

June 8, 2021

The Honorable Cecilia Aguiar-Curry  
Chair, Assembly Local Government Committee  
1020 N Street, Room 157  
Sacramento, CA 95814

**RE: SB 12 (McGuire) Local government: planning and zoning: wildfires – OPPOSE UNLESS AMENDED**

Dear Chair Aguiar-Curry,

Orange County Business Council (OCBC), the leading voice of business in Orange County, **respectfully opposes SB 12 (McGuire) unless amended**. As written, SB 12 would worsen the already-dire housing crisis significantly at a time when the state must make it easier, not harder, to increase the supply of workforce housing.

OCBC shares the author's goal of ensuring that Californians are protected from wildfires. However, this can be accomplished without severely restricting options for residents to become homeowners. The building community continues to develop fire resistant communities that employ strategies to limit or altogether avoid damage from wildfires. In fact, it is primarily older homes in largely infill areas that fall victim to wildfire damage while newer communities have proven extremely resilient. SB 12 as written ignores this reality.

SB 12 is ultimately a costly measure that vests the Governor's Office of Planning and Research (OPR) with overly broad authority over the entire state's housing planning decisions. Given this new power, OPR could singlehandedly write-off large swaths of developable and appropriate land for housing.

OCBC urges the Committee to incorporate the reasonable amendments proposed by the California Building Industry Association (CBIA) on March 18, 2021. These amendments would remove OPR's excessive control over planning for future housing needs while still recognizing OPR's guidance for fire hazard planning.

**For these reasons, OCBC respectfully urges the Committee to vote NO on SB 12 unless amended.**

Sincerely,



Jennifer Ward  
Senior Vice President of Advocacy and Government Affairs

cc: Members, Assembly Local Government Committee  
Angela Mapp, Assembly Local Government Committee