



Local Agency Formation Commission of Napa County
Subdivision of the State of California

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We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture

Agenda Item 7f (Consent/Information)

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer *B F*

MEETING DATE: February 2, 2026

SUBJECT: Legislative Report

BACKGROUND AND SUMMARY

This is a consent item for information purposes only. Accordingly, if interested, the Commission is invited to pull this item for additional discussion with the concurrence of the Chair. No formal action will be taken as part of this item.

There are currently two bills that CALAFCO has flagged as of significant interest.

SB 489 (Arreguin, CA-07) Permit Streamlining Act

California Senate Bill 489 (SB 489), authored by Senator Jesse Arreguín and sponsored by the California Building Industry Association for the 2025-2026 legislative session, is a housing-related bill aimed at streamlining the permitting process and increasing transparency for housing developments. The bill was chaptered by the Secretary of State on October 10, 2025, included as Attachment 1.

Key details of SB 489 include:

- **Purpose:** To accelerate housing production and reduce red tape in the permitting process.
- **Online Transparency:** The bill requires public agencies to publish online their lists of required information for development projects, including specific criteria for determining the completeness of an application.
- **Definition of Housing Project:** It clarifies that "development project" under the Permit Streamlining Act includes housing development projects.
- **Applicability:** The requirements apply to LAFCOs regarding their written policies and procedures for housing developments.
- **Sunset Clause:** The provisions regarding online publishing of application requirements are set to remain in effect until January 1, 2030.

This bill is part of a broader set of 2025-2026 legislative efforts in California to address the state's housing crisis by accelerating approvals for new residential units.

Beth Painter, Chair
Councilmember, City of Napa

Paul Dohring, Commissioner
Councilmember, City of St. Helena

David Oro, Alternate Commissioner
Councilmember, City of American Canyon

Belia Ramos, Vice Chair
County of Napa Supervisor, 5th District

Anne Cottrell, Commissioner
County of Napa Supervisor, 3rd District

Joelle Gallagher, Alternate Commissioner
County of Napa Supervisor, 1st District

Kenneth Leary, Commissioner
Representative of the General Public

Eve Kahn, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

SB 777 (Richardson, CA 35) Amendment to the Health and Safety Code Regarding Cemeteries

This bill requires LAFCO's to identify a local agency to be responsible for the care, maintenance, and embellishment of the cemetery for the county in which an abandoned endowment care cemetery is located, as specified. The bill would vest fee title of the cemetery in the local agency and would restrict the local agency's use of the property to uses consistent with cemetery purposes. The bill would give the local agency title to any endowment care funds of the prior cemetery authority held by the bureau and would require the local agency to take possession of all necessary books, records, real property, personal property, and assets of the fund. The bill would require the assets to be liquidated, and the proceeds placed in a special fund within the county treasury to be expended on care, maintenance, or embellishment of the abandoned endowment care cemetery. The bill would define an abandoned endowment care cemetery and would make conforming changes. By imposing additional duties on local agencies, this bill imposes a state-mandated local program. Napa LAFCO formally opposed SB 777 and submitted letters to the Legislature toward this end. Nevertheless, the most recent version of SB 777 was signed into law by Governor Gavin Newsom on October 11, 2025, included as Attachment 2.

For the 2025-2026 SB 777 (Current Legislation):

- **Status:** Chaptered by the Secretary of State, meaning it's now law.
- **Subject:** Mandates the Cemetery and Funeral Bureau to form a workgroup to address the maintenance of abandoned cemeteries, potentially involving counties.
- **Key Dates:** Approved by the Governor and filed with the Secretary of State on October 11, 2025.

ATTACHMENTS

- 1) SB 489 as Signed by Governor
- 2) SB 777 as Signed by Governor

Senate Bill No. 489

CHAPTER 518

An act to amend Sections 56300 and 65940 of the Government Code, relating to local government.

[Approved by Governor October 10, 2025. Filed with Secretary of State October 10, 2025.]

LEGISLATIVE COUNSEL'S DIGEST

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

(1) 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.

(2) The Permit Streamlining Act, among other things, requires a public agency to compile a list of the information required from an applicant for a development project, as provided.

This bill would require a public agency, for each type of approval issued in connection with a housing development project, as defined, to publish online the above-described list, including the criteria that the public agency will apply in order to determine the completeness of the development application and the name of the type of approval, as provided.

(3) By increasing the duties of local agency formation commissions in establishing and publishing written policies and procedures and of local

planning officials in reviewing permit applications for housing development projects, this bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

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

SECTION 1. Section 56300 of the Government Code is amended to read:

56300. (a) Each commission shall establish written policies and procedures and exercise its powers pursuant to this part in a manner consistent with those policies and procedures and that encourages and provides planned, well-ordered, efficient urban development patterns with appropriate consideration of preserving open-space and agricultural lands within those patterns.

(b) Each commission with a proposal pending on January 1, 2001, shall, by March 31, 2001, hold a public hearing to discuss the adoption of policies and procedures to require the disclosure of contributions, expenditures, and independent expenditures authorized by Section 56100.1. Reporting requirements adopted pursuant to this section shall be effective upon the date of adoption or a later date specified in the resolution. Any commission that does not have a proposal pending on January 1, 2001, shall hold a public hearing to discuss the adoption of those policies and procedures within 90 days of submission of a proposal or at any time prior to submission of a proposal. Once a hearing has taken place under this subdivision, no subsequent hearing shall be required except by petition of 100 or more registered voters residing in the county in which the commission is located.

(c) A commission may require, through the adoption of written policies and procedures, lobbying disclosure and reporting requirements for persons who attempt to influence pending decisions by commission members, staff, or consultants. Disclosure shall be made either to the commission's executive officer, in which case it shall be posted on the commission's internet website, if applicable, or to the recorder, registrar of voters, or clerk of the board of supervisors of the county in which the commission is located. Each commission that on January 1, 2001, has a pending proposal, as defined in Section 56069 shall, by March 31, 2001, hold a public hearing to discuss the adoption of policies and procedures governing lobbying disclosure authorized by this subdivision. Reporting requirements adopted pursuant to this section shall be effective upon the date of adoption or on a later date specified in the resolution. Any commission that does not have a proposal pending on January 1, 2001, shall hold a public hearing to discuss the adoption of those policies and procedures within 90 days of submission of a proposal, or at any time prior to submission of a proposal.

(d) Any public hearings required by this section may be held concurrently.

(e) The written policies and procedures adopted by the commission shall include forms to be used for various submittals to the commission including at a minimum a form for any protests to be filed with the commission and any forms necessary for a complete application to the commission concerning any proposed change of organization or reorganization.

(f) (1) Each commission shall establish and maintain, or otherwise provide access to notices, written policies and procedures, and other commission information for the public through an internet website.

(2) The written policies and procedures adopted by the commission shall require that notice of all public hearings, commission meetings, and any forms necessary for a complete application for a change of organization or reorganization shall be made available in electronic format on the commission's internet website.

SEC. 2. Section 65940 of the Government Code is amended to read:

65940. (a) (1) Each public agency shall compile one or more lists that shall specify in detail the information that will be required from any applicant for a development project. Each public agency shall revise the list of information required from an applicant to include a certification of compliance with Section 65962.5, and the statement of application required by Section 65943. Copies of the information, including the statement of application required by Section 65943, shall be made available to all applicants for development projects and to any person who requests the information.

(2) An affected city or affected county, as defined in Section 66300, shall include the information necessary to determine compliance with the requirements of Article 2 (commencing with Section 66300.5) of Chapter 12 in the list compiled pursuant to paragraph (1).

(b) The list of information required from any applicant shall include, where applicable, identification of whether the proposed project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined in Section 65944.

(c) (1) A public agency that is not beneath a low-level flight path or not within special use airspace and does not contain a military installation is not required to change its list of information required from applicants to comply with subdivision (b).

(2) A public agency that is entirely urbanized, as defined in subdivision (e) of Section 65944, with the exception of a jurisdiction that contains a military installation, is not required to change its list of information required from applicants to comply with subdivision (b).

(d) For each type of approval issued by a public agency in connection with a housing development project, the list required to be compiled by this section, including the criteria the public agency will apply in order to determine the completeness of an application described in Section 65941, and the name of the type of approval, shall be published online.

(e) For purposes of this section, “development project” includes a housing development project as defined in paragraph (3) of subdivision (b) of Section 65905.5.

SEC. 3. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

Senate Bill No. 777

CHAPTER 658

An act to amend Section 7612.12 of the Business and Professions Code, relating to cemeteries.

[Approved by Governor October 11, 2025. Filed with Secretary of State October 11, 2025.]

LEGISLATIVE COUNSEL'S DIGEST

SB 777, Richardson. Abandoned cemeteries: report.

Existing law, the Cemetery and Funeral Act, establishes the Cemetery and Funeral Bureau within the Department of Consumer Affairs and sets forth its powers and duties relating to the licensure and regulation of cemeteries, crematories, funeral establishments, and their personnel. Existing law requires the bureau, on or before July 1, 2027, to convene a workgroup composed of representatives from the cemetery, county government, and other interested stakeholders to discuss options for ensuring continued care, maintenance, and embellishment of abandoned cemeteries, including the possibility of requiring counties to assume responsibility for abandoned cemeteries. Existing law requires the bureau to submit a report to the Legislature summarizing the workgroup's discussions and its recommendations by January 1, 2028. Existing law repeals those provisions on January 1, 2029.

This bill would instead require the bureau to convene the workgroup on or before March 1, 2026, would revise the list of representatives required to be included in the workgroup, and would instead require the workgroup to discuss the possibility of requiring counties to assume responsibility for maintenance, irrigation, public works, and burial services for abandoned cemeteries. The bill would require the board to submit the report on June 1, 2026, and would repeal those provisions on January 1, 2027.

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

SECTION 1. Section 7612.12 of the Business and Professions Code is amended to read:

7612.12. (a) On or before March 1, 2026, the bureau shall convene a workgroup composed of interested stakeholders including, but not limited to, representatives from the cemetery industry, the California Association of Local Agency Formation Commissions, the League of California Cities, the California State Association of Counties, the Urban Counties of California, the Rural County Representatives of California, public cemeteries, and legislative staff for the appropriate committees of the Legislature, to

discuss options for ensuring continued care, maintenance, and embellishment of abandoned cemeteries, including the possibility of requiring counties to assume responsibility for maintenance, irrigation, public works, and burial services for cemeteries located within their boundaries that become abandoned.

(b) In accordance with Section 9795 of the Government Code, the bureau shall submit a report to the Legislature summarizing the discussions of the workgroup and its recommendations no later than June 1, 2026.

(c) This section shall remain in effect only until January 1, 2027, and as of that date is repealed.