introduced **HTML** **PDF**

Status: 05/06/2025 - In Senate. Read first time. To Com. on RLS. for assignment.



Summary: Under existing law, the State Department of Health Care Services is responsible for administering prevention, treatment, and recovery services for alcohol and drug abuse and problem gambling. Existing law authorizes the department to issue a license to operate an alcohol or other drug recovery or treatment facility upon receipt of a completed written application, fire clearance, and licensing fee, as specified. This bill would require the department, whenever it issues a license to operate an alcohol or other drug recovery or treatment facility, to concurrently provide written notification of the issuance of the license to the city or county in which the facility is located. The bill would require the notice to include the name and mailing address of the licensee and the location of the facility. (Based on 02/10/2025 text)

Position: Support

Priority: (4) Standard

Subject: Planning, Land Use, Housing

AB 507 (**Haney, D**) **Adaptive reuse: streamlining: incentives.**

Current Text: 02/10/2025 - Introduced **HTML** **PDF**

Status: 05/01/2025 - Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. (Ayes 9. Noes 0.) (April 30). Re-referred to Com. on APPR.

Summary: Existing law, 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, including that the development is a multifamily housing development that contains two or more residential units. This bill would deem an adaptive reuse project a use by right in all zones, regardless of the zoning of the site, and subject to a streamlined, ministerial review process if the project meets specified requirements, subject to specified exceptions. In this regard, an adaptive reuse project, in order to qualify for the streamlined, ministerial review process, would be required to be proposed for an existing building that is less than 50 years old or

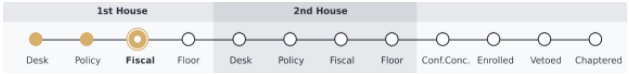
meets certain requirements regarding the preservation of historic resources, including the signing of an affidavit declaring that the project will comply with the United States Secretary of the Interior's Standards for Rehabilitation for, among other things, the preservation of exterior facades of a building that face a street, or receive federal or state historic rehabilitation tax credits, as specified. The bill would require an adaptive reuse project to meet specified affordability criteria. In this regard, the bill would require an adaptive reuse project for rental housing to include either 8% of the unit for very low income households and 5% of the units for extremely low income households or 15% of the units for lower income households. For an adaptive reuse project for owner-occupied housing, the bill would require the development to offer either 30% of the units at an affordable housing cost to moderate-income households or 15% of the units at an affordable housing cost to lower income households. For an adaptive reuse project including mixed uses, the bill would require at least one-half of the square footage of the adaptive reuse project to be dedicated to residential uses. This bill contains other related provisions and other existing laws. (Based on 02/10/2025 text)

Position: Oppose
Priority: (4) Standard
Subject: Planning, Land Use, Housing

AB 557 (**McKinnor, D**) **California Factory-Built Housing Law.**

Current Text: 04/24/2025 - Amended **HTML** **PDF**

Status: 04/28/2025 - Re-referred to Com. on L. GOV. Re-referred to Com. on APPR. pursuant to Assembly Rule 96. (Set for hearing on 05/14/2025)



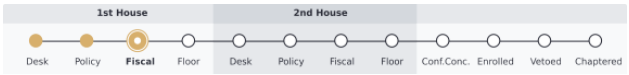
Summary: Existing law, the California Factory-Built Housing Law, requires all factory-built housing after a specified date that is sold or offered for sale to first users within the state to bear insignia of approval issued by the department, deems that housing to comply with the requirements of all ordinances or regulations enacted by any city, city and county, county, or district that may be applicable to the construction of housing, as specified, and prohibits a city, city and county, county, and district from requiring submittal of plans for any factory-built housing manufactured, or to be manufactured pursuant to these provisions, as specified. Existing law requires the department to provide by regulation for the qualification and disqualification of design approval agencies to perform approval of factory-built housing plans and specifications and makes approval by these agencies the equivalent of department approval. The law provides that any person who violates any of these provisions and other specified law is guilty of a misdemeanor, as specified. This bill would require plans or specifications of factory-built housing approved pursuant to these provisions to be approved by unit serial number and would authorize the approved plans or specifications to be used in subsequent development projects unless building standards relating to factory-built housing are modified, as specified. The bill would require the department and the design approval agencies to limit their review to the portions of a plan or specification that has not already received approval, as specified. By expanding the scope of an existing crime, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 04/24/2025 text)

Priority: (5) Track/Watch
Subject: Planning, Land Use, Housing

AB 609 (**Wicks, D**) **California Environmental Quality Act: exemption: housing development projects.**

Current Text: 05/05/2025 - Amended **HTML** **PDF**

Status: 05/06/2025 - Re-referred to Com. on APPR.



Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA exempts from its requirements various projects, including, but not limited to, housing projects that meet certain requirements. This bill would exempt from the requirements of CEQA a housing development project, as defined, that meets certain conditions relating to, for example, size, density, and location, including specific requirements for any housing on the project site located within 500 feet of a freeway. The bill

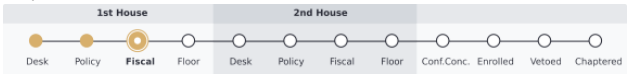
would require a local government, as a condition of approval for the development, to require the development proponent to complete a specified environmental assessment regarding hazardous substance releases. If a recognized environmental condition is found, the bill would require the development proponent to complete a preliminary endangerment assessment and specified mitigation based on that assessment. Because a lead agency would be required to determine whether a housing development project qualifies for this exemption, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 05/05/2025 text)

Priority: (4) Standard
Subject: Planning, Land Use, Housing

AB 610 (**Alvarez, D**) **Housing element: governmental constraints: disclosure statement.**

Current Text: 04/10/2025 - Amended **HTML** **PDF**

Status: 05/01/2025 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 10. Noes 0.) (April 30). Re-referred to Com. on APPR.



Summary: The Planning and Zoning Law requires a city or county to adopt a general plan for land use development that includes, among other things, a housing element. Existing law, commonly referred to as the Housing Element Law, prescribes requirements for a city's or county's preparation of, and compliance with, its housing element, and requires the Department of Housing and Community Development to review and determine whether the housing element substantially complies with the Housing Element Law, as specified. Existing law provides that a housing element or amendment is considered substantially compliant with the Housing Element Law when the local agency has adopted a housing element or amendment, the department or a court of competent jurisdiction determines the adopted housing element or amendment to be in substantial compliance with the Housing Element Law, and the department's compliance findings have not been superseded by subsequent contrary findings by the department or by a decision of a court of competent jurisdiction or the court's decision has not been overturned or superseded by a subsequent court decision or by statute. Existing law requires the housing element to include an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including, among others, locally adopted ordinances that directly impact the cost and supply of residential development. Existing law also requires the analysis to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need. This bill would require the housing element to include, in addition to the above-described analysis, a governmental constraints disclosure statement, as specified. The bill would also prohibit any new or amended covered governmental constraint, as defined, or a more stringent revision of a covered governmental constraint, from being adopted during within 3 years from the date the housing element or amendment is considered in substantial compliance with the Housing Element Law unless, among other things, it was both (1) included in the governmental constraints disclosure statement, and (2) the local government has completed all of the housing element program commitments to eliminate or mitigate covered governmental constraints contained in the prior and current planning periods, or the adoption of the measure is required by state or federal law and the local government has taken specified actions. By imposing new requirements upon local governments submitting a housing element, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 04/10/2025 text)

Priority: (4) Standard
Subject: Planning, Land Use, Housing

AB 647 (**González, Mark, D**) **Housing development approvals: residential units.**

Current Text: 04/24/2025 - Amended **HTML** **PDF**

Status: 05/01/2025 - Failed Deadline pursuant to Rule 61(a)(2). (Last location was L. GOV. on 4/24/2025)(May be acted upon Jan 2026)

Summary: Existing law, the Planning and Zoning law, requires a proposed housing development containing no more than 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, among other requirements, that the parcel subject to the proposed housing development is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as defined, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as defined. Existing law authorizes a local agency to impose

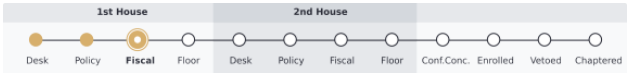
objective zoning standards, objective subdivision standards, and objective design review standards that do not conflict with specified provisions, except as provided. This bill would require a proposed housing development containing no more than 8 residential units that is located on a lot with an existing single-family home or is zoned for 8 or fewer residential units to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, among other requirements, that the proposed housing development dedicates at least one residential unit to deed-restricted affordable housing to households making at or below 80% of the area median income, as specified. The bill would prohibit a local agency from applying any development standard that will have the effect of physically precluding the construction of a housing development that meets those requirements, as specified, and from imposing on a housing development subject to these provisions any objective zoning standard or objective design standard that meets certain criteria, including imposing any requirement that applies to a project solely or partially on the basis that the housing development receives approval pursuant to these provisions. The bill would prohibit a setback, height limitation, lot coverage limitation, floor area ratio, or other standard that would limit residential development capacity from being required for certain structures. This bill contains other related provisions and other existing laws. (Based on 04/24/2025 text)

Position: Oppose
Priority: (2) Priority
Subject: Planning, Land Use, Housing

AB 650 (**Papan, D**) **Planning and zoning: housing element: regional housing needs allocation.**

Current Text: 04/24/2025 - Amended **HTML** **PDF**

Status: 05/01/2025 - Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. (Ayes 9. Noes 0.) (April 30). Re-referred to Com. on APPR.



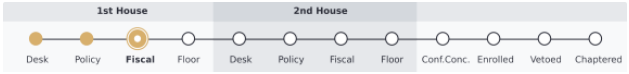
Summary: Existing law, the Planning and Zoning Law, requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, which includes, among other mandatory elements, a housing element. Existing law requires a public agency to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and take no action that is materially inconsistent with its obligation to affirmatively further fair housing. Existing law defines “affirmatively furthering fair housing,” as provided. The Planning and Zoning Law requires that a housing element include, among other things, a program that sets forth a schedule of actions during the planning period. Existing law requires the Department of Housing and Community Development to develop a standardized reporting format for programs and actions taken pursuant to the requirement to affirmatively further fair housing. This bill would require the department to develop the above-described standardized reporting format on or before December 31, 2026. This bill contains other related provisions and other existing laws. (Based on 04/24/2025 text)

Position: Support
Priority: (2) Priority
Subject: Planning, Land Use, Housing

AB 660 (**Wilson, D**) **Planning and Zoning Law: postentitlement phase permits.**

Current Text: 04/24/2025 - Amended **HTML** **PDF**

Status: 05/01/2025 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 11. Noes 0.) (April 30). Re-referred to Com. on APPR.



Summary: The Planning and Zoning Law requires a local agency, as defined, to compile one or more lists that specify in detail the information required from any applicant for a postentitlement phase permit, as defined. Existing law also establishes time limits for completing reviews regarding whether an application for a postentitlement phase permit is complete and compliant, and whether to approve or deny an application. If a local agency finds that a complete application is noncompliant, existing law requires the local agency to provide the applicant with a list of items that are noncompliant and a description of how the application can be remedied by the applicant within specified time limits. Existing law requires the time limits to be tolled, if the local agency requires review of the application by an outside entity, until the outside entity completes the review and returns the application to the local agency, as specified. This bill would prohibit the local agency from requiring or requesting more than 2 plan check and specification reviews in connection with an application for a building permit, as part of its review, except as specified. The bill, if a local agency finds that a complete application is noncompliant, would prohibit a local agency

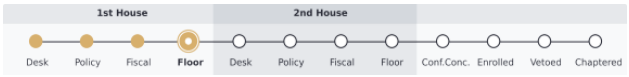
from requesting or requiring any action or inaction as a result of a building inspection undertaken to assess compliance with the applicable building permit standards that would represent a deviation from a previously approved building plan or similar approval for the building permit, except as specified. The bill would remove the above-described tolling requirements relating to outside entity reviews. This bill contains other related provisions and other existing laws. (Based on 04/24/2025 text)

Priority: (5) Track/Watch
Subject: Planning, Land Use, Housing

AB 712 (**Wicks, D**) **Housing reform laws: enforcement actions: fines and penalties.**

Current Text: 05/05/2025 - Amended **HTML** **PDF**

Status: 05/05/2025 - Read third time and amended. Ordered to third reading.



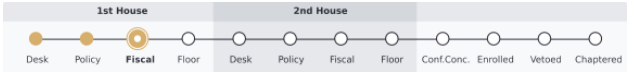
Summary: Existing law within the Planning and Zoning Law describes various reforms and incentives enacted by the Legislature to facilitate and expedite the construction of affordable housing. Existing law within the Planning and Zoning Law, in certain civil actions or proceedings against a public entity that has issued specified approvals for a housing development, authorizes a court to award all reasonably incurred costs of suit to a prevailing public entity or nonprofit housing corporation that is a real party in interest and the permit applicant of the low- or moderate-income housing if the court makes specified findings. This bill, where the applicant for a housing development is a prevailing party in an action brought by the applicant to enforce the public agency's compliance with a housing reform law as applied to the applicant's housing development project, would entitle an applicant for a housing development project to reasonable attorney's fees and costs and would require a court to impose fines on a local agency, as specified. The bill would prohibit a public agency from requiring the applicant to indemnify, defend, or hold harmless the public agency in any action alleging the public agency violated the applicant's rights or deprived the applicant of the benefits or protection provide by a housing reform law. The bill would define housing reform law as a law that establishes or facilitates protections for the benefit of applicants for housing development projects or imposes limitations on a public agency for the benefit of housing development projects. (Based on 05/05/2025 text)

Priority: (5) Track/Watch
Subject: Legal and Records Management, Planning, Land Use, Housing

AB 735 (**Carrillo, D**) **Planning and zoning: logistics use: truck routes.**

Current Text: 04/24/2025 - Amended **HTML** **PDF**

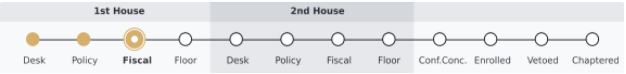
Status: 05/01/2025 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 8. Noes 0.) (April 30). Re-referred to Com. on APPR.



Summary: Existing law, beginning January 1, 2026, prescribes various statewide warehouse design and build standards for any proposed new or expanded logistics use developments, as specified, including, among other things, standards for building design and location, parking, truck loading bays, landscaping buffers, entry gates, and signage. Existing law defines various terms, including "21st century warehouse," and "tier 1 21st century warehouse," for purposes of those provisions as logistics uses that, among other things, comply with specified building and energy efficiency standards, including requirements related to the availability of conduits and electrical hookups to power climate control equipment at loading bays, as specified. Existing law, subject to specified exceptions, defines "logistics use" for these purposes to mean a building in which cargo, goods, or products are moved or stored for later distribution to business or retail customers, or both, that does not predominantly serve retail customers for onsite purchases, and heavy-duty trucks are primarily involved in the movement of the cargo, goods, or products. This bill would clarify that a 21st century warehouse and a tier 1 21st century warehouse are required to comply with those standards as are in effect at the time that the building permit for a development of a 21st century warehouse is issued and make other clarifying changes relating to permissibility of use of conduits and electrical hookups at loading bays at those locations. The bill would revise the definition of "logistics use" for these purposes to instead mean a building that is primarily used as a warehouse for the movement or the storage of cargo, goods, or products that are moved to business or retail customers, or both, that does not predominantly serve retail customers for onsite purchases, and heavy-duty trucks are primarily involved in the movement of the cargo, goods, or products. The bill would make various other technical and conforming changes to the provisions governing logistics use development. This bill contains other related provisions and other existing laws. (Based on 04/24/2025 text)

Priority: (2) Priority
Subject: Planning, Land Use, Housing

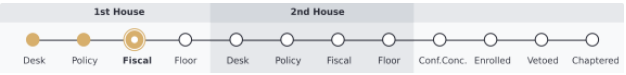
AB 736 (**Wicks, D**) **The Affordable Housing Bond Act of 2026.**
Current Text: 04/10/2025 - Amended **HTML** **PDF**
Status: 04/30/2025 - In committee: Set, first hearing. Referred to suspense file.



Summary: Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and downpayment assistance for first-time home buyers. Existing law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law and requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks. This bill would enact the Affordable Housing Bond Act of 2026, which, if adopted, would authorize the issuance of bonds in the amount of $10,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance programs to fund affordable rental housing and home ownership programs, including, among others, the Multifamily Housing Program, the CalHome Program, and the Joe Serna, Jr. Farmworker Housing Grant Program. This bill contains other related provisions. (Based on 04/10/2025 text)

Position: Support
Priority: (5) Track/Watch
Subject: Planning, Land Use, Housing

AB 782 (**Quirk-Silva, D**) **Subdivisions: security.**
Current Text: 05/05/2025 - Amended **HTML** **PDF**
Status: 05/06/2025 - Read second time. Ordered to third reading. Re-referred to Com. on APPR. pursuant to Joint Rule 10.5.

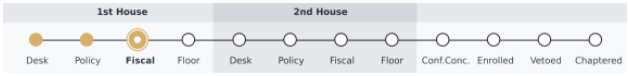


Summary: Existing law, the Subdivision Map Act, vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps, and the modification of those maps. The act requires prescribed security from a developer if the act or a local ordinance authorizes or requires the furnishing of security in connection with the performance of any act or agreement. Existing law requires the Real Estate Commissioner to make an examination of any subdivision, and to, unless there are grounds for denial, issue to the subdivider a public report authorizing the sale or lease of the lots or parcels within the subdivision. Existing law specifies the grounds for denial, including, among other things, the inability to demonstrate that adequate financial arrangements have been made for all offsite improvements included in the offering or the inability to demonstrate that adequate financial arrangements have been made for any community, recreational, or other facilities included in the offering. This bill, with respect to a residential development or project, would prohibit a local agency from requiring the furnishing of security in connection with the performance of any act or agreement related to an improvement that will be privately owned and maintained, and from conditioning the subdivision or any approval necessary for the development or construction of the project as a whole on the furnishing of that security related to an improvement that will be privately owned and maintained, if a security has been furnished for the same improvement pursuant to specified laws relating to real estate transactions, including with respect to the issuance of the public report by the Real Estate Commissioner described above. The bill would also prohibit the Real Estate Commissioner, in issuing a public report for a residential development or project, from requiring the furnishing of a security in connection with the performance of any act or agreement related to an improvement that will be publicly owned and maintained if the Real Estate Commissioner determines that sufficient security has been furnished to a local agency for the same improvement, as provided. This bill contains other existing laws. (Based on 05/05/2025 text)

Priority: (5) Track/Watch
Subject: Planning, Land Use, Housing

AB 818 (**Ávila Farías, D**) **Permit Streamlining Act: local emergencies.**
Current Text: 04/24/2025 - Amended **HTML** **PDF**

Status: 04/30/2025 - Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 10. Noes 0.) (April 30). Re-referred to Com. on APPR.



Summary: Existing law, the Permit Streamlining Act, requires a public agency to determine whether an application for a development project is complete within specified time periods, as specified. The act requires a public agency that is the lead agency for a development project to approve or disapprove that project within specified time periods. Existing law, the California Emergency Services Act, among other things, authorizes a local emergency to be proclaimed by the governing body of a city, county, or city and county, as specified, and grants political subdivisions various powers and authorities in periods of local emergency. This bill would require a local agency to approve or disapprove an application for a permit necessary to rebuild or repair an affected property, as defined and specified. The bill would require a local agency to approve an application, within 14 days of receipt of the application, for a construction permit for any of the specified structures intended to be used by a person until the rebuilding or repair of an affected property is complete. By imposing new duties on local agencies, this bill would impose a state-mandated local program. The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities. This bill contains other related provisions and other existing laws. (Based on 04/24/2025 text)

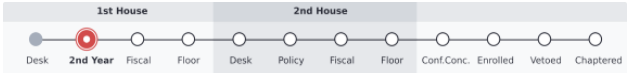
Priority: (5) Track/Watch

Subject: Planning, Land Use, Housing

AB 874 (**Ávila Farías, D**) **Mitigation Fee Act: waiver of fees: affordable rental housing.**

Current Text: 02/19/2025 - Introduced **HTML** **PDF**

Status: 05/01/2025 - Failed Deadline pursuant to Rule 61(a)(2). (Last location was L. GOV. on 3/10/2025)(May be acted upon Jan 2026)



Summary: Existing law, the Mitigation Fee Act, imposes certain requirements on a local agency that imposes a fee as a condition of approval of a development project that is imposed to provide for an improvement to be constructed to serve the development project, or a fee for public improvements, as specified. The act also regulates fees for development projects and fees for specific purposes, including water and sewer connection fees, among others. The act, among other things, requires local agencies to comply with various conditions when imposing fees, extractions, or charges as a condition of approval of a proposed development or development project. The act prohibits a local agency that imposes fees or charges on a residential development for the construction of public improvements or facilities from requiring the payment of those fees or charges until the date of the final inspection or the date the certificate of occupancy is issued, whichever occurs first, except for utility service fees, as provided. This bill would require a local agency to waive fees or charges that are collected by a local agency to fund the construction of public improvements or facilities for residential developments subject to a regulatory agreement with a public entity, as provided, that includes certain income and affordability requirements. The bill would exclude from this requirement those fees or charges, as applicable, for the construction or reconstruction of school facilities or that cover the cost of code enforcement, inspection services, or other fees collected to pay for the cost of enforcement of local ordinances or state law. (Based on 02/19/2025 text)

Position: Oppose

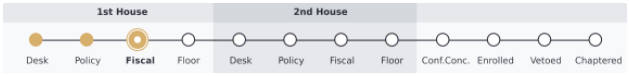
Priority: (4) Standard

Subject: Planning, Land Use, Housing

AB 920 (**Caloza, D**) **Permit Streamlining Act: housing development projects: centralized application portal.**

Current Text: 04/24/2025 - Amended **HTML** **PDF**

Status: 04/30/2025 - Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 10. Noes 0.) (April 30). Re-referred to Com. on APPR.



Summary: The Permit Streamlining Act requires a public agency that is the lead agency for a development project to approve or disapprove that project within specified time periods. Existing law requires a city or county that has an internet website to, among other things, make a fee estimate tool that the public can use to calculate an estimate of fees and exactions for a proposed housing development project available on its internet website. This bill would require a city or county with a population of

150,000 or more persons that has an internet website to make a centralized application portal available on its internet website to applicants for housing development projects, as prescribed. The bill would, notwithstanding that provision, authorize a city or county described above to make a centralized application portal available on its internet website no later than January 1, 2030, if the legislative body of the city or county, on or before January 1, 2028, takes certain action, including initiating a procurement process to make a centralized application portal available on its internet website. The bill would require the centralized application portal to allow for tracking of the status of an application. The bill would specify that a city or county is not required to provide the status of any permit or inspection required by another local agency, a state agency, or a utility provider. The bill would define various terms for purposes of its provisions. The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities. This bill contains other related provisions and other existing laws. (Based on 04/24/2025 text)

Priority: (5) Track/Watch
Subject: Planning, Land Use, Housing

AB 961 (Ávila Farías, D) **Hazardous materials: California Land Reuse and Revitalization Act of 2004.**

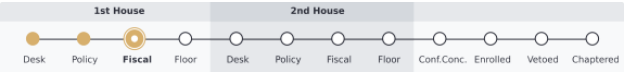
Current Text: 02/20/2025 - Introduced **HTML** **PDF**
Status: 04/09/2025 - In committee: Set, first hearing. Referred to APPR. suspense file.

Summary: The California Land Reuse and Revitalization Act of 2004 provides, among other things, that an innocent landowner, bona fide purchaser, or contiguous property owner, as defined, qualifies for immunity from liability from certain state statutory and common laws for pollution conditions caused by a release or threatened release of a hazardous material if specified conditions are met, including entering into an agreement for a specified site assessment and response plan. The act prohibits the Department of Toxic Substances Control, the State Water Resources Control Board, and a California regional water quality control board from requiring one of those persons to take a response action under certain state laws, except as specified. Existing law repeals the act on January 1, 2027. Existing law provides that a person who qualifies for immunity under the act before January 1, 2027, shall continue to have that immunity on and after January 1, 2027, if the person continues to be in compliance with the requirements of the former act. This bill would extend the repeal date of the act to January 1, 2037, and would provide that a person who qualifies for immunity under the act before January 1, 2037, shall continue to have that immunity on and after January 1, 2037, if the person continues to be in compliance with the requirements of the former act. (Based on 02/20/2025 text)

Priority: (5) Track/Watch
Subject: Planning, Land Use, Housing

AB 996 (Pellerin, D) **Public Resources: California Coastal Act of 1976: California Coastal Planning Fund: sea level rise plans.**

Current Text: 04/30/2025 - Amended **HTML** **PDF**
Status: 05/01/2025 - Re-referred to Com. on APPR.



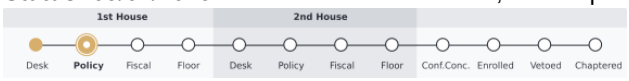
Summary: Existing law, the California Coastal Act of 1976, provides for the protection of California's coast and requires any person wishing to perform or undertake any development in the coastal zone, as defined, to obtain a coastal development permit, except as specified. The act requires the issuance of a coastal development permit if the proposed development is in conformity with the certified local coastal program. The act provides for the certification of local coastal programs by the California Coastal Commission. The bill would establish the California Coastal Planning Fund in the State Treasury to help local governments adequately plan for the protection of coastal resources and public accessibility to the coastline. The bill would, upon appropriation by the Legislature, make moneys in the fund available to the commission for various state and local costs relating to local coastal program development and sea level rise plans and to administer the fund, as provided. The bill would authorize the commission to expend moneys in the fund to assist specified eligible recipients, including, among others, the San Francisco Bay Conservation and Development Commission, and to take specified action to administer the fund. The bill would authorize the San Francisco Bay Conservation and Development Commission to set appropriate requirements as a condition of funding for moneys provided to it from the fund. The bill would make findings and declarations related to a gift of public funds. This bill contains other related provisions and other existing laws. (Based on 04/30/2025 text)

Priority: (5) Track/Watch
Subject: Planning, Land Use, Housing

AB 1026 (Wilson, D) **Planning and zoning: housing development projects: postentitlement phase permits: electrical corporations.**

Current Text: 04/10/2025 - Amended **HTML** **PDF**

Status: 05/07/2025 - From committee: Amend, and do pass as amended. (Ayes 15. Noes 0.) (May 7).



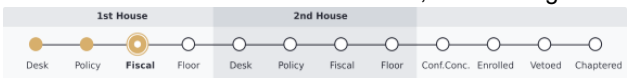
Summary: Existing law relating to housing development approval requires a local agency to compile a list of information needed to approve or deny a postentitlement phase permit, to post an example of a complete, approved application and an example of a complete set of postentitlement phase permits for at least 5 types of housing development projects in the jurisdiction, as specified, and to make those items available to all applicants for these permits no later than January 1, 2024. This bill would require an electrical corporation, as defined, to compile a list of information needed to approve or deny a postentitlement phase permit, to post an example of a complete, approved application and an example of a complete set of postentitlement phase permits for a housing development project, and to make those items available to all applicants for these permits no later than July 1, 2026. The bill would also require an electrical corporation to determine if an application for those permits is complete and provide notice or otherwise provide certain information under a specified procedure. The bill would define various terms for its purposes. This bill contains other related provisions and other existing laws. (Based on 04/10/2025 text)

Priority: (5) Track/Watch
Subject: Planning, Land Use, Housing

AB 1050 (Schultz, D) **Unlawfully restrictive covenants: housing developments: reciprocal easement agreements.**

Current Text: 03/27/2025 - Amended **HTML** **PDF**

Status: 04/09/2025 - In committee: Set, first hearing. Referred to APPR. suspense file.



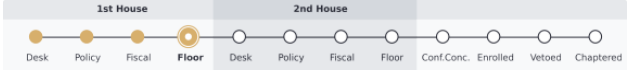
Summary: Existing law provides that specified recorded covenants, conditions, restrictions, or private limits on the use of land contained in specified instruments affecting the transfer or sale of any interest in real property are not enforceable against the owner of an affordable housing development, as defined, if an approved restrictive covenant affordable housing modification document has been recorded in the public record, as provided. As part of this process, existing law requires the owner to submit to the county recorder a copy of the original restrictive covenant and any documents the owner believes necessary to establish that the property qualifies as an affordable housing development and requires the county counsel to determine, among other things, if the property qualifies as an affordable housing development and if a modification document may be recorded. Existing law provides that these provisions do not authorize any development that is not otherwise consistent with local general plans, zoning ordinances, and any applicable specific plan. This bill would extend those provisions to any housing development that is owned or controlled by an entity or individual that has submitted a development project application to redevelop an existing commercial property that includes residential uses permitted by state housing laws or local land use and zoning regulations and would make various conforming changes. The bill would additionally make these provisions applicable to covenants, conditions, restrictions, or private limits contained in a reciprocal easement agreement, as provided. The bill would further provide that these provisions do not authorize any development that is not otherwise consistent with state housing laws. By imposing additional duties on county officials, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 03/27/2025 text)

Priority: (5) Track/Watch
Subject: Planning, Land Use, Housing

AB 1061 (Quirk-Silva, D) **Housing developments: urban lot splits: historical resources.**

Current Text: 03/28/2025 - Amended **HTML** **PDF**

Status: 05/01/2025 - Read second time. Ordered to third reading.

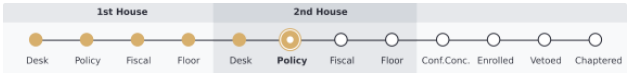


Summary: Under the Planning and Zoning Law, the legislative body of a county or city may adopt ordinances that, among other things, regulate the use of buildings, structures, and land, as provided. The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps. Existing law requires a local agency to consider ministerially a specified proposed housing development or to ministerially approve a parcel map for an urban lot split if the development or parcel meets specified requirements, including, that the development or parcel is not located within a historic district or property included on the State Historic Resources Inventory or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to city or county ordinance, as specified. Existing law authorizes a local agency to impose specified objective standards on the development or parcel created by an urban lot split, but prohibits a local agency from, among other things, requiring setback for an existing structure or structure constructed in the same location and to the same dimensions of an existing structure. With respect to ministerial review of a housing development under the above-described provisions, this bill would, if the other specified requirements are met, instead require a local agency to consider ministerially a proposed housing development or that is not located on a parcel individually listed as a historical resource included in the State Historical Resources Inventory, as specified, or within a property individually designated or listed as a city or county landmark under a city or county ordinance. The bill would additionally prohibit the development from demolishing more than 25% of the exterior wall area or affecting the character-defining exterior features of a contributing structure, as specified. The bill, with respect to the requirement to ministerially approve a housing development under the above-described provisions, would remove the setback prohibition. The bill would also authorize a local government to adopt objective standards on the development that prevents adverse impact on a property that is included on the State Historic Resources Inventory or for the purposes of maintaining the historical value of a historic district listed in the California Register of Historical Resources, as specified.This bill contains other existing laws. (Based on 03/28/2025 text)

Priority: (5) Track/Watch
Subject: Planning, Land Use, Housing

AB 1154 (**Carrillo, D**) **Accessory dwelling units: junior accessory dwelling units.**

Current Text: 02/20/2025 - Introduced **HTML** **PDF**
Status: 05/07/2025 - Referred to Coms. on HOUSING and L. GOV.

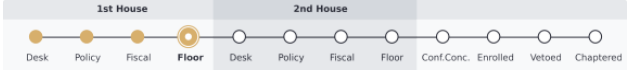


Summary: The Planning and Zoning Law, among other things, provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. Existing law prohibits a local agency from imposing parking standards for an accessory dwelling unit under certain circumstances, whether or not the local agency has adopted a local ordinance pursuant to the above provisions. Under existing law, those circumstances include, among others, if the accessory dwelling unit is located within 1/2 of one mile walking distance of public transit or there is a car share vehicle located within one block of the accessory dwelling unit. This bill would additionally prohibit a local agency from imposing any parking standards if the accessory dwelling unit is 500 square feet or smaller. This bill contains other related provisions and other existing laws. (Based on 02/20/2025 text)

Position: Oppose
Priority: (4) Standard
Subject: Planning, Land Use, Housing

AB 1206 (**Harabedian, D**) **Single-family and multifamily housing units: preapproved plans.**

Current Text: 03/27/2025 - Amended **HTML** **PDF**
Status: 04/24/2025 - Read second time. Ordered to third reading.

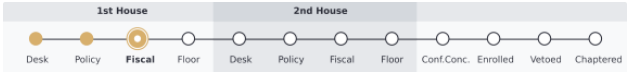


Summary: Existing law, the Planning and Zoning Law, provides for the adoption and administration of zoning laws, ordinances, rules and regulations by counties and cities and the implementation of those general plans as may be in effect in those counties or cities. In that regard, existing law requires each local agency, by January 1, 2025, to develop a program for the preapproval of accessory dwelling unit plans. This bill would require each local agency, as defined and by July 1, 2026, to develop a program for the preapproval of single-family and multifamily residential housing plans, whereby the local agency accepts single-family and multifamily plan submissions for preapproval and approves or denies the

preapproval applications, as specified. The bill would authorize a local agency to charge a fee to an applicant for the preapproval of a single-family or multifamily residential housing plan, as specified. The bill would require the local agency to post preapproved single-family or multifamily residential housing plans and the contact information of the applicant on the local agency's internet website. The bill would require a local agency to either approve or deny an application for a single-family or multifamily residential housing unit, both as defined, within 30 days if the lot meets certain conditions and the application utilizes either a single-family or multifamily residential housing unit plan preapproved within the current triennial California Building Standards Code rulemaking cycle or a plan that is identical to a plan used in an application for a single-family or multifamily residential housing unit approved by the local agency within the current triennial California Building Standards Code rulemaking cycle. The bill would also provide that its provisions do not prevent a local agency from voluntarily accepting or admitting additional plans at higher densities in additional zoning districts into the preapproved housing plan program, at the local agency's discretion. By imposing new duties on local agencies, the bill would create a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 03/27/2025 text)

Priority: (4) Standard
Subject: Planning, Land Use, Housing

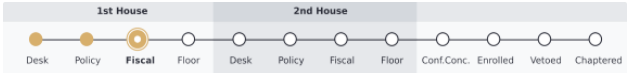
AB 1276 (Carrillo, D) **Housing developments: ordinances, policies, and standards.**
Current Text: 03/24/2025 - Amended **HTML** **PDF**
Status: 05/01/2025 - From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 10. Noes 0.) (April 30). Re-referred to Com. on APPR.



Summary: The Planning and Zoning law, among other things, authorizes a development proponent to submit an application for a development that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit, if the development satisfies specified objective planning standards. The Housing Accountability Act, which is part of the Planning and Zoning Law, prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project, as defined for purposes of the act, for very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified written findings based on a preponderance of the evidence in the record. That act states that it shall not be construed to prohibit a local agency from requiring a housing development project to comply with objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with, meeting the jurisdiction's share of the regional housing need, except as provided. The act further provides that for its purposes, a housing development project or emergency shelter shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity. The act requires a housing development project to be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application, as specified, was submitted, except as otherwise provided. The act defines "ordinances, policies, and standards" to include general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, as defined, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions. This bill would include in the definition of "ordinances, policies, and standards" materials requirements, postentitlement permit standards, and any rules, regulations, determinations, and other requirements adopted or implemented by other public agencies, as defined. (Based on 03/24/2025 text)

Priority: (4) Standard
Subject: Planning, Land Use, Housing

AB 1294 (Haney, D) **Planning and zoning: housing development: standardized application form.**
Current Text: 04/22/2025 - Amended **HTML** **PDF**
Status: 05/01/2025 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 10. Noes 0.) (April 30). Re-referred to Com. on APPR.



Summary: The Permit Streamlining Act, among other things, requires each public agency to provide a development project applicant with a list that specifies the information that will be required from any applicant for a development project. The act requires a public agency that has received an application for

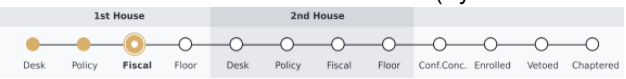
a development project to determine in writing whether the application is complete within 30 calendar days and to immediately transmit the determination to the applicant of the development project. This bill would require that an application for a housing entitlement, as defined, be deemed complete upon payment of the permit processing fees and upon providing specified information, including, among other things, a description of the proposed housing development project and a list of the approvals requested by the applicant. The bill would require, on or before July 1, 2026, the Department of Housing and Community Development to adopt a standardized application form that applicants for a housing entitlement may use for the purpose of satisfying these requirements and would require, on or after October 1, 2026, a city, county, or city and county to accept an application submitted on the standardized application form. The bill would prohibit the city, county, or city and county from requiring submission of any other forms, beside the standardized application form, except as specified. The bill would authorize the city, county, or city and county to develop its own application forms or templates for different housing entitlements, subject to the requirements of this bill. This bill contains other related provisions and other existing laws. (Based on 04/22/2025 text)

Priority: (5) Track/Watch
Subject: Planning, Land Use, Housing

AB 1308 (**Hoover, R**) **Residential building permits: fees: inspections.**

Current Text: 04/24/2025 - Amended **HTML** **PDF**

Status: 04/30/2025 - Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 10. Noes 0.) (April 30). Re-referred to Com. on APPR.



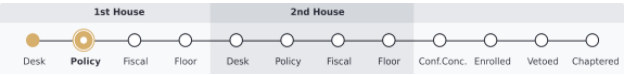
Summary: Existing law, the State Housing Law, establishes statewide construction and occupancy standards for buildings used for human habitation. Existing law authorizes a county's or city's governing body to prescribe fees for permits, certificates, or other forms or documents required or authorized under the State Housing Law. Existing law entitles a permittee to reimbursement of the permit fees if the county or city fails to conduct an inspection of the permitted work for which the permit fees have been charged within 60 days of receiving notice of completion of the permitted work. This bill would require a county's or city's building department to prepare a residential building permit fee schedule and post the schedule on the county's or city's internet website, if the county or city prescribes residential building permit fees. The bill would specify that the above-described provision entitling a permittee to reimbursement of permit fees does not apply to certain inspections performed by a private professional provider, as defined. This bill contains other related provisions and other existing laws. (Based on 04/24/2025 text)

Priority: (4) Standard
Subject: Planning, Land Use, Housing

AB 1407 (**Wallis, R**) **Planning and Zoning Law: housing elements: rezoning.**

Current Text: 03/28/2025 - Amended **HTML** **PDF**

Status: 04/01/2025 - Re-referred to Com. on H. & C.D.



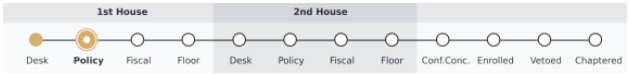
Summary: Existing law requires a city or county to prepare and adopt a general plan for its jurisdiction that contains certain mandatory elements, including a housing element. Existing law requires the housing element to identify adequate sites for housing. Existing law requires the housing element to contain an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. Existing law requires rezoning, as specified, when an inventory of sites does not identify adequate sites to accommodate the need for groups of specified household income levels. If the local government fails to adopt a housing element that the Department of Housing and Community Development has found to be in substantial compliance with specified law within 120 days of the statutory deadline for adoption of the housing element, existing law requires the local government to complete this rezoning no later than one year from the statutory deadline for adoption of the housing element. This bill would extend the above-described one-year deadline to one year and 6 months. (Based on 03/28/2025 text)

Priority: (4) Standard
Subject: Planning, Land Use, Housing

SB 9 (**Arreguín, D**) **Accessory Dwelling Units: owner-occupant requirements.**

Current Text: 04/28/2025 - Amended **HTML** **PDF**

Status: 05/07/2025 - From committee: Do pass as amended. (Ayes 5. Noes 0.) (May 7).



Summary: The Planning and Zoning Law provides for the creation of an accessory dwelling unit by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards. The law prohibits a local agency from imposing an owner-occupant requirement or any additional standards, except as specified, when evaluating a proposed accessory dwelling unit on a lot that includes a proposed or existing single-family dwelling. The law also prohibits a local agency from imposing parking standards for an accessory dwelling unit, as specified, whether or not the local agency has adopted a local ordinance pursuant to these provisions. This bill would additionally prohibit a local agency from imposing an owner-occupant requirement for a proposed or existing accessory dwelling unit whether or not the local agency has adopted a local ordinance pursuant to these provisions. (Based on 04/28/2025 text)

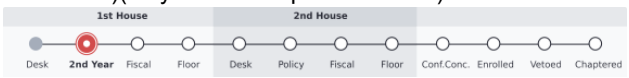
Priority: (4) Standard

Subject: Planning, Land Use, Housing

SB 73 (**Cervantes, D**) **California Environmental Quality Act: exemptions.**

Current Text: 01/15/2025 - Introduced **HTML** **PDF**

Status: 05/01/2025 - Failed Deadline pursuant to Rule 61(a)(2). (Last location was E.Q. on 1/29/2025)(May be acted upon Jan 2026)



Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report (EIR) on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA exempts from its requirements certain residential, employment center, and mixed-use development projects meeting specified criteria, including that the project is located in a transit priority area and that the project is undertaken and is consistent with a specific plan for which an environmental impact report has been certified. This bill would additionally exempt those projects located in a very low vehicle travel area, as defined. The bill would require that the project is undertaken and is consistent with either a specific plan prepared pursuant to specific provisions of law or a community plan, as defined, for which an EIR has been certified within the preceding 15 years in order to be exempt. The bill would additionally require the project site to have been previously developed or to be a vacant site meeting certain requirements. Because a lead agency would be required to determine the applicability of this exemption, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 01/15/2025 text)

Priority: (3) Significant

Subject: Planning, Land Use, Housing, Transportation & Infrastructure

SB 79 (**Wiener, D**) **Local government land: public transit use: housing development: transit-oriented development.**

Current Text: 04/23/2025 - Amended **HTML** **PDF**

Status: 05/05/2025 - May 12 set for first hearing canceled at the request of author.

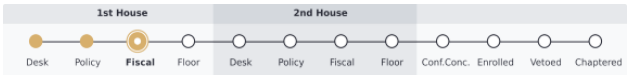
Summary: Existing law prescribes requirements for the disposal of surplus land by a local agency. Existing law defines “surplus land” for these purposes to mean land owned in fee simple by any local agency for which the local agency’s governing body takes formal action declaring that the land is surplus and is not necessary for the agency’s use. Existing law defines “agency’s use” for these purposes to include land that is being used for agency work or operations, as provided. Existing law exempts from this definition of “agency’s use” certain commercial or industrial uses, except that in the case of a local agency that is a district, except a local agency whose primary purpose or mission is to supply the public with a transportation system, “agency’s use” may include commercial or industrial uses or activities, as specified. This bill would additionally include land leased to support public transit operations in the

definition of “agency’s use,” as described above. The bill would also revise the definition of “agency’s use” with respect to commercial or industrial uses to instead provide that a district or a public transit operator may use land for commercial or industrial uses or activities, as described above. This bill contains other related provisions and other existing laws. (Based on 04/23/2025 text)

Position: Oppose
Priority: (2) Priority
Subject: Planning, Land Use, Housing

SB 92 (**Blakespear, D**) **Housing development: density bonuses.**

Current Text: 05/05/2025 - Amended **HTML** **PDF**
Status: 05/05/2025 - Read second time and amended. Re-referred to Com. on APPR.

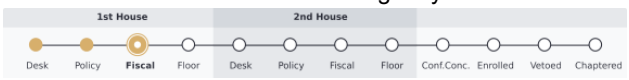


Summary: Existing law, commonly referred to as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development, as defined, within the city or county with a density bonus, other incentives or concessions, and waivers or reductions of development standards, as specified, if the developer agrees to construct specified percentages of units for lower income households or very low income households, and meets other requirements. This bill would specify that certain provisions of the Density Bonus Law do not require a city, county, or city and county to approve, grant a concession or incentive requiring approval of, or waive or reduce development standards otherwise applicable to, transient lodging as part of a housing development, except as specified. The bill would also specify that a city, county, or city and county is authorized, but not required, to provide concessions or incentives or waivers or reductions of development standards allowing for an increase in floor area to apply to the nonresidential portion, or specified parking, of a housing development. (Based on 05/05/2025 text)

Priority: (5) Track/Watch
Subject: Planning, Land Use, Housing

SB 328 (**Grayson, D**) **Hazardous waste generation and handling fees: Department of Toxic Substances Control oversight and postentitlement phase permit responses: housing development, park, or open-space projects and nonprofit entity requests.**

Current Text: 04/29/2025 - Amended **HTML** **PDF**
Status: 05/02/2025 - Set for hearing May 12.



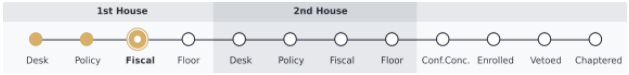
Summary: The hazardous waste control laws require the Department of Toxic Substances Control to regulate the handling and management of hazardous waste and hazardous materials. A violation of the hazardous waste control laws is a crime. Existing law, which is part of the Planning and Zoning Law, establishes time limits for a local agency, as defined, to complete reviews regarding whether an application for a postentitlement phase permit, as defined, is complete and compliant, and whether to approve or deny an application, as specified, and makes any failure to meet these time limits a disapproval of the housing development project and a violation of specified law. Upon the department receiving a request from a nonprofit entity or for a housing development project, park project, or open-space project seeking oversight of investigation, characterization, and remediation activities, or for a request from a housing development project, nonprofit entity, or park or open-space project for a postentitlement phase permit that a local agency deemed complete that requires a response from the department, this bill would require the department to provide written notice to the requestor within specified timelines regarding subsequent actions in the review process, as specified. The bill would require, for a housing development with 25 units or fewer, nonprofit entity, or park or open-space project, the department to provide the written notice within 30 business days of receiving the request. The bill would require, for a housing development with 26 units or more, the department to provide the written notice within 60 business days of receiving the request. This bill contains other existing laws. (Based on 04/29/2025 text)

Priority: (5) Track/Watch
Subject: Planning, Land Use, Housing

SB 329 (**Blakespear, D**) **Alcohol and drug recovery or treatment facilities: investigations.**

Current Text: 03/28/2025 - Amended **HTML** **PDF**

Status: 04/21/2025 - April 21 hearing: Placed on APPR. suspense file.

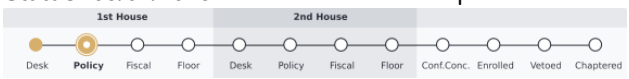


Summary: Existing law provides for the licensure and regulation of alcohol or other drug recovery or treatment facilities by the State Department of Health Care Services. Existing law prohibits operating an alcohol or other drug recovery or treatment facility to provide recovery, treatment, or detoxification services within this state without first obtaining a current valid license. If a facility is alleged to be providing those services without a license, existing law requires the department to conduct a site visit to investigate the allegation. Existing law also authorizes the department to conduct announced or unannounced site visits to licensed facilities for the purpose of reviewing them for compliance, as specified. This bill would require the department to assign a complaint under its jurisdiction regarding an alcohol or other drug recovery or treatment facility to an analyst for investigation within 10 days of receiving the complaint. If the department receives a complaint that does not fall under its jurisdiction, the bill would require the department to notify the complainant, in writing, that it does not investigate that type of complaint. The bill would require the department to complete an investigation into a complaint regarding a facility within 60 days of assigning the complaint unless the department requires additional resources, as specified, to complete the investigation. If the department is not able to complete an investigation within 60 days, the bill would require the department to notify the complainant, in writing, of the reason for the delay. (Based on 03/28/2025 text)

Position: Support
Priority: (4) Standard
Subject: Planning, Land Use, Housing

SB 346 (**Durazo, D**) **Local agencies: transient occupancy taxes: short-term rental facilitator.**

Current Text: 03/20/2025 - Amended **HTML** **PDF**
Status: 05/07/2025 - From committee: Do pass as amended. (Ayes 12. Noes 0.) (May 6).

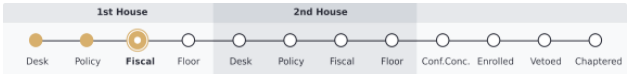


Summary: Existing law authorizes a local authority, by ordinance or resolution, to regulate the occupancy of a room or rooms, or other living space, in a hotel, inn, tourist home or house, motel, or other lodging for a period of less than 30 days. This bill would authorize a local agency, defined to mean a city, county, or city and county, to enact an ordinance to require a short-term rental facilitator, as defined, to report, in the form and manner prescribed by the local agency, the assessor parcel number of each short-term rental, as defined, during the reporting period, as well as any additional information necessary to identify the property as may be required by the local agency. The bill would authorize the local agency to impose an administrative fine or penalty for failure to file the report, and would authorize the local agency to initiate an audit of a short-term rental facilitator, as described. The bill would require a short-term rental facilitator, in a jurisdiction that has adopted an ordinance, to include in the listing of a short-term rental any applicable local license number associated with the short-term rental and any transient occupancy tax certification issued by a local agency. The bill would state these provisions do not preempt a local agency from adopting an ordinance that regulates short-term rentals, short-term rental facilitators, or the payment and collection of transient occupancy taxes in a manner that differs from those described in the bill. (Based on 03/20/2025 text)

Priority: (4) Standard
Subject: Municipal Funding and Procurement, Planning, Land Use, Housing

SB 358 (**Becker, D**) **Mitigation Fee Act: mitigating vehicular traffic impacts.**

Current Text: 05/01/2025 - Amended **HTML** **PDF**
Status: 05/01/2025 - Read second time and amended. Re-referred to Com. on APPR.



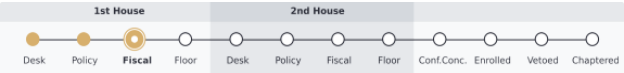
Summary: Existing law, the Mitigation Fee Act, imposes various requirements with respect to the establishment, increase, or imposition of a fee by a local agency as a condition of approval of a development project. Existing law requires a local agency that imposes a fee on a housing development for the purpose of mitigating vehicular traffic impacts to set the rate for that fee, if the housing development satisfies all of certain prescribed characteristics, to reflect a lower rate of automobile trip generation associated with such housing developments in comparison with housing developments without the prescribed characteristics, unless the local agency adopts findings after a public hearing establishing that the housing development, even with those characteristics, would not generate fewer

automobile trips than a housing development without those characteristics. This bill would require those findings to be supported by substantial evidence in the record before or as part of the housing development project approval process. This bill contains other related provisions and other existing laws. (Based on 05/01/2025 text)

Position: Oppose
Priority: (4) Standard
Subject: Planning, Land Use, Housing

SB 415 (**Reyes, D**) **Planning and zoning: logistics use: truck routes.**

Current Text: 04/24/2025 - Amended **HTML** **PDF**
Status: 05/02/2025 - Set for hearing May 12.

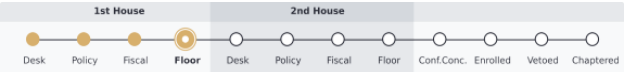


Summary: Existing law, beginning January 1, 2026, prescribes various statewide warehouse design and build standards for any proposed new or expanded logistics use developments, as specified, including, among other things, standards for building design and location, parking, truck loading bays, landscaping buffers, entry gates, and signage. Existing law defines various terms, including “21st century warehouse,” and “tier 1 21st century warehouse,” for purposes of those provisions as logistics uses that, among other things, comply with specified building and energy efficiency standards, including requirements related to the availability of conduits and electrical hookups to power climate control equipment at loading bays, as specified. Existing law, subject to specified exceptions, defines “logistics use” for these purposes to mean a building in which cargo, goods, or products are moved or stored for later distribution to business or retail customers, or both, that does not predominantly serve retail customers for onsite purchases, and heavy-duty trucks are primarily involved in the movement of the cargo, goods, or products. This bill would clarify that a 21st century warehouse and a tier 1 21st century warehouse are required to comply with those standards as are in effect at the time that the building permit for a development of a 21st century warehouse is issued and make other clarifying changes relating to permissibility of use of conduits and electrical hookups at loading bays at those locations. The bill would revise the definition of “logistics use” for these purposes to instead mean a building that is primarily used as a warehouse for the movement or the storage of cargo, goods, or products that are moved to business or retail customers, or both, that does not predominantly serve retail customers for onsite purchases, and heavy-duty trucks are primarily involved in the movement of the cargo, goods, or products. The bill would make various other technical and conforming changes to the provisions governing logistics use development. This bill contains other related provisions and other existing laws. (Based on 04/24/2025 text)

Priority: (2) Priority
Subject: Planning, Land Use, Housing

SB 445 (**Wiener, D**) **Transportation: planning: complete streets facilities: sustainable transportation projects.**

Current Text: 04/10/2025 - Amended **HTML** **PDF**
Status: 05/06/2025 - Read second time. Ordered to third reading.



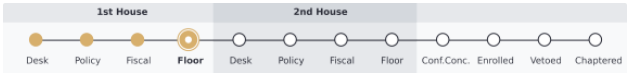
Summary: Existing law requires the Department of Transportation to improve and maintain the state’s highways. Existing law authorizes the department to issue encroachment permits and requires the department to either approve or deny an application from an applicant for an encroachment permit within 60 days of receiving a completed application, as provided. Existing law also requires the department, on or before January 1, 2027, to develop and adopt a project intake, evaluation, and encroachment permit review process for complete streets facilities that are sponsored by a local jurisdiction or a transit agency. This bill would instead require the department to develop and adopt the above-described project intake, evaluation, and encroachment review process on or before February 1, 2027. The bill would also state the intent of the Legislature to amend this bill with legislation that accelerates and makes more reliable third-party permits and approvals for preconstruction and construction activities on sustainable transportation projects. (Based on 04/10/2025 text)

Position: Oppose
Priority: (5) Track/Watch
Subject: Planning, Land Use, Housing, Transportation & Infrastructure

SB 456 (**Ashby, D**) **Contractors: exemptions: muralists.**

Current Text: 04/02/2025 - Amended **HTML** **PDF**

Status: 04/22/2025 - Read second time. Ordered to third reading.



Summary: Existing law, the Contractors State License Law, establishes the Contractors State License Board within the Department of Consumer Affairs and sets forth its powers and duties relating to the licensure and regulation of contractors. Existing law makes it a misdemeanor for a person to engage in the business, or act in the capacity, of a contractor without a license, unless exempted. Existing law exempts from the Contractors State License Law, among other things, a nonprofit corporation providing assistance to an owner, as specified. This bill would exempt from that law an artist who draws, paints, applies, executes, restores, or conserves a mural, as defined, pursuant to an agreement with a person who could legally authorize the work. (Based on 04/02/2025 text)

Position: Support

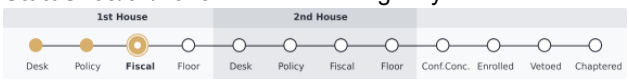
Priority: (4) Standard

Subject: Planning, Land Use, Housing

SB 489 (**Arreguín, D**) **Local agency formation commissions: written policies and procedures: Permit Streamlining Act: housing development projects.**

Current Text: 04/21/2025 - Amended **HTML** **PDF**

Status: 05/02/2025 - Set for hearing May 12.



Summary: The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 governs the procedures for the formation and change of organization of cities and special districts and establishes a local agency formation commission in each county consisting of members appointed as provided. The act expresses the intent of the Legislature that each local agency formation commission, by January 1, 2002, establish written policies and procedures and exercise its powers in a way that encourages and provides planned, well-ordered, efficient urban development patterns, as specified. The act requires these written policies and procedures to include forms to be used for various submittals to the commission, as provided. The act requires each commission to provide access to notices and other information to the public on an internet website, as specified, including notice of all public hearings and commission meetings. This bill would require that each local agency formation commission establish the written policies and procedures described above. The bill would require that the written policies and procedures include any forms necessary for a complete application to the commission concerning a proposed change of organization or reorganization. The bill would require each commission to provide access to its written policies and procedures to the public, including any forms necessary for a complete application for a change of organization or reorganization, through its internet website. This bill contains other related provisions and other existing laws. (Based on 04/21/2025 text)

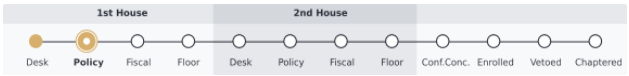
Priority: (4) Standard

Subject: Planning, Land Use, Housing

SB 499 (**Stern, D**) **Residential projects: fees and charges: emergency services.**

Current Text: 04/30/2025 - Amended **HTML** **PDF**

Status: 05/07/2025 - From committee: Do pass as amended. (Ayes 6. Noes 1.) (May 7).

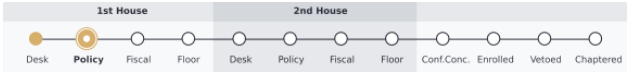


Summary: Existing law, the Mitigation Fee Act, imposes various requirements with respect to the establishment, increase, or imposition of a fee by a local agency as a condition of approval of a development project. If a local agency imposes any fees or charges on designated residential developments for the construction of public improvements or facilities, existing law imposes various conditions on the fees and charges. Among these conditions, existing law prohibits the local agency from requiring the payment of those fees or charges until the date the first certificate of occupancy or first temporary certificate of occupancy is issued, whichever occurs first, except as specified. Existing law authorizes a local agency to require the payment of those fees or charges earlier if the local agency determines, among other things, that the fees or charges will be collected for, among other types of public improvements or facilities, public improvements or facilities related to providing fire, public safety, and emergency services to the residential development. This bill would specify that the public improvements or facilities related to providing fire, public safety, and emergency services for which a local agency may require the earlier payment of fees and charges under the above-described provisions include parkland

and recreational facilities when identified in the local agency's hazard mitigation plan or related general plan element for use in fire, public safety, and emergency services. (Based on 04/30/2025 text)

Priority: (4) Standard
Subject: Planning, Land Use, Housing, Public Safety

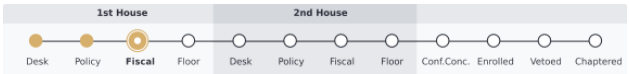
SB 549 (**Allen, D**) **Second Neighborhood Infill Finance and Transit Improvements Act.**
Current Text: 02/20/2025 - Introduced **HTML** **PDF**
Status: 05/07/2025 - From committee: Do pass. (Ayes 5. Noes 2.) (May 7).



Summary: Current law authorizes the legislative body of a city or a county, defined to include a city and county, to establish an enhanced infrastructure financing district to finance public capital facilities or other specified projects of communitywide significance, as provided. Existing law provides for the preparation of a proposed infrastructure financing plan, as provided, which takes effect upon adoption by the public financing authority of the district following a specified public hearing and protest procedure. Existing law authorizes the infrastructure financing plan to provide for the division of taxes levied on taxable property in the area included within the district, as specified, and authorizes the public financing authority to issue bonds by adopting a resolution containing specified provisions, including a determination of the amount of tax revenue available or estimated to be available for the payment of the principal of, and interest on, the bonds. This bill would revise NIFTI-2 to instead authorize, for resolutions adopted under that act's provisions on or after January 1, 2026, a city, county, or city and county to adopt a resolution, at any time before or after the adoption of the infrastructure financing plan for an enhanced infrastructure financing district, to allocate property tax revenues, and to remove the authorization for adoption of a resolution that allocates revenues derived from local sales and use taxes imposed pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or transactions and use taxes. The bill would also repeal the condition that the boundaries of the enhanced infrastructure financing district are coterminous with the city or county that established the district. (Based on 02/20/2025 text)

Priority: (5) Track/Watch
Subject: Municipal Funding and Procurement, Planning, Land Use, Housing

SB 607 (**Wiener, D**) **California Environmental Quality Act: categorical exemptions: infill projects.**
Current Text: 05/01/2025 - Amended **HTML** **PDF**
Status: 05/01/2025 - Read second time and amended. Re-referred to Com. on APPR.



Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report (EIR) on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. Existing law defines "negative declaration" and "mitigated negative declaration" for these purposes. This bill would revise the definition of negative declaration to mean a written statement briefly describing the reasons the lead agency has determined, based upon substantial evidence in the record, that the proposed project will not have a significant effect on the environment, as specified. The bill would require a negative declaration to be prepared for a proposed project if the lead agency determines, based upon substantial evidence, in light of the whole record before the agency, that the project will not have a significant effect on the environment or when an initial study identifies potentially significant effects on the environment but revisions in the project plans would avoid the effects or mitigate the effects, as provided, and the lead agency has determined, based upon substantial evidence, in light of the whole record before the lead agency, that the project, as revised, will not have a significant effect on the environment. The bill would also revise the definition of mitigated negative declaration to mean that revisions would avoid or mitigate the effects on the environment, as determined by the lead agency based upon substantial evidence in the record, as specified, and that the lead agency has determined, based upon substantial evidence in the record, that the project, as revised, will not have a significant effect on the environment, as provided. The bill would require an EIR to be prepared if the lead agency determines, based upon substantial evidence, in light of the whole record before the agency, that it is more likely than not that the project will have a significant effect on the environment. This bill contains other related provisions and other existing laws. (Based on 05/01/2025 text)

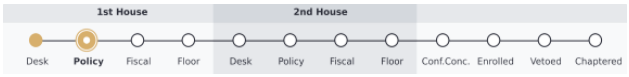
Priority: (5) Track/Watch
Subject: Planning, Land Use, Housing

SB 677 (**Wiener, D**) **Housing development: streamlined approvals.**
Current Text: 04/09/2025 - Amended **HTML** **PDF**
Status: 05/01/2025 - Failed Deadline pursuant to Rule 61(a)(2). (Last location was HOUSING on 4/9/2025)(May be acted upon Jan 2026)

Summary: Existing law, the Planning and Zoning Law, requires a proposed housing development containing no more than 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements. This bill would require ministerial approval for proposed housing developments containing no more than 2 residential units on any lot hosting a single-family home or zoned for 4 or fewer residential units, notwithstanding any covenant, condition, or restriction imposed by a common interest development association. This bill contains other related provisions and other existing laws. (Based on 04/09/2025 text)

Position: Oppose
Priority: (2) Priority
Subject: Planning, Land Use, Housing

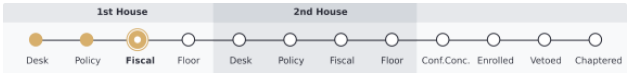
SB 710 (**Blakespear, D**) **Property taxation: active solar energy systems: extension.**
Current Text: 05/07/2025 - Amended **HTML** **PDF**
Status: 05/07/2025 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on REV. & TAX.



Summary: The California Constitution generally limits the maximum rate of ad valorem tax on real property to 1% of the full cash value of the property and defines “full cash value” for these purposes as the appraised value of real property when purchased, newly constructed, or a change in ownership has occurred after the 1975 assessment. Pursuant to constitutional authorization, existing property tax law excludes from the definition of “newly constructed” for these purposes the construction or addition of any active solar energy system, as defined, through the 2025–26 fiscal year. Under existing property tax law, this exclusion remains in effect only until there is a subsequent change in ownership, but an active solar energy system that qualifies for the exclusion before January 1, 2027, continues to receive the exclusion until there is a subsequent change in ownership. Existing law repeals these exclusion provisions on January 1, 2027. This bill would, beginning with lien dates occurring on or after January 1, 2027, extend the exclusion indefinitely, and would limit the exclusion to qualified active solar energy systems, as defined. The bill would also remove the repeal of the existing active solar energy system exclusion. By imposing additional duties on local tax officials, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 05/07/2025 text)

Position: Oppose
Priority: (4) Standard
Subject: Planning, Land Use, Housing

SB 786 (**Arreguín, D**) **Planning and zoning: general plan: judicial challenges.**
Current Text: 05/01/2025 - Amended **HTML** **PDF**
Status: 05/01/2025 - Read second time and amended. Re-referred to Com. on APPR.



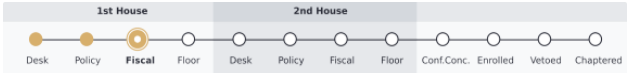
Summary: The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and of certain land outside its boundaries, and requires the general plan to contain specified mandatory elements. Existing law specifies that these provisions generally do not apply to a charter city, but requires a charter city to adopt a general plan that contains the mandatory elements, among other things. Existing law prescribes a process to challenge the validity of a general plan. Among other things, existing law requires a petitioner to request a hearing or trial, as specified. Existing law requires a court to set a date for the hearing or trial to be heard no later than 120 days after the filing of the request, as specified. Existing law authorizes a court to continue for a reasonable time the date of the hearing or trial upon written motion and finding of good

cause. Existing law requires a court to grant the petitioner temporary relief if the court grants a continuance to a respondent, as specified. This bill would apply to the above-described process to challenge the validity of a general plan to a charter city and state that this is declaratory of existing law. The bill would limit the period for which a court may continue a trial or hearing, as described above, to no more than 60 days and would additionally authorize a court to grant a continuance on the court's own motion. The bill would extend the requirement that a court grant temporary relief, as described above, in any instance in which the court orders a continuance, rather than only if the court grants a continuance to a respondent. The bill would require the court to consider ordering additional temporary relief if the court has already granted temporary relief. This bill contains other related provisions and other existing laws. (Based on 05/01/2025 text)

Priority: (5) Track/Watch
Subject: Planning, Land Use, Housing

SB 789 (**Menjivar, D**) **Taxation: information returns: vacant commercial real property.**

Current Text: 04/30/2025 - Amended **HTML** **PDF**
Status: 05/02/2025 - Set for hearing May 12.



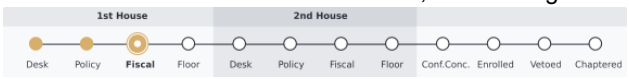
Summary: Except as provided, the California Constitution requires that all property be taxed in proportion to its full value and assessed at the same percentage of fair market value. Existing statutory law, the Documentary Transfer Tax Act, authorizes the imposition of a tax by a county or city, as provided, with respect to specified instruments that transfer specified interests in real property. Existing law establishes the California Department of Tax and Fee Administration for the purpose of administering various taxes. This bill would require a person, as defined, that owns commercial property, as defined, in this state to register with the department, as provided. The bill would require every person owning commercial real property in this state to file an information return each year by a date determined by the department, as provided. The bill would require the information return to include specified information, including, among other requirements, whether any buildings or portions of buildings were vacant in the previous calendar year. The bill would authorize extensions of the time for a person to file an information return under specified circumstances, including for good cause. The bill would impose on any person who fails or refuses to timely furnish a return required by its provisions a penalty of $100 per commercial property that the person fails or refuses to timely furnish the information return. The bill would authorize the Director of Finance to make a loan from the General Fund to the department to implement those provisions, and would require any loan to be repaid from revenues from penalties imposed. By authorizing the expenditure of moneys from the General Fund for specified purposes, the bill would create an appropriation. This bill contains other related provisions. (Based on 04/30/2025 text)

Priority: (4) Standard
Subject: Municipal Funding and Procurement, Planning, Land Use, Housing

Public Safety

AB 15 (**Gipson, D**) **Open unsolved murder: review and reinvestigation.**

Current Text: 02/24/2025 - Amended **HTML** **PDF**
Status: 04/09/2025 - In committee: Set, first hearing. Referred to APPR. suspense file.



Summary: Existing law defines murder as the unlawful killing of a human being, or a fetus, with malice aforethought. This bill would require a law enforcement agency to review the casefile regarding an open unsolved murder upon written application by certain persons to determine if a reinvestigation would result in probative investigative leads, as specified. The bill would define an open unsolved murder as a murder committed after January 1, 1990, but no less than one year prior to the date of the application for case review, that was investigated by a law enforcement agency, for which all probative investigative leads have been exhausted and for which no suspect has been identified. If the review determines that a reinvestigation would result in probative investigative leads, this bill would require a reinvestigation, as specified. The bill would prohibit a reinvestigation from being conducted by a person who previously investigated the homicide at issue, as specified, and would allow only one reinvestigation from being undertaken at any one time with respect to the same victim. By imposing new duties on local law enforcement agencies, this bill would impose a state-mandated local program. (Based on 02/24/2025 text)

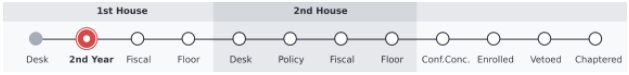
Priority: (5) Track/Watch
Subject: Public Safety

AB 38 (**Lackey, R**) **Crimes: serious and violent felonies.**
Current Text: 12/02/2024 - Introduced **HTML** **PDF**
Status: 05/01/2025 - Failed Deadline pursuant to Rule 61(a)(2). (Last location was PUB. S. on 2/3/2025)(May be acted upon Jan 2026)

Summary: Existing law classifies certain criminal offenses as a “violent felony” for the purposes of various provisions of the Penal Code, including sentencing enhancements for prior convictions, as well as numerous other provisions. Existing law includes among the list of violent felonies rape accomplished against a person’s will by means of force, violence, duress, menace, or fear, or rape accomplished against the victim’s will by threat of violent retaliation, but does not include rape of a person unable to give consent due to disability, rape under false pretenses, or rape accomplished by threat of incarceration, arrest, or deportation. This bill would also include specified crimes involving the rape or sexual assault of a minor who has a developmental disability in the list of violent felonies. By expanding the scope of an enhancement, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 12/02/2024 text)

Priority: (5) Track/Watch
Subject: Public Safety

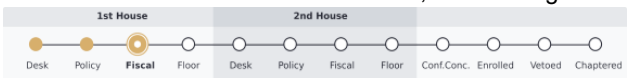
AB 63 (**Rodriguez, Michelle, D**) **Loitering with intent to commit prostitution.**
Current Text: 03/27/2025 - Amended **HTML** **PDF**
Status: 05/01/2025 - Failed Deadline pursuant to Rule 61(a)(2). (Last location was PUB. S. on 3/24/2025)(May be acted upon Jan 2026)



Summary: Existing law, until January 1, 2023, prohibited loitering in a public place with the intent to commit prostitution, as defined, and made that crime a misdemeanor. This bill would reinstate those provisions and would prohibit law enforcement, as defined, from making an arrest pursuant to these provisions solely based on the individual’s gender identity or sexual orientation. The bill would also require law enforcement, prior to making an arrest of the individual pursuant to these provisions, to document their attempts to offer the individual services. By creating a new crime, and by imposing new duties on local law enforcement, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 03/27/2025 text)

Position: Support
Priority: (2) Priority
Subject: Public Safety

AB 71 (**Lackey, R**) **Ignition interlock devices.**
Current Text: 03/05/2025 - Amended **HTML** **PDF**
Status: 04/09/2025 - In committee: Set, first hearing. Referred to APPR. suspense file.



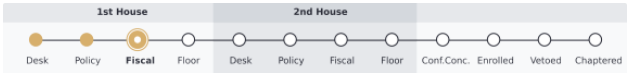
Summary: Existing law, commencing January 1, 2019, made various changes to the law governing ignition interlock devices (IID), including, among other things, requiring a person who has been convicted of driving a motor vehicle under the influence of an alcoholic beverage, as specified, to install for a specified period of time as ordered by the court, an IID on the vehicle they operate, provided however that installation of an IID is discretionary for a first offender, as specified; authorizing a person convicted of driving a motor vehicle under the influence, if all other requirements are satisfied, including the installation of an IID, to apply for a restricted driver’s license without completing a period of license suspension or revocation; and requiring ignition interlock device manufacturers to be in compliance with specified provisions relating to payment for the costs of an ignition interlock device. Existing law makes these changes operative until January 1, 2026. On January 1, 2026, existing law, as it relates to these provisions, is generally reinstated to read as it read prior to January 1, 2019. Existing law makes it a crime to violate certain provisions relating to IIDs and motor vehicles equipped with IIDs. This bill would extend the operation of these provisions until January 1, 2033, and would instead reinstate the law to how it read

prior to January 1, 2019, on January 1, 2033. By extending the application of a crime, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 03/05/2025 text)

Position: Support
Priority: (4) Standard
Subject: Public Safety

AB 237 (**Patel, D**) **Crimes: threats.**

Current Text: 03/05/2025 - Amended **HTML** **PDF**
Status: 04/09/2025 - In committee: Set, first hearing. Referred to APPR. suspense file.

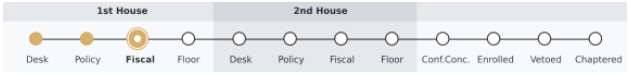


Summary: Existing law makes it a crime to willfully threaten to commit a crime that will result in death or great bodily injury to another person, with the specific intent that the statement is to be taken as a threat that, on its face and under the circumstances in which it is made, is so unequivocal, unconditional, immediate, and specific as to convey to the person threatened a gravity of purpose and an immediate prospect of execution of the threat, and thereby reasonably causes the threatened person to be in sustained fear for their own safety or the safety of their immediate family, as defined. Under existing law, this crime is punishable by imprisonment in a county jail for no more than one year for a misdemeanor, or by imprisonment in state prison for a felony. This bill would make it a crime for a person to willfully threaten, by any means, including, but not limited to, an image or threat posted or published on an internet web page, to commit a crime at specified locations, including a daycare and workplace, with specific intent that the statement is be taken as a threat, even if there is no intent of actually carrying it out, if the threat, on its face and under the circumstances in which it is made is so unequivocal, unconditional, immediate, and specific as to convey to the person or persons threatened a gravity of purpose and an immediate prospect of execution of the threat, and if the threat causes a person or person to reasonably be in sustained fear for their own safety or the safety of others at the specified locations. This bill would make this crime punishable as a wobbler by imprisonment in the county jail for not more than one year or by imprisonment in the county jail for 16 months or 2 or 3 years. By creating a new crime, this bill would create a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 03/05/2025 text)

Position: Support
Priority: (4) Standard
Subject: Public Safety

AB 262 (**Caloza, D**) **California Individual Assistance Act.**

Current Text: 04/03/2025 - Amended **HTML** **PDF**
Status: 04/30/2025 - In committee: Set, first hearing. Referred to suspense file.



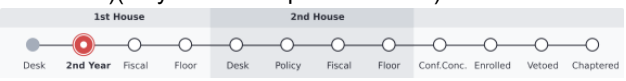
Summary: Existing law, the California Disaster Assistance Act, requires the Director of Emergency Services to provide financial assistance to local agencies for their personnel costs, equipment costs, and the cost of supplies and materials used during disaster response activities, incurred as a result of a state of emergency proclaimed by the Governor, subject to specified criteria. The act continuously appropriates moneys in the Disaster Assistance Fund and its subsidiary account, the Earthquake Emergency Investigations Account, without regard to fiscal year, for purposes of the act. This bill would require the director, in administering that act, to prioritize local agencies that are not eligible for federal funding, pursuant to specified federal regulation, due to the agency's inability to meet minimum damage thresholds. This bill would also enact the California Individual Assistance Act to establish a grant program to provide financial assistance to local agencies, community-based organizations, and individuals for specified costs related to a disaster, as prescribed. The bill would require the director to allocate from the fund, subject to specified conditions, funds to meet the cost of expenses for those purposes. By authorizing increased expenditure of moneys from a continuously appropriated fund for a new purpose, the bill would make an appropriation. This bill contains other related provisions. (Based on 04/03/2025 text)

Priority: (6) Info only
Subject: Municipal Funding and Procurement, Public Safety

AB 271 (**Hoover, R**) **Crimes: looting.**

Current Text: 01/21/2025 - Introduced **HTML** **PDF**

Status: 05/01/2025 - Failed Deadline pursuant to Rule 61(a)(2). (Last location was PUB. S. on 3/28/2025)(May be acted upon Jan 2026)



Summary: Existing law defines the crime of burglary, which consists of entering specified buildings, places, or vehicles with the intent to commit grand or petty theft or a felony. Existing law defines burglary of the first degree as any burglary of an inhabited building and makes burglary of the first degree punishable by imprisonment in the state prison for 2, 4, or 6 years. Existing law defines all other burglary as burglary of the 2nd degree and makes it punishable by imprisonment in the county jail for one year or as a felony. Existing law makes the theft of money, labor, or property petty theft punishable as a misdemeanor, whenever the value of the property taken does not exceed $950. Under existing law, if the value of the property taken exceeds $950, the theft is grand theft, punishable as a misdemeanor or a felony. Existing law defines any 2nd-degree burglary or grand theft, during and within an affected county in a state of emergency or local emergency, as specified, as looting, punishable by either imprisonment in a county jail for one year or as a felony. Existing law makes petty theft committed during and within an affected county in a state of emergency or local emergency a misdemeanor and requires a minimum jail term of 90 days. Existing law prohibits credibly impersonating a peace officer, firefighter, or employee of a state or local government agency, or a search and rescue team, as specified. A violation of these prohibitions is punishable as a misdemeanor. This bill would make looting by the means of a 2nd-degree burglary or grand theft punishable instead as a felony. The bill would define a petty theft committed during and within an affected county in a state of emergency or local emergency as looting and make it punishable by imprisonment in the county jail for one year or as a felony. The bill would require any person who in the course of committing or attempting to commit the crime of looting impersonated a peace officer, firefighter, or employee of a state or local government agency, or a search and rescue team, subject to a penalty enhancement. By increasing the punishment of a crime, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 01/21/2025 text)

Position: Support

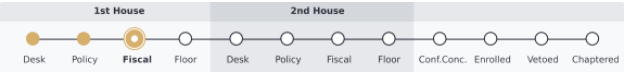
Priority: (4) Standard

Subject: Public Safety

AB 339 (**Ortega, D**) **Local public employee organizations: notice requirements.**

Current Text: 01/28/2025 - Introduced **HTML** **PDF**

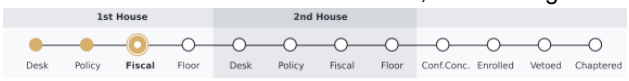
Status: 04/09/2025 - In committee: Set, first hearing. Referred to APPR. suspense file.



Summary: Existing law, the Meyers-Milias-Brown Act, contains various provisions that govern collective bargaining of local represented employees and delegates jurisdiction to the Public Employment Relations Board to resolve disputes and enforce the statutory duties and rights of local public agency employers and employees. Existing law requires the governing body of a public agency to meet and confer in good faith regarding wages, hours, and other terms and conditions of employment with representatives of recognized employee organizations. Existing law requires the governing body of a public agency, and boards and commissions designated by law or by the governing body, to give reasonable written notice, except in cases of emergency, as specified, to each recognized employee organization affected of any ordinance, rule, resolution, or regulation directly relating to matters within the scope of representation proposed to be adopted by the governing body or the designated boards and commissions. This bill would require the governing body of a public agency, and boards and commissions designated by law or by the governing body of a public agency, to give the recognized employee organization no less than 120 days' written notice before issuing a request for proposals, request for quotes, or renewing or extending an existing contract to perform services that are within the scope of work of the job classifications represented by the recognized employee organization. The bill would require the notice to include specified information, including the anticipated duration of the contract. The bill would also require the public agency, if an emergency or other exigent circumstance prevents the public agency from providing the written notice described above, to provide as much advance notice as is practicable under the circumstances. If the recognized employee organization demands to meet and confer within 30 days of receiving the written notice, the bill would require the public agency and recognized employee organization to promptly meet and confer in good faith, as specified. By imposing new duties on local public agencies, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 01/28/2025 text)

Position: Oppose
Priority: (3) Significant
Subject: Human Resources, Public Safety

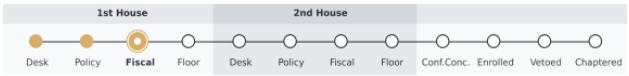
AB 400 (Pacheco, D) **Law enforcement: police canines.**
Current Text: 02/04/2025 - Introduced **HTML** **PDF**
Status: 04/09/2025 - In committee: Set, first hearing. Referred to APPR. suspense file.



Summary: Existing law requires law enforcement agencies to maintain a policy on the use of force, as specified. Existing law establishes the Commission on Peace Officer Standards and Training (POST) and charges it with, among other duties, developing uniform, minimum guidelines for adoption and promulgation by law enforcement agencies for use of force. This bill would require, on or before January 1, 2027, every law enforcement agency, as defined, with a canine unit to maintain a policy for the use of canines by the agency that, at a minimum, complies with the most recent standards established by POST. Because the bill would impose additional duties on local law enforcement agencies, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 02/04/2025 text)

Position: Support
Priority: (4) Standard
Subject: Public Safety

AB 476 (González, Mark, D) **Metal theft.**
Current Text: 05/01/2025 - Amended **HTML** **PDF**
Status: 05/05/2025 - Re-referred to Com. on APPR.



Summary: Existing law governs the business of buying, selling, and dealing in secondhand and used machinery and all ferrous and nonferrous scrap metals and alloys, also known as “junk.” Existing law requires junk dealers and recyclers to keep a written record of all sales and purchases made in the course of their business, including the place and date of each sale or purchase of junk and a description of the item or items, as specified. Existing law requires the written record to include a statement indicating either that the seller of the junk is the owner of it, or the name of the person they obtained the junk from, as shown on a signed transfer document. Existing law prohibits a junk dealer or recycler from providing payment for nonferrous materials until the junk dealer or recycler obtains a copy of a valid driver’s license of the seller or other specified identification. Existing law requires a junk dealer or recycler to preserve the written record for at least 2 years. Existing law makes a violation of the recordkeeping requirements a misdemeanor. This bill would require junk dealers and recyclers to include additional information in the written record, including the time and amount paid for each sale or purchase of junk made, and the name of the employee handling the transaction. The bill would revise the type of information required to be included in the description of the item or items of junk purchased or sold, as specified. The bill would require the statement referenced above indicating ownership or the name of the person from whom the seller obtained the junk from to be signed and would require the statement to include specified information, including the legal name, date of birth, and place of residence of the seller. The bill would prohibit a junk dealer or recycler from purchasing nonferrous metals from a person under 18 years of age. This bill contains other related provisions and other existing laws. (Based on 05/01/2025 text)

Position: Support
Priority: (4) Standard
Subject: Public Safety, Transportation & Infrastructure

AB 992 (Irwin, D) **Peace officers.**
Current Text: 04/28/2025 - Amended **HTML** **PDF**
Status: 05/07/2025 - From committee: Do pass. To Consent Calendar. (Ayes 15. Noes 0.) (May 7).

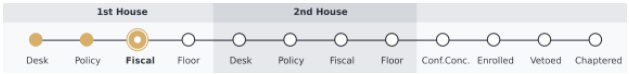
Summary: Existing law requires the Chancellor of the California Community Colleges, in consultation with specified entities, to develop a modern policing degree program and to prepare and submit a report to the Legislature outlining a plan to implement the program. Existing law establishes the Commission on

Peace Officer Standards and Training within the Department of Justice and requires the commission to approve and adopt the education criteria for peace officers, based on the recommendations in the report. This bill would repeal the requirement for the commission to approve and adopt the criteria described above. This bill contains other related provisions and other existing laws. (Based on 04/28/2025 text)

Priority: (5) Track/Watch
Subject: Public Safety

AB 1263 (**Gipson, D**) **Firearms: ghost guns.**

Current Text: 03/24/2025 - Amended **HTML** **PDF**
Status: 04/30/2025 - In committee: Set, first hearing. Referred to suspense file.



Summary: Existing law makes it a crime for a person to manufacture or cause to be manufactured specified firearms. Existing law prohibits a person, other than a state-licensed firearms manufacturer, from using a computer numerical control (CNC) milling machine or three-dimensional printer to manufacture a firearm. This bill would prohibit a person from knowingly or willfully causing another person to engage in the unlawful manufacture of firearms or knowingly or willfully aiding, abetting, prompting, or facilitating the unlawful manufacture of firearms, including the manufacture of assault weapons or .50 BMG rifles or the manufacture of any firearm using a three-dimensional printer or CNC milling machine, as specified. The bill would make a violation of these provisions a misdemeanor. By creating a new crime, this bill would create a state-mandated local program. (Based on 03/24/2025 text)

Priority: (5) Track/Watch
Subject: Public Safety

AB 1284 (**Committee on Emergency Management, **) **Emergency services: catastrophic plans: recovery frameworks.**

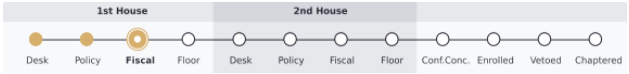
Current Text: 02/21/2025 - Introduced **HTML** **PDF**
Status: 04/30/2025 - In committee: Set, first hearing. Referred to suspense file.

Summary: Existing law, the California Emergency Services Act, establishes the Office of Emergency Services (OES) within the office of the Governor, and sets forth its powers and duties, including responsibility for addressing natural, technological, or manmade disasters and emergencies, including activities necessary to prevent, respond to, recover from, and mitigate the effects of emergencies and disasters to people and property. This bill would require OES to develop state recovery frameworks for California's catastrophic plans, as provided. The bill would also require the governing body of a political subdivision, as defined, to develop regional recovery frameworks for California's catastrophic plans and would require OES to provide technical assistance in this regard. This bill would require OES and the governing bodies of political subdivisions, in developing recovery frameworks, to incorporate lessons learned from recent major disasters. The bill would require the recovery frameworks to be consistent with guidance from the Federal Emergency Management Agency and to address, at a minimum, specified recovery support functions, including economic recovery, health and social services, and infrastructure systems. The bill would require OES to use, to the greatest extent possible, federal preparedness grant funding to offset the state, local, and tribal government costs associated with developing recovery frameworks. The bill would require the state and regional recovery frameworks to be completed by January 15, 2027. By imposing new duties on local agencies, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 02/21/2025 text)

Priority: (6) Info only
Subject: Public Safety

SB 6 (**Ashby, D**) **Controlled substances: xylazine.**

Current Text: 12/02/2024 - Introduced **HTML** **PDF**
Status: 04/07/2025 - April 7 hearing: Placed on APPR. suspense file.

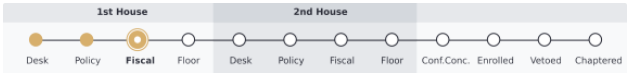


Summary: Existing law, the California Uniform Controlled Substances Act, categorizes controlled substances into 5 schedules and places the greatest restrictions on those substances contained in Schedule I. Under existing law, the substances in Schedule I are deemed to have a high potential for abuse and no accepted medical use while substances in Schedules II through V are substances that have an accepted medical use, but have the potential for abuse. Existing law restricts the prescription, furnishing, possession, sale, and use of controlled substances, and makes a violation of those laws a crime, except as specified. Existing law defines drug paraphernalia and prohibits, among other things, the manufacture, sale, and possession, as specified, of drug paraphernalia. Existing law excludes from these prohibitions any testing equipment that is designed, marketed, used, or intended to be used to analyze a substance for the presence of fentanyl, ketamine, gamma hydroxybutyric acid, or any analog of fentanyl. This bill would add xylazine to the list of Schedule III substances, as specified. If an animal drug containing xylazine that has been approved under the federal Food, Drug and Cosmetic Act is not available for sale in California, the bill would create an exception for a substance that is intended to be used to compound an animal drug, as specified. The bill would exclude from the prohibitions on paraphernalia any testing equipment to analyze a substance for the presence of xylazine. By creating a new crime, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 12/02/2024 text)

Position: Support
Priority: (5) Track/Watch
Subject: Public Safety

SB 19 (**Rubio, D**) **Threats: schools and places of worship.**

Current Text: 03/13/2025 - Amended **HTML** **PDF**
Status: 04/07/2025 - April 7 hearing: Placed on APPR. suspense file.



Summary: Existing law makes it a crime to willfully threaten to commit a crime that will result in death or great bodily injury to another person, with the specific intent that the statement is to be taken as a threat that, on its face and under the circumstances in which it is made, is so unequivocal, unconditional, immediate, and specific as to convey to the person threatened a gravity of purpose and an immediate prospect of execution of the threat, and thereby reasonably causes the threatened person to be in sustained fear for their own safety or the safety of their immediate family, as defined. Under existing law, this crime is punishable by imprisonment in a county jail for no more than one year for a misdemeanor, or by imprisonment in state prison for a felony. This bill would make a person who willfully threatens to commit a crime which will result in death or great bodily injury to any person who may be on the grounds of a school or place of worship, with specific intent and under certain circumstances, and if the threat causes a person or persons reasonably to be in sustained fear for their own safety or the safety of another person, guilty of a misdemeanor or felony punishable by imprisonment in a county jail for a specified term, except that if the person is under 18 years of age, the bill would make the person guilty of a misdemeanor. By creating a new crime, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 03/13/2025 text)

Position: Support
Priority: (2) Priority
Subject: Public Safety

SB 48 (**Gonzalez, D**) **Immigration enforcement: schoolsites: prohibitions on access and sharing information.**

Current Text: 04/23/2025 - Amended **HTML** **PDF**
Status: 05/02/2025 - Set for hearing May 12.

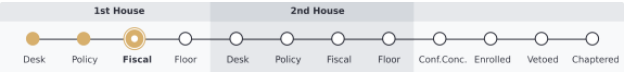
Summary: Existing law prohibits, except as required by state or federal law or as required to administer a state- or federally supported educational program, school officials and employees of a school district, county office of education, or charter school from collecting information or documents regarding citizenship or immigration status of pupils or their family members. This bill would prohibit school districts, county offices of education, or charter schools and their personnel, to the extent possible, from granting permission to an immigration authority to access the nonpublic areas of a schoolsite, producing a pupil for questioning by an immigration authority at a schoolsite, or consenting to a search of any kind of the nonpublic areas of a schoolsite by an immigration authority, unless the immigration authority presents a valid judicial warrant or court order. The bill would require a local educational agency and its personnel, when presented with a valid judicial warrant or court order to carry out the above-described actions, to (1)

request valid identification and a written statement of purpose from the immigration authority and retain copies of those documents and (2), as early as possible, notify the designated local educational agency administrator of the request and advise the immigration authority that the local educational agency administrator is required to provide direction before access to the nonpublic areas of a schoolsite or pupil may be granted. The bill would require a local educational agency and its personnel, if an immigration authority does not present a valid judicial warrant or court order, to (1), as early as possible, notify the designated local educational agency administrator of the request, (2) deny the immigration authority access to the nonpublic areas of the schoolsite, and (3) make a reasonable effort to have the denial witnessed and documented. The bill would also prohibit a local educational agency and its personnel from disclosing or providing, in writing, verbally, or in any other manner, the education records of or any information about a pupil, pupil's family and household, school employee, or teacher to an immigration authority without a valid judicial warrant or court order directing the local educational agency or its personnel to do so. The bill would also require the Attorney General to publish model policies to assist K–12 schools in responding to immigration issues pursuant to the above-described requirements. By imposing additional duties on local educational agencies, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 04/23/2025 text)

Priority: (5) Track/Watch
Subject: Public Safety

SB 277 (**Weber Pierson, D**) **Criminal procedure: search of persons.**

Current Text: 03/26/2025 - Amended **HTML** **PDF**
Status: 04/21/2025 - April 21 hearing: Placed on APPR. suspense file.

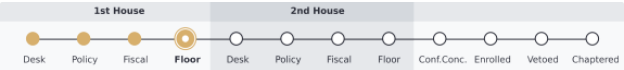


Summary: Existing provisions of the United States and California Constitutions ensure the right of the people to be secure in their persons, houses, papers, and effects against warrantless seizures and searches. Case law establishes exceptions to this right, including allowing a peace officer to conduct a limited search of a person for firearms or weapons if the peace officer reasonably concludes that the person detained may be armed and presently dangerous to the peace officer or others, or if the person consents to a search. This bill would authorize a peace officer to request consent to search an individual, their property, or their effects only if the officer is investigating a crime and has reasonable suspicion that the individual to be searched has an item in their possession that is evidence of criminal activity. The bill would require the officer to follow a specified procedure in a specified order, including advising the individual that their consent is voluntary, explaining to the individual the scope of the search, and recording the individual's consent. The bill would prohibit an officer from exceeding the scope of the search explained to the individual and would require the officer to discontinue the search if the individual withdraws their consent. The bill would authorize searches based on unsolicited consent if the officer follows specified procedures. The bill would require an officer to record the required actions they performed before and during a consensual search consistent with the policies of their employing agency. This bill contains other related provisions and other existing laws. (Based on 03/26/2025 text)

Position: Oppose
Priority: (2) Priority
Subject: Public Safety

SB 385 (**Seyarto, R**) **Peace officers.**

Current Text: 04/10/2025 - Amended **HTML** **PDF**
Status: 04/22/2025 - Read second time. Ordered to third reading.



Summary: Existing law required the Chancellor of the California Community Colleges, on or before June 1, 2023, in consultation with specified entities, to develop a modern policing degree program and to prepare and submit a report to the Legislature outlining a plan to implement the program. Existing law establishes the Commission on Peace Officer Standards and Training within the Department of Justice and requires the commission, within 2 years of the submission of the report, to approve and adopt the education criteria for peace officers, based on the recommendations in the report. This bill would repeal the requirement for the commission to approve and adopt the criteria described above. This bill would declare that it is to take effect immediately as an urgency statute. (Based on 04/10/2025 text)

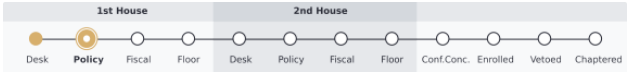
Position: Support
Priority: (4) Standard

Subject: Public Safety

SB 499 (Stern, D) **Residential projects: fees and charges: emergency services.**

Current Text: 04/30/2025 - Amended **HTML** **PDF**

Status: 05/07/2025 - From committee: Do pass as amended. (Ayes 6. Noes 1.) (May 7).



Summary: Existing law, the Mitigation Fee Act, imposes various requirements with respect to the establishment, increase, or imposition of a fee by a local agency as a condition of approval of a development project. If a local agency imposes any fees or charges on designated residential developments for the construction of public improvements or facilities, existing law imposes various conditions on the fees and charges. Among these conditions, existing law prohibits the local agency from requiring the payment of those fees or charges until the date the first certificate of occupancy or first temporary certificate of occupancy is issued, whichever occurs first, except as specified. Existing law authorizes a local agency to require the payment of those fees or charges earlier if the local agency determines, among other things, that the fees or charges will be collected for, among other types of public improvements or facilities, public improvements or facilities related to providing fire, public safety, and emergency services to the residential development. This bill would specify that the public improvements or facilities related to providing fire, public safety, and emergency services for which a local agency may require the earlier payment of fees and charges under the above-described provisions include parkland and recreational facilities when identified in the local agency's hazard mitigation plan or related general plan element for use in fire, public safety, and emergency services. (Based on 04/30/2025 text)

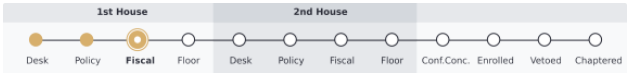
Priority: (4) Standard

Subject: Planning, Land Use, Housing, Public Safety

SB 569 (Blakespear, D) **Department of Transportation: homeless encampments.**

Current Text: 04/21/2025 - Amended **HTML** **PDF**

Status: 05/05/2025 - May 5 hearing: Placed on APPR. suspense file.



Summary: Existing law vests the Department of Transportation with full possession and control of the state highway system, including associated property, and authorizes the department to require the removal of any encroachment in, under, or over any state highway. Existing law authorizes the department to establish maintenance programs related to highway cleanup, as specified. This bill would require the department to establish a dedicated liaison to, among other things, facilitate communication with local governments and relevant state agencies with regard to addressing homeless encampments within the state highway system and to oversee the development and implementation of delegated maintenance agreements between local agencies and the department in which both work together to reduce and remove homeless encampments within the department's jurisdiction. The bill would authorize the department to grant a single general entry permit for the duration of a delegated maintenance agreement to conduct activities authorized by the bill. The bill would require the department to submit an annual report to the Legislature summarizing specified information and recommendations regarding homeless encampments. (Based on 04/21/2025 text)

Position: Support

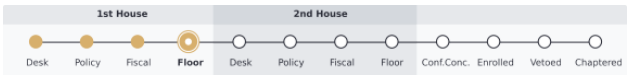
Priority: (4) Standard

Subject: Public Safety, Transportation & Infrastructure

SB 634 (Pérez, D) **Local government: homelessness.**

Current Text: 04/28/2025 - Amended **HTML** **PDF**

Status: 04/30/2025 - Read second time. Ordered to third reading.

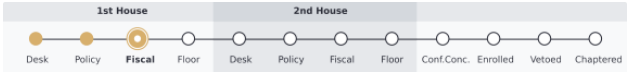


Summary: The California Constitution authorizes a county or city to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws. Existing law establishes procedures for the enactment of ordinances by counties and cities and makes a violation of a county or city ordinance, as applicable, a misdemeanor unless by ordinance it is made an infraction. This bill would prohibit a local jurisdiction from adopting a local ordinance, or enforcing an existing ordinance, that prohibits a person or organization from providing support services, as specified, to a person who is

homeless or assisting a person who is homeless with any act related to basic survival. The bill would define various terms for these purposes. This bill contains other existing laws. (Based on 04/28/2025 text)

Priority: (5) Track/Watch
Subject: Governance, Human Services, Recreation, Quality of Life, Public Safety

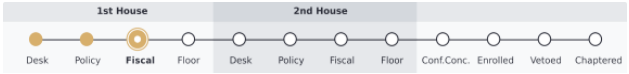
SB 720 (**Ashby, D**) **Automated traffic enforcement system programs.**
Current Text: 05/01/2025 - Amended **HTML** **PDF**
Status: 05/01/2025 - Read second time and amended. Re-referred to Com. on APPR.



Summary: Existing law authorizes the limit line, intersection, or other places where a driver is required to stop to be equipped with an automated traffic enforcement system if the governmental agency utilizing the system meets certain requirements, including identifying the system with signs and ensuring that the system meets specified criteria on minimum yellow light change intervals. Existing law authorizes, until January 1, 2032, the Cities of Los Angeles, San Jose, Oakland, Glendale, and Long Beach, and the City and County of San Francisco to establish a speed safety system pilot program for speed enforcement that utilizes a speed safety system in specified areas, if the system meets specified requirements. Existing law prescribes specified requirements for a notice of violation issued pursuant to these provisions, and requires a violation of a speed law that is recorded by a speed safety system to be subject only to a specified civil penalty. This bill would additionally authorize a city, county, or city and county to establish an automated traffic enforcement system program to use those systems to detect a violation of a traffic control signal, if the system meets specified requirements. The bill would require a violation of a traffic control signal that is recorded by an automated traffic enforcement system to be subject only to a $100 civil penalty, as specified. The bill would, among other things, provide for the issuance of a notice of violation, an initial review, an administrative hearing, and an appeals process, as specified, for a violation under this program. The bill would clarify that a local jurisdiction may utilize an automated traffic enforcement system pursuant to these provisions or the above-described provisions authorizing the utilization of an automated traffic enforcement system. This bill contains other related provisions and other existing laws. (Based on 05/01/2025 text)

Priority: (5) Track/Watch
Subject: Public Safety

SB 759 (**Archuleta, D**) **Crimes: supervised release.**
Current Text: 02/21/2025 - Introduced **HTML** **PDF**
Status: 05/05/2025 - May 5 hearing: Placed on APPR. suspense file.

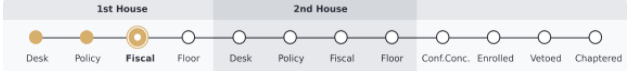


Summary: Existing law requires the Department of Corrections and Rehabilitation to provide specified information to local law enforcement agencies regarding an inmate released by the department to the agency's jurisdiction on parole or postrelease community supervision, including a record of the offense for which the inmate was convicted that resulted in parole or postrelease community supervision. This bill would require the department to also provide the local law enforcement agency with copies of the record of supervision during any prior period of parole. This bill contains other related provisions and other existing laws. (Based on 02/21/2025 text)

Priority: (4) Standard
Subject: Public Safety

Risk Management

AB 614 (**Lee, D**) **Claims against public entities.**
Current Text: 03/27/2025 - Amended **HTML** **PDF**
Status: 05/07/2025 - In committee: Set, first hearing. Referred to APPR. suspense file.



Summary: Existing law, the Government Claims Act, establishes the liability and immunity of a public entity for its acts or omissions that cause harm to persons and requires that a claim against a public entity

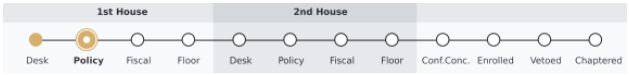
relating to a cause of action for death or for injury to person, personal property, or growing crops be presented not later than 6 months after accrual of the cause of action. Under existing law, claims relating to any other cause of action are required to be presented no later than one year after the accrual of the cause of action. This bill would remove the provisions requiring a claim against a public entity relating to a cause of action for death or for injury to person, personal property, or growing crops to be presented not later than 6 months after accrual of the cause of action and would instead require a claim relating to any cause of action to be presented not later than one year after accrual of the cause of action, unless otherwise specified by law. (Based on 03/27/2025 text)

Position: Oppose
Priority: (4) Standard
Subject: Risk Management

State Budget Act

AB 227 (**Gabriel, D**) **Budget Act of 2025.**

Current Text: 01/10/2025 - Introduced **HTML** **PDF**
Status: 02/03/2025 - Referred to Com. on BUDGET.

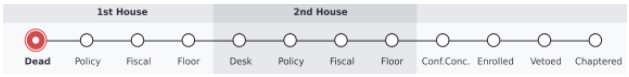


Summary: This bill would make appropriations for the support of state government for the 2025–26 fiscal year. This bill contains other related provisions. (Based on 01/10/2025 text)

Priority: (6) Info only
Subject: State Budget Act

ABX1 5 (**Gabriel, D**) **Budget Act of 2024.**

Current Text: 01/20/2025 - Introduced **HTML** **PDF**
Status: 02/03/2025 - Died on inactive file.

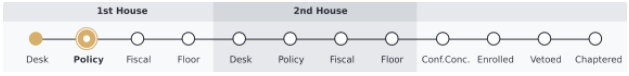


Summary: The Budget Act of 2024 made appropriations for the support of state government for the 2024–25 fiscal year. This bill would amend the Budget Act of 2024 by amending and adding appropriations and making other changes. This bill contains other related provisions. (Based on 01/20/2025 text)

Priority: (5) Track/Watch
Subject: State Budget Act

SB 65 (**Wiener, D**) **Budget Act of 2025.**

Current Text: 01/10/2025 - Introduced **HTML** **PDF**
Status: 01/13/2025 - Read first time.

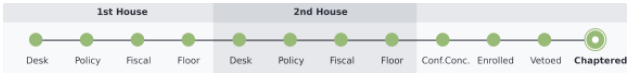


Summary: This bill would make appropriations for the support of state government for the 2025–26 fiscal year. This bill contains other related provisions. (Based on 01/10/2025 text)

Priority: (5) Track/Watch
Subject: State Budget Act

SBX1 3 (**Wiener, D**) **Budget Act of 2024.**

Current Text: 01/23/2025 - Enrollment **HTML** **PDF**
Status: 01/23/2025 - Chaptered by Secretary of State - Chapter 2, Statutes of 2025



Summary: The Budget Act of 2024 made appropriations for the support of state government for the 2024–25 fiscal year. This bill would amend the Budget Act of 2024 by amending and adding

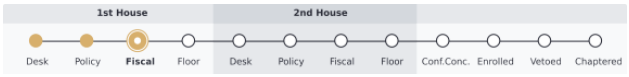
appropriations and making other changes. This bill contains other related provisions. (Based on 01/23/2025 text)

Priority: (5) Track/Watch
Subject: State Budget Act

Transportation & Infrastructure

AB 476 (González, Mark, D) **Metal theft.**

Current Text: 05/01/2025 - Amended **HTML** **PDF**
Status: 05/05/2025 - Re-referred to Com. on APPR.

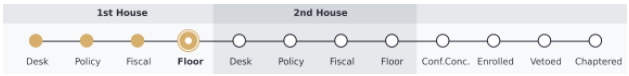


Summary: Existing law governs the business of buying, selling, and dealing in secondhand and used machinery and all ferrous and nonferrous scrap metals and alloys, also known as “junk.” Existing law requires junk dealers and recyclers to keep a written record of all sales and purchases made in the course of their business, including the place and date of each sale or purchase of junk and a description of the item or items, as specified. Existing law requires the written record to include a statement indicating either that the seller of the junk is the owner of it, or the name of the person they obtained the junk from, as shown on a signed transfer document. Existing law prohibits a junk dealer or recycler from providing payment for nonferrous materials until the junk dealer or recycler obtains a copy of a valid driver’s license of the seller or other specified identification. Existing law requires a junk dealer or recycler to preserve the written record for at least 2 years. Existing law makes a violation of the recordkeeping requirements a misdemeanor. This bill would require junk dealers and recyclers to include additional information in the written record, including the time and amount paid for each sale or purchase of junk made, and the name of the employee handling the transaction. The bill would revise the type of information required to be included in the description of the item or items of junk purchased or sold, as specified. The bill would require the statement referenced above indicating ownership or the name of the person from whom the seller obtained the junk from to be signed and would require the statement to include specified information, including the legal name, date of birth, and place of residence of the seller. The bill would prohibit a junk dealer or recycler from purchasing nonferrous metals from a person under 18 years of age. This bill contains other related provisions and other existing laws. (Based on 05/01/2025 text)

Position: Support
Priority: (4) Standard
Subject: Public Safety, Transportation & Infrastructure

AB 978 (Hoover, R) **Department of Transportation and local agencies: streets and highways: recycled materials.**

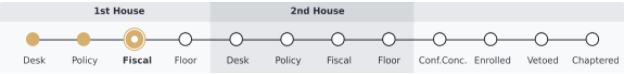
Current Text: 04/01/2025 - Amended **HTML** **PDF**
Status: 05/01/2025 - Read second time. Ordered to Consent Calendar.



Summary: The California Integrated Waste Management Act of 1989 requires the Director of Transportation, upon consultation with the Department of Resources Recycling and Recovery, to review and modify all bid specifications relating to the purchase of paving materials and base, subbase, and pervious backfill materials using certain recycled materials. Existing law requires the specifications to be based on standards developed by the Department of Transportation for recycled paving materials and for recycled base, subbase, and pervious backfill materials. Existing law requires a local agency that has jurisdiction over a street or highway, to the extent feasible and cost effective, to apply standard specifications that allow for the use of recycled materials in streets and highways, except as provided. Existing law requires, until January 1, 2027, those standard specifications to allow recycled materials at or above the level allowed in the department’s standard specifications that went into effect on October 22, 2018, for specified materials. This bill would indefinitely require a local government’s standard specifications to allow recycled materials at a level no less than the level allowed in the department’s specifications for those specified materials. If a local agency’s standard specifications do not allow for the use of recycled materials at a level that is equal to or greater than the level allowed in the department’s standard specifications on the basis that the use of those recycled materials at those levels is not feasible, the bill would require the local agency to provide the reason for that determination upon request. By increasing the duties of local agencies, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 04/01/2025 text)

Priority: (5) Track/Watch
Subject: Transportation & Infrastructure

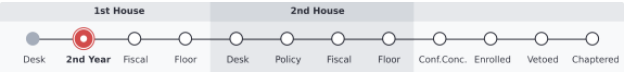
SB 71 (**Wiener, D**) **California Environmental Quality Act: exemptions: transit projects.**
Current Text: 03/25/2025 - Amended **HTML** **PDF**
Status: 04/28/2025 - April 28 hearing: Placed on APPR. suspense file.



Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA, until January 1, 2030, exempts from its requirements active transportation plans, pedestrian plans, or bicycle transportation plans for the restriping of streets and highways, bicycle parking and storage, signal timing to improve street and highway intersection operations, and the related signage for bicycles, pedestrians, and vehicles. This bill would extend the operation of the above-mentioned exemption indefinitely. The bill would also exempt a transit comprehensive operational analysis, as defined, a transit route readjustment, or other transit agency route addition, elimination, or modification, from the requirements of CEQA. Because a lead agency would be required to determine whether a plan qualifies for this exemption, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 03/25/2025 text)

Priority: (3) Significant
Subject: Transportation & Infrastructure

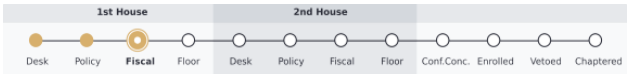
SB 73 (**Cervantes, D**) **California Environmental Quality Act: exemptions.**
Current Text: 01/15/2025 - Introduced **HTML** **PDF**
Status: 05/01/2025 - Failed Deadline pursuant to Rule 61(a)(2). (Last location was E.Q. on 1/29/2025)(May be acted upon Jan 2026)



Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report (EIR) on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA exempts from its requirements certain residential, employment center, and mixed-use development projects meeting specified criteria, including that the project is located in a transit priority area and that the project is undertaken and is consistent with a specific plan for which an environmental impact report has been certified. This bill would additionally exempt those projects located in a very low vehicle travel area, as defined. The bill would require that the project is undertaken and is consistent with either a specific plan prepared pursuant to specific provisions of law or a community plan, as defined, for which an EIR has been certified within the preceding 15 years in order to be exempt. The bill would additionally require the project site to have been previously developed or to be a vacant site meeting certain requirements. Because a lead agency would be required to determine the applicability of this exemption, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 01/15/2025 text)

Priority: (3) Significant
Subject: Planning, Land Use, Housing, Transportation & Infrastructure

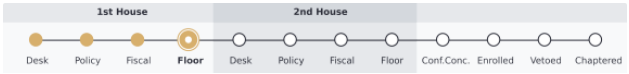
SB 74 (**Seyarto, R**) **Office of Land Use and Climate Innovation: Infrastructure Gap-Fund Program.**
Current Text: 04/07/2025 - Amended **HTML** **PDF**
Status: 04/21/2025 - April 21 hearing: Placed on APPR. suspense file.



Summary: Existing law establishes the Office of Land Use and Climate Innovation in the Governor's office for the purpose of serving the Governor and the Governor's cabinet as staff for long-range planning and research and constituting the comprehensive state planning agency. Existing law authorizes a local agency to finance infrastructure projects through various means, including by authorizing a city or county to establish an enhanced infrastructure financing district to finance public capital facilities or other specified projects of communitywide significance that provide significant benefits to the district or the surrounding community. This bill would require the office, upon appropriation by the Legislature, to establish the Infrastructure Gap-Fund Program to provide grants to local agencies for the development and construction of infrastructure projects, as defined, facing unforeseen costs after starting construction. The bill would authorize the office to provide funding for up to 20% of a project's additional projected cost, as defined, after the project has started construction, subject to specified conditions, including, among other things, that the local agency has allocated existing local tax revenue for at least 45% of the initially budgeted total cost of the infrastructure project. When applying to the program, the bill would require the local agency to demonstrate challenges with completing the project on time and on budget and how the infrastructure project helps meet state and local goals, as specified. The bill would require the office to develop guidelines to implement the program that establish the criteria by which grant applications will be evaluated and funded. The bill would make these provisions operative on January 1, 2030. (Based on 04/07/2025 text)

Position: Support
Priority: (3) Significant
Subject: Transportation & Infrastructure

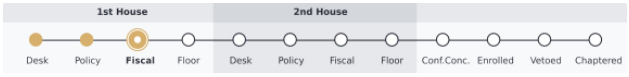
SB 445 (**Wiener, D**) **Transportation: planning: complete streets facilities: sustainable transportation projects.**
Current Text: 04/10/2025 - Amended **HTML** **PDF**
Status: 05/06/2025 - Read second time. Ordered to third reading.



Summary: Existing law requires the Department of Transportation to improve and maintain the state's highways. Existing law authorizes the department to issue encroachment permits and requires the department to either approve or deny an application from an applicant for an encroachment permit within 60 days of receiving a completed application, as provided. Existing law also requires the department, on or before January 1, 2027, to develop and adopt a project intake, evaluation, and encroachment permit review process for complete streets facilities that are sponsored by a local jurisdiction or a transit agency. This bill would instead require the department to develop and adopt the above-described project intake, evaluation, and encroachment review process on or before February 1, 2027. The bill would also state the intent of the Legislature to amend this bill with legislation that accelerates and makes more reliable third-party permits and approvals for preconstruction and construction activities on sustainable transportation projects. (Based on 04/10/2025 text)

Position: Oppose
Priority: (5) Track/Watch
Subject: Planning, Land Use, Housing, Transportation & Infrastructure

SB 496 (**Hurtado, D**) **Advanced Clean Fleets Regulation: appeals advisory committee: exemptions.**
Current Text: 04/07/2025 - Amended **HTML** **PDF**
Status: 05/05/2025 - May 5 hearing: Placed on APPR. suspense file.



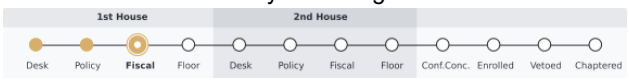
Summary: Existing law requires the State Air Resources Board to adopt and implement motor vehicle emission standards, in-use performance standards, and motor vehicle fuel specifications for the control of air contaminants and sources of air pollution that the state board has found necessary, cost effective, and technologically feasible. The California Global Warming Solutions Act of 2006 establishes the state board as the state agency responsible for monitoring and regulating sources emitting greenhouse gases and requires the state board to adopt rules and regulations to achieve the maximum technologically feasible and cost-effective greenhouse gas emission reductions from those sources. Pursuant to its authority, the state board has adopted the Advanced Clean Fleets Regulation, which imposes various requirements for transitioning local, state, and federal government fleets of medium- and heavy-duty trucks, other high-priority fleets of medium- and heavy-duty trucks, and drayage trucks to zero-emission vehicles. The

Advanced Clean Fleets Regulation authorizes entities subject to the regulation to apply for exemptions from its requirements under certain circumstances. This bill would require the state board to establish the Advanced Clean Fleets Regulation Appeals Advisory Committee by an unspecified date for purposes of reviewing appeals of denied requests for exemptions from the requirements of the Advanced Clean Fleets Regulation. The bill would require the committee to include representatives of specified governmental and nongovernmental entities. The bill would require the committee to meet monthly and would require recordings of its meetings to be made publicly available on the state board's internet website. The bill would require the committee to consider, and make a recommendation on, an appeal of an exemption request denial no later than 60 days after the appeal is made. The bill would require specified information relating to the committee's consideration of an appeal to be made publicly available on the state board's internet website. The bill would require the state board to consider a recommendation of the committee at a public meeting no later than 60 days after the recommendation is made. (Based on 04/07/2025 text)

Position: Support
Priority: (4) Standard
Subject: Transportation & Infrastructure, Trash, Recycling, Water, Resources

SB 569 (**Blakespear, D**) **Department of Transportation: homeless encampments.**

Current Text: 04/21/2025 - Amended **HTML** **PDF**
Status: 05/05/2025 - May 5 hearing: Placed on APPR. suspense file.



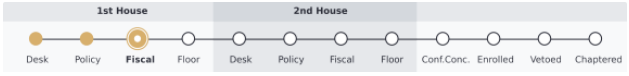
Summary: Existing law vests the Department of Transportation with full possession and control of the state highway system, including associated property, and authorizes the department to require the removal of any encroachment in, under, or over any state highway. Existing law authorizes the department to establish maintenance programs related to highway cleanup, as specified. This bill would require the department to establish a dedicated liaison to, among other things, facilitate communication with local governments and relevant state agencies with regard to addressing homeless encampments within the state highway system and to oversee the development and implementation of delegated maintenance agreements between local agencies and the department in which both work together to reduce and remove homeless encampments within the department's jurisdiction. The bill would authorize the department to grant a single general entry permit for the duration of a delegated maintenance agreement to conduct activities authorized by the bill. The bill would require the department to submit an annual report to the Legislature summarizing specified information and recommendations regarding homeless encampments. (Based on 04/21/2025 text)

Position: Support
Priority: (4) Standard
Subject: Public Safety, Transportation & Infrastructure

Trash, Recycling, Water, Resources

AB 436 (**Ransom, D**) **Composting facilities: zoning.**

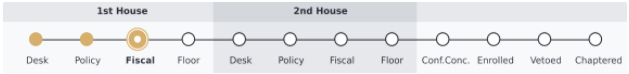
Current Text: 03/10/2025 - Amended **HTML** **PDF**
Status: 04/23/2025 - In committee: Set, first hearing. Referred to suspense file.



Summary: Existing law provides that the Office of Land Use and Climate Innovation serves the Governor and the Governor's Cabinet as staff for long-range planning and research, and constitute the comprehensive state planning agency. In that capacity, existing law requires the office to, among other things, assist local governments in land use planning. Existing law, the California Integrated Waste Management Act of 1989, establishes the Department of Resources Recycling and Recovery to administer an integrated waste management program. Existing law establishes a goal that statewide landfill disposal of organic waste be reduced from the 2014 level by 75% by 2025. This bill, on or before June 1, 2027, would require the Office of Land Use and Climate Innovation, in consultation with the Department of Resources Recycling and Recovery, to develop and post on the office's internet website, a technical advisory, as provided, reflecting best practices to facilitate the siting of composting facilities to meet the organic waste reduction goals. The bill would require the office to consult with specified entities throughout the development of the technical advisory. This bill contains other related provisions and other existing laws. (Based on 03/10/2025 text)

Priority: (6) Info only
Subject: Trash, Recycling, Water, Resources

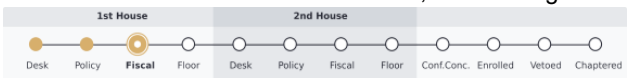
AB 532 (Ransom, D) **Water rate assistance program.**
Current Text: 05/05/2025 - Amended **HTML** **PDF**
Status: 05/06/2025 - Re-referred to Com. on APPR.



Summary: Existing federal law, the Consolidated Appropriations Act, 2021, among other things, requires the federal Department of Health and Human Services to carry out a Low-Income Household Drinking Water and Wastewater Emergency Assistance Program, which is also known as the Low Income Household Water Assistance Program, for making grants to states and Indian tribes to assist low-income households that pay a high proportion of household income for drinking water and wastewater services, as provided. Existing law requires the Department of Community Services and Development to administer the Low Income Household Water Assistance Program in this state, and to receive and expend moneys appropriated and allocated to the state for purposes of that program, pursuant to the above-described federal law. The Low Income Household Water Assistance Program was only operative until March 31, 2024. This bill would repeal the above-described requirements related to the Low Income Household Water Assistance Program. The bill would instead require, upon appropriation by the Legislature, the Department of Community Services and Development to establish and administer the California Low Income Household Water Assistance Program to provide water rate assistance to residential ratepayers of covered water systems, and urban retail water suppliers with a service area that is made up of at least 50% disadvantaged communities, as measured by population, as specified. This bill contains other related provisions and other existing laws. (Based on 05/05/2025 text)

Priority: (4) Standard
Subject: Municipal Funding and Procurement, Trash, Recycling, Water, Resources

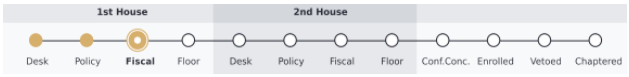
AB 794 (Gabriel, D) **California Safe Drinking Water Act: emergency regulations.**
Current Text: 04/10/2025 - Amended **HTML** **PDF**
Status: 04/23/2025 - In committee: Set, first hearing. Referred to suspense file.



Summary: Existing law, the California Safe Drinking Water Act (state act), requires the State Water Resources Control Board to administer provisions relating to the regulation of drinking water to protect public health. The state board's duties include, but are not limited to, enforcing the federal Safe Drinking Water Act (federal act) and adopting and enforcing regulations. Existing law authorizes the state board to adopt as an emergency regulation, a regulation that is not more stringent than, and is not materially different in substance and effect than, the requirements of a regulation promulgated under the federal act, with a specified exception. This bill would provide that the authority of the state board to adopt an emergency regulation pursuant to these provisions includes the authority to adopt requirements of a specified federal regulation that was in effect on January 19, 2025, regardless of whether the requirements were repealed or amended to be less stringent. The bill would prohibit an emergency regulation adopted pursuant to these provisions from implementing less stringent drinking water standards, as provided, and would authorize the regulation to include monitoring requirements that are more stringent than the requirements of the federal regulation. The bill would prohibit maximum contaminant levels and compliance dates for maximum contaminant levels adopted as part of an emergency regulation from being more stringent than the maximum contaminant levels and compliance dates of a regulation promulgated pursuant to the federal act. The bill would require, on or before December 31, 2026, the state board to adopt an emergency regulation and to initiate a primary drinking water standard for perfluoroalkyl and polyfluoroalkyl substances, as provided. The bill would make other changes to proceedings initiated upon the adoption of an emergency regulation to establish a public health goal and primary drinking water standards, as specified. (Based on 04/10/2025 text)

Priority: (5) Track/Watch
Subject: Trash, Recycling, Water, Resources

AB 1207 (Irwin, D) **Climate change: market-based compliance mechanism: price ceiling.**
Current Text: 03/17/2025 - Amended **HTML** **PDF**
Status: 05/07/2025 - From committee: Do pass. (Ayes 11. Noes 0.) (May 7).

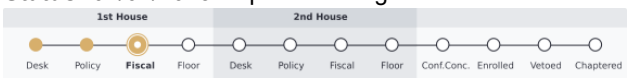


Summary: The California Global Warming Solutions Act of 2006 designates the State Air Resources Board as the state agency charged with monitoring and regulating sources of emissions of greenhouse gases and requires the state board to ensure that statewide greenhouse gas emissions are reduced to at least 40% below the 1990 level by 2030. The act, until January 1, 2031, authorizes the state board to adopt a regulation establishing a system of market-based declining aggregate emissions limits for sources or categories of sources that emit greenhouse gases (market-based compliance mechanism) that meets certain requirements. Existing law requires the state board, in adopting the regulation to, among other things, establish a price ceiling for emission allowances sold by the state board. Existing law requires the state board, in establishing the price ceiling, to consider specified factors, including the full social cost associated with emitting a metric ton of greenhouse gases. This bill would require the state board to instead consider the full social cost associated with emitting a metric ton of greenhouse gases, as determined by the United States Environmental Protection Agency in November 2023. (Based on 03/17/2025 text)

Priority: (6) Info only
Subject: Trash, Recycling, Water, Resources

SB 45 (**Padilla, D**) **Recycling: beverage containers: tethered plastic caps.**

Current Text: 03/05/2025 - Amended **HTML** **PDF**
Status: 04/07/2025 - April 7 hearing: Placed on APPR. suspense file.

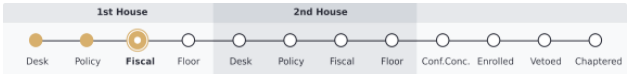


Summary: The California Beverage Container Recycling and Litter Reduction Act, which is administered by the Department of Resources Recycling and Recovery, is established to promote beverage container recycling. The act defines “beverage container” to mean the individual, separate bottle, can, jar, carton, or other receptacle, however denominated, in which a beverage is sold, and that is constructed of metal, glass, or plastic, or other material, or any combination of these materials, but does not include cups or other similar open or loosely sealed receptacles. A violation of the act is a crime. Existing law authorizes the department, subject to the availability of funds, to pay a quality incentive payment of up to $180 per ton to qualified recyclers for thermoform plastic containers diverted from curbside recycling programs, as provided. This bill would delete that authorization. The bill would instead require, on and after January 1, 2027, if a beverage is subject to the act and offered for sale in a plastic beverage container with a plastic cap, beverage manufacturers to ensure that the container to have has a cap that is tethered to the container that prevents the separation of the cap from the container when the cap is removed from the container by the consumer. The bill would exempt, until January 1, 2028, any type of beverage container with a recycling rate of better than 70% for calendar years 2022 and 2023, as determined by the department, from compliance with that requirement. The bill would exempt beverage containers with a capacity of 2 liters or more and beverage containers that contain beer or other malt beverages, wine or distilled spirits, or 100% fruit juice from the scope of the bill. The bill would also exempt a refillable plastic beverage container and a beverage manufacturer that sold or transferred 16,000,000 or fewer plastic beverage containers, as provided, during the previous calendar year from the scope of the bill. This bill contains other related provisions and other existing laws. (Based on 03/05/2025 text)

Subject: Trash, Recycling, Water, Resources

SB 350 (**Durazo, D**) **Water Rate Assistance Program.**

Current Text: 05/07/2025 - Amended **HTML** **PDF**
Status: 05/07/2025 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on APPR.



Summary: Existing law requires the State Water Resources Control Board to develop a plan for the funding and implementation of the Low-Income Water Rate Assistance Program. Existing law requires the plan to include, among other things, a description of the method for collecting moneys to support and implement the program and a description of the method for determining the amount of moneys that may need to be collected from water ratepayers to fund the program. This bill would establish the Water Rate Assistance Program. As part of the program, the bill would establish the Water Rate Assistance Fund in the State Treasury, available upon appropriation by the Legislature, to provide water affordability assistance, for both residential water and wastewater services, to low-income residential ratepayers, as specified. The bill would require the state board to take various actions in administering the fund,

including, among other things, tracking and managing revenue in the fund separately from all other revenue. The bill would require the state board, in consultation with relevant agencies and after a public hearing, to adopt guidelines for implementation of the program and to adopt an annual report to be posted on the state board's internet website identifying how the fund has performed, as specified. The bill would require the guidelines to include minimum requirements for eligible systems, including the ability to confirm eligibility for enrollment through a request for self-certification of eligibility under penalty of perjury. By expanding the crime of perjury, the bill would impose a state-mandated local program. The bill would require the state board to take various actions in administering the program, including, but not limited to, providing guidance, oversight, and funding for low-income rate assistance for residential ratepayers of eligible systems. The bill would authorize the Attorney General, at the request of the state board, to bring an action in state court to restrain the use of any method, act, or practice in violation of these provisions, except as provided. The bill would make the implementation of all of these provisions contingent upon an appropriation by the Legislature. This bill contains other related provisions and other existing laws. (Based on 05/07/2025 text)

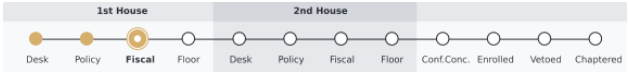
Priority: (4) Standard

Subject: Trash, Recycling, Water, Resources

SB 454 (**McNerney, D**) **State Water Resources Control Board: PFAS Mitigation Program.**

Current Text: 04/08/2025 - Amended **HTML** **PDF**

Status: 04/21/2025 - April 21 hearing: Placed on APPR. suspense file.



Summary: Existing law designates the State Water Resources Control Board as the agency responsible for administering specific programs related to drinking water, including, among others, the California Safe Drinking Water Act and the Emerging Contaminants for Small or Disadvantaged Communities Funding Program. This bill would create the PFAS Mitigation Fund in the State Treasury and would authorize certain moneys in the fund to be expended by the state board, upon appropriation by the Legislature, for specified purposes. The bill would authorize the state board to seek out and deposit nonstate, federal, and private funds, require those funds to be deposited into the PFAS Mitigation Fund, and continuously appropriate the nonstate, federal, and private funds in the fund to the state board for specified purposes, thereby making an appropriation. The bill would authorize the state board to establish accounts within the PFAS Mitigation Fund. The bill would authorize the state board to expend moneys from the fund in the form of a grant, loan, or contract, or to provide assistance services to water suppliers and sewer system providers, as those terms are defined, for multiple purposes, including, among other things, to cover or reduce the costs for water suppliers associated with treating drinking water to meet the applicable state and federal maximum perfluoroalkyl and polyfluoroalkyl substances (PFAS) contaminant levels. The bill would require a water supplier or sewer system provider to include a clear and definite purpose for how the funds will be used to provide public benefits to their community related to safe drinking water, recycled water, or treated wastewater in order to be eligible to receive funds. The bill would require the state board, on or before July 1, 2027, to adopt guidelines to implement these provisions, as provided. (Based on 04/08/2025 text)

Position: Support

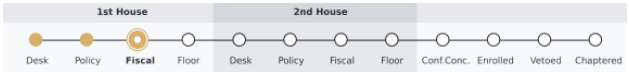
Priority: (4) Standard

Subject: Trash, Recycling, Water, Resources

SB 466 (**Caballero, D**) **Drinking water: hexavalent chromium: civil liability: exemption.**

Current Text: 05/01/2025 - Amended **HTML** **PDF**

Status: 05/01/2025 - Read second time and amended. Re-referred to Com. on APPR.

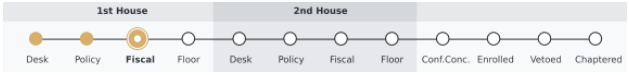


Summary: The California Safe Drinking Water Act provides for the operation of public water systems and imposes on the State Water Resources Control Board various duties and responsibilities for the regulation and control of drinking water in the State of California. The act requires the state board to adopt primary drinking water standards for contaminants in drinking water based upon specified criteria, and requires a primary drinking water standard to be established for hexavalent chromium. Existing law authorizes the state board to grant a variance from primary drinking water standards to a public water system. This bill would prohibit a public water system from being held liable in any civil action brought by an individual or entity that is not a governmental agency related to hexavalent chromium in drinking water while implementing and in compliance with a state board-approved hexavalent chromium maximum contaminant level (MCL) compliance plan, or during the period between when it has submitted a

hexavalent chromium MCL compliance plan for approval to the state board and action on the proposed compliance plan by the state board is pending, except as specified. (Based on 05/01/2025 text)

Position: Support
Priority: (3) Significant
Subject: Trash, Recycling, Water, Resources

SB 496 (**Hurtado, D**) **Advanced Clean Fleets Regulation: appeals advisory committee: exemptions.**
Current Text: 04/07/2025 - Amended **HTML** **PDF**
Status: 05/05/2025 - May 5 hearing: Placed on APPR. suspense file.



Summary: Existing law requires the State Air Resources Board to adopt and implement motor vehicle emission standards, in-use performance standards, and motor vehicle fuel specifications for the control of air contaminants and sources of air pollution that the state board has found necessary, cost effective, and technologically feasible. The California Global Warming Solutions Act of 2006 establishes the state board as the state agency responsible for monitoring and regulating sources emitting greenhouse gases and requires the state board to adopt rules and regulations to achieve the maximum technologically feasible and cost-effective greenhouse gas emission reductions from those sources. Pursuant to its authority, the state board has adopted the Advanced Clean Fleets Regulation, which imposes various requirements for transitioning local, state, and federal government fleets of medium- and heavy-duty trucks, other high-priority fleets of medium- and heavy-duty trucks, and drayage trucks to zero-emission vehicles. The Advanced Clean Fleets Regulation authorizes entities subject to the regulation to apply for exemptions from its requirements under certain circumstances. This bill would require the state board to establish the Advanced Clean Fleets Regulation Appeals Advisory Committee by an unspecified date for purposes of reviewing appeals of denied requests for exemptions from the requirements of the Advanced Clean Fleets Regulation. The bill would require the committee to include representatives of specified governmental and nongovernmental entities. The bill would require the committee to meet monthly and would require recordings of its meetings to be made publicly available on the state board's internet website. The bill would require the committee to consider, and make a recommendation on, an appeal of an exemption request denial no later than 60 days after the appeal is made. The bill would require specified information relating to the committee's consideration of an appeal to be made publicly available on the state board's internet website. The bill would require the state board to consider a recommendation of the committee at a public meeting no later than 60 days after the recommendation is made. (Based on 04/07/2025 text)

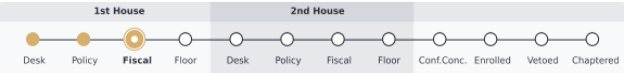
Position: Support
Priority: (4) Standard
Subject: Transportation & Infrastructure, Trash, Recycling, Water, Resources

SB 501 (**Allen, D**) **Household Hazardous Waste Producer Responsibility Act.**
Current Text: 04/07/2025 - Amended **HTML** **PDF**
Status: 05/05/2025 - May 5 hearing: Placed on APPR. suspense file.

Summary: Under existing law, as part of the hazardous waste control laws, the Department of Toxic Substances Control (DTSC) generally regulates the management and handling of hazardous waste and hazardous materials. Existing law authorizes a public agency, as defined, to operate a household hazardous waste collection facility under permit from DTSC. Existing law, the Plastic Pollution Prevention and Packaging Producer Responsibility Act, establishes a producer responsibility program designed to ensure that producers of single-use packaging and food service ware covered by that program take responsibility for the costs associated with the end-of-life management of that material and ensure that the material is recyclable or compostable. This bill would create a producer responsibility program for products containing household hazardous waste and would require a producer responsibility organization (PRO) to ensure the safe and convenient collection and management of covered products at no cost to consumers or local governments. The bill would define "covered product" to mean a consumer product that is ignitable, toxic, corrosive, or reactive, or that meets other specified criteria, except as specified. The bill would require a producer of a covered product to register with the PRO, which would be required to develop and implement a producer responsibility plan for the collection, transportation, and the safe and proper management of covered products. The bill would require DTSC to adopt regulations to implement the program with an effective date no earlier than July 1, 2028. This bill contains other related provisions and other existing laws. (Based on 04/07/2025 text)

Priority: (5) Track/Watch
Subject: Trash, Recycling, Water, Resources

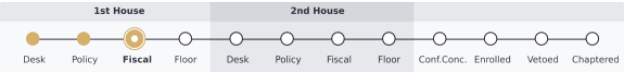
SB 682 (**Allen, D**) **Environmental health: product safety: perfluoroalkyl and polyfluoroalkyl substances.**
Current Text: 05/06/2025 - Amended **HTML** **PDF**
Status: 05/06/2025 - Read second time and amended. Re-referred to Com. on APPR.



Summary: Existing law requires the Department of Toxic Substances Control, on or before January 1, 2029, to adopt regulations to enforce specified covered perfluoroalkyl and polyfluoroalkyl substances (PFAS) restrictions, which include prohibitions on the distribution, sale, or offering for sale of certain products that contain specified levels of PFAS. Existing law requires the department, on and after July 1, 2030, to enforce and ensure compliance with those provisions and regulations, as provided. Existing law requires manufacturers of these products, on or before July 1, 2029, to register with the department, to pay a registration fee to the department, and to provide a statement of compliance certifying compliance with the applicable prohibitions on the use of PFAS to the department, as specified. Existing law authorizes the department to test products and to rely on third-party testing to determine compliance with prohibitions on the use of PFAS, as specified. Existing law requires the department to issue a notice of violation for a product in violation of the prohibitions on the use of PFAS, as provided. Existing law authorizes the department to assess an administrative penalty for a violation of these prohibitions and authorizes the department to seek an injunction to restrain a person or entity from violating these prohibitions, as specified. This bill would, on and after January 1, 2027, prohibit a person from distributing, selling, or offering for sale a cleaning product, cookware, dental floss, juvenile product, food packaging, or ski wax, as provided, that contains intentionally added PFAS, as defined, except for previously used products and as otherwise preempted by federal law. This bill would, on and after January 1, 2040, prohibit a person from distributing, selling, or offering for sale certain products that contain intentionally added PFAS, including, but not limited to, refrigerants, solvents, propellants, and clean fire suppressants, as specified, unless the department has determined that the use of PFAS in the product is a currently unavoidable use, the prohibition is preempted by federal law, or the product is previously used. This bill contains other related provisions and other existing laws. (Based on 05/06/2025 text)

Priority: (5) Track/Watch
Subject: Trash, Recycling, Water, Resources

SB 840 (**Limón, D**) **Greenhouse gases: report.**
Current Text: 03/26/2025 - Amended **HTML** **PDF**
Status: 05/02/2025 - Set for hearing May 12.



Summary: The California Global Warming Solutions Act of 2006 requires the State Air Resources Board to determine what the statewide greenhouse gas emissions level was in 1990 and approve in a public hearing a statewide greenhouse gas emissions limit that is equivalent to that level, to be achieved by 2020. The act requires the state board, in adopting rules and regulations to achieve the maximum technologically feasible and cost-effective greenhouse gas emissions reductions to ensure that the statewide greenhouse gas emissions are reduced to at least 40% below the 1990 levels no later than December 31, 2030. The act requires the Legislative Analyst's Office, until January 1, 2030, to annually submit to the Legislature a report on the economic impacts and benefits of those greenhouse gas emissions reduction targets. The act, until January 1, 2031, establishes the Independent Emissions Market Advisory Committee and requires the committee to annually report to the state board and the Joint Legislative Committee on Climate Change Policies on the environmental and economic performance of the regulations establishing the market-based compliance mechanism and other relevant climate change policies. This bill would extend indefinitely the requirement for the Legislative Analyst's Office to annually submit to the Legislature the report on the economic impacts and benefits of those greenhouse gas emissions targets. The bill would require the committee, at a public hearing, to review the annual report by the Legislative Analyst's Office. (Based on 03/26/2025 text)

Priority: (6) Info only
Subject: Trash, Recycling, Water, Resources

Total Measures: 115
Total Tracking Forms: 115

City of Chino
GOVERNMENT RELATIONS UPDATE

As of May 8, 2025

FEDERAL UPDATE (Item 1)

Item 1 is the May 8, 2025 report on Federal issues from Jamie Jones of Turch & Associates.

TRACKED STATE LEGISLATION REPORT (Item 2)

Item 2 provides a report City of Chino-tracked state legislation to date. The positions noted on bills are based on the City Council's adopted Legislative Policy. Additional positions may be taken, or existing positions may be modified based on direction from the Legislative Committee or City Council.

Of the 2,695 bills introduced this session, the City is currently tracking 115. The attached Tracked State Legislation Report includes 73 bills that have been classified as “Sponsored”, “Priority”, “Significant”, and “Standard”. The remaining bills are currently classified as “Tracking/Watch”.

POSITION LETTERS & MAJOR ISSUES (Item 3)

SB 634 (Oppose) - On April 17, 2025, Chief Kevin Mensen sent a letter to Assembly Member Michelle Rodriguez stating the City’s opposition to SB 634 (Perez). The bill would prohibit a state agency or local jurisdiction from adopting or enforcing a regulation or ordinance that imposes civil or criminal penalties on a person who is homeless or assists an individual experiencing homelessness. The bill was subsequently watered down in response to opposition, now stating that law enforcement cannot ticket charity workers who assist the homeless. The City has a “Tracking/Watch” position on the amended version of the bill.

South Coast AQMD Proposed Rules 1111 & 1121 – Although the SCAQMD has amended the Proposed Rules 1111 & 1121 in response to opposition from local governments, residents, and businesses, the City continues to oppose the proposed rules and urges the public to contact SCAQMD. The proposal is scheduled for hearing by the SCAQMD Board on June 6.

See the attached City of Chino Issue Alert, the Cost of Living Council’s Economic Impact Analysis of Proposed Rules 1111 & 1121 , and SCAQMD’s Hearing Notice.

CHINO CITY COUNCIL LEGISLATIVE POLICY COMMITTEE MEETING

The Legislative Policy Committee is scheduled to meet on Tuesday, May 13, 2025, at 4:00 p.m. in Council Chambers.

STATE LEGISLATIVE CALENDAR

- May 9 - Last day for policy committees to hear and report to the Floor nonfiscal bills introduced in their house.
- May 16 - Last day for policy committees to meet prior to June 9.

- May 23 - Last day for fiscal committees to hear and report to the Floor bills introduced in their house. Last day for fiscal committees to meet prior to June 9.
- June 2-6 - Floor Session only. No committee may meet except Rules Committee and Conference Committees.
- June 6 - Last day for each house to pass bills introduced in that house.
- June 9 - Committee meetings may resume.
- June 15 - Budget bill must be passed by midnight.

CITY of CHINO

April 17, 2025

The Honorable Michelle Rodriguez
California State Assembly
1021 O Street, Suite 5640
Sacramento, California 95814

On behalf of the Chino Police Department, I respectfully submit this letter to express our strong opposition to Senate Bill 634. This bill would prohibit state and local governments from adopting or enforcing civil or criminal penalties against individuals experiencing homelessness for engaging in acts deemed "related to basic survival" in public spaces.

While we agree that homelessness is a humanitarian crisis that must be addressed with compassion and evidence-based solutions, SB 634 would effectively strip local jurisdictions of essential enforcement tools necessary to maintain public health, safety, and quality of life—for both housed and unhoused residents.

SB 634 would significantly impair the ability of local governments to manage unsafe and deteriorating conditions in public areas such as parks, sidewalks, business corridors, and neighborhoods. By broadly defining "basic survival" to include camping, sleeping, storing property, and erecting structures in public spaces—and by barring enforcement of long-standing ordinances—the bill limits the capacity of law enforcement, code enforcement, and local agencies to respond to even the most hazardous and unsanitary encampments.

The Chino Police Department has a dedicated Quality of Life Team that works tirelessly to engage with individuals experiencing homelessness. On average, the same individual may be contacted more than 50 times before accepting services. It often takes four to five attempts before an individual successfully enters and completes a treatment or service program and begins a path toward stability.

SB 634 imposes a blanket prohibition on enforcement without offering any viable alternatives for communities that are already strained by limited shelter capacity. Until both state and local governments are equipped to provide sustainable pathways to shelter and services, removing enforcement authority will only encourage the growth of unsanctioned encampments and reduce the likelihood that individuals will voluntarily seek assistance. This could lead to increased incidents of public defecation, improper waste disposal, and the spread of communicable diseases such as hepatitis and tuberculosis.

13220 Central Avenue, Chino, California 91710
Mailing Address: P.O. Box 667, Chino, California 91708-0667
(909) 334-3250 • (909) 334-3720 Fax
Web Site: www.cityofchino.org

Each community faces distinct public safety and health challenges. SB 634 imposes a one-size-fits-all mandate that removes the ability of local governments to develop enforcement strategies tailored to their unique needs—ultimately compromising the safety and well-being of both the unhoused and the broader public.

As a law enforcement professional committed to preserving public safety, I believe SB 634's approach would be detrimental to our communities. Thank you for your attention to this important matter. Should you require further information or wish to discuss this in greater detail, please do not hesitate to contact me at (909) 334-3093 or via email at KMensen@chinopd.org.

Sincerely

Kevin Mensen, Chief of Police
Chino Police Department

ISSUE ALERT

Join the City of Chino

OPPOSE the SCAQMD Rules 1111 & 1121

A flawed scheme that will make Southern California even more unaffordable!

Southern California's cost-of-living crisis is crushing working families and small businesses. With record-breaking taxes and massive increases in housing and electricity costs, leading to the highest poverty rate in the country. California's cost of living is 42% higher than the national average, even higher in some of our local Southern California communities.

The South Coast Air Quality Management District (SCAQMD) is proposing amendments to existing rules (1111 & 1121) that would impose an expected annual tax of $306 million on homeowners, renters, schools, and small businesses – an **average of $1,510 per household!**

Unless defeated, Proposed Amended Rules (PAR) 1111 and 1121 would be the costliest rulemaking SCAQMD has ever undertaken. Join us in OPPOSING these costly rules!

MARK YOUR CALENDAR:
The SCAQMD Governing Board will vote on PAR 1111 & 1121 on **June 6 at 9 AM**, and we need your voice to persuade the Board to oppose these costly rules. This meeting is our final chance to make our voices heard! Click here to join the meeting virtually. Click here to join the meeting virtually. The meeting agenda can be accessed here.

TAKE ACTION TODAY!
Your support has been crucial in our fight to protect the cost of living from getting even higher – but we need to keep the momentum going! See the ways you can help below:

1. **Submit a Letter as an Impacted Resident** – Utilize the *"Take Action" feature on the Cost of Living Council website* to submit a letter to the Board as a resident impacted by these rules. If you live in Los Angeles, Orange, Riverside, or San Bernardino counties, this will directly affect you as a resident.
2. **Submit a Letter on Behalf of Your Business or Organization** – Download and customize the updated *template opposition letter*, urging the Board to OPPOSE PAR 1111 & 1121 on behalf of your business or organization. Please send a copy of your letter to Sam@SwingStrat.com.
3. **Spread the Word** – Help raise awareness by sharing with your family, friends, neighbors, and colleagues! **Forward this email to your network and encourage them to submit individual letters!**

Say NO to PAR 1111 & 1121:

- Higher costs for homeowners, renters, & small businesses
- Skyrocketing energy bills
- Costly retrofit & electric panel upgrades for older properties
- Adds strain to aging electrical grid & infrastructure
- Puts public safety and health at risk

For more information, please visit https://www.WeCantAffordThis.com/

COST OF LIVING COUNCIL

Committed to a More Affordable Future

ESTIMATED ECONOMIC IMPACT OF SCAQMD DRAFT RULES 1111 AND 1121

March 2025

www.WeCantAffordThis.com

COST OF LIVING COUNCIL
Committed to a More Affordable Future

WeCantAffordThis.com

Executive Summary

Economic Impact of SCAQMD Draft Rules 1111 and 1121

The Cost of Living Council has released an economic impact report on the South Coast Air Quality Management District (SCAQMD) revised proposed amendments to Rules 1111 and 1121. SCAQMD has proposed regulations aimed at reducing nitrogen oxide (NOx) emissions from residential and commercial heating systems. The proposal introduces a phased transition to zero-NOx space and water heating units, applying new fees to NOx-emitting units based on increasing sales targets for zero-NOx models over time.

The proposed rules will cost consumers living in the four-county SCAQMD region $7.7 billion over the 25-year lifecycle of these appliances.

Homeowners and landlords who continue to install gas-fired appliances would pay fees of **$100 per furnace and $50 per water heater**, with additional penalties ranging from $500 to $800 for manufacturers if zero-NOx sales targets are not met. While the proposal does not outright ban NOx-emitting units, the fee structure is designed to make electric alternatives more financially attractive. However, given the significantly higher upfront costs of zero-NOx units, the proposal could lead to substantial increases in household expenses, particularly for those replacing existing gas appliances.

CONSUMER AND COST OF LIVING IMPACTS

- **Direct Cost Increases:**
  - Households replacing a gas-fired furnace and water heater would face average **additional fee costs of approximately $1,510 per event,** adding to their overall housing expenses.
  - These fees equate to about **2% of the median renter income** and **1% of the median homeowner income** in the region.
  - Fees alone amount to **74% of the median monthly rent and 65% of homeowner costs**, effectively adding almost an extra month's worth of housing expenses.

- **Compliance Schedule Costs:**
  - The proposed schedule to transition all homes in the district to zero-NOx units between 2027 and 2040 would result in **total costs of $8.9 billion annually**.
  - For homeowners, replacing both a furnace and water heater with zero-NOx units would cost **$47,800 for single-family homes and $40,100 for a multi-family rental unit**.
  - These costs represent **39% of the median homeowner's income and 59% of the median renter's income**, posing significant affordability challenges.

- **Economic & Job Loss Impacts:**
  - The proposed fee structure is projected to result in **annual job losses of 1,800**, a **$118.9 million reduction in labor compensation**, and a **$232.5 million decrease in regional GDP**.
  - If **full compliance** with the zero-NOx transition schedule is required in the future, economic impacts would be significantly greater, **including 36,500 lost jobs annually and a $6.2 billion reduction in regional GDP**.

- **Energy Costs & Housing Market Effects:**
  - Projected energy savings are minimal, as most consumers would opt for NOx-emitting units unless subsidies cover the entire incremental cost of a zero-NOx alternative.
  - Electricity prices are expected to continue rising, while natural gas prices are projected to decline. This means that the **shift toward electric appliances could increase long-term energy expenses for consumers**.
  - **Older rental units face higher costs**: 85% of rental units and 83% of owner-occupied units were built before 2000, meaning significant infrastructure upgrades could be required to accommodate zero-NOx units.
  - **Rental prices could increase**: Renters may indirectly bear these costs through higher rents, though rent control laws may delay full cost pass-throughs.

CONCLUSION

If implemented, the proposed regulations **would impose significant costs on homeowners, landlords, and renters**, with fees adding financial pressure on those replacing heating equipment. The higher upfront cost of zero-NOx units could make compliance challenging, especially for lower-income households, while the expected rise in electricity prices may offset any potential energy savings. The economic impact extends beyond individual households, with potential job losses, reduced consumer spending, and higher housing costs. Renters could see indirect cost increases as landlords pass expenses through rent hikes, while older housing units may require costly electrical upgrades to support zero-NOx systems. Overall, the proposal introduces new financial burdens that could worsen California's already high cost of living, particularly for those in the most vulnerable economic positions.

ABOUT THE COST OF LIVING COUNCIL

We are a coalition of homeowners, renters, workers and small businesses from across the SCAQMD region working to fight back against the high cost of living in Southern California. The Cost of Living Council is dedicated to creating a more affordable future in Los Angeles, Orange, Riverside, and San Bernardino counties—among the most expensive housing markets in the nation—where residents are struggling to afford rent and basic expenses due to costly regulations imposed without public input.

Join Our Coalition Today.

Say NO to Proposed Amended Rules 1111 & 1121

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Summary

The following analysis covers the revised proposed regulations released on February 28. Overall, this revision removes the sales mandate and instead replaces the previous provisions with new fees presumably intended to help bridge the cost gap with zero-NOx units and fund a new subsidy program. The revisions, however, retain a compliance schedule that is used to scale the proposed fees. Note that all dollar amounts in this summary have been updated where appropriate to $2025 from the $2023 used at various points in the text, using projections from Department of Finance.

Assuming the maximum level of fees and existing distributions of housing and appliances, the revised fee proposal would impose annual costs of $306 million on gas-fired (and other NOx emitting) space and water heaters. Energy cost savings are negligible since this analysis assumes households/landlords would purchase a non-NOx unit only if the higher cost increment was fully subsidized. They would otherwise choose their equipment based on cost given the current environment of heightened concerns over the cost of living in the state and continually rising electricity costs. The fees consequently would be a significant new added cost simply to replace equipment already in place in their homes.

The proposed compliance schedule while having no binding force in this current version, still portrays the vision of where staff wants to take housing in the District. Replacing current NOx units as outlined in this schedule requires total average annual costs of $8.9 billion in the period 2027-2040. This number incorporates average annual capital costs of $9.3 billion partially offset by $379 million in average annual energy savings and $4.4 million in fee costs.

The total fee costs of $306 million are equivalent to $48 annually per housing unit in the District. These costs, however, will not be felt uniformly. A home requiring replacement of both the furnace and water heater in the same year—even if they are kept as gas units—will face average additional fees costs of $1,510. To put this amount in context:

- It is equivalent to 2% of median renter income in the region in 2023, and an effective 1% tax on owner median income.

- This amount is 74% of the median monthly renter housing costs in 2023, and 65% for owners. This is the equivalent of adding almost another month of housing costs (rent/mortgage/utilities/property taxes) in the region.

Costs under the revised proposal translate (direct, indirect, and induced impacts) into annual job losses of 1,800, labor compensation (wages, salaries, and benefits) reduction of $118.9 million, regional GDP by $232.5 million, and regional sales by $359.2 million.. These are annual amounts based on the average annual costs during 2027-2040. The associated fiscal losses from these impacts show combined annual local and state taxes lower by $28 million.

While sales of zero-NOx units under the compliance schedule are not mandated in this version, doing so would produce higher annual job losses of 36,500, labor compensation reductions of $2.5 billion, regional GDP lower by $6.2 billion, and sales down by $8.4 billion. Local and state revenues would be reduced by a total of $876 million annually.

Reflecting the current distribution of housing in the region, renters and homeowners would experience the fee impacts at nearly equal levels, with homeowners paying the fees directly and renters indirectly through upward pressure on rents.

Due to the relative costs, homeowners would face higher costs if instead they chose to replace their existing units with zero-NOx appliances:

- A homeowner replacing both their furnace and water heater would face additional costs of $47,800 for single family detached, while a renter could see rent pressures coming from $40,100 for a multi-family unit.

- The costs are lower for rental units, but there is a distinct difference in ability to pay. The homeowner costs are equivalent to 39% of median household income in 2023, while the rental costs are 59% of median renter household income.

- The actual costs, however, will depend on the additional system work required especially in older homes and in multi-family complexes. Actual construction data submitted by BizFed from two multi-family developments indicates that replacement costs were 50% higher than the factors used in this report due to other building, site, and distribution modifications that were required.

- Rental units in the region also are older, with 63% of the region's rentals being built in 1979 or earlier compared to 57% of owner-occupied units. Overall, 83% of owner-occupied and 85% of rental units were built prior to increasing electricity demand as the result of rising use of electronics and electric appliances in 2000 and beyond.

Additional considerations include:

- Based on national data, mechanical system (plumbing, electricity, HVAC) costs have moved from 4th largest component of housing construction costs in 2017 to 2nd largest in the latest data for 2024. In this period, the systems covered by the proposed rules were responsible for about a quarter of the total rise in construction costs and consequently housing prices. The rules will push this further.

- Energy cost numbers are based on estimates and projections contained in the various source documents. However, natural gas prices are now expected to fall while electricity prices remain on a continuous rise. The recent projections from EIA expect residential natural gas prices to fall 3.3% in real terms between 2024 and 2026 in the Pacific states.

- The energy prices used in the cited documents generally use average electricity rates. The state, however, is pushing time-of-use electricity prices as a conservation designed in part to cope with concerns over energy reliability engendered by the state's overall energy policies and building restrictions. This provision likely will push energy use more into the higher cost periods especially for households with two earners.

- Spillover effects on prices are not likely in most of the region as all or nearly all of housing in three of the counties will be subject to these rules. San Bernardino is the exception, with

about a quarter of the housing lying outside the District's boundaries and is otherwise relatively isolated from other retail centers. This diminished market size combined with price increases coming from the mandated offerings in the District portion are likely to have at least some spillover effect on these households as well.

Background

South Coast Air Quality Management District (SCAQMD) has proposed two regulations to require replacement of space and water heating equipment with zero emission alternatives. As originally proposed:

- Proposed Amended Rule 1111 – Reduction of NOx Emissions from Natural Gas-Fired Furnaces, in addition to other provisions, would have applied to new equipment beginning January 1, 2026, and to replacement equipment beginning January 1, 2028, except for mobile homes which would have a two-year delay. Both residential and commercial units would have been affected. The Draft Subsequent Environmental Assessment (DEA)[1] estimates the rule would have covered 5.35 million units in the District (112,000 commercial) but gives no basis for these figures. However, previous staff presentations suggest the numbers come from the 2021 American Housing Survey (AHS).

- Proposed Amended Rule 1121 – Reduction of NOx Emissions from Residential-Type, Natural Gas-Fired Water Heaters would have applied to new equipment beginning January 1, 2026, and to replacement equipment beginning January 1, 2027, except for mobile homes which would have a three-year delay. Only residential units would have been affected. The DEA estimates the rule would have covered 5.128 million units but also gives no basis for this figure.

Staff has since amended these provisions.[2] In the current revised proposal:

- Applicability of the regulations will revert back to the existing 175,000 Btu/hr provision from the 2 million Btu/hr expansion originally proposed. These higher Btu units instead will be addressed in a future rulemaking.

- Both NOx-emitting and zero-NOx units can be sold in the District for both existing and new construction, but with a phase-in target schedule for the zero-NOx units.

- NOx-emitting units will be subject to a fee of $100 per furnace and $50 per water heater.

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[1] South Coast Air Quality Management District, Draft Subsequent Environmental Assessment, Proposed Amended Rule 1111 – Reduction of NOx Emissions from Natural Gas-Fired Furnaces, and Proposed Amended Rule 1121 – Reduction of NOx Emissions from Small Natural Gas-Fired Water Heaters, September 2024.

[2] Third Preliminary Draft Proposed Amended Rule 1111. Reduction of NOx Emissions from Natural Gas-Fired Furnaces, February 28, 2025; Third Preliminary Draft Proposed Amended Rule 1121. Reduction of NOx Emissions from Residential Type, Natural Gas-Fired Water Heaters, February 28, 2025.

- Both types of equipment will be subject to an annual zero-NOx sales target ranging from 30% of units sold in 2027-28 to 90% in 2036 and after. Units sold over the target in each year will be subject to an additional fee ranging from $500 in 2027-28 to $800 in 2036 and after. In years when the targets are exceeded, these fees would be reduced for the affected manufacturer.

- The revised proposal contains no provision to adjust these fees based on inflation. However, the District instead more generally addresses this issue through periodic fee adjustments. In an inflationary environment, the analysis assumes the proposed fees would be handled in the same manner.

These revisions essentially shift applicability of the rules to manufacturers.

Figure 1: Estimated SCAQMD Housing Units, Share by County, 2023

Source: ACS 5-year Estimates, 2019-2023

MSA	County	Total Units	Owner Occupied	Owner Vacant	Total Owner	Renter Occupied	Renter Vacant	Total Renter
Inland Empire	Riverside	99%	100%	98%	99%	99%	100%	99%
	San Bernardino	73%	73%	70%	72%	74%	72%	74%
	MSA	87%	88%	86%	88%	86%	89%	86%
LA-Orange	Los Angeles	98%	98%	98%	98%	99%	98%	99%
	Orange	100%	100%	100%	100%	100%	100%	100%
	MSA	99%	98%	99%	98%	99%	98%	99%
Total District		96%	95%	93%	95%	97%	97%	97%

Baseline housing numbers to identify the potential universe affected by these proposals are derived primarily from three datasets: American Community Survey (ACS), American Housing Survey (AHS), and California Department of Finance (DOF). Most housing data is at best available at the county or MSA level, but SCAQMD covers all of Orange County and only a portion of the other three counties. The share of each county's housing within the District instead was estimated using the ACS Zip Code data, as almost all of the relevant zip codes are fully contained within the District's boundaries. As indicated in Figure 1, an estimated 97% of all housing units within the 4 counties lies within the District, but this share varies by county, ranging from 100% in Orange County to 75% for San Bernardino. In the tabulations, the "other vacant" category in the ACS numbers was included under owner occupied as it is assumed that most of these units are second/vacation homes.

Figure 2: Alternative Housing Estimates, 2023

Source: see text

MSA	County	DOF	ACS	AHS
Inland Empire	Riverside	872,930	860,042	
	San Bernardino	748,186	738,535	
	MSA	1,621,116	1,598,577	1,519,976
LA-Orange	Los Angeles	3,664,191	3,624,084	
	Orange	1,149,943	1,138,473	
	MSA	4,814,134	4,762,557	4,597,824
Total MSAs		6,435,250	6,361,134	6,117,800

The number of housing units within the District in 2023 and subsequent years are projected based on the following factors:

- As shown in Figure 2, the primary sources for housing show an average range of about 5% in their estimates, with the differences between Department of Finance (DOF) [3] and the other sources somewhat narrower in Los Angeles-Santa Ana and somewhat higher for the Inland Empire. In the calculations, the DOF numbers (2023 and 2024) are taken as the base given that they derive in part from multiple original sources rather than just surveys. The current DOF projections (vintage 2020), however, are too high given recent year population and housing permit trends. The DOF 2024 estimates indicate that 54% of housing units in the region are single-family detached. Just over 3% are mobile, meaning this factor does not affect the calculations significantly.

- Population in the District and region is not expected to change much over the projection period. The current DOF estimates (2024 vintage) show net migration from the region remaining negative through 2023 before going slightly positive in the subsequent years. Incorporating natural changes, regional population is projected to grow by only 0.2% a year through 2028.

- Total housing permits issued in the 4 counties[4] covered 52,300 units in 2023 and 33,400 in 2024. Permits in 2025-2040 are assumed at the average, or 42,800 annually, of which about one-third are single family units and, including accessory dwelling units (ADUs) in this category, multi-family at two-thirds. This number varies dramatically between the MSAs, with Inland Empire at 58% single family and LA-Orange at only 17%.

- Permits do not always translate into new housing units in particular in the same year. Census Bureau data for the Western States indicates housing starts averaged 94% of housing permits in the period 2022-2024, a factor that is applied to the permit numbers.

- The results are further adjusted to account for the portion of permits going to replacement rather than new housing due to demolitions and conversions, at 0.15% in a typical year. [5] Housing lost during the recent Los Angeles fires is assumed to be replaced during this period over and above the numbers previously. This additional factor, however, could put pressure on available labor and material supplies and affect the overall number of permits issued in this period.

- The county estimates are then adjusted to District estimates, using the factors in Figure 1.

- This approach implicitly assumes there will be no substantial change in mortgage and other interest rates. This approach also assumes that California will continue to attempt housing reform only through proposals that also include countervailing cost and regulatory provisions of the type that have severely limited the results from such efforts to date.

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[3] California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2024, with 2020 Benchmark, May 2024.
[4] Construction Research Industry Board, Housing Data.
[5] Dowell Myers, JungHo Park, Janet Li, How Much Added Housing is Really Needed in California?, USC, Sol Price School of Public Policy, August 2018.

Figure 3: Projected SCAQMD Housing Units

MSA	County	2023	2026	2027
Inland Empire	Riverside	868,000	895,000	904,000
	San Bernardino	547,000	557,000	560,000
	MSA	1,415,000	1,452,000	1,464,000
LA-Orange	Los Angeles	3,598,000	3,652,000	3,663,000
	Orange	1,150,000	1,170,000	1,176,000
	MSA	4,748,000	4,822,000	4,839,000
Total District		6,163,000	6,274,000	6,303,000

Housing Demographics & Characteristics

Demographics and the relevant characteristics of housing in the region are estimated by MSA using the AHS Public Use File (PUF) microdata from 2023.

Figure 4: Region Households by Income & Tenure, 2023

Source: AHS calculations

MSA	Tenure	$50,000 & Below	$50,001 to $100,000	$100,001 to $200,000	$201,000 & Above	Total
Inland Empire	Rent	45%	33%	18%	12%	31%
	Own	55%	67%	82%	88%	69%
	Total	100%	100%	100%	100%	100%
LA-Orange	Rent	69%	62%	44%	22%	54%
	Own	31%	38%	56%	78%	46%
	Total	100%	100%	100%	100%	100%
Total MSAs	Rent	63%	54%	38%	20%	48%
	Own	37%	46%	62%	80%	52%
	Total	100%	100%	100%	100%	100%

Housing by Tenure is almost evenly split between owners and renters. The Inland Empire, however, has a much higher incidence of owners, while the share of renters in Los Angeles-Santa Ana is relatively higher. This relationship extends across all groups, with owners the majority at every level in Inland Empire but renters dominating household incomes below $100,000 in LA-Orange.

Figure 5: Region Households by Ethnicity/Race & Tenure, 2023

Source: AHS calculations

MSA	Tenure	Latino	White	Black	Asian/PI	Other	Total
Inland Empire	Rent	36%	23%	42%	22%	45%	31%
	Own	64%	77%	58%	78%	55%	69%
	Total	100%	100%	100%	100%	100%	100%
LA-Orange	Rent	65%	45%	72%	40%	64%	54%
	Own	35%	55%	28%	60%	36%	46%
	Total	100%	100%	100%	100%	100%	100%
Total MSAs	Rent	57%	39%	63%	38%	60%	48%
	Own	43%	61%	37%	62%	40%	52%
	Total	100%	100%	100%	100%	100%	100%

The same pattern is also seen by race and ethnicity. Ownership is the majority form of tenure across all groups in the Inland Empire, while renting is the majority for all groups except non-Latino Whites and non-Latino Asian/Pacific Islanders in Los Angeles-Santa Ana.

Figure 6: Region Households by Nativity, 2023

Source: AHS calculations

MSA	Tenure	Native Born	Foreign Born, Not a Citizen	Foreign Born, Naturalized	Total
Inland Empire	Rent	30%	49%	23%	31%
	Own	70%	51%	77%	69%
	Total	100%	100%	100%	100%
LA-Orange	Rent	52%	76%	42%	54%
	Own	48%	24%	58%	46%
	Total	100%	100%	100%	100%
Total MSAs	Rent	46%	71%	38%	48%
	Own	54%	29%	62%	52%
	Total	100%	100%	100%	100%

By nativity, naturalized citizens were far more likely to be owners in both MSAs and in the region, while non-citizens were conversely far more likely to be renters. Note that due to the nature of surveys, this last group is likely to be undercounted in the region.

In 2023, only 13% of the region's households had electric water heaters. The dominant type at 85% used natural gas, while 1% relied on other fuels such as bottled gas and fuel oil and only an insignificant number had no domestic water heating. Note that these numbers only count households, and some may have more than one water heating unit. Because of the lack of data, this factor is not addressed in the subsequent calculations.

Figure 7: Region Residential Water Heating by Fuel, 2023

Source: AHS calculations

MSA	Tenure	Electricity	Piped Gas	Other	Total
Inland Empire	Rent	17%	81%	2%	100%
	Own	12%	84%	4%	100%
	Total	14%	83%	3%	100%
LA-Orange	Rent	18%	81%	1%	100%
	Own	8%	91%	1%	100%
	Total	13%	86%	1%	100%
Total MSAs	Rent	18%	81%	1%	100%
	Own	9%	89%	2%	100%
	Total	13%	85%	1%	100%

In 2023, the equivalent of 67% of the region's housing units relied on piped gas for the primary or secondary heating, while 25% used electricity of which only 2% were heat pumps. Another 30% used other appliances including portable heaters, fireplaces, stoves, and appliances run on other fuels. Only a negligible 1% had no heating. The numbers in the table sum to more than 100% because many units have more than one heating source. The estimates are based on allocations from using Main House Heating Fuel as the control variable.

Figure 8: Region Residential Heating by Fuel, 2023

Source: AHS calculations

MSA	Tenure	Piped Gas Furnace	Piped Gas Wall/Floor Unit	Electric Furnace	Electric Heat Pump	Electric Wall/Floor Unit	Other	Total
Inland Empire	Rent	44%	12%	26%	1%	10%	21%	114%
	Own	72%	5%	15%	1%	2%	24%	119%
	Total	63%	7%	18%	1%	4%	23%	118%
LA-Orange	Rent	34%	22%	21%	2%	13%	31%	123%
	Own	68%	9%	16%	2%	4%	24%	123%
	Total	50%	16%	19%	2%	9%	28%	123%
Total MSAs	Rent	35%	20%	22%	2%	12%	29%	121%
	Own	69%	8%	16%	2%	3%	24%	122%
	Total	53%	14%	19%	2%	8%	27%	122%

Affected Universe

The previous factors are used to estimate the universe of affected equipment:

- For water heaters, the replacement universe is calculated from the District housing stock numbers in Figure 3. The number of gas fired units in 2027 is then estimated by applying the distributions shown in Figure 7. The results estimate a total of 5.54 million replacement units in 2027 compared to 5.128 million (no date) in the District's DEA. New units are estimated from the new housing permit assumptions adjusted to housing starts and the portion within the District, or an additional 38,700 units beginning in 2027. Current state building code requires new units to be electric ready, but does not require consumers to buy these units. This approach assumes that current purchasing patterns are unlikely to shift significantly in the next 3 years, a reasonable assumption given the current consumer cost sensitivity due to the overall rise in costs of living and specifically soaring electricity prices in California. Consumers are assumed to buy units based on existing distributions due to cost concerns until they are forced to do otherwise.

- Space heating replacements are estimated in the same manner using Figures 1 and 8. These results are further broken down into single family detached and multi-family again using the PUF microdata. The results estimate a total of 4.34 million replacement units in 2027 compared to 5.238 million in the District's DEA, plus new units as estimated previously. Commercial units in spaces of less than 5,000 square feet are still likely to be subject to these provisions. An earlier staff estimate of 100,000 units is used for this aspect.

  The reasons for the higher DEA estimate are unclear as there is no indication of how this number was determined, nor do the previous staff presentations on the proposed rule other than stating it was based on statewide estimates for 2020 from US Energy Information Administration (EIA). Using the EIA's source data—Residential Energy Consumption Survey (RECS) microdata—and applying it to the county housing numbers results in a somewhat lower estimate of 4.0 million units. Applying an alternative source—ACS 2023 microdata for the 4 counties—produces an equivalent number at 4.2 million. Consequently, the 4.22

million estimate is used in the analysis. Adjusting to the DEA's 5.238 million would increase the estimated annual average replacement costs by about $500-$600 million.

Cost Estimates

Replacement cost estimates and the cost increments for new construction are based on data contained in: (1) Ramboll[6] in an attachment to SCG's October 17, 2024 Comments on Proposed Amendments to Rule 1111 and Rule 1121, (2) the October 3, 2024 comments from BizFed, and (3) where required, additional cost components based on discussions with HVAC contractors and various on-line construction cost estimating apps. Space heating costs are based on replacement/installation of the heating unit only and do not address combination heating/air conditioning units. The Ramboll energy cost estimates incorporate consideration of how different building types (i.e., single family vs. multi-family) affect the overall averages.

For water heaters, the BizFed analysis indicates that 120V models are highly unlikely to meet consumer demands in many situations, and that the higher cost 240V models will be required instead. The analysis uses a weighted average of the two based on the 2024 purchasing distribution in the most current staff presentation.[7] Energy costs are from the Ramboll analysis, with electricity costs increased in accordance with the updated December electricity price forecasts[8] from the Energy Commission.

Space heating costs similarly are taken from the SCG comment letter, with the multi-family component adjusted based on the Ramboll capital cost estimates. Annual energy use is taken from the Ramboll analysis.

Figure 9: Cost Factors

Sources: see text; $2023

	Natural Gas				Heat Pump				
	Water Heater	*SF Space Heating*	*MF Space Heating*	*Floor/Wall Heater*	*Water Heater 120 V*	*Water Heater 240 V*	*SF Space Heating*	*MF Space Heating*	*Floor/Wall Heater*
Useful Life, Years	15	25	25	25	15	15	25	25	25
Capital Cost	$1,700	$6,600	$4,500	$4,000	$4,400	$31,100	$24,100	$16,700	$27,300
Average Annual Fuel Costs, 2026-40	$580	$470	$170	$160	$430	$370	$380	$170	$160

Replacements are assumed to follow a straight-line pattern based on equipment useful life. All numbers are adjusted to $2023 as shown in Figure 9 using the GDP Implicit Price Deflator including projections from the Energy Commission. The capital costs (equipment plus installation) for replacements incorporate panel upgrades based on SCAQMD staff assumptions and the revised

[6] Ramboll, Comments on South Coast Air Quality Management District's (South Coast AQMD's) Cost-Effectiveness Calculations for Proposed Amended Rules (PAR) 1111 AND 1121, memo to Southern California Gas Company, October 16, 2024.

[7] California Energy Commission, Proposed Amended Rule1111– Reduction Of NOx Emissions From Natural-Gas-Fired, Fan-Type Central Furnaces (PAR 111) and Proposed Amended Rule 1121– Control of Nitrogen Oxides From Residential Type, Natural Gas-Fired Water Heaters, Staff Presentation (PAR 1121), Public Consultation, March 6, 2025.

[8] California Energy Commission, California Energy Demand, 2024-2040, accessed March 2, 2025.

staff presentation, although this added expense likely will be required in a larger share of existing housing units. The actual cost also may be higher depending on the total amount of work required including potentially distribution upgrades given that much of this work will occur during a period when other electricity mandates are being made on housing.

For example, data provided by BizFed[9] using the results from two older multi-family projects in Orange County indicates per unit costs of $37,106 to replace water heaters in a 500+ unit development and $72,825 to replace both water heaters and furnaces in a 300+ unit development. Actual equipment costs were only $4,780 in the first case, and $18,443 in the second. These real-world results suggest actual costs especially for larger units may be 50% higher than what is shown in the table.

Rental housing stock in the region is also relatively older and more likely to need additional work prior to any replacement using a different energy source. Again using the AHS microdata, 63% of the region's rentals were built in 1979 or earlier compared to 57% of owner-occupied units. Overall, 83% of owner-occupied and 85% of rental units were built prior to increasing electricity demand in 2000[10] and beyond. While many units have been upgraded since being built, the overall age of the region's housing stock suggests the scale of further improvements that will be needed. Local rent control ordinances, by slowing the pace of capital improvement investments especially in Los Angeles County, likely add to this situation as well.

Figure 10: Year Structure Built

Source: AHS calculations

	Owner-Occupied	Rentals
1979 and earlier	57%	63%
1980 to 1999	26%	22%
2000 and later	17%	14%
Region	100%	100%

Using the factors shown in this section, the analysis presents two cost estimates based on the revised proposal: (1) cost of attaining the staff's proposed attainment schedule with an increasing share of non-NOx units over time and (2) the projected costs of the two proposed fees at their potential maximum level.

Cost of the Proposed Fees

The costs of the proposed revisions to the rules are less than the previous mandate contemplated for these unit, but they still pose a significant cost burden to households in the District. Combining Figures 3,7, 8, and 9, the estimated new housing component, and the proposed fees and target schedule results in average annual costs of $306 million ($2025). In order to determine the potential maximum level of these fees, the estimate covers replacement of NOx units only in cases

[9] BizFed, Decarbonization Presentation, SCAQMD Tour, October 4, 2024.

[10] After remaining relatively level, US Energy Information Administration data shows average household use began increasing in 1995 and continued growing through 2006. The AHS microdata, however, reports this data by decade in this time period rather than by year.

where subsidies cover the full incremental cost. Associated energy savings from those replacements would be negligible.

The total costs are equivalent to an average annual cost of $48 per household in the district, but the payment of these costs will vary by household. Between 2027 and 2040, simultaneous replacement of a furnace and water heater would increase household costs by between $1,450 to $1,750, or an average of $1,510 ($2025). Owners would pay these fee costs directly. Renters experience it as upward pressure on their rent. Compared against median household income estimated from the 2023 ACS 1-year microdata through IPUMS.org, the effective result of the new fees would be a 1% tax on owner households and a 2% tax on renter households, as shown in Figure 11.

Figure 11: Furnace/Water Heater Replacement as a Share of Median Income

Source: 2023 ACS accessed through IPUMS.org, calculations in text; $2023

	Median Household Income	Fee Costs	Percentage
Inland Empire			
Renter	$60,000	$1,443	2%
Owner	$100,700	$1,443	1%
LA-Santa Ana			
Renter	$67,000	$1,443	2%
Owner	$126,900	$1,443	1%
Total District			
Renter	$65,000	$1,443	2%
Owner	$118,000	$1,443	1%

The details of the analysis:

- The specifics of the fee revision are taken from the March 6 staff presentation. While the proposed fees differ from the District's previous manufacturer fees, they are an extension and in the case of the penalty component an expansion of fees that otherwise are scheduled to expire and are an added cost to housing in the District.

- While these fees have the potential to reimburse some households for their costs through proposed rebates, these subsidies to a few will be financed by fees that will raise costs for all, including potentially both to new compliant units and traditional gas-fired units sold within the District depending on how producers allocate these costs.

- The extent of the net effect is uncertain given that such subsidy programs tend to dissipate their potential reach due to administrative costs for collection, distribution, and tracking and other factors such as fraud. For example, a recent Congressional Research Service

report[11] identified $247 billion in improper payments under 82 different loan, grant, credit, and other subsidy programs in the federal government in FY 2022.

- Such subsidies also tend to increase prices further, with sellers pricing to the subsidy as well as the market. For example, the rapid expansion of low-cost student loans is widely recognized as a major contributor to the equally rapid escalation in overall higher education costs. During the enactment process for the federal "Inflation Reduction" Act, electric vehicle producers tracked their announced price changes very closely to the changing level of the proposed vehicle tax credits as the bill progressed.

- Proposed levies on the producers by themselves will affect prices although the extent is frequently subject to debate. As an additional production/selling cost, sellers will seek to recover this item just as they would any other cost increase in their overall structure. The extent to which they will do so immediately or do over time will depend at any point on the overall market structure, whether they are in the role of a price taker or retain some ability to be a price setter. In this respect, however, the primary function of regulations like those being proposed is to shift this balance in their favor. By restricting the market or intervening in the market, regulatory actions restrict supplies and increase the price authority of those producers still willing to engage. California consumers have faced this situation repeatedly on many consumer and producer products due to state and local regulations including fuels, vehicles, landscape equipment, appliances, and other goods. More recently and broadly, regulatory restrictions during the pandemic severely restricted available supplies, leading to consumer and producer good shortages and resulting in a spike in inflation.

- Taking these factors into account, the total fee costs are based on the proposed fee schedule, with no potential adjustments in years sales are over the annual targets. The annual targets are taken as shown in the March 6 staff presentation. Total fee revenues available each year for subsidies are discounted by 20% to account for leakages due to administrative costs, fraud, and pricing to subsidies. The number of zero-NOx units in each year is assumed to be only those where the additional cost can be fully subsidized from available fee revenues, with consumers otherwise choosing lower-cost alternatives. This approach results in an estimate of the maximum level of fee revenues (assuming even distribution of all the factors) likely to result from the current proposal. The distribution among the subsidized unit types is based on the existing unit estimates by unit type.

Costs of Proposed Attainment Schedule

While the proposal no longer would require the sale of zero-NOx units, the proposed compliance schedule represents the cost alternative being used to impose the substantial new fees and represents a base against future regulatory amendments could be developed. The costs embedded in the proposed compliance schedule to NOx units in the District are calculated by combining Figures 3,7, 8, and 9 and the estimated new housing component. The associated fees imposed on NOx units consequently cover only the $50/$100 components, with the portion of revenues actually going to replacements netting out against the covered expenses and only the

[11] Congressional Research Service, Improper Payments: Ongoing Challenges and Recent Legislative Proposals, December 10, 2024.

portion covered by leakages (see below) adding to the net costs. The resulting total average annual costs to meet the proposed compliance schedule is $8.5 billion ($2023) in the period 2027-2040. This number incorporates average annual capital costs of $8.9 billion partially offset by $362 million in average annual energy savings and $3.8 million in fee costs.

Figure 12: Average Annual Costs, 2027-2040

Sources: see text, $2023 million

MSA	Tenure	Replacement Capital Costs	New Capital Costs	Annual Energy	Net Fees	Total
Inland Empire	Rent	$559.0	$83.9	-$26.0	$0.3	$617.2
	Own	1,412.0	219.2	-$69.5	0.7	1,562.4
	Commercial	20.2		-$0.9	0.0	19.3
	Total	$1,991.2	$303.1	-$96.4	$1.0	$2,198.9
LA-Orange	Rent	$2,993.2	$281.9	-$127.8	$1.4	$3,148.7
	Own	3,038.6	229.3	-$136.8	1.4	3,132.5
	Commercial	20.2	0.0	-$0.9	0.0	19.3
	Total	$6,052.0	$511.3	-$265.5	$2.8	$6,300.5
Total District	Rent	$3,552.2	$365.9	-$153.9	$1.7	$3,765.9
	Own	4,450.6	448.5	-$206.3	2.1	4,694.9
	Commercial	40.3		-$1.8	0.0	38.6
	Total	$8,043.1	$814.4	-$361.9	$3.8	$8,499.4

This result works out to the equivalent of an average annual cost of $1,300 per household in the District, but the distribution of those costs will vary widely by year. For example, an owner household facing replacement of both their furnace and water heater would face up to additional costs of $45,700 for single family detached, while a renter could see rent pressures coming from $38,300 for a multi-family unit.

Figure 13: Furnace/Water Heater Replacement as a Share of Median Income

Source: 2023 ACS accessed through IPUMS.org, calculations in text

	Median Household Income	Net Cost of Furnace & Water Heater Replacement	Percentage
Inland Empire			
Renter	$60,000	$38,300	64%
Owner	$100,700	$45,700	45%
LA-Santa Ana			
Renter	$67,000	$38,300	57%
Owner	$126,900	$45,700	36%
Total District			
Renter	$65,000	$38,300	59%
Owner	$118,000	$45,700	39%

While the potential cost pressure facing renters is nominally lower, the relative effect is much higher when considering income. Using median household incomes,[12] these figures translate into 59% of the median household income in 2023 for renters, and 39% for owners. The cost figures in

[12] From ACS 2023 1-year microdata analyzed through IPUMS.org.

Figure 12 are based on multi-family for renters and single-family for owners. And as indicated earlier, the costs for renters may be 50% higher depending on the age of their buildings.

For a broader demographic perspective, the incidence of the replacement costs (capital costs and energy savings) is estimated using the previous AHS demographic data. Households would face these costs both directly when they replace appliances and indirectly through additional upward pressure on rents.

By income level, households with incomes below $50,000 would experience the largest share of costs at about 30% in both MSAs and the District, but this share is only slightly above the equivalent for those with incomes between $100,000 and $200,000. By relative incidence—using an indicator formed by dividing the share of cost incidence by the underlying share of households—households at the highest income levels will see costs at about 60% higher relative to their housing share, while the other income levels show fewer differences.

This pattern by relative incidence reflects prior trends and views on home heating costs. For many years, electric heating was often associated with lower income households and was considered an additional cost burden due to the relatively higher cost and consequent more infrequent use compared to lower cost natural gas. Replacing the existing NOx units would complete the turnaround in this economic development assumption, by extending this alternative to almost all households in the District.

Figure 14: Incidence of Average Net Replacement Costs by Income & Tenure

Source: see text; average 2028-2040

MSA	Tenure	$50,000 & Below	$50,001 to $100,000	$100,001 to $200,000	$201,000 & Above	Total
Inland Empire	Rent	48%	30%	18%	5%	100%
	Own	25%	25%	33%	16%	100%
	Total	31%	26%	29%	13%	100%
LA-Orange	Rent	41%	30%	23%	7%	100%
	Own	20%	23%	33%	24%	100%
	Total	30%	26%	28%	16%	100%
Total District	Rent	42%	30%	22%	7%	100%
	Own	22%	24%	33%	21%	100%
	Total	30%	26%	28%	15%	100%

By ethnicity and race, Latinos and non-Latino Whites are likely to experience the highest incidence of the replacement costs at about the same level, but with Latinos subject more to rent pass-throughs and non-Latino Whites more from direct purchases of this equipment. Using the relative impact indicator, non-Latino Blacks are significantly more vulnerable to these costs, with non-Latino Black homeowners in the District facing potential costs 200% higher than their relative share of housing and renters in LA-Orange MSA at 21% higher. While Asian/PI households also face significantly higher cost impacts near these levels in the Inland Empire, their overall relative incidence in the District is only half their share of housing.

Figure 15: Incidence of Average Net Replacement Costs by Ethnicity/Race & Tenure

Source: see text; average 2028-2040

MSA	Tenure	Latino	White	Black	Asian/PI	Other	Total
Inland Empire	Rent	51%	28%	6%	13%	2%	100%
	Own	40%	42%	8%	8%	1%	100%
	Total	43%	38%	7%	10%	1%	100%
LA-Orange	Rent	45%	30%	13%	10%	2%	100%
	Own	30%	42%	23%	5%	1%	100%
	Total	37%	36%	18%	7%	1%	100%
Total District	Rent	46%	29%	12%	11%	2%	100%
	Own	33%	42%	18%	6%	1%	100%
	Total	39%	37%	15%	8%	1%	100%

There are no substantial differences by nativity. Except for minor differences, the distribution of costs largely follows the overall share of housing for each group.

Figure 16: Incidence of Average Net Replacement Costs by Nativity

Source: see text; average 2028-2040

MSA	Tenure	Native Born	Foreign Born, Not a Citizen	Foreign Born, Naturalized	Total
Inland Empire	Rent	69%	19%	12%	100%
	Own	73%	8%	18%	100%
	Total	72%	11%	17%	100%
LA-Orange	Rent	59%	24%	17%	100%
	Own	62%	9%	29%	100%
	Total	60%	16%	24%	100%
Total District	Rent	60%	23%	17%	100%
	Own	66%	9%	26%	100%
	Total	63%	15%	22%	100%

Economic & Fiscal Effects

The economic and fiscal effects of the proposed rules were evaluated through the following steps:

- Analysis is done through the IMPLAN[13] input/output model for California using 2023 input/output data. The core analysis region is composed of the four counties wholly or partially within the District.

- Inputs used are the average annual amounts from the following factors during the 2027-2040. The incremental fee cost and the incremental capital cost component net of energy savings in general are treated as the equivalent of a tax increase affecting household

[13] For more information on the IMPLAN modeling process, go to IMPLAN.com.

spending. Changes in energy costs are entered as output changes to the two affected industries.

- Changes to other industries may be possible but will be less significant and are not included in the analysis. Contracting services may increase depending on the complexity of the change-outs, but the majority of these costs will still be incurred regardless of whether the units being installed are gas-fired or electric. Margins for the affected retail and wholesale industries also are assumed to be a wash.

- Fees under the proposed amendments are assumed to be paid annually directly by homeowners and on a pass-through basis by renters through allowable rent increases.

- In assessing the potential effects of the proposed compliance schedule, the higher cost of the mandated replacements likely means most of these purchases would be financed. For homeowners, the annual capital costs are transformed into annual cash payments assuming 20% cash purchases and 80% financed at a real rate of 7% (based on a mix of the lower range of current rates for second mortgages and dealer financing, good credit score) over 5 years.

- The estimates for renters depend on a far greater number of factors. In an otherwise functioning market environment, the additional costs in essence would operate as a tax and shift the supply function to the left. Because supply is highly inelastic at the current range in the region, the result would be to shift most of this additional cost to renters. Demand in the region also is sticky, but in at least the intermediate period is subject to some fluctuation through renter response such as increased overcrowding above the region's already high rates, migration to lower cost regions and states, and in extreme circumstances additional homelessness. Generalized rent pressures can be calculated through a number of means, such as the loan payment approach used above and through more generalized cap rate approaches.

  Markets in the region, however, are not fully functioning. Recent state rent control limits allowable annual increases depending on the age of the property. Several localities especially in Los Angeles County have their own local ordinances. For example, the City of Los Angeles in addition to annual increase limits also restricts capital expenditure pass-throughs to only half the amount spread over 5 years. While these are regulatory limits, the actual effect again can differ. Landlords may respond to these limits by deferring other planned improvements, extending the period under which rent pass-throughs would be imposed. The remaining capital expense would also remain as a price pressure, leading landlords to impose the maximum allowable increases in future years.

  Taxes also play a role. These expenses currently may be subject to Section 179 expensing up to specified limits, and landlords could be expected to schedule replacements based on maximizing tax benefits. This provision may or may not be extended in the current federal tax legislation. The remainder that is not expensable is subject to MACRS depreciation over 27.5 years, with any undepreciated amounts recoverable in the certainty that any such equipment would subsequently be replaced again before the end of this period.

To simplify the calculations and present more of a worst case/conservative approach, the Los Angeles restrictions are applied. Half of the cost is allocated to households over a period of 5 years, with the remainder allocated to the rental industry. All energy savings are applied to households, although some leases incorporate utilities as being paid through the monthly rent.

- Commercial capital costs are similarly treated as price increases on households. The annual amount is estimated through a similar set of assumptions as for homeowners.

- The proposed fee costs are also treated as price increases on households, with the fees passed on to the price of the affected units.

Figure 17: Average Annual Economic Impacts, Fee Proposal, 2027-2040

Source: IMPLAN calculations, $2025 million

	Employment	Labor Compensation	Regional GDP	Sales
Direct	0	-$0.7	-$1.4	-$1.1
Indirect	0	-0.1	0.3	0.7
Induced	-1,800	-118.1	-231.4	-358.7
Total	-1,800	-$118.9	-$232.5	-$359.2

The results are shown in Figure 17. Including the impacts on the rest of California assessed through a multi-regional input/output (MIRO) approach, the fees under the revised regulation proposal would reduce jobs by 1,800, labor compensation (wages, salaries, and benefits) by $118.9 million, regional GDP by $232.5 million, and regional sales by $359.2 million. These are annual amounts based on the average annual costs during 2028-2040 and are shown in $2025.

Figure 18: Average Annual Fiscal Impacts, Replace All NOx Units, 2028-2040

Source: IMPLAN calculations, $2025 billion

	Local	State	Total
Direct	-$0.3	-$0.2	-$0.5
Indirect	0.1	0.0	0.1
Induced	-12.7	-14.8	-27.5
Total	-$12.9	-$15.0	-$27.9

The associated fiscal impacts are shown in Figure 18. Combined, the economic impacts would translate into annual local and state taxes being lower by $27.9 million.

While no longer mandated in the proposed amendments, meeting the compliance schedule shown in the latest draft would have substantially larger effects on the regional economy. Annual job losses would be 36,500, labor compensation lower by $2.5 billion, regional GDP lower by $6.2 billion, and sales down by $8.4 billion. Local and state revenues would be reduced by a total of $876 million annually.

Figure 19: Average Annual Economic Impacts, Compliance Schedule, 2027-2040

Source: IMPLAN calculations, $2025 million

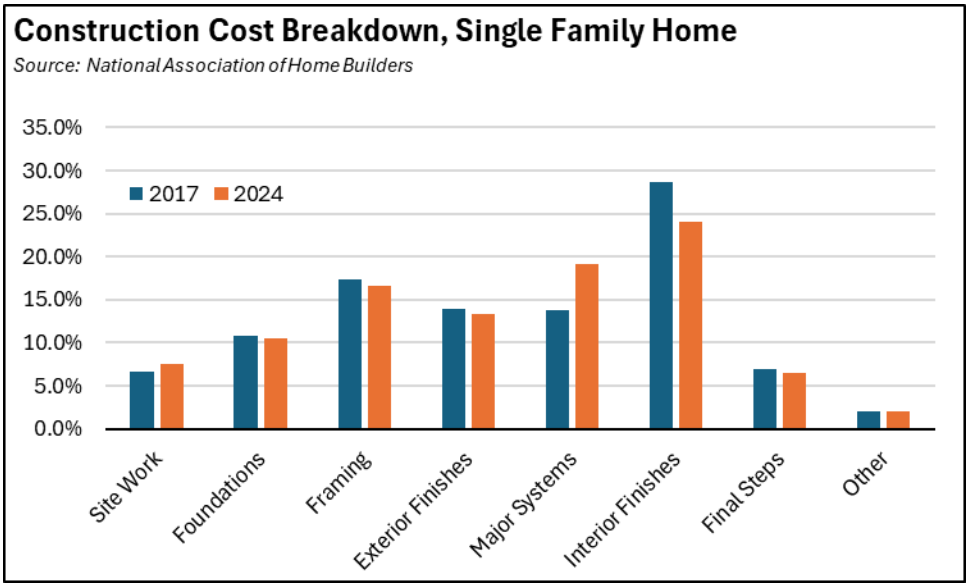
	Employment	Labor Compensation	Regional GDP	Sales
Direct	-3,900	-$0.3	-$2.1	-$2.1
Indirect	-1,600	-0.1	0.0	0.1
Induced	-31,000	-2.1	-4.1	-6.3
Total	-36,500	-$2.5	-$6.2	-$8.4

Figure 20: Average Annual Fiscal Impacts, Compliance Schedule, 2027-2040

Source: IMPLAN calculations, $2025 million

	Local	State	Total
Direct	-$222.8	-$199.0	-$421.8
Indirect	17.1	11.4	28.4
Induced	-222.3	-260.1	-482.4
Total	-$428.0	-$447.7	-$875.8

Housing Impacts



The proposed regulations add further cost pressures to the largest source behind increasing construction cost and consequently housing prices over the last 7 years. Based on national data from the annual National Association of Home Builders (NAHB) surveys, mechanical systems (plumbing, electricity, and HVAC) have risen from the 4th largest component at 13.8% of total construction costs in 2017 (when California's housing market recovered from the 2008 price shocks), to 2nd largest at 19.2% in the latest data for 2024. Overall, these systems accounted for 26% of the overall construction cost rise. The proposed regulations will increase them even further.

To put the proposed fees in another context, Figure 21 compares the average fees to median housing costs for households replacing both their furnace and water heater with gas units. Nothing else would change, only the additional fees that would have to be paid because the housing was within the District. As indicated, these fees amount to three-quarters of what renters paid in monthly housing costs in 2023, and just slightly less for homeowners.

Figure 21: Proposed Fees vs. Monthly Housing Costs, Replace Furnace & Water Heater

Source: ACS 2023 analyzed through IPUMS.org, previous calcs

	Monthly Housing Cost	Fee, Both Units	Percent
Rent	$1,948	$1,440	74%
Own	$2,214	$1,440	65%

Other Considerations

- Energy cost numbers are based on estimates and projections contained in the various source documents. However, natural gas prices are now expected to fall while electricity prices remain on a continuous rise. The recent projections from EIA[14] expect residential natural gas prices to fall 3.3% in real terms between 2024 and 2026 in the Pacific states.

- The energy prices used in the cited documents generally use average electricity rates. The state, however, is pushing time-of-use electricity prices as a conservation designed in part to cope with concerns over energy reliability engendered by the state's overall energy policies and building restrictions. This provision likely will push energy use more into the higher cost periods especially for households with two earners.

- Spillover effects on prices are not likely in most of the region as all or nearly all of housing in three of the counties will be subject to these rules. San Bernardino is the exception, with about a quarter of the housing lying outside the District's boundaries and is otherwise relatively isolated from other retail centers. This diminished market size combined with price increases coming from the mandated offerings in the District portion are likely to have at least some spillover effect on these households as well.

[14] US Energy Information Administration, Short Term Energy Outlook, February 25, 2025.

ABOUT THE AUTHOR

Michael Kahoe brings over 40 years of high-level public and private sector experience in developing objective data and analysis on a wide range of public policy initiatives and development proposals. With 15 years experience in California State government and additional service with local governments, he has an in-depth familiarity with the workings of State government, and a record of managing initiatives beginning with policy development and continuing through legislation, regulation, and administrative phases.

Michael's positions with the State include Deputy Cabinet Secretary in the Governor's Office, where he had overall responsibility the environmental, energy, agriculture, and business regulation programs. He also had responsibility for federal issues affecting those agencies, including state agency lobbying of Congress and federal agencies, service on numerous federal advisory committees, and California's participation in Western Governors' Association and Border Governors' Association. Prior to that, he was one of the key staff that created the California Environmental Protection Agency, subsequently serving as Deputy Secretary and Chief of Staff with responsibility over all legislation, regulation, and the Agency's policy and program initiatives. As Assistant Secretary of the former Environmental Affairs Agency, he had responsibility over the Agency's boards and permitting for major coastal and offshore developments.

After leaving state service, he has provided economic and policy consulting to a variety of public and private clients. This work currently includes serving as Policy Consultant to California Business Roundtable and its associated California Center for Jobs and the Economy. Previously, he held senior management positions with Bay Area consulting firms providing economic, permitting, and environmental services.

Michael has an MA in Economics from UC Santa Barbara, MBA in Finance from UC Berkeley, and BA in Social Relations from Immaculate Heart College.

South Coast Air Quality Management District

UPDATED NOTICE

Proposed Amended Rule 1111

Reduction of NOx Emissions from Natural Gas-Fired Furnaces

Proposed Amended Rule 1121

Reduction of NOx Emissions from Residential Type, Natural Gas-Fired Water Heaters

The South Coast Air Quality Management District (South Coast AQMD) has published an updated Notice of Public Hearing for June 6, 2025, when the Governing Board will consider the adoption of Proposed Amended Rule 1111 – Reduction of NOx Emissions from Natural Gas-Fired Furnaces (PAR 1111) and Proposed Amended Rule 1121 – Reduction of NOx Emissions from Residential Type, Natural Gas-Fired Water Heaters (PAR 1121). PAR 1111 and PAR 1121 have been revised to provide flexibility and consumer choice. This Notice of Public Hearing has been updated to reflect the deadline of June 3, 2025, for the June 6, 2025 Public Hearing on PAR 1111 and PAR 1121 regarding comment materials to the Clerk of the Board.

The Notice of Public Hearing is available online through the following link:

- Notice of Public Hearing - June 6, 2025 (subject to change)

For more information on PAR 1111 and PAR 1121, please visit the following links:

- Myths vs Facts - Understanding the Proposed Space and Water Heating Appliance Rules (1111/1121)
- Space and Water Heating Clearinghouse Webpage

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For more information, please visit the 1111 and 1121 Proposed Rules Page.

Americans with Disabilities Act and Language Accessibility

Disability and language-related accommodations can be requested to allow participation in the Governing Board meeting. The agenda will be made available, upon request, in appropriate alternative formats to assist persons with a disability (Gov. Code Section 54954.2(a)). In addition, other documents may be requested in alternative formats and languages. Any disability or language-related accommodation must be requested as soon as practicable. Requests will be accommodated unless providing the accommodation would result in a fundamental alteration or undue burden to the South Coast AQMD. Requests can be sent to the Clerk of the Boards, South Coast AQMD, 21865 Copley Drive, Diamond Bar, CA, 91765-4178, at (909) 396-2500 (for TTY, 909-396-3560) from 7:00 a.m. to 5:30 p.m., Tuesday through Friday, or send the request to cob@aqmd.gov.