

ASSEMBLY BILL

No. 644

Introduced by Assembly Member Wood

February 24, 2015

An act to amend Section 66474.02 of the Government Code, relating to land use.

LEGISLATIVE COUNSEL'S DIGEST

AB 644, as introduced, Wood. Land use: general plan: safety element: fire hazard impacts.

The Subdivision Map Act requires the legislative body of a city or county to deny approval of a tentative map, or a parcel map for which a tentative map was not required, unless it makes certain findings. Under that act, the legislative body of a county is required to make 3 specified findings before approving a tentative map, or a parcel map for which a tentative map was not required, for an area located in a state responsibility area or a very high fire hazard severity zone, as defined.

This bill would exempt from those requirements the approval of a tentative map, or a parcel map for which a tentative map was not required, that would subdivide land identified in the open space element of the general plan for the management of resources, as defined. The bill would apply the exemption to the subdivision of land that is consistent with the open space purpose, and would require the land to be subject to a binding restriction prohibiting the development of residential buildings or structures if the subdivision would result in parcels that are ____ acres or smaller in size. The bill would additionally require the legislative body to make the 3 specified findings before later approving a tentative map, or a parcel map for which a tentative map was not required, for land that was previously exempt from those

requirements if the proposed subdivision would allow the development of residential buildings or structures, as specified.

Vote: majority. Appropriation: no. Fiscal committee: no.
 State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Section 66474.02 of the Government Code is
 2 amended to read:
 3 66474.02. (a) Before approving a tentative map, or a parcel
 4 map for which a tentative map was not required, for an area located
 5 in a state responsibility area or a very high fire hazard severity
 6 zone, as both are defined in Section 51177, a legislative body of
 7 a county shall, *except as provided in subdivision (b)*, make the
 8 following three findings:
 9 (1) A finding supported by substantial evidence in the record
 10 that the design and location of each lot in the subdivision, and the
 11 subdivision as a whole, are consistent with any applicable
 12 regulations adopted by the State Board of Forestry and Fire
 13 Protection pursuant to Sections 4290 and 4291 of the Public
 14 Resources Code.
 15 (2) A finding supported by substantial evidence in the record
 16 that structural fire protection and suppression services will be
 17 available for the subdivision through any of the following entities:
 18 (A) A county, city, special district, political subdivision of the
 19 state, or another entity organized solely to provide fire protection
 20 services that is monitored and funded by a county or other public
 21 entity.
 22 (B) The Department of Forestry and Fire Protection by contract
 23 entered into pursuant to Section 4133, 4142, or 4144 of the Public
 24 Resources Code.
 25 (3) A finding that to the extent practicable, ingress and egress
 26 for the subdivision meets the regulations regarding road standards
 27 for fire equipment access adopted pursuant to Section 4290 of the
 28 Public Resources Code and any applicable local ordinance.
 29 (b) (1) *Subdivision (a) does not apply to the approval of a*
 30 *tentative map, or a parcel map for which a tentative map was not*
 31 *required, that would subdivide land identified in the open space*
 32 *element of the general plan for the management of resources,*
 33 *including, but not limited to, forest land, rangeland, agricultural*

1 *land, and areas of economic importance for the production of food*
2 *or fiber, if the subdivision is consistent with the open space purpose*
3 *and if, for the subdivision of land that would result in parcels that*
4 *are ____ acres or smaller in size, those parcels are subject to a*
5 *binding restriction prohibiting the development of residential*
6 *buildings or structures.*

7 *(2) Any later approval of a tentative map, or a parcel map for*
8 *which a tentative map was not required, that would allow the*
9 *development of residential buildings or structures for a parcel that*
10 *has previously been exempted from the requirements of subdivision*
11 *(a) pursuant to paragraph (1) of this subdivision shall be subject*
12 *to the requirements of subdivision (a).*

13 ~~(b)~~

14 *(c) This section shall not supersede regulations established by*
15 *the State Board of Forestry and Fire Protection or local ordinances*
16 *that provide equivalent or more stringent minimum requirements*
17 *than those contained within this section.*