

**ASSEMBLY BILL**

**No. 666**

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**Introduced by Assembly Member Jones  
(Principal coauthor: Assembly Member Nava)**

February 25, 2009

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An act to add Section 66474.02 to the Government Code, relating to subdivisions.

LEGISLATIVE COUNSEL'S DIGEST

AB 666, as introduced, Jones. Subdivision maps.

Existing law, the Subdivision Map Act, requires the legislative body of a city or county to deny approval of a tentative map, or a parcel map for which a tentative map was not required, unless it makes certain findings.

This bill would require the legislative body of a county to make 3 specified findings before approving a tentative map, or a parcel map for which a tentative map was not required, for an area located in a state responsibility area or a very high fire hazard severity zone, as defined.

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. Section 66474.02 is added to the Government
- 2 Code, to read:
- 3 66474.02. Before approving a tentative map, or a parcel map
- 4 for which a tentative map was not required, for an area located in
- 5 a state responsibility area or a very high fire hazard severity zone,

1 as both are defined in Section 51177, a legislative body of a county  
2 shall make the following three findings:

3 (a) A finding supported by substantial evidence in the record  
4 that the design and location of each lot in the subdivision, and the  
5 subdivision as a whole, would allow improvements, such as roads,  
6 turnarounds, defensible space, and emergency water systems, to  
7 be made consistent with any regulations adopted by the State Board  
8 of Forestry and Fire Protection regarding map approval.

9 (b) A finding supported by substantial evidence in the record  
10 that structural fire protection and suppression services will be  
11 available for the subdivision through any of the following entities:

12 (1) A county, city, special district, or political subdivision of  
13 the state.

14 (2) The Department of Forestry and Fire Protection by contract  
15 entered into pursuant to Section 4129, 4142, or 4144 of the Public  
16 Resources Code.

17 (c) (1) A finding that there is adequate ingress and egress for  
18 each lot in the subdivision for fire protection and suppression  
19 services and emergency evacuation of individuals, including but  
20 not limited to, a minimum of two separate access roads from  
21 different geographical directions in the subdivision that provide  
22 clear alternatives for access to the subdivision during a fire  
23 emergency.

24 (2) The legislative body of a county may waive the requirement  
25 of a minimum of two separate access roads in paragraph (1), if the  
26 legislative body makes findings supported by substantial evidence  
27 in the record that more than one access road is not possible due to  
28 topographic features or land ownership patterns and that redesign  
29 of the subdivision, including reduction in the number of lots or a  
30 reconfiguration of roads and lots to provide more than a single  
31 access road, is not possible. A legislative body shall not waive the  
32 requirement of a minimum of two separate access roads in  
33 paragraph (1) for a subdivision that would create 30 or more lots.