



August 21, 2020

**FLOOR ALERT**  
**Senate Bill 1120 – SUPPORT IF AMENDED**  
**As Amended August 12, 2020**

The California State Association of Counties (CSAC), the Rural County Representatives of California (RCRC), and the Urban Counties of California (UCC), have a “**Support if Amended**” position on SB 1120. We support increases in density in existing residential neighborhoods as well as expanding opportunities for home ownership. In order to move into unqualified support for the bill, we request the following amendments:

1. **Remove fire zone loophole:** SB 1120 cross references a Government Code section that exempts properties in very high fire hazard severity zones from the bill’s provisions *unless* the site will comply with “fire hazard mitigation measures pursuant to existing building standards.”

*All* buildings in fire hazard zones must already comply with these standards under existing law. Accordingly, we request an amendment to provide a complete exemption from the bill for properties located in very high fire hazard severity zones. Unplanned increases in density in these areas can have dire consequences.

2. **Build new homes; not just new lots:** Allow local governments to condition lot splits on the completion of a new dwelling unit. Creating new, undeveloped lots—potentially with absentee owners—could create neighborhood issues, like unmaintained vegetation in fire zones. Conditioning lot splits on a certificate of occupancy will encourage the construction of new homes.
3. **Apply only to urbanized areas:** Remove “urban clusters,” which are more rural and have less-developed infrastructure, and apply the bill only to urbanized areas, which comprised over 90% of the state’s population as of the 2010 Census.
4. **Preclude the use of SB 1120 on parcels created by a parcel map:** Do not allow lot splits on parcels that did not previously comply with full subdivision standards.

With the foregoing amendments, we would take a position of unqualified support for SB 1120. Please contact Tracy Rhine (RCRC; [trhine@rcrcnet.org](mailto:trhine@rcrcnet.org)), Christopher Lee (CSAC; [clee@counties.org](mailto:clee@counties.org)), or Jean Kinney Hurst (UCC, [jkh@hbeadvocacy.com](mailto:jkh@hbeadvocacy.com)) with any questions about our position.

cc: The Honorable Toni Atkins, President pro Tempore, California State Senate