

AMENDED IN SENATE MAY 3, 1999  
AMENDED IN SENATE APRIL 7, 1999

**SENATE BILL**

**No. 275**

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**Introduced by Committee on Local Government (Senators  
Rainey (Chair), Baca, Johannessen, Monteith, Perata,  
Polanco, and Schiff**

February 1, 1999

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An act to amend Section 13.5 of the Elections Code, to amend Sections ~~6500, 6588~~, 27000.8, 27000.9, 27063, 30063, 37361, 61107, 65307, 65850, 65850.4, 65956, 66451.2, and 66458 of the Government Code, to amend Section 4730.6 of the Health and Safety Code, and to amend Section 99 of the Revenue and Taxation Code, relating to local agencies.

LEGISLATIVE COUNSEL'S DIGEST

SB 275, as amended, Committee on Local Government. Local Government Omnibus Act of 1999.

(1) Existing law provides that in order to be considered a legally qualified candidate for certain county and judicial offices, a person is required to file specified documents.

This bill would add to those offices requiring the filing of those documents the offices of county treasurer, county tax collector, and county treasurer-tax collector.

(2) ~~Existing law authorizes 2 or more public agencies, when authorized by their legislative or governing bodies, to agree to jointly exercise any power common to the contracting parties and defines public agency for the purpose of that authority.~~

~~This bill would add to that definition of public agency any joint powers authority formed pursuant to that authority to provide liability insurance to local public entities.~~

~~(3) Existing law specifies that a joint exercise of powers authority has, among other things, the power to issue bonds.~~

~~This bill, in addition, would provide that for any purpose that a joint powers authority may execute and deliver, or cause to be executed and delivered, certificates of deposit, it may instead issue bonds.~~

~~(4) Existing law authorizes a county board of supervisors to enact an ordinance adopting continuing education requirements for the office of county treasurer, county tax collector, or county treasurer-tax collector within the discipline of treasury management or public finance or both.~~

~~This bill would also permit the continuing education requirements to be within the disciplines of public administration, governmental accounting, or directly related subjects.~~

~~(5)~~

~~(3) Existing law requires the county treasurer to file with the county board of supervisors a monthly report of funds received and disbursed.~~

~~This bill would authorize a county auditor to file those reports if the county treasurer and county auditor have a written agreement.~~

~~(6)~~

~~(4) Existing law requires the county auditor and the city treasurer to file a written report on or before September 1 each year with the Supplemental Law Enforcement Oversight Committee and the local governing body detailing and summarizing allocations from the county's or city's Supplemental Law Enforcement Services Fund, as applicable for the entire preceding year. Existing law requires local officials to hold a public hearing in September in each year that the legislature appropriates money to the fund for the purpose of considering requests for money from the fund.~~

~~This bill instead would require the report to be filed on or before the date of the duly noticed public hearing.~~

~~(7)~~



(5) Existing law authorizes the legislative body of a city to impose appropriate and reasonable control of the use or appearance of neighboring private property within public view of places, buildings, structures, works of art, and other objects having a special character or special historical or aesthetic interest or value.

This bill would make corrective, technical changes in that provision.

~~(8)~~

(6) Existing law specifies the proceedings necessary to form a community services district.

This bill would correct a technical error in that provision.

~~(9)~~

(7) Existing law requires that on or before October 1, the planning agency of each city or county shall annually report to its legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on the status of its general plan and progress in its implementation.

This bill would correct an obsolete cross-reference in that provision.

~~(10)~~

(8) Existing law authorizes cities and counties to adopt zoning ordinances including content neutral zoning ordinances regulating the time, place, and manner of operation of sexually oriented businesses subject to specified conditions.

This bill would make a technical nonsubstantive change to those provisions.

~~(11)~~

(9) Under existing law, the failure of a development project applicant to submit complete or adequate information under the Permit Streamlining Act may be grounds for disapproving the project.

This bill would correct an obsolete cross-reference in that provision.

~~(12)~~

(10) Existing law permits cities and counties to establish fees for processing tentative, final, and parcel subdivision maps and related procedures.



This bill would correct obsolete cross-references in that provision.

~~(13)~~

(11) Under existing law, the legislative body of a city or county is required to provide specified notice of a pending approval or disapproval of a final subdivision map by the official to whom that authority has been delegated.

This bill instead would require that the notice be given by the clerk of the legislative body.

~~(14)~~

(12) Existing law provides for the establishment of the Ventura Regional Sanitation District, and further provides that the board of directors shall be the governing board of the district. Existing law also provides for an independent special district committee, composed of the presiding officers of specified independent special districts.

This bill would redesignate the independent special district committee as the special district committee, and would revise the membership requirements for that committee.

~~(15)~~

(13) Existing law generally requires those agencies affected by a proposed jurisdictional change to negotiate, in accordance with specified procedures, an exchange of property tax revenues to reflect the changes in service area obligations that will result from the jurisdictional change. The process of negotiation, mediation, and arbitration concludes no more than 150 days after the initiation of proceedings for the jurisdictional change before the local agency formation commission.

This bill instead would require negotiation, mediation, and arbitration to be concluded no more than 150 days after the auditor provides specified property tax information to the local agencies.

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. (a) This act shall be known and may be  
2 cited as the Local Government Omnibus Act of 1999.



1 (b) The Legislature finds and declares that  
2 Californians desire their government to be run efficiently  
3 and economically, and that public officials should avoid  
4 waste and duplication whenever possible. The  
5 Legislature further finds and declares that it desires to  
6 control its own operating costs by reducing the number  
7 of separate bills. Therefore, it is the intent of the  
8 Legislature in enacting this act to combine several minor,  
9 noncontroversial statutory changes relating to public  
10 agencies into a single measure.

11 SEC. 2. Section 13.5 of the Elections Code is amended  
12 to read:

13 13.5. (a) (1) Notwithstanding subdivision (a) of  
14 Section 13, no person shall be considered a legally  
15 qualified candidate for any of the offices set forth in  
16 subdivision (b) unless that person has filed a declaration  
17 of candidacy, nomination papers, or statement of write-in  
18 candidacy, accompanied by documentation, including,  
19 but not necessarily limited to, certificates, declarations  
20 under penalty of perjury, diplomas, or official  
21 correspondence, sufficient to establish, in the  
22 determination of the official with whom the declaration  
23 or statement is filed, that the person meets each  
24 qualification established for service in that office by the  
25 provision referenced in subdivision (b).

26 (2) The provision of “documentation,” for purposes of  
27 compliance with the requirements of paragraph (1), may  
28 include the submission of either an original, as defined in  
29 Section 255 of the Evidence Code, or a duplicate, as  
30 defined in Section 260 of the Evidence Code.

31 (b) This section shall be applicable to the following  
32 offices and qualifications therefor:

33 (1) For the office of county auditor, the qualifications  
34 set forth in Sections 26945 and 26946 of the Government  
35 Code.

36 (2) For the office of county district attorney, the  
37 qualifications set forth in Sections 24001 and 24002 of the  
38 Government Code.

39 (3) For the office of county sheriff, the qualifications  
40 set forth in Section 24004.3 of the Government Code.



1 (4) For the office of county superintendent of schools,  
2 the qualifications set forth in Sections 1205 to 1208,  
3 inclusive, of the Education Code.

4 (5) For the office of judge of the municipal court, the  
5 qualifications set forth in Article 4 (commencing with  
6 Section 71140) of Chapter 6 of Title 8 of the Government  
7 Code.

8 (6) For the office of judge of the superior court, the  
9 qualifications set forth in Section 15 of Article VI of the  
10 California Constitution.

11 (7) For the office of county treasurer, county tax  
12 collector, or county treasurer-tax collector, the  
13 qualifications set forth in Section 27000.7 of the  
14 Government Code, provided that the board of  
15 supervisors has adopted the provisions of that section  
16 pursuant to Section 27000.8 of the Government Code.

17 ~~SEC. 3. Section 6500 of the Government Code is~~  
18 ~~amended to read:~~

19 ~~6500. As used in this article, "public agency" includes,~~  
20 ~~but is not limited to, the federal government or any~~  
21 ~~federal department or agency, this state, another state or~~  
22 ~~any state department or agency, a county, county board~~  
23 ~~of education, county superintendent of schools, city,~~  
24 ~~public corporation, public district, regional~~  
25 ~~transportation commission of this state or another state,~~  
26 ~~or any joint powers authority formed pursuant to this~~  
27 ~~article by any of the above entities for the purpose of~~  
28 ~~giving effect to the requirements of Part 6 (commencing~~  
29 ~~with Section 989) of Division 3.6.~~

30 ~~SEC. 4. Section 6588 of the Government Code is~~  
31 ~~amended to read:~~

32 ~~6588. In addition to other powers specified in an~~  
33 ~~agreement pursuant to Article 1 (commencing with~~  
34 ~~Section 6500) and Article 2 (commencing with Section~~  
35 ~~6540), the authority may do any or all of the following:~~

36 ~~(a) Adopt bylaws for the regulation of its affairs and~~  
37 ~~the conduct of its business.~~

38 ~~(b) Sue and be sued in its own name.~~

39 ~~(c) Issue bonds, including, at the option of the~~  
40 ~~authority, bonds bearing interest, to pay the cost of any~~



1 ~~public capital improvement, working capital, or liability~~  
2 ~~or other insurance program. In addition, for any purpose~~  
3 ~~for which an authority may execute and deliver or cause~~  
4 ~~to be executed and delivered certificates of participation~~  
5 ~~in a lease or installment sale agreement with any~~  
6 ~~organization exempt from federal income taxation under~~  
7 ~~Section 501(e)(3) of the Internal Revenue Code, as~~  
8 ~~amended, the authority at its option may issue or cause to~~  
9 ~~be issued bonds, rather than certificates of participation;~~  
10 ~~and enter into a loan agreement with that organization.~~

11 ~~(d) Engage the services of private consultants to~~  
12 ~~render professional and technical assistance and advice in~~  
13 ~~carrying out the purposes of this article.~~

14 ~~(e) As provided by applicable law, employ and~~  
15 ~~compensate bond counsel, financial consultants, and~~  
16 ~~other advisers determined necessary by the authority in~~  
17 ~~connection with the issuance and sale of any bonds.~~

18 ~~(f) Contract for engineering, architectural,~~  
19 ~~accounting, or other services determined necessary by~~  
20 ~~the authority for the successful development of a public~~  
21 ~~capital improvement.~~

22 ~~(g) Pay the reasonable costs of consulting engineers,~~  
23 ~~architects, accountants, and construction, landuse,~~  
24 ~~recreation, and environmental experts employed by any~~  
25 ~~sponsor or participant if the authority determines those~~  
26 ~~services are necessary for the successful development of~~  
27 ~~public capital improvements.~~

28 ~~(h) Take title to, and sell by installment sale or~~  
29 ~~otherwise, lands, structures, real or personal property,~~  
30 ~~rights, rights-of-way, franchises, easements, and other~~  
31 ~~interests in lands that are located within the state that the~~  
32 ~~authority determines are necessary or convenient for the~~  
33 ~~financing of public capital improvements, or any portion~~  
34 ~~thereof.~~

35 ~~(i) Receive and accept from any source, loans,~~  
36 ~~contributions, or grants, in either money, property, labor,~~  
37 ~~or other things of value, for, or in aid of, the construction~~  
38 ~~financing, or refinancing of public capital improvement,~~  
39 ~~or any portion thereof or for the financing of working~~  
40 ~~capital or insurance programs, or for the payment of the~~



1 principal of and interest on bonds if the proceeds of those  
2 bonds are used for one or more of the purposes specified  
3 in this section.

4 (j) Make secured or unsecured loans to any local  
5 agency in connection with the financing of capital  
6 improvement projects, working capital or insurance  
7 programs in accordance with an agreement between the  
8 authority and the local agency. However, no loan shall  
9 exceed the total cost of the public capital improvements,  
10 working capital or insurance needs of the local agency as  
11 determined by the local agency and by the authority.

12 (k) Make secured or unsecured loans to any local  
13 agency in accordance with an agreement between the  
14 authority and the local agency to refinance indebtedness  
15 incurred by the local agency in connection with public  
16 capital improvements undertaken and completed.

17 (l) Mortgage all or any portion of its interest in public  
18 capital improvements and the property on which any  
19 project is located, whether owned or thereafter acquired,  
20 including the granting of a security interest in any  
21 property, tangible or intangible.

22 (m) Assign or pledge all or any portion of its interests  
23 in mortgages, deeds of trust, indentures of mortgage or  
24 trust, or similar instruments, notes, and security interests  
25 in property, tangible or intangible, of a local agency to  
26 which the authority has made loans, and the revenues  
27 therefrom, including payment or income from any  
28 interest owned or held by the authority, for the benefit of  
29 the holders of bonds issued to finance public capital  
30 improvements. The pledge of moneys, revenues,  
31 accounts, contract rights, or rights to payment of any kind  
32 made by or to the authority pursuant to the authority  
33 granted in this part shall be valid and binding from the  
34 time the pledge is made for the benefit of the pledgees  
35 and successors thereto, against all parties irrespective of  
36 whether the parties have notice of the claim.

37 (n) Lease the public capital improvements being  
38 financed to a local agency, upon terms and conditions that  
39 the authority deems proper; charge and collect rents  
40 therefor; terminate any lease upon the failure of the



1 lessee to comply with any of the obligations of the lease;  
2 include in any lease provisions that the lessee shall have  
3 options to renew the lease for a period or periods, and at  
4 rents as determined by the authority; purchase or sell by  
5 an installment agreement or otherwise any or all of the  
6 public capital improvements; or, upon payment of all the  
7 indebtedness incurred by the authority for the financing  
8 or refinancing of the public capital improvements, the  
9 authority may convey any or all of the project to the lessee  
10 or lessees.

11 (o) Charge and apportion to local agencies that  
12 benefit from its services the administrative costs and  
13 expenses incurred in the exercise of the powers  
14 authorized by this article. These fees shall be set at a rate  
15 sufficient to recover, but not exceed, the authority's costs  
16 of issuance and administration. The fee charged to each  
17 local obligation acquired by the pool shall not exceed that  
18 obligation's proportionate share of those costs. The level  
19 of these fees shall be disclosed to the California Debt  
20 Advisory Commission pursuant to Section 6599.1.

21 (p) Issue, obtain, or aid in obtaining, from any  
22 department or agency of the United States or of the state,  
23 or any private company, any insurance or guarantee to,  
24 or for, the payment or repayment of interest or principal,  
25 or both, or any part thereof, on any loan, lease, or  
26 obligation or any instrument evidencing or securing the  
27 same, made or entered into pursuant to this article.

28 (q) Notwithstanding any other provision of this  
29 article, enter into any agreement, contract, or any other  
30 instrument with respect to any insurance or guarantee;  
31 accept payment in the manner and form as provided  
32 therein in the event of default by a local agency; and  
33 assign any insurance or guarantee that acts as security for  
34 the authority's bonds.

35 (r) Enter into any agreement or contract, execute any  
36 instrument, and perform any act or thing necessary,  
37 convenient, or desirable to carry out any power  
38 authorized by this article.

39 (s) Invest any moneys held in reserve or sinking funds,  
40 or any moneys not required for immediate use or



1 ~~disbursement, in obligations that are authorized by law~~  
2 ~~for the investment of trust funds.~~

3 ~~(t) At the request of affected local agencies, combine~~  
4 ~~and pledge revenues to public capital improvements for~~  
5 ~~repayment of one or more series of bonds issued pursuant~~  
6 ~~to this article.~~

7 ~~(u) Delegate to any of its individual parties or other~~  
8 ~~responsible individuals the power to act on its behalf~~  
9 ~~subject to its general direction, guidelines, and oversight.~~

10 ~~(v) Purchase, with the proceeds of its bonds or its~~  
11 ~~revenue, bonds issued by any local agency at public or~~  
12 ~~negotiated sale. Bonds purchased pursuant to this~~  
13 ~~subdivision may be held by the authority or sold to public~~  
14 ~~or private purchasers at public or negotiated sale, in~~  
15 ~~whole or in part, separately or together with other bonds~~  
16 ~~issued by the authority.~~

17 ~~(w) Set any other terms and conditions on any~~  
18 ~~purchase or sale pursuant to this section as it deems by~~  
19 ~~resolution to be necessary, appropriate, and in the public~~  
20 ~~interest, in furtherance of the purposes of this article.~~

21 ~~SEC. 5.—~~

22 *SEC. 3.* Section 27000.8 of the Government Code is  
23 amended to read:

24 27000.8. Any duly elected county treasurer, county  
25 tax collector, or county treasurer-tax collector serving in  
26 that office on January 1, 1996, may serve for his or her  
27 remaining term of office during which period of time the  
28 requirements of this section shall not apply. After the  
29 election of a county treasurer, county tax collector, or  
30 county treasurer-tax collector to office, that person shall  
31 complete a valid continuing course of study as prescribed  
32 in this section, and shall during the person's four-year  
33 term of office on or before June 30 of the fourth year,  
34 render to the State Controller a certification indicating  
35 that the person has successfully completed a continuing  
36 education program consisting of, at a minimum, 48 hours,  
37 or an equivalent amount of continuing education units  
38 within the discipline of treasury management, public  
39 finance, public administration, governmental  
40 accounting, or directly related subjects, offered by a



1 recognized state or national association, institute, or  
2 accredited college or university, or the California Debt  
3 and Investment Advisory Commission, that provides the  
4 requisite educational programs prescribed in this section.  
5 The willful or negligent failure of any elected county  
6 treasurer, county tax collector, or county treasurer-tax  
7 collector to comply with the requirements of this section  
8 shall be deemed a violation of this section.

9 ~~SEC. 6.~~

10 *SEC. 4.* Section 27000.9 of the Government Code is  
11 amended to read:

12 27000.9. Notwithstanding any other requirement of  
13 law, any duly appointed county officer serving in the  
14 capacity of county treasurer, county tax collector, or  
15 county treasurer-tax collector shall, beginning in 2000,  
16 complete a valid continuing course of study as prescribed  
17 in this section, and shall, on or before June 30 of each  
18 two-year period, render to the State Controller, a  
19 certification indicating that the county officer has  
20 successfully completed a continuing education program  
21 consisting of, at a minimum, 24 hours or an equivalent  
22 amount of continuing education units within the  
23 discipline of treasury management, public finance, public  
24 administration, governmental accounting, or directly  
25 related subjects, offered by a recognized state or national  
26 association, institute, or accredited college or university,  
27 or the California Debt and Investment Advisory  
28 Commission, that provides the requisite educational  
29 programs prescribed in this section. The willful or  
30 negligent failure of any county officer serving in the  
31 capacity of county treasurer, county tax collector, or  
32 county treasurer-tax collector to comply with the  
33 requirements of this section shall be deemed a violation  
34 of this section.

35 ~~SEC. 7.~~

36 *SEC. 5.* Section 27063 of the Government Code is  
37 amended to read:

38 27063. Not later than the 25th day of each month, the  
39 treasurer, or, if the auditor has a written agreement with  
40 the treasurer, the auditor, shall file with the board of



1 supervisors a detailed report of all money received and  
2 disbursed by him or her during the preceding report  
3 period which shall be no less frequent than monthly, so  
4 that the receipts into the treasury and the amounts of  
5 disbursements for the period will distinctly appear. The  
6 report shall be filed and preserved by the clerk of the  
7 board.

8 ~~SEC. 8.—~~

9 *SEC. 6.* Section 30063 of the Government Code is  
10 amended to read:

11 30063. (a) The Supplemental Law Enforcement  
12 Services Fund (SLESF) in each county or city is to be  
13 expended exclusively as required by this chapter. Moneys  
14 in that fund shall not be transferred to, or intermingled  
15 with, the moneys in any other fund in the county or city  
16 treasury, except that moneys may be transferred from the  
17 SLESF to the county's or city's general fund to the extent  
18 necessary to facilitate the appropriation and expenditure  
19 of those transferred moneys in the manner required by  
20 this chapter.

21 (b) Moneys in a SLESF may only be invested in safe  
22 and conservative investments in accordance with those  
23 standards of prudent investment applicable to the  
24 investment of trust moneys. The treasurer of the county  
25 and each city shall provide a monthly SLESF investment  
26 report to either the police chief or the county sheriff and  
27 district attorney, as applicable.

28 (c) Each year, on or before the date of the duly  
29 noticed public hearing required pursuant to paragraph  
30 (1) of subdivision (c) of Section 30061, the county auditor  
31 and city treasurer shall detail and summarize allocations  
32 from the county's or city's SLESF, as applicable, in a  
33 written, public report filed with the Supplemental Law  
34 Enforcement Oversight Committee (SLEOC), the  
35 county board of supervisors or city council, as applicable,  
36 for the entirety of the immediately preceding fiscal year,  
37 and the county sheriff or police chief, as applicable.

38 (d) A summary of the annual reports required in  
39 subdivision (c) shall be submitted in a standardized  
40 format to be developed by the Controller, in conjunction



1 with the California District Attorney's Association,  
2 California Police Chief's Association, California State  
3 Sheriff's Association, California Peace Officer's  
4 Association, California County Auditor's Association, and  
5 California Municipal Treasurer's Association, by each  
6 SLEOC to the Controller on or before October 15, 1998,  
7 and each year thereafter. Upon request, the Controller  
8 shall make a copy of the summarized reports available to  
9 the Governor and the Legislature.

10 ~~SEC. 9.~~

11 *SEC. 7.* Section 37361 of the Government Code is  
12 amended to read:

13 37361. (a) The legislative body may acquire property  
14 for the preservation or development of a historical  
15 landmark. The legislative body may also acquire property  
16 for development for recreational purposes and for  
17 development of facilities in connection therewith.

18 (b) The legislative body may provide for places,  
19 buildings, structures, works of art, and other objects,  
20 having a special character or special historical or aesthetic  
21 interest or value, special conditions or regulations for  
22 their protection, enhancement, perpetuation or use,  
23 which may include appropriate and reasonable control of  
24 the use or appearance of neighboring private property  
25 within public view, or both.

26 (c) Until January 1, 1995, subdivision (b) shall not  
27 apply to noncommercial property owned by a religiously  
28 affiliated association or corporation not organized for  
29 private profit, whether incorporated as a religious or  
30 public benefit corporation, unless the owner of the  
31 property does not object to its application. This  
32 subdivision does apply to a charter city. Nothing in this  
33 subdivision shall be construed to infringe on the authority  
34 of the legislative body to enforce special conditions and  
35 regulations on any property designated prior to January  
36 1, 1994. Subdivision (b) shall not apply to noncommercial  
37 property owned by any association or corporation that is  
38 religiously affiliated and not organized for private profit,  
39 whether the corporation is organized as a religious



1 corporation, or as a public benefit corporation, provided  
2 that both of the following occur:

3 (1) The association or corporation objects to the  
4 application of the subdivision to its property.

5 (2) The association or corporation determines in a  
6 public forum that it will suffer substantial hardship, which  
7 is likely to deprive the association or corporation of  
8 economic return on its property, the reasonable use of its  
9 property, or the appropriate use of its property in the  
10 furtherance of its religious mission, if the application is  
11 approved.

12 (d) Nothing in this subdivision shall be construed to  
13 infringe on the authority of any legislative body to  
14 enforce special conditions and regulations on any  
15 property designated prior to January 1, 1994, or to  
16 authorize any legislative body to override the  
17 determination made pursuant to paragraph (2) of  
18 subdivision (c). This subdivision shall apply to a charter  
19 city.

20 ~~SEC. 10.—~~

21 *SEC. 8.* Section 61107 of the Government Code is  
22 amended to read:

23 61107. Once the chief petitioners have filed a  
24 sufficient petition or a legislative body has filed a  
25 resolution of application, the local agency formation  
26 commission shall proceed pursuant to Chapter 5  
27 (commencing with Section 56825) of Part 3 of Division 3  
28 of Title 5.

29 ~~SEC. 11.—~~

30 *SEC. 9.* Section 65307 of the Government Code is  
31 amended to read:

32 65307. On or before October 1 of each year, the  
33 planning agency of each city or county shall comply with  
34 the provisions of Section 65400.

35 ~~SEC. 12.—~~

36 *SEC. 10.* Section 65850 of the Government Code is  
37 amended to read:

38 65850. The legislative body of any county or city may,  
39 pursuant to this chapter, adopt ordinances that do any of  
40 the following:



1 (a) Regulate the use of buildings, structures, and land  
2 as between industry, business, residences, open space,  
3 including agriculture, recreation, enjoyment of scenic  
4 beauty, use of natural resources, and other purposes.

5 (b) Regulate signs and billboards.

6 (c) Regulate all of the following:

7 (1) The location, height, bulk, number of stories, and  
8 size of buildings and structures.

9 (2) The size and use of lots, yards, courts, and other  
10 open spaces.

11 (3) The percentage of a lot which may be occupied by  
12 a building or structure.

13 (4) The intensity of land use.

14 (d) Establish requirements for offstreet parking and  
15 loading.

16 (e) Establish and maintain building setback lines.

17 (f) Create civic districts around civic centers, public  
18 parks, public buildings, or public grounds, and establish  
19 regulations for those civic districts.

20 ~~SEC. 13.—~~

21 *SEC. 11.* Section 65850.4 of the Government Code is  
22 amended to read:

23 65850.4. (a) The legislative body of any county or city  
24 may regulate, pursuant to a content neutral ordinance,  
25 the time, place, and manner of operation of sexually  
26 oriented businesses, when the ordinance is designed to  
27 serve a substantial governmental interest, does not  
28 unreasonably limit alternative avenues of  
29 communication, and is based on narrow, objective, and  
30 definite standards. The legislative body is entitled to rely  
31 on the experiences of other counties and cities and on the  
32 findings of court cases in establishing the reasonableness  
33 of the ordinance and its relevance to the specific  
34 problems it addresses, including the harmful secondary  
35 effects that the business may have on the community and  
36 its proximity to churches, schools, residences,  
37 establishments dispensing alcohol, and other sexually  
38 oriented businesses.

39 (b) For purposes of this section, a sexually oriented  
40 business is one whose primary purpose is the sale or



1 display of matter that, because of its sexually explicit  
2 nature, may, pursuant to state law or local regulatory  
3 authority, be offered only to persons over the age of 18  
4 years.

5 (c) This section shall not be construed to preempt the  
6 legislative body of any city or county from regulating a  
7 sexually oriented business or similar establishment in the  
8 manner, and to the extent permitted by the United States  
9 Constitution and the California Constitution.

10 (d) It is the intent of the Legislature to authorize the  
11 legislative body of any city or county to enter into a legally  
12 sanctioned and appropriate cooperative agreement,  
13 consortium, or joint powers authority with other adjacent  
14 cities or counties regarding regulation of established  
15 negative secondary effects of adult or sexually oriented  
16 businesses if the actions taken by the legislative body are  
17 consistent with this section.

18 (e) The Legislature finds and declares that in order to  
19 encourage the legislative body of a city or county in  
20 regulating adult or sexually oriented businesses or similar  
21 businesses under this section, the legislative body may  
22 consider any harmful secondary effects such a business  
23 may have on adjacent cities and counties and its  
24 proximity to churches, schools, residents, and other  
25 businesses located in adjacent cities or counties.

26 ~~SEC. 14.~~

27 *SEC. 12.* Section 65956 of the Government Code is  
28 amended to read:

29 65956. (a) If any provision of law requires the lead  
30 agency or responsible agency to provide public notice of  
31 the development project or to hold a public hearing, or  
32 both, on the development project and the agency has not  
33 provided the public notice or held the hearing, or both,  
34 at least 60 days prior to the expiration of the time limits  
35 established by Sections 65950 and 65952, the applicant or  
36 his or her representative may file an action pursuant to  
37 Section 1085 of the Code of Civil Procedure to compel the  
38 agency to provide the public notice or hold the hearing,  
39 or both, and the court shall give the proceedings



1 preference over all other civil actions or proceedings,  
2 except older matters of the same character.

3 (b) In the event that a lead agency or a responsible  
4 agency fails to act to approve or to disapprove a  
5 development project within the time limits required by  
6 this article, the failure to act shall be deemed approval of  
7 the permit application for the development project.  
8 However, the permit shall be deemed approved only if  
9 the public notice required by law has occurred. If the  
10 applicant has provided seven days advance notice to the  
11 permitting agency of the intent to provide public notice,  
12 then no earlier than 60 days from the expiration of the  
13 time limits established by Sections 65950 and 65952, an  
14 applicant may provide the required public notice using  
15 the distribution information provided pursuant to  
16 Section 65941.5. If the applicant chooses to provide public  
17 notice, that notice shall include a description of the  
18 proposed development substantially similar to the  
19 descriptions which are commonly used in public notices  
20 by the permitting agency, the location of the proposed  
21 development, the permit application number, the name  
22 and address of the permitting agency, and a statement  
23 that the project shall be deemed approved if the  
24 permitting agency has not acted within 60 days. If the  
25 applicant has provided the public notice required by this  
26 section, the time limit for action by the permitting agency  
27 shall be extended to 60 days after the public notice is  
28 provided. If the applicant provides notice pursuant to this  
29 section, the permitting agency shall refund to the  
30 applicant any fees which were collected for providing  
31 notice and which were not used for that purpose.

32 (c) Failure of an applicant to submit complete or  
33 adequate information pursuant to Sections 65943 to 65944,  
34 inclusive, may constitute grounds for disapproving a  
35 development project.

36 (d) Nothing in this section shall diminish the  
37 permitting agency's legal responsibility to provide,  
38 where applicable, public notice and hearing before  
39 acting on a permit application.

40 ~~SEC. 15.—~~



1     *SEC. 13.* Section 66451.2 of the Government Code is  
2 amended to read:

3     66451.2. The local agency may establish reasonable  
4 fees for the processing of tentative, final and parcel maps  
5 and for other procedures required or authorized by this  
6 division or local ordinance, but the fees shall not exceed  
7 the amount reasonably required by such agency to  
8 administer the provisions of this division. The fees shall be  
9 imposed pursuant to the Mitigation Fee Act, consisting of  
10 Chapter 5 (commencing with Section 66000), Chapter 6  
11 (commencing with Section 66010), Chapter 7  
12 (commencing with Section 66012), Chapter 8  
13 (commencing with Section 66016), and Chapter 9  
14 (commencing with Section 66020) of Division 1.

15     ~~SEC. 16.~~

16     *SEC. 14.* Section 66458 of the Government Code is  
17 amended to read:

18     66458. (a) The legislative body shall, at the meeting  
19 at which it receives the map or, at its next regular meeting  
20 after the meeting at which it receives the map, approve  
21 the map if it conforms to all the requirements of this  
22 chapter and any local subdivision ordinance applicable at  
23 the time of approval or conditional approval of the  
24 tentative map and any rulings made thereunder. If the  
25 map does not conform, the legislative body shall  
26 disapprove the map.

27     (b) If the legislative body does not approve or  
28 disapprove the map within the prescribed time, or any  
29 authorized extension thereof, and the map conforms to all  
30 requirements and rulings, it shall be deemed approved,  
31 and the clerk of the legislative body shall certify or state  
32 its approval thereon.

33     (c) The meeting at which the legislative body receives  
34 the map shall be the date on which the clerk of the  
35 legislative body receives the map.

36     (d) The legislative body may provide, by ordinance,  
37 for the approval or disapproval of final maps by the city  
38 or county engineer, surveyor, or other designated official.  
39 The legislative body may also provide, by ordinance, that  
40 the official may accept, accept subject to improvement,



1 or reject dedications and offers of dedications that are  
2 made by a statement on the map. Any ordinance adopted  
3 pursuant to this subdivision shall provide that (1) the  
4 designated official shall notify the legislative body at its  
5 next regular meeting after the official receives the map  
6 that the official is reviewing the map for final approval,  
7 (2) the designated official shall approve or disapprove the  
8 final map within 10 days following the meeting of the  
9 legislative body that was preceded by the notice in (4)  
10 below, (3) the designated official's action may be  
11 appealed to the legislative body, (4) the clerk of the  
12 legislative body shall provide notice of any pending  
13 approval or disapproval by a designated official, which  
14 notice shall be attached and posted with the legislative  
15 body's regular agenda and shall be mailed to interested  
16 parties who request notice, and (5) the legislative body  
17 shall periodically review the delegation of authority to  
18 the designated official. Except as specifically authorized  
19 by this subdivision, the processing of final maps shall  
20 conform to all procedural requirements of this division.

21 ~~SEC. 17.~~—

22 *SEC. 15.* Section 4730.6 of the Health and Safety Code  
23 is amended to read:

24 4730.6. (a) Notwithstanding Sections 4730, 4730.1,  
25 and 4730.2 or any other provision of law, the governing  
26 board of the Ventura Regional Sanitation District shall be  
27 a board of directors appointed in accordance with this  
28 section. Unless the context otherwise indicates, as used in  
29 this section, "district" means the Ventura Regional  
30 Sanitation District.

31 (b) The legislative body of each city located wholly or  
32 partially within the district's boundaries shall designate  
33 one of its members to be a member of the district's board  
34 of directors. Each legislative body may designate one of  
35 its members as an alternate to act in the place of its  
36 regular member in the case of the absence or  
37 disqualification of the regular member. An alternate  
38 member shall have the full voting rights of the regular  
39 member.



1 (c) The special district committee, which shall consist  
2 of the presiding officers of all special districts that have a  
3 governing board separately elected, in whole or in part,  
4 from any board of supervisors or city council, and would  
5 be entitled to representation on the Ventura Regional  
6 Sanitation District Board of Directors under Section  
7 4730.1, if that section were applicable to the Ventura  
8 Regional Sanitation District, shall designate one  
9 separately elected member of a board of directors of a  
10 special district represented on the committee to be a  
11 member of the district's board of directors. The special  
12 district committee may designate one separately elected  
13 member as an alternate to act in the place of the regular  
14 member in the case of the absence or disqualification of  
15 the regular member. An alternate member shall have the  
16 full voting rights of the regular member.

17 (d) Each member of the district's board of directors  
18 shall have one vote.

19 (e) No action shall be taken at any meeting of the  
20 district's board of directors unless a majority of all  
21 authorized members of the board of directors is in  
22 attendance.

23 (f) A majority of the members of the board of directors  
24 present shall be required to approve or otherwise act on  
25 any matter except as otherwise required by law.

26 ~~SEC. 18.—~~

27 *SEC. 16.* Section 99 of the Revenue and Taxation  
28 Code is amended to read:

29 99. (a) For the purposes of the computations  
30 required by this chapter:

31 (1) In the case of a jurisdictional change, other than a  
32 city incorporation or a formation of a district as defined  
33 in Section 2215, the auditor shall adjust the allocation of  
34 property tax revenue determined pursuant to Section 96  
35 or 96.1, or the annual tax increment determined pursuant  
36 to Section 96.5, for local agencies whose service area or  
37 service responsibility would be altered by the  
38 jurisdictional change, as determined pursuant to  
39 subdivision (b) or (c).



1 (2) In the case of a city incorporation, the auditor shall  
2 assign the allocation of property tax revenues determined  
3 pursuant to Section 56842 of the Government Code and  
4 the adjustments in tax revenues that may occur pursuant  
5 to Section 56845 of the Government Code to the newly  
6 formed city or district and shall make the adjustment as  
7 determined by Section 56842 in the allocation of property  
8 tax revenue determined pursuant to Section 96 or 96.1 for  
9 each local agency whose service area or service  
10 responsibilities would be altered by the incorporation.

11 (3) In the case of a formation of a district as defined in  
12 Section 2215, the auditor shall assign the allocation of  
13 property tax revenues determined pursuant to Section  
14 56842 of the Government Code to the district and shall  
15 make the adjustment as determined by Section 56842 in  
16 the allocation of property tax revenue determined  
17 pursuant to Section 96 or 96.1 for each local agency whose  
18 service area or service responsibilities would be altered  
19 by the formation.

20 (b) Upon the filing of an application or a resolution  
21 pursuant to the Cortese-Knox Local Government  
22 Reorganization Act of 1985 (Division 3 (commencing  
23 with Section 56000) of Title 5 of the Government Code),  
24 but prior to the issuance of a certificate of filing, the  
25 executive officer shall give notice of the filing to the  
26 assessor and auditor of each county within which the  
27 territory subject to the jurisdictional change is located.  
28 This notice shall specify each local agency whose service  
29 area or responsibility will be altered by the jurisdictional  
30 change.

31 (1) (A) The county assessor shall provide to the  
32 county auditor, within 30 days of the notice of filing, a  
33 report which identifies the assessed valuations for the  
34 territory subject to the jurisdictional change and the tax  
35 rate area or areas in which the territory exists.

36 (B) The auditor shall estimate the amount of property  
37 tax revenue generated within the territory that is the  
38 subject of the jurisdictional change during the current  
39 fiscal year.



1 (2) The auditor shall estimate what proportion of the  
2 property tax revenue determined pursuant to paragraph  
3 (1) is attributable to each local agency pursuant to  
4 Section 96.1 and Section 96.5.

5 (3) Within 45 days of notice of the filing of an  
6 application or resolution, the auditor shall notify the  
7 governing body of each local agency whose service area  
8 or service responsibility will be altered by the amount of,  
9 and allocation factors with respect to, property tax  
10 revenue estimated pursuant to paragraph (2) that is  
11 subject to a negotiated exchange.

12 (4) Upon receipt of the estimates pursuant to  
13 paragraph (3) the local agencies shall commence  
14 negotiations to determine the amount of property tax  
15 revenues to be exchanged between and among the local  
16 agencies. This negotiation period shall not exceed 60 days.

17 The exchange may be limited to an exchange of  
18 property tax revenues from the annual tax increment  
19 generated in the area subject to the jurisdictional change  
20 and attributable to the local agencies whose service area  
21 or service responsibilities will be altered by the proposed  
22 jurisdictional change. The final exchange resolution shall  
23 specify how the annual tax increment shall be allocated  
24 in future years.

25 (5) In the event that a jurisdictional change would  
26 affect the service area or service responsibility of one or  
27 more special districts, the board of supervisors of the  
28 county or counties in which the districts are located shall,  
29 on behalf of the district or districts, negotiate any  
30 exchange of property tax revenues.

31 (6) Notwithstanding any other provision of law, the  
32 executive officer shall not issue a certificate of filing  
33 pursuant to Section 56828 of the Government Code until  
34 the local agencies included in the property tax revenue  
35 exchange negotiation, within the 60-day negotiation  
36 period, present resolutions adopted by each such county  
37 and city whereby each county and city agrees to accept  
38 the exchange of property tax revenues.

39 (7) In the event that the commission modifies the  
40 proposal or its resolution of determination, any local



1 agency whose service area or service responsibility would  
2 be altered by the proposed jurisdictional change may  
3 request, and the executive officer shall grant, 15 days for  
4 the affected agencies, pursuant to paragraph (4) to  
5 renegotiate an exchange of property tax revenues.  
6 Notwithstanding the time period specified in paragraph  
7 (4), if the resolutions required pursuant to paragraph (6)  
8 are not presented to the executive officer within the  
9 15-day period, all proceedings of the jurisdictional change  
10 shall automatically be terminated.

11 (8) In the case of a jurisdictional change that consists  
12 of a city's qualified annexation of unincorporated  
13 territory, an exchange of property tax revenues between  
14 the city and the county shall be determined in  
15 accordance with subdivision (e) if that exchange of  
16 revenues is not otherwise determined pursuant to either  
17 of the following:

18 (A) Negotiations completed within the applicable  
19 period or periods as prescribed by this subdivision.

20 (B) A master property tax exchange agreement  
21 among those local agencies, as described in subdivision  
22 (d).

23 For purposes of this paragraph, a qualified annexation  
24 of unincorporated territory means an annexation, as so  
25 described, for which proceedings before the relevant  
26 local agency formation commission are initiated, as  
27 provided in Section 56651 of the Government Code, on or  
28 after January 1, 1998, and on or before January 1, 2005.

29 (9) No later than the date on which the certificate of  
30 completion of the jurisdictional change is recorded with  
31 the county recorder, the executive officer shall notify the  
32 auditor or auditors of the exchange of property tax  
33 revenues and the auditor or auditors shall make the  
34 appropriate adjustments as provided in subdivision (a).

35 (c) Whenever a jurisdictional change is not required  
36 to be reviewed and approved by a local agency formation  
37 commission, the local agencies whose service area or  
38 service responsibilities would be altered by the proposed  
39 change, shall give notice to the State Board of  
40 Equalization and the assessor and auditor of each county



1 within which the territory subject to the jurisdictional  
2 change is located. This notice shall specify each local  
3 agency whose service area or responsibility will be  
4 altered by the jurisdictional change and request the  
5 auditor and assessor to make the determinations required  
6 pursuant to paragraphs (1) and (2) of subdivision (b).  
7 Upon notification by the auditor of the amount of, and  
8 allocation factors with respect to, property tax subject to  
9 exchange, the local agencies, pursuant to the provisions  
10 of paragraphs (4), (5), and (6) of subdivision (b), shall  
11 determine the amount of property tax revenues to be  
12 exchanged between and among the local agencies.  
13 Notwithstanding any other provision of law, no such  
14 jurisdictional change shall become effective until each  
15 county and city included in these negotiations agrees, by  
16 resolution, to accept the negotiated exchange of property  
17 tax revenues. The exchange may be limited to an  
18 exchange of property tax revenue from the annual tax  
19 increment generated in the area subject to the  
20 jurisdictional change and attributable to the local  
21 agencies whose service area or service responsibilities  
22 will be altered by the proposed jurisdictional change. The  
23 final exchange resolution shall specify how the annual tax  
24 increment shall be allocated in future years. Upon the  
25 adoption of the resolutions required pursuant to this  
26 section, the adopting agencies shall notify the auditor  
27 who shall make the appropriate adjustments as provided  
28 in subdivision (a). Adjustments in property tax  
29 allocations made as the result of a city or library district  
30 withdrawing from a county free library system pursuant  
31 to Section 19116 of the Education Code shall be made  
32 pursuant to Section 19116 of the Education Code, and this  
33 subdivision shall not apply.

34 (d) With respect to adjustments in the allocation of  
35 property taxes pursuant to this section, a county and any  
36 local agency or agencies within the county may develop  
37 and adopt a master property tax transfer agreement. The  
38 agreement may be revised from time to time by the  
39 parties subject to the agreement.



1 (e) (1) An exchange of property tax revenues that is  
2 required by paragraph (8) of subdivision (b) to be  
3 determined pursuant to this subdivision shall be  
4 determined in accordance with all of the following:

5 (A) The city and the county shall mutually select a  
6 third-party consultant to perform a comprehensive,  
7 independent fiscal analysis, funded in equal portions by  
8 the city and the county, that specifies estimates of all tax  
9 revenues that will be derived from the annexed territory  
10 and the costs of city and county services with respect to  
11 the annexed territory. The analysis shall be completed  
12 within a period not to exceed 30 days, and shall be based  
13 upon the general plan or adopted plans and policies of the  
14 annexing city and the intended uses for the annexed  
15 territory. If, upon the completion of the analysis period,  
16 no exchange of property tax revenues is agreed upon by  
17 the city and the county, subparagraph (B) shall apply.

18 (B) The city and the county shall mutually select a  
19 mediator, funded in equal portions by those agencies, to  
20 perform mediation for a period of not to exceed 30 days.  
21 If, upon the completion of the mediation period, no  
22 exchange of property tax revenues is agreed upon by the  
23 city and the county, subparagraph (C) shall apply.

24 (C) The city and the county shall mutually select an  
25 arbitrator, funded in equal portions by those agencies, to  
26 conduct an advisory arbitration with the city and the  
27 county for a period of not to exceed 30 days. At the  
28 conclusion of this arbitration period, the city and the  
29 county shall each present to the arbitrator its last and best  
30 offer with respect to the exchange of property tax  
31 revenues. The arbitrator shall select one of the offers and  
32 recommend that offer to the governing bodies of the city  
33 and the county. If the governing body of the city or the  
34 county rejects the recommended offer, it shall do so  
35 during a public hearing, and shall, at the conclusion of  
36 that hearing, make written findings of fact as to why the  
37 recommended offer was not accepted.

38 (2) Proceedings under this subdivision shall be  
39 concluded no more than 150 days after the auditor  
40 provides the notification pursuant to paragraph (3) of



1 subdivision (b), unless one of the periods specified in this  
2 subdivision is extended by the mutual agreement of the  
3 city and the county. Notwithstanding any other provision  
4 of law, except for those conditions that are necessary to  
5 implement an exchange of property tax revenues  
6 determined pursuant to this subdivision, the local agency  
7 formation commission shall not impose any fiscal  
8 conditions upon a city's qualified annexation of  
9 unincorporated territory that is subject to this  
10 subdivision.

11 (f) Except as otherwise provided in subdivision (g),  
12 for the purpose of determining the amount of property  
13 tax to be allocated in the 1979–80 fiscal year and each fiscal  
14 year thereafter for those local agencies that were affected  
15 by a jurisdictional change which was filed with the State  
16 Board of Equalization after January 1, 1978, but on or  
17 before January 1, 1979. The local agencies shall determine  
18 by resolution the amount of property tax revenues to be  
19 exchanged between and among the affected agencies  
20 and notify the auditor of the determination.

21 (g) For the purpose of determining the amount of  
22 property tax to be allocated in the 1979–80 fiscal year and  
23 each fiscal year thereafter, for a city incorporation that  
24 was filed pursuant to Sections 54900 to 54904 after January  
25 1, 1978, but on or before January 1, 1979, the amount of  
26 property tax revenue considered to have been received  
27 by the jurisdiction for the 1978–79 fiscal year shall be  
28 equal to two-thirds of the amount of property tax revenue  
29 projected in the final local agency formation commission  
30 staff report pertaining to the incorporation multiplied by  
31 the proportion that the total amount of property tax  
32 revenue received by all jurisdictions within the county  
33 for the 1978–79 fiscal year bears to the total amount of  
34 property tax revenue received by all jurisdictions within  
35 the county for the 1977–78 fiscal year. Except, however,  
36 in the event that the final commission report did not  
37 specify the amount of property tax revenue projected for  
38 that incorporation, the commission shall by October 10,  
39 determine pursuant to Section 54790.3 of the



1 Government Code the amount of property tax to be  
2 transferred to the city.

3 The provisions of this subdivision shall also apply to the  
4 allocation of property taxes for the 1980–81 fiscal year and  
5 each fiscal year thereafter for incorporations approved by  
6 the voters in June 1979.

7 (h) For the purpose of the computations made  
8 pursuant to this section, in the case of a district formation  
9 that was filed pursuant to Sections 54900 to 54904,  
10 inclusive, of the Government Code after January 1, 1978,  
11 but before January 1, 1979, the amount of property tax to  
12 be allocated to the district for the 1979–80 fiscal year and  
13 each fiscal year thereafter shall be determined pursuant  
14 to Section 54790.3 of the Government Code.

15 (i) For the purposes of the computations required by  
16 this chapter, in the case of a jurisdictional change, other  
17 than a change requiring an adjustment by the auditor  
18 pursuant to subdivision (a), the auditor shall adjust the  
19 allocation of property tax revenue determined pursuant  
20 to Section 96 or 96.1 or its predecessor section, or the  
21 annual tax increment determined pursuant to Section  
22 96.5 or its predecessor section, for each local school  
23 district, community college district, or county  
24 superintendent of schools whose service area or service  
25 responsibility would be altered by the jurisdictional  
26 change, as determined as follows:

27 (1) The governing body of each district, county  
28 superintendent of schools, or county whose service areas  
29 or service responsibilities would be altered by the change  
30 shall determine the amount of property tax revenues to  
31 be exchanged between and among the affected  
32 jurisdictions. This determination shall be adopted by each  
33 affected jurisdiction by resolution. For the purpose of  
34 negotiation, the county auditor shall furnish the parties  
35 and the county board of education with an estimate of the  
36 property tax revenue subject to negotiation.

37 (2) In the event that the affected jurisdictions are  
38 unable to agree, within 60 days after the effective date of  
39 the jurisdictional change, and if all the jurisdictions are  
40 wholly within one county, the county board of education



1 shall, by resolution, determine the amount of property tax  
2 revenue to be exchanged. If the jurisdictions are in more  
3 than one county, the State Board of Education shall, by  
4 resolution, within 60 days after the effective date of the  
5 jurisdictional change, determine the amount of property  
6 tax to be exchanged.

7 (3) Upon adoption of any resolution pursuant to this  
8 subdivision, the adopting jurisdictions or State Board of  
9 Education shall notify the county auditor who shall make  
10 the appropriate adjustments as provided in subdivision  
11 (a).

12 (j) For purposes of subdivision (i), the annexation by  
13 a community college district of territory within a county  
14 not previously served by a community college district is  
15 an alteration of service area. The community college  
16 district and the county shall negotiate the amount, if any,  
17 of property tax revenues to be exchanged. In these  
18 negotiations, there shall be taken into consideration the  
19 amount of revenue received from the timber yield tax  
20 and forest reserve receipts by the community college  
21 district in the area not previously served. In no event shall  
22 the property tax revenue to be exchanged exceed the  
23 amount of property tax revenue collected prior to the  
24 annexation for the purposes of paying tuition expenses of  
25 residents enrolled in the community college district,  
26 adjusted each year by the percentage change in  
27 population and the percentage change in the cost of  
28 living, or per capita personal income, whichever is lower,  
29 less the amount of revenue received by the community  
30 college district in the annexed area from the timber yield  
31 tax and forest reserve receipts.

32 (k) At any time after a jurisdictional change is  
33 effective, any of the local agencies party to the agreement  
34 to exchange property tax revenue may renegotiate the  
35 agreement with respect to the current fiscal year or  
36 subsequent fiscal years, subject to approval by all local  
37 agencies affected by the renegotiation.

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