



City of
SANTA CLARITA

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July 20, 2021

Bill Miranda
Mayor

The Honorable Mike McGuire
California State Senate, District 2
State Capitol Building, Room 5061
Sacramento, CA 95814

Laurene Weste
Mayor Pro Tem

SUBJECT: SB 12 (McGUIRE): OPPOSE

Dear Senator McGuire:

Jason Gibbs
Councilmember

On behalf of the Santa Clarita City Council, I am writing to respectfully express our opposition to Senate Bill 12, related to the preemption of local land use authority within Very High Fire Hazard Severity Zones (VHFHSZ). The Santa Clarita City Council voted unanimously to oppose this measure at the regular meeting on July 13, 2021.

Marsha McLean
Councilmember

The City recognizes the importance of land use planning to meet the growth and needs of the community, while ensuring special building and safety standards are implemented in areas within the VHFHSZ. In doing so, the City adopted and enforced special standards in these areas, prior to the adoption of state mandated standards.

Cameron Smyth
Councilmember

As part of the City's Building Code, the City has extensive construction requirements for structures specifically built in the VHFHSZ. These requirements include Class A roofing; multiple pane windows, doors, and openings; ignition resistant undersides, exterior walls, and doors; and vegetation management.

Senate Bill 12 prohibits local governments from approving any new residential ministerial or discretionary permits, discretionary entitlements, tentative subdivision or parcel maps, or development agreement in the VHFHSZ, unless it finds that the project and all structures within the project are protected from wildfire risk in accordance with the "wildfire risk reduction standards" established pursuant to the bill, or standards adopted by a local jurisdiction that exceed those standards.

In doing so, this legislation may prohibit issuance of building permits for new homes that are part of an overall development project, already approved under state and local provisions related to the Subdivisions Map Act, unless the City



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makes findings required by standards that have not yet been developed by the State Board of Forestry and Fire Protection. Similarly, Senate Bill 12 may limit approving tract map applications submitted as consistent with an already approved Specific Plan.

Furthermore, this legislation significantly preempts the City's land use authority by requiring review of the General Plan and Housing Element by the State Board of Forestry and Fire Protection, essentially giving them veto power over portions of the City's General Plan and Housing Element.

For these reasons, the City of Santa Clarita respectfully opposes Senate Bill 12. We look forward to working with your office to address our concerns.

Should you or your staff require any further information regarding our position on this bill, please feel free to contact Intergovernmental Relations Analyst Masis Hagobian at (661) 286-4057 or mhagobian@santa-clarita.com.

Sincerely,



William A. Miranda

Mayor

BM:MH:sk

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cc: Members of the City Council
Senator Scott Wilk
Senator Henry Stern
Assemblywoman Suzette Valladares
Assembly Member Tom Lackey
Kenneth W. Striplin, City Manager
Frank Oviedo, Assistant City Manager
Leadership Team
Masis Hagobian, Intergovernmental Relations Analyst
Jennifer Quan, League of California Cities
California Contract Cities Association
Joe A. Gonsalves & Son