



CITY COUNCIL REGULAR MEETING

Clearlake City Hall Council Chambers
14050 Olympic Dr, Clearlake, CA

Thursday, August 20, 2026

Regular Meeting 6:00 PM

The City Council meetings are viewable in person in the Council Chambers, via livestreaming on the City's YouTube Channel (https://www.youtube.com/channel/UCTyifT_nKS-3woxEu1ilBXA) and the public may participate through Zoom at the link listed below. The public will not be allowed to provide verbal comment during the meeting if attending via Zoom. The public can submit comments in writing for City Council consideration by commenting via the Q&A function in the Zoom platform or by sending comments to the Administrative Services Director/City Clerk at mswanson@clearlake.ca.us. To give the City Council adequate time to review your comments, you must submit your written emailed comments prior to 4:00 p.m. on the day of the meeting.

AGENDA

MEETING PROCEDURES: *All items on agenda will be open for public comments before final action is taken. Citizens wishing to introduce written material into the record at the public meeting on any item are requested to provide a copy of the written material to the Administrative Services Director/City Clerk prior to the meeting date so that the material may be distributed to the City Council prior to the meeting. Speakers must restrict comments to the item as it appears on the agenda and stay within a three minutes time limit. The Mayor has the discretion of limiting the total discussion time for an item.*

Pursuant to Senate Bill 1100 and the City Council Norms and Procedures, any member of the public making personal, impertinent, and/or slanderous or profane remarks, or who becomes boisterous or belligerent while addressing the City Council, staff or general public, or while attending the City Council meeting and refuses to come to order at the direction of the Mayor/Presiding Officer, shall be removed from the Council Chambers or the Zoom by the sergeant-at-arms or the City Clerk and may be barred from further attendance before the Council during that meeting. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations shall not be permitted by the Mayor/Presiding Officer. The Mayor/Presiding Officer may direct the sergeant-at-arms to remove such offenders from the room.

AMERICANS WITH DISABILITY ACT (ADA) REQUESTS

If you need disability related modification, including auxiliary aids or services, to participate in this meeting, please contact Melissa Swanson, Administrative Services Director/City Clerk at the Clearlake City Hall, 14050 Olympic Drive, Clearlake, California 95422, phone (707) 994-8201, ext 106, or via email at mswanson@clearlake.ca.us at least 72 hours prior to the meeting, to allow time to provide for special accommodations.

AGENDA REPORTS

Staff reports for each agenda item are available for review at www.clearlake.ca.us. Any writings or documents pertaining to an open session item provided to a majority of the City Council less than 72 hours prior to the meeting, shall be made available for public inspection on the City's website at www.clearlake.ca.us.

Zoom Link:

Join from PC, Mac, iPad, or Android:

<https://clearlakeca.zoom.us/j/83246786611?pwd=ud08LD9TabMhl1kEc2ea5M7jeacMon.1>

Passcode:481792

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. INVOCATION/MOMENT OF SILENCE: *The City Council invites members of the clergy, as well as interested members of the public in the City of Clearlake, to voluntarily offer an invocation before the beginning of its meetings for the benefit and blessing of the City Council. This opportunity is voluntary and invocations are to be less than three minutes, offered in a solemn and respectful tone, and directed at the City Council. Invocational speakers who do not abide by these simple rules of respect and brevity shall be given a warning and/or not invited back to provide a subsequent invocation for a reasonable period of time, as determined appropriate by the City. This policy is not intended, and shall not be implemented or construed in any way, to affiliate the City Council with, nor express the City Council's preference for, any faith or religious denomination. Rather, this policy is intended to acknowledge and express the City Council's respect for the diversity of religious denominations and faith represented and practiced among the citizens of Clearlake. If a scheduled invocational speaker does not appear at the scheduled meeting, the Mayor will ask that the City Council observe a moment of silence in lieu of the invocation. More information about the City's invocation policy is available upon request by contacting the Administrative Services Director/City Clerk at (707) 994-8201x106 or via email at mswanson@clearlake.ca.us.*

D. ADOPTION OF THE AGENDA *(This is the time for agenda modifications.)*

E. PRESENTATIONS

F. PUBLIC COMMENT: *This is the time for any member of the public to address the City Council on any matter not on the agenda that is within the subject matter jurisdiction of the City. **The Brown Act, with limited exceptions, does not allow the Council or staff to discuss issues brought forth under Public Comment.** The Council cannot take action on non-agenda items. Concerns may be referred to staff or placed on the next available agenda. Please note that comments from the public will also be taken on each agenda item. Comments shall be limited to three (3) minutes per person.*

G. CONSENT AGENDA: *All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one motion. There will be no separate discussion of these items unless a member of the Council requests otherwise, or if staff has requested a change under Adoption of the*

Agenda, in which case the item will be removed for separate consideration. Any item so removed will be taken up following the motion to approve the Consent Agenda.

1. Minutes
Recommended Action: Receive and file
2. Warrants
Recommended Action: Receive and file
3. Lake County Vector Control Board Minutes
Recommended Action: Receive and file
4. Consideration of Resolution No. 2026-32, A Resolution of the City of Clearlake Approving a Temporary Street Closure for the Day of Independence at Clearlake Event
Recommended Action: Adopt resolution
5. Approve Agreement with Government Finance Services to Provide Finance Management and Administrative Services for the 2026-27 Fiscal Year.
Recommended Action: Approve Agreement with Government Finance Services for FY 2026-27.

H. BUSINESS

6. Introduction and First Reading of Ordinance 289-2026 Adding Article 9-5 (Supplemental Real Property Transfer Disclosures) to Chapter IX (Building and Housing) of the Clearlake Municipal Code
Recommended Action: Introduce Ordinance 289-2026 by title only, waive further reading, and set the second reading and adoption for the next regular Council meeting.
7. Consideration of Resolution No. 2026-31 Authorizing Application for, Acceptance of, and Execution of Documents Related to a Community Resilience Centers Round 2 Planning Grant for the Burns Valley Recreation and Community Resilience Center Planning Project.
Recommended Action: Move to adopt Resolution No. 2026-31 authorizing the City of Clearlake to apply for, accept, and execute documents related to a Community Resilience Centers Round 2 Planning Grant in an amount not to exceed \$500,000 for the Burns Valley Recreation and Community Resilience Center Planning Project.
8. Discussion of the 2026 League of California Cities (Cal Cities) Annual Conference Resolution
Recommended Action: Discuss and determine the City's position on Cal Cities Resolution No. 1 and give direction by motion to Voting Delegate Mayor Slooten and alternates Council Members Wilson and Hooten

I. CITY MANAGER AND COUNCILMEMBER REPORTS

J. FUTURE AGENDA ITEMS

K. CLOSED SESSION

- (9) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION - Initiation of litigation pursuant to Government Code § 54956.9(d)(4): (2 cases)

L. ANNOUNCEMENT OF ACTION FROM CLOSED SESSION

M. ADJOURNMENT

POSTED: August 17, 2026

BY:



Melissa Swanson, Administrative Services Director/City Clerk



CITY COUNCIL REGULAR MEETING

Clearlake City Hall Council Chambers
14050 Olympic Dr, Clearlake, CA

Thursday, August 06, 2026

Regular Meeting 6:00 PM

MINUTES

A. ROLL CALL

PRESENT

Mayor Dirk Slooten

Vice Mayor Tara Downey

Councilmember Russ Cremer

Councilmember Jessica Hooten

Councilmember Mary Wilson

B. PLEDGE OF ALLEGIANCE

C. INVOCATION/MOMENT OF SILENCE

D. ADOPTION OF THE AGENDA

City Manager Flora removed Item 8.

Motion made by Councilmember Cremer, Seconded by Councilmember Wilson.

Voting Yea: Mayor Slooten, Vice Mayor Downey, Councilmember Cremer, Councilmember Hooten, Councilmember Wilson

E. PUBLIC COMMENT

Margaret Garcia thanked City Manager Flora and Director Leyba for meeting with her regarding her questions on the road conditions.

Jaime Aldono thanked the City's first responders and expressed gratitude for the opportunities in the city.

F. CONSENT AGENDA

Motion made by Councilmember Cremer, Seconded by Councilmember Hooten.

Voting Yea: Mayor Slooten, Vice Mayor Downey, Councilmember Cremer, Councilmember Hooten, Councilmember Wilson

1. Authorization to Renew the City's Existing Agreement with OpenGov for Cartegraph Asset Management and Public Works Service Request Software
Recommended Action: Approve the annual renewal in the amount of \$26,437.00.

2. Authorization of an Amendment of Contract with California Engineering for Environmental Planning and Compliance Services in Support of Clearlake's Airport Redevelopment Project.
Recommended Action: Move to amend the on-call contract with California Engineering Company in the amount of \$73,415.70.
3. Minutes
Recommended Action: Receive and file
4. Warrants
Recommended Action: Receive and file

G. BUSINESS

5. Discussion and Consideration of a Clear Lake Watershed and Chi Memorandum of Understanding Co-Management Agreement
Recommended Action: Approve the Agreement and Authorize the City Manager to Execute

City Manager Flora gave the staff report.

Motion made by Councilmember Cremer, Seconded by Councilmember Wilson.

Voting Yea: Mayor Slooten, Vice Mayor Downey, Councilmember Cremer, Councilmember Hooten, Councilmember Wilson

6. Introduction and First Reading of Ordinance No. 288-2026 Amending Section 18-19.280 (Vacation Rentals) of the Clearlake Municipal Code
Recommended Action: Introduce Ordinance No. 288-2026 by title only, waive further reading, and set the second reading and adoption for the next regular Council meeting.

Council Member Hooten read the following statement:

Before we take up this item, I would like to briefly address questions that have been raised in the community about my participation, given that I work in real estate. I take questions of public integrity seriously, so I want to explain why no conflict of interest exists.

California's conflict-of-interest law, the Political Reform Act, sets out a specific legal standard. A council member must step aside from a decision only when it would have a material financial effect on her, or on a recent source of her income, in a way that is distinguishable from its effect on the public generally. That standard is not met here. This ordinance applies uniformly to every property, every owner, and every neighborhood in Clearlake. I do not own or operate a short-term rental inside the City of Clearlake. I hold no permit, have no application on file, and have no transaction or client matter pending before this Council. My occupation alone does not create a conflict. The law recognizes that council members have careers, and it requires recusal only when a decision affects our finances in a particular and personal way. Mine does not.

I have reviewed this question with our City Attorney, and my financial disclosures are filed and available to any member of the public. The residents of this city elected me knowing my profession, and my familiarity with our housing market is part of the perspective I bring to this

Council. Where the law does not require recusal, I have a duty to the voters to participate. I will be taking part in this discussion, and I will be voting.

City Manager Flora gave the staff report.

Consensus to form an ad hoc committee and still move forward with the Good Neighbor Agreement. Council Members Cremer and Hooten were appointed by consensus to the ad hoc committee.

7. Introduction and First Reading of Ordinance No. 289-2026 Adding Article 9-5 (Supplemental Real Property Transfer Disclosures) to Chapter IX (Building and Housing) of the Clearlake Municipal Code.

Recommended Action: Introduce Ordinance No. 289-2026 by title only, waive further reading, and set the second reading and adoption for the next regular Council meeting.

City Manager Flora gave the staff report.

Council Member Hooten suggested adding information about the rental registration program.

This item was tabled to the next meeting.

8. Consideration of Amendments to the Management Benefit Plan; Resolution No. 2026-30
Recommended Action: Adopt resolution

This item was deleted from the agenda.

9. Consideration of Designation of Voting Delegate and Alternate(s) for the League of California Cities Annual Conference in September 2026

Recommended Action: Designate one voting delegate and up to two (2) alternates

Director Swanson gave the staff report.

Mayor Slooten was nominated as the delegate, with Council Members Hooten and Wilson as alternates.

Motion made by Vice Mayor Downey, Seconded by Councilmember Hooten.

Voting Yea: Mayor Slooten, Vice Mayor Downey, Councilmember Cremer, Councilmember Hooten, Councilmember Wilson

H. CITY MANAGER AND COUNCILMEMBER REPORTS

I. FUTURE AGENDA ITEMS

Vice Mayor Downey asked for consensus to direct staff to do an RFP for operations and management of the Senior Center. She received the consensus of the Council.

J. CLOSED SESSION

(10) Conference with Legal Counsel: Existing Litigation: Pursuant to Government Code Section 54956.9(d)(1): Case No. CV-425596: City of Clearlake v. Highlands Mutual Water Company, et al., Lake County Superior Court

(11) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION - Initiation of litigation pursuant to Government Code § 54956.9(d)(4): (1 case)

K. ANNOUNCEMENT OF ACTION FROM CLOSED SESSION

There was no action taken in closed session.

L. ADJOURNMENT

The meeting was adjourned at 8:05 p.m.



Melissa Swanson, Administrative Services Director/City Clerk



Clearlake, CA

Section G, Item 2.

Check Register

Packet: APPKT04614 - 8/6/26 AP CHECK RUN AA

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP-Accounts Payable						
001397	AT&T CALNET 3	08/06/2026	Regular	0.00	334.47	21909
000068	BOB'S JANITORIAL	08/06/2026	Regular	0.00	303.33	21910
VEN01610	CHARLOTTE WHITE	08/06/2026	Regular	0.00	70.30	21911
001645	CIVIC PLUS	08/06/2026	Regular	0.00	4,200.00	21912
000024	CLEARLAKE POLICE ASSOCIATION	08/06/2026	Regular	0.00	1,920.00	21913
VEN01581	CRACKERJACK CLEANING LLC	08/06/2026	Regular	0.00	3,370.00	21914
000774	DEEP VALLEY SECURITY	08/06/2026	Regular	0.00	34.95	21915
VEN01122	DOCUSIGN INC.	08/06/2026	Regular	0.00	5,336.00	21916
VEN01713	DOUG FLEMING GRANTAGE AND GR	08/06/2026	Regular	0.00	10,000.00	21917
000073	EASTLAKE SANITARY LANDFILL	08/06/2026	Regular	0.00	256.28	21918
000120	FED EX	08/06/2026	Regular	0.00	89.15	21919
VEN01120	FLOCK GROUP INC.	08/06/2026	Regular	0.00	500.00	21920
VEN01468	GEI CONSULTANTS INC	08/06/2026	Regular	0.00	250.00	21921
000096	GOLDEN STATE WATER COMPANY	08/06/2026	Regular	0.00	131.11	21922
000096	GOLDEN STATE WATER COMPANY	08/06/2026	Regular	0.00	47.64	21923
002070	GOVERNMENTJOBS.COM INC	08/06/2026	Regular	0.00	19,851.53	21924
000797	GRANITE CONSTRUCTION	08/06/2026	Regular	0.00	513.06	21925
000121	HIGHLANDS WATER COMPANY	08/06/2026	Regular	0.00	240.44	21926
000121	HIGHLANDS WATER COMPANY	08/06/2026	Regular	0.00	70.10	21927
000121	HIGHLANDS WATER COMPANY	08/06/2026	Regular	0.00	446.99	21928
000121	HIGHLANDS WATER COMPANY	08/06/2026	Regular	0.00	70.52	21929
000121	HIGHLANDS WATER COMPANY	08/06/2026	Regular	0.00	344.65	21930
000121	HIGHLANDS WATER COMPANY	08/06/2026	Regular	0.00	212.71	21931
000121	HIGHLANDS WATER COMPANY	08/06/2026	Regular	0.00	196.31	21932
000121	HIGHLANDS WATER COMPANY	08/06/2026	Regular	0.00	120.66	21933
000121	HIGHLANDS WATER COMPANY	08/06/2026	Regular	0.00	443.61	21934
000121	HIGHLANDS WATER COMPANY	08/06/2026	Regular	0.00	44.51	21935
000121	HIGHLANDS WATER COMPANY	08/06/2026	Regular	0.00	97.88	21936
000121	HIGHLANDS WATER COMPANY	08/06/2026	Regular	0.00	399.20	21937
000121	HIGHLANDS WATER COMPANY	08/06/2026	Regular	0.00	2,397.18	21938
000121	HIGHLANDS WATER COMPANY	08/06/2026	Regular	0.00	191.90	21939
VEN01394	HUNTERS SERVICES INC	08/06/2026	Regular	0.00	285.00	21940
001949	ICE WATER DISTRIBUTORS INC	08/06/2026	Regular	0.00	183.30	21941
VEN01317	JACOB WHEELER	08/06/2026	Regular	0.00	600.00	21942
000304	KONOCTI COUNTY WATER DISTRICT	08/06/2026	Regular	0.00	116.79	21943
000304	KONOCTI COUNTY WATER DISTRICT	08/06/2026	Regular	0.00	187.37	21944
000304	KONOCTI COUNTY WATER DISTRICT	08/06/2026	Regular	0.00	238.56	21945
000304	KONOCTI COUNTY WATER DISTRICT	08/06/2026	Regular	0.00	351.95	21946
000304	KONOCTI COUNTY WATER DISTRICT	08/06/2026	Regular	0.00	148.82	21947
000304	KONOCTI COUNTY WATER DISTRICT	08/06/2026	Regular	0.00	223.79	21948
002261	LAKE COUNTY CHAMBER	08/06/2026	Regular	0.00	500.00	21949
VEN01392	LANGUAGE LINE SERVICES INC - DBA	08/06/2026	Regular	0.00	42.30	21950
VEN01545	LARKYN E FEILER	08/06/2026	Regular	0.00	3,600.40	21951
002280	LAW OFFICES OF P SCOTT BROWNE	08/06/2026	Regular	0.00	2,046.43	21952
VEN01391	LES SCHWAB GROUP HOLDINGS LLC	08/06/2026	Regular	0.00	402.31	21953
VEN01123	LOOMIS	08/06/2026	Regular	0.00	696.24	21954
000793	MEDIACOM	08/06/2026	Regular	0.00	650.00	21955
001489	NAPA AUTO PARTS	08/06/2026	Regular	0.00	411.21	21956
001392	OFFICE DEPOT	08/06/2026	Regular	0.00	55.27	21957
001392	OFFICE DEPOT	08/06/2026	Regular	0.00	111.35	21958
001392	OFFICE DEPOT	08/06/2026	Regular	0.00	23.66	21959
001392	OFFICE DEPOT	08/06/2026	Regular	0.00	13.91	21960
001392	OFFICE DEPOT	08/06/2026	Regular	0.00	35.89	21961
001392	OFFICE DEPOT	08/06/2026	Regular	0.00	125.64	21962

Check Register

Packet: APPKT04614

Section G, Item 2.

A

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
001392	OFFICE DEPOT	08/06/2026	Regular	0.00	124.65	21963
001392	OFFICE DEPOT	08/06/2026	Regular	0.00	42.48	21964
000711	PURCHASE POWER	08/06/2026	Regular	0.00	1,154.79	21965
002031	REDWOOD COAST PETROLEUM & N	08/06/2026	Regular	0.00	4,396.04	21966
000506	SIGNS OF RANDY HARE	08/06/2026	Regular	0.00	163.12	21967
VEN01226	SPEAKWRITE LLC	08/06/2026	Regular	0.00	199.68	21968
VEN01336	SSA LANDSCAPE ARCHITECTS INC.	08/06/2026	Regular	0.00	2,653.75	21969
002091	T-MOBILE USA INC	08/06/2026	Regular	0.00	348.97	21970
000708	VALIC LOCKBOX	08/06/2026	Regular	0.00	470.00	21971
000085	VESTIS GROUP INC	08/06/2026	Regular	0.00	69.84	21972
000375	VULCAN MATERIALS CO	08/06/2026	Regular	0.00	3,063.39	21973

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	88	65	0.00	76,221.38
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	88	65	0.00	76,221.38

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash	8/2026	76,221.38
			76,221.38



Clearlake, CA

Section G, Item 2.

Check Register

Packet: APPKT04621 - 8/12/26 AP CHECK RUN AA

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP-Accounts Payable						
001423	ALLIANT INSURANCE SERVICES INC	08/12/2026	Regular	0.00	397.00	21974
VEN01590	ANGELA NICHOLSON - NICHOLSON S	08/12/2026	Regular	0.00	6,125.00	21975
001397	AT&T CALNET 3	08/12/2026	Regular	0.00	32.14	21976
001397	AT&T CALNET 3	08/12/2026	Regular	0.00	32.14	21977
000068	BOB'S JANITORIAL	08/12/2026	Regular	0.00	377.34	21978
002328	CALAFCO	08/12/2026	Regular	0.00	1,580.00	21979
002162	CALIFORNIA ENGINEERING	08/12/2026	Regular	0.00	13,200.00	21980
000902	CALIFORNIA SURVEYING - DRAFTING	08/12/2026	Regular	0.00	326.25	21981
VEN01696	CITY OF CLEARLAKE ANIMAL ASSOCI.	08/12/2026	Regular	0.00	31,250.00	21982
000073	EASTLAKE SANITARY LANDFILL	08/12/2026	Regular	0.00	262.83	21983
VEN01633	ELI ANDREWS-HOPE IN HUMANITY II	08/12/2026	Regular	0.00	100.00	21984
000121	HIGHLANDS WATER COMPANY	08/12/2026	Regular	0.00	320.11	21985
000121	HIGHLANDS WATER COMPANY	08/12/2026	Regular	0.00	51.06	21986
VEN01574	HOBLIT MOTORS	08/12/2026	Regular	0.00	941.78	21987
VEN01317	JACOB WHEELER	08/12/2026	Regular	0.00	500.00	21988
VEN01682	JEANETTE COVARRUBIAS	08/12/2026	Regular	0.00	400.00	21989
002274	JOHN R BENOIT	08/12/2026	Regular	0.00	2,000.00	21990
001775	JONES & MAYER	08/12/2026	Regular	0.00	10,812.19	21991
000304	KONOCTI COUNTY WATER DISTRICT	08/12/2026	Regular	0.00	205.44	21992
000304	KONOCTI COUNTY WATER DISTRICT	08/12/2026	Regular	0.00	146.56	21993
000304	KONOCTI COUNTY WATER DISTRICT	08/12/2026	Regular	0.00	210.48	21994
000108	LAKE COUNTY RECORD BEE	08/12/2026	Regular	0.00	90.57	21995
VEN01740	LARRY THOMPSON	08/12/2026	Regular	0.00	3,500.00	21996
001489	NAPA AUTO PARTS	08/12/2026	Regular	0.00	35.00	21997
001489	NAPA AUTO PARTS	08/12/2026	Regular	0.00	79.32	21998
001286	PAPE MACHINERY	08/12/2026	Regular	0.00	778.34	21999
001511	PARCELQUEST	08/12/2026	Regular	0.00	5,998.00	22000
001843	PG&E CFM	08/12/2026	Regular	0.00	1,258.18	22001
001843	PG&E CFM	08/12/2026	Regular	0.00	193.47	22002
001843	PG&E CFM	08/12/2026	Regular	0.00	3,074.59	22003
001843	PG&E CFM	08/12/2026	Regular	0.00	23.82	22004
001843	PG&E CFM	08/12/2026	Regular	0.00	23.82	22005
000085	VESTIS GROUP INC	08/12/2026	Regular	0.00	139.68	22006

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	49	33	0.00	84,465.11
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	49	33	0.00	84,465.11

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash	8/2026	84,465.11
			<u>84,465.11</u>



Clearlake, CA

Check Register

Packet: APPKT04622 - 8/13/26 SPECIAL CHECK RUN FOR
CONCERT CHECK AA

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP-Accounts Payable						
VEN01738	MARIA DE LA LUZ AVILA GARCIA	08/13/2026	Regular	0.00	3,500.00	22007

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	3,500.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	3,500.00

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash	8/2026	3,500.00
			3,500.00

MINUTES OF PREVIOUS MEETING

July 8, 2026

The regular monthly meeting of the Board of Trustees of the Lake County Vector Control District was called to order at 1:33 P.M. by President Giambruno.

Board Present: Rob Bostock, Curt Giambruno, Frank Lincoln, Ron Nagy, and George Spurr.

Absent: None.

District Personnel: Jamesina Scott, Ph.D., Manager and Research Director and Ms. Julie Manick, Office Manager.

Guests: Ms. Heather Jamison of SCI Consulting Group (via Zoom).

Citizen's Input: None.

Agenda additions and/or deletions: None.

Open Public Hearing and Consideration of Levy of the Assessment for the Lake County Vector Control District Mosquito, Vector and Disease Control Assessment.

President Giambruno opened the Public Hearing at 1:35 P.M.

President Giambruno opened the Public Input portion of the Public Hearing at 1:35 P.M.

There was no public input.

President Giambruno closed the Public Input portion of the Public Hearing at 1:41 P.M.

Consideration of Resolution 26-03 Approving Engineer's Report, Confirming Diagram and Assessment, and Ordering Levy of The Mosquito, Vector, and Disease Control Assessment for Fiscal Year 2026-2027

Mr. Spurr moved to approve Resolution 26-03 Approving Engineer's Report, Confirming Diagram and Assessment, and Ordering Levy of the Mosquito, Vector, and Disease Control Assessment for Fiscal Year 2026-2027. Mr. Nagy seconded the motion. Motion carried with a roll call vote as follows: five in favor: (Mr. Bostock, Mr. Giambruno, Mr. Lincoln, Mr. Nagy, and Mr. Spurr), and none against.

Ms. Jamison left the meeting at 1:47 P.M.

Approve Minutes of June 10, 2026 Regular Meeting with a Correction to the Check Numbers to Include Checks 24242 - 24259 Making the Total Expenditures for June 2026 \$116,791.48

Mr. Nagy moved to approve the minutes of June 10, 2026 Regular Meeting with a correction to the check numbers to include checks 24242 - 24259 making the total expenditures for June 2026 \$116,791.48. Mr. Lincoln seconded the motion. Motion carried unanimously.

Research Report

Dr. Scott reported on arbovirus activity. No West Nile virus (WNV) has been detected in Lake County this year.

In California, WNV has been detected in 21 counties with 135 positive mosquito samples and 89 positive dead birds. The first human case of WNV illness this year was reported in a Los Angeles County resident. In addition, one asymptomatic case of WNV infection was reported in a San Diego County resident.

One equine case of WNV illness was reported in a horse in San Luis Obispo County.

Two St. Louis encephalitis virus-positive mosquito pools have been reported from two California counties.

For the rest of the United States, 18 states have reported WNV activity including 12 states with human infections.

Eastern equine encephalitis (EEE) virus activity has been reported from Florida, Georgia, and Louisiana. No human cases have been reported in 2026.

Jamestown Canyon virus (JCV) has been reported in mosquitoes from one Nebraska county. No human cases have been reported in 2026.

St. Louis encephalitis virus (SLE) activity has been reported in mosquitoes from Arizona and California. No human cases have been reported in 2026.

There have been no locally acquired cases of chikungunya (CHIK) illness in the United States this year. However, 63 travel-associated cases of CHIK illness have been reported from 22 states including two cases in California.

In 2026, locally acquired cases of dengue (DEN) illness have been reported in American Samoa (370) and Puerto Rico (727). An additional 140 travel-associated cases have been reported from 28 states and two US territories.

Dr. Scott reported on adult biting fly activity. In June, 75 carbon dioxide-baited traps were set in various locations around the county. Among the mosquito species collected were *Aedes increpitus*, *Aedes sierrensis*, *Culex tarsalis*, *Anopheles freeborni*, *Aedes melanimon*, and *Aedes nigromaculis*. In addition, large numbers of biting black gnats were also collected.

Dr. Scott reported on Clear Lake Gnat, Chironominae, and Tanypodinae Surveillance in Clear Lake. The numbers of Clear Lake gnats declined from 0.14 larvae per dredge in May to 0.07 larvae per dredge in June for the Upper Arm of Clearlake. Chironominae numbers increased from 37.11 larvae per dredge in May to 44.79 larvae per dredge in June. The average number of Tanypodinae collected decreased from 4.29 larvae per dredge in May to 3.82 larvae per dredge in June.

Dr. Scott reported on tick testing. Twenty-four ticks have been brought in for identification by the public this season. Of those, 16 *Ixodes pacificus* were submitted for *Borrelia burgdorferi* testing. All were negative for *Borrelia*.

Operation Report

During June, no rainfall was recorded in the District's rain gauge. The total rainfall for the season is 22.11 inches, which is 84% of the average cumulative annual rainfall for this date.

The level of Clear Lake was 6.58 feet on the Rumsey Gauge on June 1. On June 30, the lake declined to 5.50 feet.

The District responded to 319 service requests in June. The technicians completed 8 technician-generated applications, and 9 yellowjackets requests. In addition, residents submitted 84 online requests.

On June 17, Entomologist Jessi Edmiston spoke to members of the Lake County Master Gardeners class. Participants were taught about the history of vector control, the District's services, and the public health importance of vectors.

On June 18, the District's eight vector control certified staff attended the annual pesticide worker safety training, which is required for pesticide handlers.

In June, the glass on the District's main entrance door was shattered by a small rock kicked up by a string trimmer. Dr. Scott is receiving estimates from local contractors, and it should take an estimated 2-6 weeks for the repair or replacement door.

On June 30, the District filled two seasonal positions.

As previously reported, the County of Lake is changing over to a new financial software system, Workday, on October 1, 2026. The County Auditor-Controller's Office is holding meetings every other Friday to help Special District's prepare for the changeover. At the most recent meeting, we learned that we will have access to real-time financial data for the District.

Dr. Scott and Office Manager Julie Manick are continuing to meet with VC3 to correct any issues and plan for our centralized managed domain, SharePoint, and multifactor authentication rollouts.

Vector Control Technician Brad Hayes and Dr. Scott attended the Middle Creek Project Committee Meeting and learned that the County intends to assume responsibility for State Maintenance Area 17 (MA17), which is legally defined flood control district and levee maintenance zone established by the State Reclamation Board. It was announced during the meeting that the County will discontinue maintenance and disconnect the power from the Middle Creek Pumping Plant, which removes water from approximately 525 acres in the Reclamation. The proposed dissolution of MA17 and County assumption of responsibility for the area brought up multiple concerns for

mosquito control in the Reclamation, including maintenance of the levees and roads, mowing and weed control, and most critically the removal of water to avoid ongoing applications of pesticides to protect the residents and visitors in the adjacent communities.

Dr. Scott followed up her comments in the meeting by sending a letter that outlined the District's concerns, the health risks to the community, and the potential costs that the County could incur if the area were allowed to flood. There will be another meeting in July between Vector Control Technician Brad Hayes, Dr. Scott, Lake County Water Resources Director Pawan Upadhyay, and Middle Creek Program Coordinator Michael Bedar to clarify how the County will ensure that the water continues to be removed from the area of the Reclamation served by the Middle Creek Pumping Plant during the preparatory phases of the Middle Creek Project, the transition of operations, and establish our direct points of contact for ongoing maintenance. Dr. Scott also requested formal notification for the Lake County Vector Control District of all hearings, public notices, or meetings related to MA17; that the County explicitly include long-term public health risks and mosquito control costs into its fiscal and risk analysis; and the formal integration of Vector Control into the Middle Creek Project planning process moving forward.

Final Budget Hearing for Fiscal Year 2026/2027

After some discussion, Mr. Spurr moved to approve the Final Budget for Fiscal Year 2026/2027. Mr. Lincoln seconded the motion. Motion carried unanimously.

Approve Checks for the Months of July 2026

Mr. Spurr moved to approve Check Nos. 24260 - 24307 for the month of July 2026 in the amount of \$464,521.82. Mr. Lincoln seconded the motion. Motion carried unanimously.

Other Business

No other business was discussed.

Announcement of the Next Board Meeting

The next regular meeting of the Board of Trustees of the Lake County Vector Control District will be at 1:30 P.M. on August 12, 2026 in the LCVCD Board Room, 410 Esplanade Lakeport, CA 95453.

Mr. Nagy moved to adjourn the meeting. Mr. Spurr seconded the motion. There being no other business the meeting was adjourned by President Giambruno at 2:30 P.M.

Respectfully submitted,

Ronald Nagy
Secretary



City Council

STAFF REPORT

SUBJECT: Consideration of Resolution No 2026-32, A Resolution of the City of Clearlake, Approving a Temporary Street Closure for the Day of Independence at Clearlake Event

MEETING DATE: August 20, 2026

SUBMITTED BY: Charlotte White/ Recreation and Events Coordinator II

PURPOSE OF REPORT: ☐ Information only ☐ Discussion ☒ Action Item

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is being asked to approve the temporary street closure for the Day of Independence event being held on September 12, 2026.

BACKGROUND/DISCUSSION:

The City of Clearlake Recreation and Events Department has requested permission from the City Council to temporarily close a portion of Lakeshore Drive, Austin Road and Uhl Avenue in the City of Clearlake on September 12, 2026, for the purpose of conducting the Day of Independence at Clearlake Event parade. The requested street closures are as follows:

- Lakeshore Drive between Olympic Drive and Austin Road from 6:00AM to 12:00PM for parade use.
- Austin Road to Uhl Avenue from 6:00AM to 12:00PM for parade.
- Barricades are to remain in place until the conclusion of parade at 12:00PM.

OPTIONS:

- Move to approve Resolution No. 2026-32.
- Other direction

FISCAL IMPACT:

☒ None ☐ Budgeted Item? ☐ Yes ☒ No

Budget Adjustment Needed? ☐ Yes ☒ No If yes, amount of appropriation increase: \$

Affected fund(s): ☐ General Fund ☐ Measure P Fund ☐ Measure V Fund ☐ Other:

Comments:

STRATEGIC PLAN IMPACT:

- ☐ Goal #1: Make Clearlake a Visibly Cleaner City
- ☐ Goal #2: Make Clearlake a Statistically Safer City
- ☐ Goal #3: Improve the Quality of Life in Clearlake with Improved Public Facilities
- ☒ Goal #4: Improve the Image of Clearlake
- ☐ Goal #5: Ensure Fiscal Sustainability of City
- ☐ Goal #6: Update Policies and Procedures to Current Government Standards
- ☐ Goal #7: Support Economic Development

SUGGESTED MOTIONS:

Move to approve Resolution 2026-32 and approve the temporary road closure for the Day of Independence at Clearlake Event.

- ☒ **Attachments:**
- 1) Resolution No. 2026-32

2) Event Map

RESOLUTION NO. 2026-32

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEARLAKE
AUTHORIZING TEMPORARY CLOSURE OF A PORTION OF LAKESHORE DR.,
AUSTIN ROAD, AND UHL AVE. FOR THE PURPOSE OF CONDUCTING THE
SEPTEMBER 12, 2026, DAY OF INDEPENDENCE AT CLEARLAKE EVENT**

WHEREAS, City of Clearlake Recreation and Events Department has requested permission from the City Council to temporarily close a portion of Lakeshore Drive, Austin Road and Uhl Avenue in the City of Clearlake on September 12, 2026, for the purpose of conducting a parade.

WHEREAS, the City Council of the City of Clearlake deems such closure necessary for the safety of persons using that portion of Lakeshore Drive, Austin Road and Uhl Avenue for said activities pursuant to Section 21101 of the Vehicle Code; and

NOW, THEREFORE, the City Council of the City of Clearlake hereby authorizes the temporary street closure of a portion of Lakeshore Drive, Austin Road, and Uhl Avenue, as follows:

Lakeshore Drive at Olympic Drive, and Austin Road between Uhl Ave. and Lakeshore Drive, between the hours of 6:00AM-12:00PM

PASSED AND ADOPTED on August 20, 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Mayor, City of Clearlake

ATTEST:

Deputy City Clerk, City of Clearlake

AUSTIN PARK MASTER PLAN 9/12 Dia De La Independencia Festival

RD CLOSURE FROM:
VENDOR SET-UP STARTS AT 9AM
EVENT DURATION: 11AM-7PM



AUSTIN PARK
CLEARLAKE, CALIFORNIA • CITY OF CLEARLAKE

DESIGNWORKSHOP
SEPTEMBER, 2019



CITY OF CLEARLAKE

City Council

STAFF REPORT

SUBJECT: Approve Agreement with Government Finance Services to provide Finance Management and Administrative Services for the 2026-27 fiscal year.

MEETING DATE: Aug. 17, 2026

SUBMITTED BY: Alan Flora, City Manager

PURPOSE OF REPORT: ☐ Information only ☐ Discussion ☒ Action Item

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

Approve agreement for finance services for the upcoming fiscal year.

BACKGROUND/DISCUSSION:

Over the past few years the City has contracted with Government Finance Services (Matt Pressey) to provide finance management and administrative services. Mr. Pressey also currently serves as Acting Finance Director. These services have been critical in completing audits, budget preparation, grant finance management, and supporting all aspects of city finance. This agreement would cover the upcoming 2026-27 fiscal year for a total not to exceed \$50,000.

OPTIONS:

1. Approve Agreement with Government Finance Services for FY 2026-27

FISCAL IMPACT:

☐ None ☒ \$50,000 Budgeted Item? ☒ Yes ☐ No

Budget Adjustment Needed? ☐ Yes ☒ No If yes, amount of appropriation increase: \$

Affected fund(s): ☐ General Fund ☐ Measure P Fund ☐ Measure V Fund Other:

Comments:

STRATEGIC PLAN IMPACT:

- ☐ Goal #1: Economic Development
- ☐ Goal #2: Public Facilities and Infrastructure
- ☐ Goal #3: Celebrate Clearlake
- ☐ Goal #4: Clean
- ☒ Goal #5: Fiscal Sustainability

☐ Goal #6: Safe

Section G, Item 5.

☒ **Attachments:**

1. Draft Agreement

AGREEMENT FOR CONSULTANT SERVICES

This Agreement for Consultant Services (the "Agreement") is made and entered into this 1st day of July, 2026, by and between THE CITY OF CLEARLAKE, a municipal corporation (hereinafter referred to as "CITY") and Government Finance Services, a limited liability company (hereinafter referred to as "CONSULTANT"). CITY and CONSULTANT may be referred to individually as "Party" and collectively as the "Parties."

RECITALS

WHEREAS, CITY requires finance management and administrative services; and

WHEREAS, CONSULTANT is qualified to perform such services; and

WHEREAS, CONSULTANT has agreed to provide CITY with such services on the terms and conditions set forth herein.

NOW, THEREFORE, for the considerations hereinafter set forth, CONSULTANT and CITY agree as follows:

ARTICLE 1 - SCOPE OF SERVICES

- 1.1. **Scope of Work.** CONSULTANT agrees to furnish the services set forth in Exhibit A, Scope of Work, which is attached hereto and incorporated herein (the "Services").
- 1.2. **Compliance with Law.** The Services shall be performed in accordance with all applicable federal, state and local laws, ordinances, rules, regulations and orders.
- 1.3. **Time is of the Essence.** CONSULTANT agrees to diligently perform the Services. In the performance of this Agreement, time is of the essence.
- 1.4. **Professional Competence.** CONSULTANT represents that it has the professional skills necessary to perform the Services and that it will perform the Services in a skillful and professional manner. CONSULTANT represents that it has all the necessary licenses to perform the Services and shall maintain them throughout the term of this Agreement. CONSULTANT agrees that the Services shall be performed consistent with the professional skill and care ordinarily provided by local government finance professionals practicing in the same or similar locality under the same or similar circumstances. CITY and CONSULTANT agree that CONSULTANT is in responsible charge of the Services. Acceptance by CITY of the Services does not operate as a release of CONSULTANT from professional responsibility for the Services performed.
- 1.5. **Independent Contractor.** CONSULTANT (including its employees) is an independent contractor and not an employee of CITY. CONSULTANT expressly warrants that it will not represent that it is an employee of CITY. CONSULTANT's assigned personnel shall not be entitled to any benefits payable to employees of CITY. CITY is not required to make any deductions or withholdings from the compensation payable to CONSULTANT

under this agreement. CONSULTANT shall devote sufficient time to perform services under this agreement efficiently and effectively. CONSULTANT may represent, perform services for and be employed by additional individuals or entities, in CONSULTANT's sole discretion, as long as the performance of these extra-contractual services does not interfere with or present a conflict with CITY's business. Unless otherwise stated in this Agreement, CONSULTANT will supply all tools and equipment necessary to perform this Agreement.

- 1.6. **Confidentiality.** CONSULTANT agrees to maintain in confidence and not disclose to any person, firm, governmental entity, or corporation, without CITY's prior written consent, any trade secret or confidential information, knowledge or data relating to the products, process, or operation of CITY. CONSULTANT further agrees to maintain in confidence and not to disclose to any person, firm, governmental entity, or corporation any data, information, technology, or material developed or obtained by CONSULTANT during the performance of the Services. The covenants contained in this Section 1.6 shall survive the termination of this Agreement for whatever cause.
- 1.7. **Ownership of Material.** Any reports and other material prepared by or on behalf of CONSULTANT under this Agreement (collectively, the "Documents") shall be and remain the property of CITY. All Documents not already provided to CITY shall be delivered to CITY on the date of termination of this Agreement for any reason. The Documents may be used by CITY and its agents, employees, representatives, and assigns, in whole or in part, or in modified form, for all purposes CITY may deem appropriate without further employment of or payment of any compensation to CONSULTANT.
- 1.8. **Documentation.** CONSULTANT shall keep and maintain full and complete documentation and accounting records, employee time sheets, and correspondence pertaining to the performance of the Services, and CONSULTANT shall make such documents available for review and/or audit by CITY and CITY's representatives at all reasonable times for at least four years after the termination of this Agreement or completion of the Services.
- 1.9. **Testimony.** CONSULTANT agrees to testify at CITY's request if litigation is brought against CITY in connection with the Services. Unless the action is brought by CONSULTANT or is based upon CONSULTANT's negligence, CITY will compensate CONSULTANT for the preparation and the testimony at CONSULTANT's standard hourly rates.

ARTICLE 2 - COMPENSATION

- 2.1. **Compensation.** Compensation for the Services shall be in accordance with Exhibit B, Compensation, attached hereto and incorporated herein. It is agreed that the compensation for the Services shall not exceed \$50,000 ("Cost Ceiling").
- 2.2. **Invoices.** CONSULTANT shall submit monthly invoices in a form satisfactory to CITY on or before the tenth day of each month for Services provided during the preceding month. CONSULTANT shall submit time and cost records as necessary to substantiate performance of the Services. Within 30 days after receipt of each such invoice, CITY

shall verify the accuracy of the invoice, correct the charges where appropriate and as discussed and mutually agreed with CONSULTANT, and make payment to CONSULTANT in an amount equal to the amount of such invoice, as verified or corrected by CITY. No payment hereunder shall be construed as evidence of acceptance of any of CONSULTANT's work. CITY reserves the right to withhold payment from CONSULTANT on account of Services not performed satisfactorily, delays in CONSULTANT's performance of Services, or other defaults hereunder. CONSULTANT shall not stop or delay performance of the Services under this Agreement on account of payment disputes with CITY.

- 2.3. **Status Reports.** Together with each monthly invoice, CONSULTANT shall submit a status report detailing the amount expended on the Services to that date and the remaining amount to be expended before the Cost Ceiling is reached. CONSULTANT shall notify CITY in writing when payments have reached 90 percent of the Cost Ceiling.
- 2.4. **Withholding.** In lieu of holding retention, CITY shall withhold CONSULTANT's final payment until the Services are complete and CITY has received all Documents. CONSULTANT shall diligently continue and complete performance of the Services if the Services are not complete at the time CONSULTANT has performed services up to the Cost Ceiling.

ARTICLE 3 - TIME OF PERFORMANCE

- 3.1. **Effective Date.** This Agreement shall become effective upon execution of the second signature and shall remain in full force and effect until the Services are completed (the "Term"). CONSULTANT agrees to complete all services by June 30, 2027.
- 3.2. **Termination.** This Agreement may be terminated at any time by a party upon written notice to the other party.
- 3.3. **Final Payment.** CONSULTANT shall be entitled to compensation for Services performed up to the time of such termination, it being understood that any payments are full compensation for the Services rendered under this Agreement.
- 3.4. **Other Remedies.** Nothing in this Article 3 shall be deemed to limit the respective rights of the parties to terminate this Agreement for cause or otherwise to exercise any rights or pursue any remedies which may accrue to them.

ARTICLE 4 - DESIGNATED CONTACTS

- 4.1. **CITY Contact.** CITY designates Alan Flora, its City Manager, as its contact who shall be responsible for administering and interpreting the terms and conditions of this Agreement, for matters relating to CONSULTANT's performance under this Agreement, and for liaison and coordination between CITY and CONSULTANT. In the event CITY wishes to make a change in CITY 's representative, CITY will notify CONSULTANT of the change in writing.

- 4.2. **CONSULTANT Contact.** CONSULTANT designates Matt Pressey as its contact, who shall have immediate responsibility for the performance of the Services and for all matters relating to performance under this Agreement. Any change in CONSULTANT's designated contact shall be subject to written approval by CITY.

ARTICLE 5 - INDEMNIFICATION AND INSURANCE

- 5.1. **Indemnification.** CONSULTANT shall, to the fullest extent allowed by law, with respect to claims, liability, loss, damage, costs, or expenses, including reasonable attorney's and expert witness fees, awards, fines, penalties, or judgments, arising out of or relating to the Services (collectively "Claims"), defend, indemnify, and hold harmless CITY, its Officials, officers, employees and agents (the "CITY Parties"), except to the extent the Claims are attributable to CITY Parties' gross negligence, sole negligence or willful misconduct. CONSULTANT shall defend the CITY Parties as required by California Civil Code Section 2778, and with counsel reasonably acceptable to those parties. CONSULTANT shall have no right to seek reimbursement from the CITY Parties for the costs of defense. The obligations contained in this Section 5.1 shall survive the termination of this Agreement for whatever cause for the full period of time allowed by law and shall not in any way be limited by the insurance requirements of this Agreement.
- 5.2. **Health and Safety.** CONSULTANT may perform part of the Services at sites which contain unknown working conditions and contaminated materials. CONSULTANT shall be solely responsible for the health and safety of CONSULTANT's employees during the performance of the Services.
- 5.3. **Insurance.** CONSULTANT and all of CONSULTANTS employees, subcontractors, consultants and other agency shall procure, provide and maintain at all times during the performance of this Agreement, and for such additional periods as described herein, the insurance listed below with insurers licensed to do business in the State of California and with a Best's rating of no less than A:VII.
- A. Commercial Automobile Liability Insurance. Commercial Automobile Liability Insurance providing bodily injury liability and property damage, to protect against all liability arising out of the use of any owned, leased, passenger or commercial automobile at a minimum amount of \$1,000,000 combined single limit and \$2,000,000 aggregate. Coverage shall apply to hired and non-owned autos.
- B. Commercial General Liability Insurance. Commercial General Liability Insurance, with limits providing a minimum amount of \$1,000,000 combined single limit coverage for each occurrence, \$2,000,000 general aggregate and \$2,000,000 products/completed operations aggregate. The insurance shall cover all operations including but not limited to the following: (1) premises, operations and mobile equipment liability; (2) completed operations and products liability; (3) contractual liability insuring the obligations assumed by CONSULTANT in this Agreement; (4) broad form property damage liability; (5) personal injury

liability endorsement, including death; and (6) automobile bodily injury and property damage insurance, including all owned, hired and non-owned equipment.

- C. Professional Liability Insurance. Professional Liability Insurance protecting against liabilities arising out of or in connection with negligent acts, errors, or omissions of CONSULTANT and all of CONSULTANTS employees, subcontractors, consultants and other agency in connection with this Agreement, at a minimum amount of \$1,000,000 combined single limit coverage and \$1,000,000 aggregate, on a "claims made basis" with a continuation of coverage extension for liabilities for two years from the date the Services are substantially complete. Such professional liability policies shall include coverage for liability assumed by the CONSULTANT under this Agreement.
- D. Workers Compensation Insurance. Workers Compensation insurance, occupational disease insurance and employer's liability insurance shall be required with minimum limits as required by law, covering all workplaces involved in this Agreement.
- E. Policy Terms. Concurrently with execution of this Agreement, CONSULTANT shall provide CITY with Certificates of Insurance evidencing that CONSULTANT has obtained or maintains the insurance required by this Section 5.3. The Certificates shall be on forms acceptable to CITY. CONSULTANT shall also furnish CITY with original endorsements with the following documentation:
- Precluding cancellation or reduction in coverage before the expiration of thirty (30) days after CITY shall have received written notification thereof from CONSULTANT by United States mail;
 - Providing that CONSULTANT's insurance shall apply separately to each insured against whom claim is made or suit is brought, and include a "separation of insureds" or "severability" clause which treats each insured separately, except with respect to the limits of the insurer's liability (cross-liability endorsement);
 - Excepting CONSULTANT'S professional liability insurance, naming CITY, its City Council, boards, commissions, committees, officers, employees and agents as additional insureds ("Additional Insureds"); and
 - Providing that for any claims relating to CONSULTANT's services hereunder, CONSULTANT's insurance coverage shall be primary insurance with respect to CITY, its City Council, boards, commissions, committees, officers, employees and agents, and that any insurance or self-insurance maintained by CITY for itself, its City Council, boards, commissions, committees, officers, employees and agents shall be in excess of CONSULTANT's insurance and shall not be contributory with it.
 - It shall be a requirement under this Agreement that any available insurance proceeds broader than or in excess of the specified minimum insurance coverages requirements and/or limits shall be available to the Additional Insured, including but not limited to any umbrella or excess insurance. Furthermore, the requirements for coverage and limits shall be the greater of:

(a) the minimum coverage and limits specified in this Agreement; or (b) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured.

- F. Material Breach. If CONSULTANT fails to maintain insurance coverage or provided insurance documentation which is required pursuant to this Agreement, it shall be deemed a material breach of this Agreement. CITY, at its sole option, may terminate this Agreement and obtain damages from CONSULTANT resulting from said breach. Alternatively, CITY may purchase the required insurance coverage, and without further notice to CONSULTANT, may deduct from sums due to CONSULTANT any premium costs advanced by CITY for such insurance. These remedies shall be in addition to any other remedies available to CITY.

ARTICLE 6 - NOTICES

All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered or sent by facsimile or reputable overnight courier and shall be deemed received upon the earlier of: (1) if personally delivered, the date of delivery to the address of the person to receive such notice; (2) if delivered by Federal Express or other overnight courier for next business day delivery, the next business day; (3) if sent by facsimile, with the original sent on the same day by overnight courier, the date on which the facsimile is received, provided it is before 5:00 P.M. Pacific Time; or (4) if sent electronically, the date of delivery on the confirmed read receipt. Notice of change of address shall be given by written notice in the manner described in this Article 6. Rejection or other refusal to accept or the inability to deliver because of a change in address of which no notice was given shall be deemed to constitute receipt of the notice or communication sent. Unless changed in accordance herewith, the addresses for notices given pursuant to this Agreement shall be as follows:

- If to CITY: Alan Flora, City Manager
City of Clearlake
14050 Olympic Drive
Clearlake, CA 95422
Phone: (707) 994-8201
Email: aflora@clearlake.ca.us

- If to CONSULTANT: Matt Pressey
222 Tucker Rd.
Royal Oaks, CA 95076
Phone: 831-320-3510
email: mattpressey@governmentfinanceservices.com

ARTICLE 7 - MISCELLANEOUS

- 7.1. **Entire Agreement.** This Agreement represents the entire understanding of CITY and CONSULTANT as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered

hereunder. This Agreement may only be modified by an amendment in writing signed by each party.

- 7.2. **No Assignment.** The Services are deemed unique and neither party shall assign, transfer, subcontract or otherwise substitute its interest in this Agreement or any of its obligations hereunder without the prior written consent of the other party. As limited by this Section 7.2, this Agreement is to be binding on the successors and assigns of the parties hereto.
- 7.3. **Severability.** If any part of this Agreement is determined to be unconstitutional, invalid or beyond the authority of either party, such decision shall not affect the validity of the remainder of this Agreement, which shall continue in full force and effect, provided that the remainder of this Agreement can be interpreted to give effect to the intentions of the parties.
- 7.4. **Counterparts.** This Agreement may be signed in counterparts and, when fully signed, such counterparts shall have the same effect as if signed in one document.
- 7.5. **Choice of Law.** This Agreement and all matters relating to it shall be governed by the laws of the State of California without reference to its choice of laws principles and venue shall be in the appropriate court in San Mateo County, California.
- 7.6. **Waiver.** No failure on the part of either Party to exercise any right or remedy hereunder shall operate as a waiver of any other right or remedy that party may have hereunder. A waiver by either CITY or CONSULTANT of any breach of this Agreement shall not be binding upon the waiving party unless such waiver is in writing. In the event of a written waiver, such a waiver shall not affect the waiving party's rights with respect to any other further breach.
- 7.7. **Mediation.** In the event the parties are unable to resolve a dispute arising under this Agreement through good faith negotiations, the parties agree to submit the matter to mediation with a mutually agreeable mediator. Prior to the mediation, the parties shall exchange any documents reasonably necessary to resolve the matter to be mediated.
- 7.8. **Attorney's Fees.** If any action at law or in equity, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which that party may be entitled.
- 7.9. **Interpretation.** In the event this Agreement is ever construed in any dispute between the parties, it and each of its provisions shall be construed without regard to the party or parties responsible for its preparation and shall be deemed to have been prepared jointly by the parties. The rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement.
- 7.10. **Authority.** Each individual executing this Agreement on behalf of one of the parties represents that he or she is duly authorized to sign and deliver the Agreement on behalf of such party and that this Agreement is binding on such party in accordance with its terms.

7.11. **Third Parties.** Nothing contained in this Agreement shall create a contractual relationship with, or cause of action in favor of, a third party against either the CITY or CONSULTANT. CONSULTANT's Services hereunder are being performed solely for the benefit of CITY.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

CITY OF CLEARLAKE

By: _____
Alan Flora, City Manager

Date _____

Approved As To Form

By: _____
Scott Drexel, City Attorney

CONSULTANT

Government Finance Services

By: _____
Matt N. Pressey
Owner of Government Finance Services

Date _____

EXHIBIT A

SCOPE OF WORK

The CONSULTANT will provide various finance services described below:

1. Provide general support to the Finance Department, City departments, and the City Manager.
2. Coordinate year end audit with auditors, ensuring the year end accounting is complete and ensuring all items the auditors need are provided timely.
3. Coordinate annual budget with the City Manager and department heads using the OpenGov system and presenting proposed budget to City Council, as needed.
4. High level proactive oversight of contract services from the Adams Ashby Group, who provide Grant Administration services.
5. Provide support to the Accounting Manager, Senior Account Clerk and Account Clerk staff in the Finance Department. Provide a mentorship and learning environment for Finance staff development and incentive towards longevity.
6. Work closely with the Accounting Manager on cash flow management.
7. Review cash management and purchasing card procedures, work with staff to formulate and recommend ways to simplify and streamline work, and proactively ensure any new procedures are implemented and maintained.
8. Review and determine the preliminary unaudited fund balances for the General Fund and each fund as of June 30, prepare a schedule of first quarter revenue and expenditures as of September 30, and evaluate if there any issues with fund balances in relation to the adopted budget and report the results to the City Manager.
9. Update the PG&E 2017 Sulphur fire settlement spreadsheet tracking how the settlement funds are being used and review with staff and City Manager.
10. Provide debt management services such as ensuring the Measure V funded debt service is paid timely, other debt service payments and compliance requirements are completed timely.
11. To assess all of the daily, weekly, quarterly and annual accounting and reporting tasks are appropriately assigned and completed timely and kept current. Some examples include:
 - a. Annual Opioid Settlement Expenditure Reporting
 - i. Due September 30 to the State Department of Health Care Services
 - b. Annual Street Report
 - i. Due by December 1 to the State Controller's Office (SCO) through the online submission program
 - c. Annual State Controllers Financial Transactions Report

- i. Due by January 31 to the SCO through their online process
 - d. Debt covenants and compliance
 - i. Typically have annual disclosures, arbitrage rebate calculations every 5 years, other request from the fiscal agent
- 12. Other finance projects as requested by the City Manager or his designee.

EXHIBIT B**Compensation**

CITY shall pay CONSULTANT for the Services on a cost reimbursement basis, up to the Cost Ceiling (as defined in Section 2.1 of the Agreement). CONSULTANT agrees to use appropriate methods to contain its fees and costs under this Agreement. Compensation shall include only the following costs, which shall all count toward the Cost Ceiling:

1. Direct Labor

Direct labor costs shall be the total number of hours worked on the job by each of CONSULTANT's personnel times the \$150 agreed on hourly rate.

2. Subconsultant Costs

Subconsultant services shall be billed at cost plus a 10 percent markup. CONSULTANT shall provide a copy of each subconsultant's invoice for which it seeks payment from CITY with any invoice in which such payment is requested.

3. Other Direct Costs

The following categories of costs are eligible for reimbursement, which shall be made at the actual cost to CONSULTANT without any additional mark-up:

a. Reasonable living and traveling expenses of CONSULTANT when away from home office on business in its prosecution of the Services. CONSULTANT must have prior approval of CITY to be reimbursed for these expenses.

b. Automobile expenses for personal vehicle use, if necessary, at the IRS approved mileage rate.

c. Reproduction of drawings and specifications by CONSULTANT as required under this Agreement, at rates prevailing in this community for bulk reproduction or at other reasonable rates approved by CITY.

d. Special overnight delivery or messenger services.

Payments to CONSULTANT for reimbursable costs/expenses will be made only after the specific costs/expenses have been incurred and CONSULTANT has submitted substantiating documentation, such as copies of paid invoices or other documentation confirming that such costs/expenses have been incurred.



CITY OF CLEARLAKE

City Council

STAFF REPORT

SUBJECT: Introduction and First Reading of Ordinance 289-2026 Adding Article 9-5 (Supplemental Real Property Transfer Disclosures) to Chapter IX (Building and Housing) of the Clearlake Municipal Code	MEETING DATE: August 20, 2026
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SUBMITTED BY: Alan D. Flora, City Manager Scott Drexel, City Attorney

PURPOSE OF REPORT: ☐ Information only ☒ Discussion ☒ Action Item
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WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is being asked to introduce Ordinance No. 289 by title only, waive further reading, and set the second reading and adoption of the ordinance for the next regular City Council meeting. The proposed ordinance would add Article 9-5 (Supplemental Real Property Transfer Disclosures) to Chapter IX (Building and Housing) of the Clearlake Municipal Code, requiring sellers of residential real property in the City to provide buyers with a supplemental disclosure statement addressing several matters that frequently affect Clearlake buyers: (1) the City's mandatory solid waste (garbage) collection service; (2) the regulation and permitting of short-term vacation rentals; (3) the existence of private roads not maintained by the City; (4) the requirement for rental properties to be registered and inspected; and (5) the existence of multiple independent utility companies providing water and sewer service within the City.

BACKGROUND/ DISCUSSION:

California law generally requires the seller of residential real property containing one to four dwelling units to provide the buyer with a Real Estate Transfer Disclosure Statement ("TDS") under Civil Code Sections 1102 through 1102.19. Civil Code Section 1102.6a expressly authorizes any city to require disclosures in addition to those on the state form, and to use addenda to facilitate those disclosures. The proposed ordinance exercises that authority as a disclosure-only measure: it requires no inspection, repair, retrofit, permit, or certificate as a condition of any transfer, and a failure to comply does not invalidate a transfer or cloud title.

At its regular meeting of August 6, 2026, the City Council considered the introduction and first reading of Ordinance No. 289-2026 (Agenda Item 7). As presented, the ordinance addressed three disclosure categories: mandatory solid waste collection service, short-term vacation rental (STVR) permitting and the expiration of STVR permits upon transfer, and private roads not maintained by the City. Following

discussion, the Council did not introduce the ordinance and instead directed staff to amend fourth disclosure category addressing renters — that is, tenant occupancy and existing tenancies affecting the property at the time of sale — and to return the amended ordinance for introduction and first reading.

Staff and the City Attorney have amended the ordinance as directed. Buyers of tenant-occupied property in Clearlake are often unaware that, under California law, existing leases and rental agreements generally survive the sale and bind the new owner; that responsibility for tenants' security deposits transfers with ownership (Civil Code Section 1950.5(h)); and that many tenancies are subject to statewide rent-increase limitations and "just cause" termination requirements (Civil Code Sections 1946.2 and 1947.12). The amended ordinance requires the seller to disclose, to the seller's actual knowledge: whether the property is tenant-occupied; the basic terms of each tenancy (written or oral, month-to-month or fixed term, current rent, and deposits held); whether any tenancy is subsidized (e.g., Section 8); whether any termination notice, rent-increase notice, or eviction proceeding has occurred within the preceding 12 months; and any unresolved habitability complaint or code enforcement action involving a tenant-occupied unit. The disclosure form may not request tenant names or other personal identifying information.

The specific amendments are: (1) a new recital regarding tenant occupancy; (2) revision of the purpose statement (Section 9-5.020) from three to four disclosure categories; (3) a new definition of "Existing tenancy" (Section 9-5.040(h)), which excludes short-term transient stays already covered by the vacation rental provisions; (4) a new subsection (d) in Section 9-5.090 setting out the tenant-occupancy disclosure contents; and (5) a new Section 4 (Tenant Occupancy and Existing Tenancies), including a buyer acknowledgment, in the Exhibit A disclosure form, with the former Section 4 (Other Locally Significant Conditions) renumbered as Section 5. No other substantive changes have been made to the ordinance as presented on August 6.

The amendment is consistent with the approach of other California jurisdictions. The Town of Mammoth Lakes uses the Civil Code Section 1102.6a "local option" disclosure statement to inform buyers of locally significant rental-use restrictions at the time of sale. The City of Los Angeles requires sellers to obtain and deliver a Residential Property Report before sale (LAMC Section 96.300), which discloses matters a buyer inherits with the property, and the City of San Francisco requires disclosures concerning tenants' rights when rental property is sold. Rent board guidance in cities such as Berkeley confirms the underlying rule the disclosure communicates: tenancy terms transfer to the new owner, and the sale itself is not a basis for terminating a tenancy. The proposed ordinance remains less burdensome than the Los Angeles and San Francisco models because it requires only a seller disclosure based on actual knowledge, not a city-issued report or a condition of closing.

Because the ordinance was not introduced on August 6, the amended ordinance is before the Council for introduction and first reading. If introduced, the second reading and adoption would be set for the next regular Council meeting, and the ordinance would take effect 30 days after adoption. Following adoption, staff would finalize the Exhibit A disclosure form and coordinate outreach to local real estate professionals so the form is in circulation by the effective date.

OPTIONS:

1. Introduce Ordinance No. 289-2026 by title only, waive further reading, and set the second reading and adoption for the next regular Council meeting.

FISCAL IMPACT:

☒ None ☐ \$ Budgeted Item? ☐ Yes ☐ No

Budget Adjustment Needed? ☐ Yes ☒ No If yes, amount of appropriation increase: \$

Affected fund(s): ☐ General Fund ☐ Measure P Fund ☐ Measure V Fund ☐ Other:

Comments: Adoption of the ordinance itself has no direct fiscal impact. Ongoing administration would consist of the City Manager's finalization and periodic revision of the disclosure form and posting it on the City's website. Should the Council determine to recover administrative costs, Section 9-5.120 authorizes a fee resolution; no fee is proposed at this stage. Publication of the ordinance summary in a newspaper of general circulation is expected to be a nominal City Clerk cost within existing operating budget.

STRATEGIC PLAN IMPACT:

- ☐ Goal #1: Economic Development
- ☐ Goal #2: Public Facilities and Infrastructure
- ☐ Goal #3: Celebrate Clearlake
- ☒ Goal #4: Clean
- ☒ Goal #5: Fiscal Sustainability
- ☒ Goal #6: Safe

SUGGESTED MOTIONS:

"I move that the City Council introduce Ordinance No. 289-2026, as amended, adding Article 9-5 (Supplemental Real Property Transfer Disclosures) to Chapter IX (Building and Housing) of the Clearlake Municipal Code; that the ordinance be read by title only; that further reading be waived; and that the second reading and adoption be set for the next regular City Council meeting."

- ☒ **Attachments:** 1. Draft municipal code amendment – Real Estate Disclosures

ORDINANCE NO. 289-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLEARLAKE ADDING ARTICLE 9-6 TO CHAPTER IX (BUILDING AND HOUSING) OF THE CLEARLAKE MUNICIPAL CODE ESTABLISHING SUPPLEMENTAL DISCLOSURE REQUIREMENTS FOR THE TRANSFER OF RESIDENTIAL REAL PROPERTY

THE CITY COUNCIL OF THE CITY OF CLEARLAKE DOES ORDAIN AS FOLLOWS:

RECITALS

WHEREAS, The City of Clearlake (“City”) is a general law city organized and existing under the laws of the State of California, and pursuant to Article XI, Section 7 of the California Constitution may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws; and

WHEREAS, California Civil Code Section 1102.6a expressly authorizes a city to require disclosures in connection with the transfer of residential real property in addition to those disclosures required by the state Real Estate Transfer Disclosure Statement, and authorizes the use of addenda to facilitate such disclosures; and

WHEREAS, the City has adopted a mandatory, universal solid waste collection program (Clearlake Municipal Code Chapter 11-3; Ordinance No. 198-2017) under which owners and occupants of developed residential property are required to subscribe to and pay for solid waste collection service provided through the City’s franchised hauler, and the City Council finds that prospective purchasers are frequently unaware that such service and the associated charges are mandatory and continue as an obligation of the property’s ownership and occupancy; and

WHEREAS, the City regulates vacation (short-term) rentals (Clearlake Municipal Code Section 18-19.280), including by requiring a vacation rental permit, a transient occupancy tax certificate, and an available local property manager, and by limiting where and how such rentals may operate, that, under Clearlake Municipal Code Section 18-19.280, short-term vacation rental (“STVR”) permits “shall run with the landowner and shall automatically expire upon sale or transfer of the property,” and the City Council finds that prospective purchasers are frequently unaware whether a property may lawfully be used as a vacation rental, that any existing STVR permit will automatically expire upon the sale or transfer and a new owner must obtain a new permit before operating, and what continuing obligations (including transient occupancy tax) apply; and

WHEREAS, many parcels within the City are accessed by private roads, streets, or access easements that have not been accepted into the City-maintained road system, that responsibility for the maintenance, repair, and related costs of such private roads generally falls upon the owners served by them (see California Civil Code Section 845), and the City Council finds that prospective purchasers are frequently unaware that the road serving a property is private and is not maintained, repaired, or improved by the City, and that the property may be subject to a shared road maintenance obligation; and

WHEREAS, Clearlake Municipal Code Section 9-4 (Rental Housing Unit Registration, Inspections, and Inventory), as amended by Ordinance No. 279-2025, requires the owner of every parcel containing one or more rental dwelling units or rental housing units to register the units with the City, pay applicable fees, and comply with periodic inspection or self-certification requirements, and those requirements continue to apply to residential rental property upon and after a change of ownership as provided in Clearlake Municipal Code Section 9-4.11; and the City Council finds that prospective purchasers of property that is rented, or that a purchaser intends to rent, are frequently unaware of these registration, inspection, and fee requirements; and

WHEREAS, the City does not own, operate, or provide municipal water or sewer utility service; properties within the City receive water service from independent public and private water service providers or are served by private wells, and receive sewer service from an independent sanitation or sewer service provider or are served by private onsite septic systems; and the City Council finds that prospective purchasers frequently assume that the City provides such services and are unaware that water and sewer rates, fees, assessments, and service requirements are established and administered by the applicable service provider, or that a private well or onsite septic system is the responsibility of the property owner; and

WHEREAS, the City Council finds that requiring a supplemental written disclosure of these matters at the time of transfer of residential real property—without requiring any inspection, repair, retrofit, correction, permit, or certificate as a condition of transfer—will provide prospective purchasers with material information bearing on the cost and use of the property while imposing a minimal burden on transferors; and

WHEREAS, this Ordinance is intended to supplement, and not to conflict with, duplicate, or supplant, the disclosure obligations imposed by California Civil Code Sections 1102 et seq. and other applicable state law, and is to be construed consistently with such law; and

WHEREAS, the City Council finds that adoption of this Ordinance is exempt from the California Environmental Quality Act (“CEQA”) as further set forth below.

NOW, THEREFORE, the City Council of the City of Clearlake does ordain as follows:

SECTION 1. Findings.

The City Council finds and determines that the foregoing Recitals are true and correct and are incorporated herein by this reference as findings in support of this Ordinance.

SECTION 2. Addition of Municipal Code Chapter.

Article 9-6 (Supplemental Real Property Transfer Disclosures) is hereby added to Chapter IX (Building and Housing) of the Clearlake Municipal Code to read as follows:

ARTICLE 9-6

SUPPLEMENTAL REAL PROPERTY TRANSFER DISCLOSURES

§ 9-6.010 Short Title.

This Article shall be known and may be cited as the “Clearlake Supplemental Real Property Transfer Disclosure Ordinance.”

§ 9-6.020 Purpose and Intent.

The purpose of this Article is to protect the public health, safety, and welfare by ensuring that prospective purchasers of residential real property within the City receive timely, written disclosure of five locally significant matters that frequently are not understood by purchasers and that affect the cost and lawful use of property in the City: (1) the City’s mandatory solid waste (garbage) collection requirement; (2) the regulation and permitting of vacation (short-term) rentals; (3) the existence of private roads not maintained by the City; (4) the City’s rental housing unit registration and inspection requirements, which apply to residential rental property and continue to apply upon a change of ownership; and (5) water and sewer services, which are not provided by the City but by independent service providers or by private wells and onsite septic systems. This Article is adopted pursuant to the City’s police power and California Civil Code Section 1102.6a. It is intended to supplement state-mandated disclosures and shall be construed consistently with, and not in conflict with, California Civil Code Sections 1102 et seq. and other applicable state law. This Article is a disclosure measure only and does not require any inspection, testing, repair, retrofit, correction, permit, or certificate as a condition of the transfer of any property.

§ 9-6.030 Authority.

This Article is adopted pursuant to Article XI, Section 7 of the California Constitution and California Civil Code Section 1102.6a.

§ 9-6.040 Definitions.

For purposes of this Article, the following terms have the meanings set forth below. Terms not defined here have the meanings given in California Civil Code Sections 1102 et seq. or elsewhere in the Clearlake Municipal Code.

(a) “City” means the City of Clearlake.

(b) “Residential real property” means real property located within the City that is improved with one to four dwelling units, including a single-family residence and a residential manufactured home affixed to a permanent foundation, consistent with the scope of California Civil Code Section 1102.

(c) “Transfer” means a sale, exchange, installment land sale contract, lease with an option to purchase, ground lease coupled with improvements, or transfer of a residential stock cooperative, of residential real property, to the extent such transactions are subject to the disclosure requirements of California Civil Code Sections 1102 et seq.

(d) “Transferor” means the seller or other person conveying residential real property by Transfer; “Transferee” means the buyer or other person to whom such property is conveyed.

(e) **“Mandatory solid waste service”** means the universal, mandatory solid waste collection service required under Clearlake Municipal Code Chapter 11-3 and Ordinance No. 198-2017, as may be amended.

(f) **“Vacation rental” (also “short-term rental” or “short-term vacation rental (STVR)”** means the rental of a residential dwelling unit, or a room therein, for compensation for a period of fewer than 30 consecutive days, as regulated under Clearlake Municipal Code Section 18-19.280, as may be amended.

(g) **“Private road”** means any road, street, lane, or vehicular access easement serving the property that has not been accepted into and is not maintained, repaired, or improved by the City.

(h) **“Supplemental Disclosure Statement”** means the Clearlake Supplemental Real Property Transfer Disclosure Statement in the form attached to the ordinance codified in this Article as Exhibit A, as it may be amended from time to time pursuant to Section 9-6.110.

(i) **“City Manager”** means the City Manager of the City of Clearlake or his or her designee.

§ 9-6.050 Applicability.

Except as exempted in Section 9-6.060, this Article applies to every Transfer of residential real property located within the City. The obligations of this Article are in addition to, and not in lieu of, any disclosure obligation imposed by state law.

§ 9-6.060 Exemptions.

This Article does not apply to any transfer that is exempt from the Real Estate Transfer Disclosure Statement requirement under California Civil Code Section 1102.2, including but not limited to:

- (a) Transfers pursuant to court order, including transfers ordered by a probate court in the administration of an estate, transfers pursuant to a writ of execution, transfers by a bankruptcy trustee, transfers by eminent domain, and transfers resulting from a decree for specific performance;
- (b) Transfers by a trustee under a deed of trust, or by a mortgagee or beneficiary, pursuant to a power of sale or a decree of foreclosure, or by a mortgagee or beneficiary who has acquired the property at a sale conducted pursuant to a power of sale or a decree of foreclosure;
- (c) Transfers by a fiduciary in the course of the administration of a decedent’s estate, guardianship, conservatorship, or trust;
- (d) Transfers from one co-owner to one or more other co-owners;
- (e) Transfers made to a spouse, or to a person in the lineal line of consanguinity of one or more of the transferors;
- (f) Transfers between spouses resulting from a judgment of dissolution of marriage, legal separation, or a property settlement agreement incidental to such a judgment;

(g) Transfers by the State Controller for unclaimed property, transfers as a result of the failure to pay taxes, and transfers or exchanges to or from any governmental entity; and

(h) Any other transfer exempted from disclosure under California Civil Code Section 1102.2 or other applicable law.

§ 9-6.070 Supplemental Disclosure Required.

In every Transfer subject to this Article, the Transferor shall complete, sign, and deliver to the Transferee a Supplemental Disclosure Statement in substantially the form set forth in Exhibit A. The Transferor shall complete the Supplemental Disclosure Statement in good faith based upon the best of the Transferor's actual knowledge as of the date of completion. The Supplemental Disclosure Statement is a disclosure by the Transferor and shall be delivered as an addendum to the Real Estate Transfer Disclosure Statement pursuant to California Civil Code Section 1102.6a. Nothing in this Article requires a real estate licensee to complete, sign, or certify any portion of the Supplemental Disclosure Statement, and nothing in this Article enlarges or modifies the duties or liability of a real estate licensee under California Civil Code Sections 1102 et seq.

§ 9-6.080 Time and Manner of Delivery.

The Supplemental Disclosure Statement shall be delivered to the Transferee as soon as practicable before transfer of title, in the same manner as, and to the extent practicable together with, the Real Estate Transfer Disclosure Statement required by California Civil Code Section 1102.3. Delivery may be made in person, by mail, or by electronic delivery to the extent authorized under California law. The Transferee's rights upon late delivery shall be as provided in California Civil Code Section 1102.3. Neither the failure to deliver, nor any error, inaccuracy, or omission in, the Supplemental Disclosure Statement shall invalidate a Transfer or affect title to the property, consistent with Section 9-6.100.

§ 9-6.090 Contents of the Supplemental Disclosure Statement.

The Supplemental Disclosure Statement shall request disclosure of the following, to the extent within the Transferor's actual knowledge:

(a) Mandatory solid waste (garbage) service. Whether the property is subject to the City's mandatory solid waste service requirement under Clearlake Municipal Code Chapter 11-3; the identity of the City's franchised hauler; that subscription to and payment for solid waste service is mandatory for developed and occupied residential property and continues as an obligation associated with ownership and occupancy of the property; that delinquent solid waste charges may be assigned to the City and collected as a special assessment against the property on the county property tax roll, in the same manner as ordinary municipal taxes, pursuant to Clearlake Municipal Code Section 11-4.7 and Government Code Sections 38790.1 and 25831, and may thereby become a lien on the property; and whether any exemption (such as for a vacant undeveloped lot or an owner-occupied vacation home) is known to the Transferor to apply to the property.

(b) Vacation (short-term) rental. Whether the property is currently used or operated as a vacation rental; whether the property holds a current City vacation rental permit and transient occupancy tax certificate (and, if so, the permit and certificate numbers); a notice that, under

Clearlake Municipal Code Section 18-19.280, a short-term vacation rental (“STVR”) permit “shall run with the landowner and shall automatically expire upon sale or transfer of the property,” such that a new owner must obtain a new STVR permit before operating a vacation rental; and whether the Transferor is aware of any code violation, complaint, or unpaid transient occupancy tax relating to vacation rental use of the property.

(c) Private roads and access. Whether the property is accessed by a private road that is not maintained, repaired, or improved by the City; whether a recorded road maintenance agreement or a road association exists with respect to that road; and the Transferor’s knowledge of any maintenance responsibility or cost-sharing obligation (including under California Civil Code Section 845) affecting access to the property.

(d) Rental housing unit registration and inspection. Whether the property, or any dwelling unit thereon, is currently rented or offered for rent; if so, whether the property is currently registered under the City’s rental housing unit registration and inspection program, Clearlake Municipal Code Section 9-4; and a notice that Clearlake Municipal Code Section 9-4 requires the owner of every parcel containing one or more rental dwelling units or rental housing units to register the units with the City, pay applicable fees, and comply with periodic inspection or self-certification requirements; that these requirements continue to apply upon a change of ownership as provided in Clearlake Municipal Code Section 9-4.11; and that a purchaser who rents or intends to rent the property should contact the City’s Community Development Department regarding registration, inspection, and fee requirements.

(e) Water and sewer services. Whether the property receives water service from a public or private water service provider or is served by a private well, and the identity of the water service provider, if known; and whether the property receives sewer service from a public sanitation or sewer service provider or is served by a private onsite septic system, and the identity of the sewer service provider, if known. The Supplemental Disclosure Statement shall provide notice that the City does not own, operate, or provide municipal water or sewer utility service and that water and sewer services, facilities, rates, fees, assessments, maintenance obligations, and service requirements are established and administered by the applicable service provider or, in the case of a private well or septic system, are the responsibility of the property owner subject to applicable law.

§ 9-6.100 Effect of Disclosure; No Warranty; No Effect on Title.

(a) The Supplemental Disclosure Statement is not a warranty of any kind by the Transferor or by any real estate licensee involved in the Transfer, and is not a substitute for any inspection or investigation the Transferee may wish to obtain.

(b) Nothing in this Article requires any inspection, test, repair, retrofit, correction, permit, or certificate, or compliance with any vacation rental or solid waste requirement, as a condition of Transfer.

(c) No Transfer of title shall be invalid, and no obligation of any escrow holder or title insurer shall arise or be affected, by reason of a failure to comply with this Article. This Article creates no lien on, and no defect in or cloud upon, title to any property.

(d) This Article shall be construed to supplement and not to conflict with California Civil Code Sections 1102 et seq. To the extent any provision of this Article is in conflict with state law, state law controls and the remaining provisions of this Article shall remain in full force and effect.

§ 9-6.110 Disclosure Form; Administrative Authority.

The City Manager is authorized to adopt, and from time to time to revise, the form of the Supplemental Disclosure Statement consistent with this Article and applicable state law, and to adopt administrative procedures, instructions, and informational materials to implement this Article. The form attached as Exhibit A shall be effective until revised. Revisions that add or modify disclosure categories shall be consistent with the purposes stated in Section 9-6.020.

§ 9-6.120 Fees.

The City Council may, by resolution, establish fees to recover the reasonable costs of administering this Article. No fee shall exceed the reasonable cost of providing the service for which it is charged.

§ 9-6.130 Enforcement.

(a) A Transferor who willfully fails to deliver a required Supplemental Disclosure Statement, or who willfully makes a material misstatement of fact in a Supplemental Disclosure Statement, is subject to enforcement under the general enforcement and administrative citation provisions of the Clearlake Municipal Code, including without limitation Chapter 1-9 (Administrative Citations).

(b) The remedies provided in this Article are cumulative and in addition to any other remedies available at law or in equity. Consistent with California Civil Code Section 1102.13, the failure to comply with this Article shall not invalidate a Transfer.

(c) A Transferor is not liable for any error, inaccuracy, or omission of any information in the Supplemental Disclosure Statement if the error, inaccuracy, or omission was not within the personal knowledge of the Transferor, consistent with California Civil Code Section 1102.4.

SECTION 3. CEQA.

The City Council finds that this Ordinance is not a “project” subject to the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15378, and alternatively is exempt under CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance, which establishes informational disclosure requirements and authorizes no physical activity, may have a significant effect on the environment. City staff is directed to file a Notice of Exemption as appropriate.

SECTION 4. Severability.

If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, and

word thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or words be declared invalid or unconstitutional.

SECTION 5. Effective Date and Publication.

This Ordinance shall take effect thirty (30) days after its adoption. Before the expiration of fifteen (15) days after its adoption, the City Clerk shall cause this Ordinance, or a summary thereof, to be published in accordance with Government Code Section 36933, in a newspaper of general circulation published and circulated in the City, together with the names of the members of the City Council voting for and against the Ordinance.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Clearlake at a regular meeting held on the ____ day of _____, 20____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dirk Slooten, Mayor

ATTEST:

Melissa Swanson, City Clerk

APPROVED AS TO FORM:

Scott Drexel, City Attorney

EXHIBIT A

CLEARLAKE SUPPLEMENTAL REAL PROPERTY TRANSFER DISCLOSURE STATEMENT

This Supplemental Disclosure Statement is made pursuant to Article 9-6 of Chapter IX of the Clearlake Municipal Code and California Civil Code Section 1102.6a. It is delivered as an addendum to, and is in addition to and not a substitute for, the Real Estate Transfer Disclosure Statement and other disclosures required by state law. THIS IS A DISCLOSURE OF THE SELLER’S KNOWLEDGE AS OF THE DATE SIGNED. IT IS NOT A WARRANTY. The City of Clearlake does not require any inspection, repair, permit, or certificate as a condition of sale.

Property Address:

Assessor’s Parcel No. (APN):

1. Mandatory Solid Waste (Garbage) Service

The City of Clearlake requires owners and occupants of developed residential property to subscribe to and pay for solid waste (garbage, recycling, and yard waste) collection service through the City’s franchised hauler (Clearlake Municipal Code Ch. 11-3). This requirement is MANDATORY and continues as an obligation of owning and occupying the property. Delinquent solid waste charges may be assigned to the City and collected as a special assessment on the county property tax roll, and may become a lien on the property (Clearlake Municipal Code § 11-4.7; Government Code §§ 38790.1, 25831).

Is the property currently subject to the City’s mandatory solid waste service requirement? ☐ Yes ☐ No ☐ Unknown

Name of franchised hauler / account status (if known):

Does the seller believe any exemption applies (e.g., vacant undeveloped lot; owner-occupied vacation home)? ☐ Yes ☐ No ☐ Unknown

If yes, explain the claimed exemption:

2. Vacation (Short-Term) Rental

The City regulates vacation rentals — dwellings rented for fewer than 30 consecutive days — and requires a Short-Term Vacation Rental (STVR) permit, a transient occupancy tax (TOT) certificate, and a local property manager (Clearlake Municipal Code § 18-19.280). IMPORTANT: Under § 18-19.280, STVR permits “shall run with the landowner and shall automatically expire upon sale or transfer of the property.” Any existing permit will expire at this transfer; a buyer who intends to operate a vacation rental must apply for and obtain a new STVR

permit before doing so, and should not assume the property may lawfully be used as a vacation rental.

Is the property currently used or operated as a vacation (short-term) rental? ☐ Yes ☐ No ☐ Unknown

Does the property hold a current City vacation rental permit and TOT certificate? ☐ Yes ☐ No ☐ Unknown

If yes, permit no. / TOT certificate no.:

Is the seller aware of any code violation, complaint, or unpaid transient occupancy tax relating to vacation rental use of the property? ☐ Yes ☐ No ☐ Unknown

If yes, explain:

Buyer acknowledges that any existing STVR permit automatically expires upon this sale or transfer and that a new STVR permit must be obtained before operating a vacation rental: ☐ Acknowledged

3. Private Roads and Access

Some properties in the City are reached by private roads that the City does NOT maintain, repair, plow, or improve. Owners served by a private road are generally responsible for its upkeep and may share those costs (see California Civil Code § 845).

Is the property accessed by a private road that is not maintained by the City? ☐ Yes ☐ No ☐ Unknown

Is there a recorded road maintenance agreement or a road association for that road? ☐ Yes ☐ No ☐ Unknown

Describe any known maintenance or cost-sharing responsibility affecting access:

4. Rental Housing Unit Registration and Inspection

The City of Clearlake requires registration and periodic inspection of residential rental housing units (Clearlake Municipal Code Section 9-4). The owner of every parcel containing one or more rental units must register the units with the City, pay applicable fees, and comply with inspection or self-certification requirements. These requirements continue to apply after a change of ownership (Clearlake Municipal Code Section 9-4.11). A buyer who rents or intends to rent the property should contact the City's Community Development Department regarding registration, inspection, and fee requirements.

Is the property, or any dwelling unit on the property, currently rented or offered for rent? ☐ Yes ☐ No

If yes, is the property currently registered under the City's rental housing unit registration and inspection program (Clearlake Municipal Code Section 9-4)? ☐ Yes ☐ No ☐ Unknown

Buyer acknowledges that if the buyer rents or offers for rent the property or any dwelling unit on it, the buyer must register with the City and comply with Clearlake Municipal Code Section 9-4:

☐ Acknowledged

5. Water and Sewer Services

The City of Clearlake does NOT provide municipal water or sewer utility service. Properties within the City receive water and sewer service from independent service providers or may be served by private wells and/or onsite septic systems. Buyers should independently verify the applicable service provider, rates, fees, assessments, service requirements, and the condition and availability of service for the property.

Water Service

To the best of the seller's knowledge, the property receives water service from:

☐ Golden State Water Company ☐ Highlands Mutual Water Company ☐ Konocti County Water District

☐ Private well ☐ Other: _____ ☐ Unknown

Is the seller aware of any outstanding assessment, connection charge, service issue, or other obligation associated with water service to the property? ☐ Yes ☐ No ☐ Unknown

If yes, explain: _____

Sewer / Wastewater Service

To the best of the seller's knowledge, the property is served by:

☐ Lake County Sanitation District ☐ Private onsite septic system

☐ Other: _____ ☐ Unknown

Is the seller aware of any outstanding assessment, connection charge, service issue, or other obligation associated with sewer service or the onsite septic system? ☐ Yes ☐ No ☐ Unknown

If yes, explain: _____

6. Other Locally Significant Conditions

Describe any other locally significant condition known to the seller (or write "None"):

Seller Certification

The undersigned seller certifies that the information set forth above is true and correct to the best of the seller's actual knowledge as of the date signed.

_____ Date: _____

Seller

_____ Date: _____

Seller

Buyer Acknowledgment of Receipt

_____ Date: _____

Buyer

_____ Date: _____

Buyer

[DRAFTING NOTE: The City Manager finalizes this form under Section 9-6.110. Format it to sit alongside the statewide TDS and Natural Hazard Disclosure that local agents already use, and confirm the questions do not duplicate or contradict state-mandated items.]



CITY OF CLEARLAKE

City Council

STAFF REPORT

SUBJECT: Consideration of Resolution No. 2026-31 Authorizing Application for, Acceptance of, and Execution of Documents Related to a Community Resilience Centers Round 2 Planning Grant for the Burns Valley Recreation and Community Resilience Center Planning Project

MEETING DATE:

August 20, 2026

SUBMITTED BY: Adeline Leyba, Public Works Director

PURPOSE OF REPORT: ☐ Information only ☐ Discussion ☒ Action Item

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is being asked to adopt a resolution authorizing the City to submit an application to the California Strategic Growth Council for a Community Resilience Centers Round 2 Planning Grant in an amount not to exceed \$500,000; accept the grant if awarded; and authorize the City Manager or designee to execute related application, grant, and administrative documents.

BACKGROUND/DISCUSSION:

The California Strategic Growth Council is accepting applications for Community Resilience Centers Round 2 Planning Grants. Planning Grants range from \$100,000 to \$500,000 and provide a two-year period to complete community-driven planning and pre-development activities for future resilience centers. Applications are due September 4, 2026. The program does not require local matching funds.

The City proposes to apply for planning funds for the future Burns Valley Recreation and Community Resilience Center. The outdoor Burns Valley sports complex is a separate, more advanced capital phase with completed design work and existing construction funding. The proposed recreation center is included in the broader Burns Valley campus concept but remains at the conceptual stage and does not yet have complete construction documents or a dedicated capital funding source.

The Planning Grant would allow the City and its partner or partners to prepare an implementation-ready package for a future year-round recreation and resilience facility. Proposed activities include community engagement with priority populations; formation of a collaborative governance structure; facility programming and schematic design; analysis of a commercial kitchen, food storage and distribution, medical refrigeration, ADA accessibility, clean-air and cooling functions, backup power, and emergency supplies; coordination with Lake County emergency-management personnel; transportation and shuttle planning; operating and maintenance planning; and a future capital-funding strategy.

The planning process may evaluate one City-owned Burns Valley campus with a primary public-facing recreation and resilience center and a nearby supporting structure for emergency storage, refrigeration, distribution, logistics, or other complementary functions. The grant would determine the most appropriate configuration and would not commit the City to construction or to a final building arrangement.

As a public-agency applicant, the City must provide a passed resolution authorizing the application, acceptance of funds, and execution of related documents. If awarded, the City would return as necessary for budget actions,

contracts, and other approvals required by City policy. This action does not authorize construction, acquisition, or award of any capital contract.

OPTIONS:

1. Adopt Resolution No. 2026-31 authorizing the CRC Round 2 Planning Grant application and related actions.
2. Adopt the resolution with modifications and provide additional direction to staff.

FISCAL IMPACT:

☐ None ☒ \$500,000 grant request Budgeted Item? ☐ Yes ☒ No
 Budget Adjustment Needed? ☐ Yes ☒ No If yes, amount of appropriation increase: \$
 Affected fund(s): ☐ General Fund ☐ Measure P Fund ☐ Measure V Fund ☐ Other:
 Comments:

STRATEGIC PLAN IMPACT:

- ☐ Goal #1: Economic Development
☒ Goal #2: Public Facilities and Infrastructure
☐ Goal #3: Celebrate Clearlake
☐ Goal #4: Clean
☒ Goal #5: Fiscal Sustainability
☒ Goal #6: Safe

SUGGESTED MOTIONS:

Move to adopt Resolution No. 2026-31 authorizing the City of Clearlake to apply for, accept, and execute documents related to a Community Resilience Centers Round 2 Planning Grant in an amount not to exceed \$500,000 for the Burns Valley Recreation and Community Resilience Center Planning Project.

☐ **Attachments:** Draft Resolution NO. 2026-31

RESOLUTION NO. 2026-31**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEARLAKE AUTHORIZING AN APPLICATION FOR, ACCEPTANCE OF, AND EXECUTION OF DOCUMENTS RELATED TO A COMMUNITY RESILIENCE CENTERS ROUND 2 PLANNING GRANT FOR THE BURNS VALLEY RECREATION AND COMMUNITY RESILIENCE CENTER PLANNING PROJECT**

WHEREAS, the California Strategic Growth Council administers the Community Resilience Centers Program to support community-driven facilities and services that strengthen year-round resilience and provide support during climate and other emergencies; and

WHEREAS, the City of Clearlake proposes to apply for a Community Resilience Centers Round 2 Planning Grant in an amount not to exceed Five Hundred Thousand Dollars (\$500,000) for the Burns Valley Recreation and Community Resilience Center Planning Project; and

WHEREAS, the proposed Planning Grant would support community engagement, collaborative governance, site and campus feasibility, facility programming, architectural and engineering planning, resilience systems, emergency and transportation planning, operational and financial analysis, and preparation of an implementation-ready project package; and

WHEREAS, the City intends to serve as Lead Applicant and Lead Grantee, if awarded, and to work with one or more eligible Partners, potentially including Konocti Unified School District, together with community residents, emergency-management agencies, and technical participants; and

WHEREAS, the Planning Grant may evaluate one Burns Valley campus with a primary public-facing recreation and resilience center and a potential supporting structure for emergency storage, refrigeration, distribution, logistics, or other complementary functions, without committing the City to a final facility configuration; and

WHEREAS, the Planning Grant will not fund construction, renovation, or land acquisition, and any future capital project will require separate funding, approvals, environmental review as applicable, and compliance with City and program requirements; and

WHEREAS, the City Council finds that preparation of a community-driven plan for the future Burns Valley recreation and resilience center is consistent with the City's public health, recreation, emergency preparedness, climate resilience, and community-development objectives.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLEARLAKE AS FOLLOWS:

Section 1. Application Authorized. The City Council authorizes the City to prepare and submit an application to the California Strategic Growth Council for a Community Resilience Centers Round 2 Planning Grant in an amount not to exceed \$500,000 for the Burns Valley Recreation and Community Resilience Center Planning Project.

Section 2. Acceptance Authorized. If awarded, the City Council authorizes acceptance of the grant award, subject to final review of the award terms and any additional action required by law or City policy.

Section 3. Authorized Representative. The City Manager, or the City Manager's written designee, is authorized to execute and submit the application; sign grant agreements, amendments, payment requests, reports, certifications, and related documents; and take other actions reasonably necessary to administer the grant, subject to the approved grant amount, City policies, and applicable law.

Section 4. Partner and Community Participation. The City Manager is authorized to develop appropriate agreements, scopes, and budgets with eligible Partners and contractors and to establish a Collaborative Governance Structure that includes Partners and community residents as required by the program.

Section 5. Compliance. The City will comply with the Community Resilience Centers Program requirements, the approved work plan and budget, applicable procurement and financial requirements, and all other conditions of the grant agreement.

Section 6. No Construction Authorization. This resolution authorizes planning-grant activities only and does not authorize construction, renovation, land acquisition, award of a construction contract, or commitment of the City to a final facility configuration.

Section 7. Effective Date. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Clearlake at a regular meeting held on August 20, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dirk Slooten, Mayor

ATTEST:

Melissa Swanson, City Clerk

APPROVED AS TO FORM:



CITY OF CLEARLAKE

City Council

STAFF REPORT

SUBJECT: Discussion of the 2026 League of California Cities (Cal Cities) Annual Conference Resolution

MEETING DATE:
August 20, 2026

SUBMITTED BY: Melissa Swanson, Administrative Services Director/City Clerk

PURPOSE OF REPORT: ☐ Information only ☒ Discussion ☒ Action Item

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is being asked to review and discuss Resolution No. 1 submitted by the City of Murrieta included in the Cal Cities 2026 Resolution Packet; and determine the City's position on the Resolution to direct the City's designated Voting Delegate, Mayor Slooten, and alternates, Council Members Hooten, and Wilson, for the Cal Cities General Assembly on Friday, September 25, 2026.

BACKGROUND/DISCUSSION:

Cal Cities holds its Annual Conference and Expo each year, providing a General Assembly where member cities vote on major policy resolutions. Under Cal Cities bylaws, member cities may submit resolutions on matters of importance sixty days prior to the conference.

For the 2026 Annual Conference, Cal Cities received one official resolution by the July 25 deadline. The proposal, **Resolution No. 1**, was sponsored by the City of Murrieta and supported by concurrences from eight cities and city officials (including Banning, Calimesa, Canyon Lake, Moreno Valley, Norco, Torrance, and the Mayors of San Jacinto and Temecula).

Cal Cities President Gabe Quinto has referred Resolution No. 1 to the **Housing, Community, and Economic Development Policy Committee**. The timeline for consideration is as follows:

- **September 17, 2026:** Policy Committee virtual review and recommendation.
- **September 24, 2026:** Resolutions Committee review at the conference in Anaheim.
- **September 25, 2026:** General Assembly vote at 8:30 a.m. at the Anaheim Convention Center.

SUMMARY OF RESOLUTION NO. 1

Resolution No. 1 calls upon Cal Cities to support and advance strategies—including a potential State Constitutional Amendment, legislative reforms, or ballot-based initiatives—that restore and strengthen local authority over municipal housing and land use decisions.

Specifically, the resolution requests that Cal Cities:

1. **Support Policy Strategies:** Support a constitutional amendment or policy initiatives that support local control over general plans, housing elements, zoning, density, development standards, project siting, and local project approvals/denials.
2. **Preserve Baseline State Roles:** Maintain the State's authority to set broad statewide housing goals, enforce civil rights, fair housing, building/life-safety standards, and environmental protections.
3. **Establish a Statewide Working Group:** Direct Cal Cities to form a working group/committee to conduct legal, fiscal, and policy analyses, build statewide proponent coalitions, and prepare for potential action, targeting the **November 2030 General Election** or another reasonable timeframe.

Proponent Context (City of Murrieta & Concurring Cities)

The background materials provided by the City of Murrieta highlight that since 2010, the Legislature has enacted over 500 housing-related laws. Proponents contend that these statewide mandates increasingly bypass local general plans, force by-right approvals, and restrict local review through mechanisms like the "builder's remedy," a provision under California's Housing Accountability Act, that allows housing developers to bypass local zoning restrictions and general plans when a city or county does not have a legally compliant Housing Element, without delivering proportional housing affordability or providing infrastructure funding. Proponents argue that local land use authority is critical to balancing growth with wildfire risks, water availability, road capacity, and public safety needs.

CAL CITIES STAFF ANALYSIS & KEY CONSIDERATIONS:

Cal Cities staff released an analysis of Resolution No. 1 (authored by Legislative Advocate Brady Guertin), highlighting key procedural and legal considerations for member cities:

- **Constitutional Framework:** Local land use authority originates from the "police power" granted in the California Constitution to protect public health, safety, and welfare. However, local ordinances are preempted if they conflict with state law in fields designated as "matters of statewide concern."
- **Ballot Initiative & Constitutional Amendment Costs:** Cal Cities staff noted that pursuing a statewide ballot initiative or constitutional amendment requires substantial resources. Qualification and campaign expenditures for statewide initiatives in California have historically ranged from millions to tens of millions of dollars. Furthermore, Cal Cities political advocacy on ballot measures requires a supermajority vote of the Cal Cities Board of Directors.
- **Alignment with Existing Policy:** Cal Cities' existing policy platform firmly supports local home rule, local zoning authority, and community-driven general planning, while opposing preemption of local land use and parking regulations.

OPTIONS:

1. Discuss and give direction by motion to Mayor Slooten and alternates Council Members Hooten and Wilson on the City's position on Resolution No. 1.
2. Other direction

FISCAL IMPACT:

☒ None ☐ \$ Budgeted Item? ☐ Yes ☐ No

Budget Adjustment Needed? ☐ Yes ☐ No If yes, amount of appropriation increase: \$

Affected fund(s): ☐ General Fund ☐ Measure P Fund ☐ Measure V Fund ☐ Other:

Comments: Adopting a position on this resolution has no direct fiscal impact on the City of Clearlake. Future financial commitments would depend on subsequent actions taken by Cal Cities or individual participating municipalities should a ballot measure campaign be pursued.

STRATEGIC PLAN IMPACT:

- ☐ Goal #1: Economic Development
- ☐ Goal #2: Public Facilities and Infrastructure
- ☐ Goal #3: Celebrate Clearlake
- ☐ Goal #4: Clean
- ☒ Goal #5: Fiscal Sustainability
- ☐ Goal #6: Safe

SUGGESTED MOTIONS:

Motion to direct the City’s Voting Delegates to vote yay, nay, or abstain on Resolution No. 1 at the Cal Cities Annual Conference General Assembly meeting.

- ☒ **Attachments:** 1) Cal Cities 2026 Resolution Packet (including Resolution No. 1, Background, Concurrence Letters, and Staff Analysis)

**2025-2026
CAL CITIES OFFICERS**

President

Gabe Quinto
Mayor
El Cerrito

First Vice President

Teresa Acosta
Council Member
Carlsbad

Second Vice President

David Cohen
Council Member
San Jose

Immediate Past President

Lynne B. Kennedy
Mayor Pro Tem,
Rancho Cucamonga

**Executive Director
and CEO**

Carolyn M. Coleman

August 10, 2026

TO: Cal Cities Members

RE: Cal Cities 2026 Resolution Packet

Sixty days before the Cal Cities [Annual Conference and Expo](#), Cal Cities members may submit resolutions on issues of importance to cities. This year, Cal Cities received one resolution by the July 25 deadline.

The attached packet contains the proposed resolution, background information, supporting letters from cities and city officials, and an analysis of the resolution by Cal Cities. The packet includes detailed information on the resolution process and the next steps for the resolution.

We encourage each city council to consider the resolution and determine a position so your voting delegate can represent your city's position on the resolution.

Voting Delegates: City councils must appoint a voting delegate to vote during the General Assembly. Each city may also appoint up to two alternate delegates. If your city has not already done so, please appoint your voting delegate by Tuesday, Sept. 1, 2026. [The voting delegate packet](#) contains more information.

The 2026 General Assembly will be held Friday, Sept. 25, at 8:30 a.m. in the Anaheim Convention Center during the [Annual Conference and Expo](#).

For questions about resolutions, voting delegates, or the General Assembly, please contact [Zach Seals](#).



2026 Resolution Packet

Information on 2026 Resolutions Process

Consideration by Policy Committee (pre-conference)

Per the Cal Cities bylaws, Cal Cities President Gabe Quinto has referred the submitted resolution to the [Housing, Community, and Economic Development Committee](#). The committee will meet on Thursday, Sept. 17, at 10 a.m. via Zoom to review the resolution and make a recommendation that will be sent to the Resolutions Committee. A public comment period will be held during the meeting. Register for the meeting [here](#).

A list of recommendations the policy committee may make during its meeting is on page two of this packet.

Consideration by Resolutions Committee (during conference)

On Thursday, Sept. 24, at 1:00 p.m. the Resolutions Committee will meet to review the resolution and the recommendation of the policy committee.

The Resolutions Committee consist of one representative from each of Cal Cities caucuses, departments, divisions, and policy committees, as well as up to ten additional appointments made by the Cal Cities President. A public comment period will be held during the meeting. Refer to the onsite conference program for the location.

A list of recommendations the Resolutions Committee may make during its meeting is on page two of this packet.

Consideration by the General Assembly (during conference)

The General Assembly will convene on Friday, Sept. 25, at 8:30 a.m. to consider any resolutions the Resolutions Committee has forwarded. To vote during the General Assembly, voting delegates must have checked in at the voting delegate booth.

Conference attendees will receive materials for the General Assembly on the evening of Thursday, Sept. 24. For more information on voting and discussion procedures during the General Assembly, see page three of this packet.

Petitioned Resolutions (during conference)

The petitioned resolution is an alternate method to introduce policy proposals during the annual conference. To initiate a petitioned resolution, voting delegates from 10% of member cities must sign the petition. The resolution and signatures are due at least 24 hours before the beginning of the General Assembly. Voting delegates who have checked in at the voting delegate booth can receive more information on petitioned resolutions at the booth onsite.

Policy Committee and Resolutions Committee Actions

The submitted resolution will be heard by the policy committee to which it was assigned, and the Resolutions Committee. The table below shows what recommendations these bodies may make on the resolution.

Policy Committee Actions	Resolutions Committee Actions
Approve	Approve
Disapprove*	Disapprove*
No Action	No Action
Amend and approve	Amend and approve
Refer to appropriate policy committee for further study*	Approve as amended
Refer as amended to appropriate policy committee for further study*	Refer to appropriate policy committee for further study*
	Refer as amended to appropriate policy committee for further study*
	Approve with additional amendment(s)
	Additional amendments and refer to appropriate policy committee for further study*

**If a resolution is disapproved or referred for further study by all policy committees to which it is assigned and the Resolutions Committee, it will not proceed to the General Assembly.*

General Assembly Voting and Discussion Procedures

Discussion Procedures:

Discussion procedures during the General Assembly are guided by two calendars: the Consent Calendar and the Regular Calendar. As seen below, resolutions are calendared by the recommendations they receive from policy committees and the Resolutions Committee.

For General Resolutions:

Policy Committee Recommendation	Resolutions Committee Recommendation	Calendar
Approve	Approve	Consent Calendar
Approve	Disapprove or refer	Regular Calendar
Disapprove or refer	Approve	Regular Calendar
Disapprove or refer	Disapprove or refer	Does not proceed to General Assembly

For Petitioned Resolutions:

Policy Committee Recommendation	Resolutions Committee Action	Calendar
N/A	Approve	Regular Calendar
	Disapprove or Refer	Regular Calendar
	Disqualified	Does not proceed to General Assembly

Items on the Consent Calendar will be presented as one motion during the General Assembly from the Resolutions Committee chair. Unless an item on the Consent Calendar is set aside by the majority of the General Assembly, a vote will be taken on the whole calendar. If an item is set aside, it will be opened for discussion, followed by a vote.

Items on the Regular Calendar will be presented individually by the Resolutions Committee chair. After a recommendation is presented by the Resolutions Committee chair, the resolution will be opened for discussion by the General Assembly. A vote will take place following discussion.

Voting Procedures:

Per Cal Cities Bylaws Article XII, Sec. 2, all votes will be conducted by voice vote first. If the presiding official cannot determine the outcome, a vote will be taken by an alternative method, typically a raise of voting cards by voting delegates. A roll call vote may be called for by delegates of ten percent or more of the General Assembly.

2026 Resolution

1. Resolution No. 1 submitted by City of Murrieta
 - Letters of concurrence submitted by:
 - i. City of Banning;
 - ii. City of Calimesa;
 - iii. City of Canyon Lake;
 - iv. City of Moreno Valley;
 - v. City of Norco;
 - vi. City of Torrance;
 - vii. Crystal Ruiz, Mayor, City of San Jacinto;
 - viii. Jessica Alexander, Mayor, City of Temecula
 - Referred to Housing, Community, and Economic Development Committee
 - Policy Committee Recommendation:
 - Resolutions Committee Recommendation:

Resolution No. 1 Submitted by City of Murietta

**1. A RESOLUTION OF THE GENERAL ASSEMBLY OF THE LEAGUE OF CALIFORNIA CITIES
CALLING FOR A WORKING GROUP TO CONSIDER A STATE CONSTITUTIONAL
AMENDMENT OR OTHER FORM OF INITIATIVE TO ENSURE FINAL LOCAL AUTHORITY OVER
HOUSING AND LAND USE DECISIONS**

Source: City of Murrieta

Concurrence of five or more cities/city officials

Cities/city officials: City of Banning; City of Calimesa; City of Canyon Lake; City of Moreno Valley; City of Norco; City of Torrance; Crystal Ruiz, Mayor, City of San Jacinto; Jessica Alexander, Mayor, City of Temecula

Referred to: Housing, Community, and Economic Development Policy Committee

WHEREAS, California cities have historically been responsible for adopting general plans and zoning regulations, reviewing housing development proposals, and providing or coordinating the streets, water, wastewater, public safety, parks, transportation, and other infrastructure and services necessary to support responsible, environmentally sound, and well-planned residential growth; and

WHEREAS, the League of California Cities is dedicated to protecting and expanding local control for municipalities across the state to ensure their orderly growth and development; and

WHEREAS, the League of California Cities recognizes that local zoning is a primary function of cities and an essential component of home rule, and that a city's general plan should guide its land use planning and strategic decision-making free from pre-emption by the state; and

WHEREAS, increasingly prescriptive statewide housing mandates and development approval requirements can override locally adopted plans, zoning standards, and public review procedures without adequately accounting for differences that exist in each unique jurisdiction in infrastructure capacity, water availability, wildfire and evacuation risks, environmental constraints, fiscal impacts, public service needs, and community priorities; and

WHEREAS, California's housing goals can be more effectively advanced through state funding, streamlined environmental requirements, and voluntary partnerships that support housing production while preserving the authority of locally elected officials to determine how and where housing is best planned and approved;

NOW, THEREFORE, BE IT RESOLVED, by the General Assembly of the League of California Cities, assembled during the Annual Conference in Anaheim, California, on September 25, 2026, that the League of California Cities support the development and advancement of a state constitutional amendment or other legislative, policy, or ballot-based strategies that restore and strengthen local authority over housing and land use matters within municipal boundaries, including general plans, housing elements, zoning, density, design and development standards, project siting, and the approval or denial of housing development applications; and

2026 Resolution Packet

BE IT FURTHER RESOLVED, that any constitutional amendment or alternative strategy should preserve the State's authority to establish broad statewide housing goals and enforce constitutional and civil rights, fair housing requirements, building and life-safety standards, and generally applicable environmental protections, while protecting cities from state actions that compel, through funding conditions or state law, the approval of housing developments that are inconsistent with locally adopted requirements; override local zoning or density standards; or invalidate locally adopted housing or land use decisions when a city has planned in good faith to accommodate its regional housing needs allocation and maintains adequate capacity for housing at all income levels; and

BE IT FURTHER RESOLVED, that the League of California Cities consider establishing a statewide working group or other appropriate committee(s) to evaluate and develop a proposed constitutional amendment or other legislative, policy, or ballot-based strategies to restore and strengthen local authority over housing and land use matters including but limited to: conducting appropriate legal, fiscal, and policy analyses; engaging cities and other stakeholders; and building a statewide coalition of proponent supporters in preparation for; the November 2030 General Election, or within another reasonable time frame as determined by the working group.

Resolution No. 1: Background Information

Background Information for Resolution

Source: City of Murrieta

Background:

California cities are responsible for planning residential growth, adopting general plans and zoning regulations, reviewing development proposals, and providing or coordinating the infrastructure and public services necessary to support new housing. Since 2010, the State has enacted more than 500 housing-related laws that have increasingly shifted housing and land use authority away from local governments. These laws have expanded by-right development, limited locally adopted standards and review processes, and established enforcement mechanisms, including the builder's remedy, that may override local plans and zoning. Although these measures are frequently presented as solutions to housing affordability, many increase development capacity or restrict local review without delivering the meaningful production of housing needed to address the housing crisis.

At the same time, the State has continued to prioritize increased development capacity without adequately accounting for the infrastructure, public services, economic realities, and safety measures necessary to support housing growth. State mandates often fail to reflect local conditions, including roadway and utility capacity, water availability, wildfire exposure, environmental limitations, fiscal impacts, and the availability of essential services. Cities are consequently required to accommodate additional housing while receiving no funding or assistance to address the resulting infrastructure and service demands.

Local elected officials are directly accountable to the residents who experience the effects of development decisions and are responsible for balancing housing production with infrastructure capacity, public safety, environmental protection, fiscal sustainability, and community needs. Cities of all types in California have been grappling with this dynamic, ranging from urban to rural, coastal to inland, small to large, northern to southern, voicing concerns to legislative representatives with minimal responsiveness. This is an issue of statewide concern that needs the strength and diversity of the League of California Cities to pursue a long-term solution.

The proposed resolution directs the League of California Cities to establish a statewide working group to evaluate a constitutional amendment or other legislative, policy, or ballot-based strategies to restore and strengthen local authority over housing and land use decisions. The working group would be tasked with developing a more balanced framework that preserves the State's role in establishing broad housing goals and enforcing constitutional, civil rights, fair housing, building, life-safety, and environmental requirements, while restoring meaningful local authority to allow cities to determine how statewide housing

2026 Resolution Packet

objectives should be implemented in a manner that reflects local conditions and community priorities while continuing to support responsible housing production.

As the primary statewide organization representing California cities, the League is uniquely positioned to lead this effort. Its established policy, legal, legislative, communications, and advocacy networks enable it to convene municipalities, evaluate potential strategies, conduct legal and fiscal analyses, build consensus, engage stakeholders, and coordinate with statewide decision-makers. League leadership would help ensure that any recommendation reflects the collective interests of California municipalities and would provide the credibility, organizational capacity, and statewide reach necessary to advance a viable strategy.

Resolution No. 1: Letters of Concurrence



City of Banning Office of the Mayor

Section H, Item 8.

July 23, 2026

President Gabe Quinto
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

Subject: Support for a Resolution Establishing a Working Group to Evaluate a State Constitutional Amendment or Other Initiative to Restore Local Housing and Land Use Authority

Dear President Quinto,

The City of Murrieta is sponsoring a resolution for consideration by the General Assembly of the League of California Cities to establish a statewide working group to evaluate a constitutional amendment or other legislative, policy, or ballot-based strategies to restore and strengthen local authority over housing and land use decisions.

The proposed resolution, together with the required background materials, will be submitted to the Cal Cities for consideration at the 2026 Annual Conference in Orange County on September 24 and 25, 2026. The resolution would direct the League to convene a working group to evaluate potential approaches for addressing the increasingly broad and prescriptive state mandates affecting local housing, zoning, development standards and project approval authority.

On behalf of the City of Banning, this letter confirms our support for the City of Murrieta's submission of the proposed resolution and its consideration by the League of California Cities General Assembly at the 2026 Annual Conference.

Respectfully,

Richard Royce, Mayor
District 4, City of Banning

Colleen Wallace, City Council Member
District 5, City of Banning
President, Riverside County Division
League of California Cities

City of Calimesa

908 Park Avenue, Calimesa, California 92320
Telephone 909.795.9801 Facsimile 909.795.4399

www.calimesa.gov

"Preserving and enhancing the open space atmosphere and quality of life in Calimesa"



July 21, 2026

President Gabe Quinto
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

Subject: Support for a Resolution Establishing a Working Group to Evaluate a State Constitutional Amendment or Other Initiative to Restore Local Housing and Land Use Authority

Dear President Quinto,

The City of Murrieta is sponsoring a resolution for consideration by the General Assembly of the League of California Cities to establish a statewide working group to evaluate a constitutional amendment or other legislative, policy, or ballot-based strategies to restore and strengthen local authority over housing and land use decisions.

The proposed resolution, together with the required background materials, will be submitted to Cal Cities for consideration at the 2026 Annual Conference in Orange County on September 24 and 25. The resolution would direct the League to convene a working group to evaluate potential approaches for addressing the increasingly broad and prescriptive state mandates affecting local housing, zoning, development standards, and project approval authority.

On behalf of the City of Calimesa, this letter confirms our support for the City of Murrieta's submission of the proposed resolution and its consideration by the League of California Cities General Assembly at the 2026 Annual Conference.

Sincerely,

Jeff Cervantez
Mayor
City of Calimesa



www.canyonlakeca.gov

☎ 951.244.2955

☎ 951.246.2022

July 23, 2026

President Gabe Quinto
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

Subject: Support for a Resolution Establishing a Working Group to Evaluate a State Constitutional Amendment or Other Initiative to Restore Local Housing and Land Use Authority

Dear President Quinto,

The City of Murrieta is sponsoring a resolution for consideration by the General Assembly of the League of California Cities to establish a statewide working group to evaluate a constitutional amendment or other legislative, policy, or ballot-based strategies to restore and strengthen local authority over housing and land use decisions.

The proposed resolution, together with the required background materials, will be submitted to Cal Cities for consideration at the 2026 Annual Conference in Orange County on September 24 and 25. The resolution would direct the League to convene a working group to evaluate potential approaches for addressing the increasingly broad and prescriptive state mandates affecting local housing, zoning, development standards, and project approval authority.

On behalf of the City of Canyon Lake, this letter confirms our support for the City of Murrieta's submission of the proposed resolution and its consideration by the League of California Cities General Assembly at the 2026 Annual Conference.

Sincerely,

Arron Brown
City Manager
City of Canyon Lake



July 23, 2026

President Gabe Quinto
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

Subject: Support for a Resolution Establishing a Working Group to Evaluate a State Constitutional Amendment or Other Initiative to Restore Local Housing and Land Use Authority

Dear President Quinto,

The City of Murrieta is sponsoring a resolution for consideration by the General Assembly of the League of California Cities to establish a statewide working group to evaluate a constitutional amendment or other legislative, policy, or ballot-based strategies to restore and strengthen local authority over housing and land use decisions.

The proposed resolution, together with the required background materials, will be submitted to Cal Cities for consideration at the 2026 Annual Conference in Orange County on September 24 and 25. The resolution would direct the League to convene a working group to evaluate potential approaches to address increasingly broad and prescriptive state mandates affecting local housing, zoning, development standards, and project approval authority.

On behalf of the City of Moreno Valley, this letter confirms our support for the City of Murrieta's submission of the proposed resolution and its consideration by the League of California Cities General Assembly at the 2026 Annual Conference.

Sincerely,

Brian Mohan
City Manager
City of Moreno Valley



**CITY OF
NORCO**
HORSETOWN USA

July 22, 2026

President Gabe Quinto
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

Subject: Support for a Resolution Establishing a Working Group to Evaluate a State Constitutional Amendment or Other Initiative to Restore Local Housing and Land Use Authority

Dear President Quinto,

The City of Murrieta is sponsoring a resolution for consideration by the General Assembly of the League of California Cities to establish a statewide working group to evaluate a constitutional amendment or other legislative, policy, or ballot-based strategies to restore and strengthen local authority over housing and land use decisions.

The proposed resolution, together with the required background materials, will be submitted to Cal Cities for consideration at the 2026 Annual Conference in Orange County on September 24 and 25. The resolution would direct the League to convene a working group to evaluate potential approaches for addressing the increasingly broad and prescriptive state mandates affecting local housing, zoning, development standards, and project approval authority.

On behalf of the City of the Norco, this letter confirms our support for the City of Murrieta's submission of the proposed resolution and its consideration by the League of California Cities General Assembly at the 2026 Annual Conference.

Sincerely,

Kevin Bash
City Council Member
(951) 768-8981



CITY OF
T O R R A N C E

SHARON KALANI
MAYOR

CITY COUNCIL MEMBERS
DAVID KARTSONIS – District 1
BRIDGETT LEWIS – District 2
ASAM SHEIKH – District 3
VACANT – District 4
BETTY LIEU – District 5
Dr. JEREMY GERSON – District 6

July 29, 2026

President Gabe Quinto
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

RE: Support for a Resolution Establishing a Working Group to Evaluate a State Constitutional Amendment or Other Initiative to Restore Local Housing and Land Use Authority

Dear President Quinto,

The City of Murrieta is sponsoring a resolution for consideration by the General Assembly of the League of California Cities to establish a statewide working group to evaluate a constitutional amendment or other legislative, policy, or ballot-based strategies to restore and strengthen local authority over housing and land use decisions.

The proposed resolution, together with the required background materials, will be submitted to Cal Cities for consideration at the 2026 Annual Conference in Orange County on September 24 and 25. The resolution would direct the League to convene a working group to evaluate potential approaches for addressing the increasingly broad and prescriptive state mandates affecting local housing, zoning, development standards, and project approval authority.

On behalf of the City of Torrance, this letter confirms our support for the City of Murrieta’s submission of the proposed resolution and its consideration by the League of California Cities General Assembly at the 2026 Annual Conference.

Local authority is essential because cities are best positioned to craft housing strategies tailored to their unique community conditions, infrastructure capacity, and geographic needs.

When given the flexibility to plan locally, cities can achieve meaningful housing results while maintaining the character and balance of their communities.

The City of Torrance has consistently demonstrated that local control and proactive housing production go hand in hand:

- **Housing Corridor Overlay Zone:** Through our approved 6th Cycle Housing Element, Torrance created the Housing Corridor Overlay (HCO). This targeted local framework allows for by-right housing and mixed-use development across seven key commercial and transit-adjacent corridors, streamlining approvals and incentivizing production across a full range of income levels.
- **Housing Element Progress & Accountability:** As documented in our Housing Element Annual Progress Reports (APR), Torrance actively tracks, updates, and implements programs—such as aligning our Land Use and Safety Elements—to clear barriers for residential development while ensuring robust infrastructure and public safety standards.

These initiatives illustrate that local governance can effectively drive housing opportunities without one-size-fits-all mandates from the state. Restoring and protecting local land use authority will allow cities across California to continue developing solutions that work best for their residents.

If you have any questions or require further discussion, please feel free to contact Carlos Huizar, Management Associate at (310) 618-5880 or via email at CHuizar@TorranceCA.gov.

Sincerely,



Sharon Kalani
Mayor, City of Torrance

cc:

Ron Holiday, Mayor Pro Tem, City of Murrieta
Lori Stone, City Councilmember, City of Murrieta
Jeff Kiernan, Los Angeles County Division, jkiernan@cacities.org
League of California Cities, cityletters@cacities.org
Joe A. Gonsalves & Sons, gonsalvi@gonsalvi.com

July 23, 2026

Mr. Gabe Quinto, President

League of California Cities

1400 K Street, Suite 400

Sacramento, CA 95814

Subject: Support for Murrieta's Proposed Resolution on Housing and Local Governance

Dear League of California Cities Leadership,

I am writing in my individual capacity as Mayor of the City of San Jacinto to express my strong support for the City of Murrieta's proposed resolution, which is scheduled for consideration by the General Assembly at the 2026 Annual Conference.

This resolution represents a timely and important opportunity to thoughtfully examine the balance between California's statewide housing goals and the fundamental constitutional principle of local governance. The proposal to establish a statewide working group to explore a potential constitutional amendment, legislative reforms, or other policy initiatives would create a valuable forum for assessing how local authority over housing and land use decisions can be strengthened while still addressing the State's housing challenges.

Cities are uniquely positioned to understand the distinct needs, opportunities, and constraints of their communities. Local elected officials are directly accountable to the residents they serve and are best equipped to make land use decisions that reflect a community's character, infrastructure capacity, economic development priorities, environmental stewardship, and long-term vision. Moreover, local governments carry the primary responsibility for protecting public safety. Issues such as housing density, transportation, emergency access, wildfire preparedness, evacuation routes, law enforcement and fire service capacity, water availability, and critical infrastructure are inherently local matters that demand the knowledge, judgment, and responsiveness of those who serve their communities daily.

While the State has a critical role to play in addressing California's housing needs, a collaborative approach that respects local expertise and preserves meaningful local discretion will result in stronger, safer, and more sustainable communities. The proposed working group offers a constructive path forward to evaluate policies that achieve our shared housing objectives while restoring an appropriate balance between state direction and local authority.

Although this letter reflects my personal position as Mayor and does not constitute an official action or policy of the City of San Jacinto or the San Jacinto City Council, I respectfully endorse the City of Murrieta's submission of this resolution and encourage its favorable consideration by the League of California Cities General Assembly.

Thank you for your leadership and your thoughtful consideration of this important matter.

Respectfully,

A handwritten signature in black ink that reads "Crystal Ruiz". The signature is fluid and cursive, with a long, sweeping line extending from the end of the name.

Crystal Ruiz

Mayor

City of San Jacinto



City of Temecula

41000 Main Street ■ Temecula, CA 92590
(951) 694-6416 ■ Fax (951) 694-6499 ■ TemeculaCA.gov

July 23, 2026

Mr. Gabe Quinto, President
League of California Cities
1400 K Street, Suite 400
Sacramento, CA 95814

Subject: **Support for the City of Murrieta's Resolution Establishing a Working Group to Evaluate a State Constitutional Amendment or Other Initiative to Restore Local Housing and Land Use Authority**

Dear President Quinto:

I am writing in my individual capacity as Mayor of the City of Temecula to express my strong support for the City of Murrieta's proposed resolution for consideration by the General Assembly of the League of California Cities at the 2026 Annual Conference.

The proposed resolution presents an important opportunity to thoughtfully evaluate the appropriate balance between California's statewide housing objectives and the constitutional principle of local governance. Establishing a statewide working group to examine a potential constitutional amendment, legislative reforms, or other policy initiatives will provide a meaningful forum to assess how local authority over housing and land use decisions can be strengthened while continuing to address the State's housing challenges.

Cities are uniquely positioned to understand the needs, opportunities, and constraints of their communities. Local elected officials are accountable to the residents they serve and are best equipped to make land use decisions that reflect a community's character, infrastructure capacity, economic development goals, environmental stewardship, and long-term vision. Equally important, local governments bear the primary responsibility for protecting public safety. Decisions regarding housing density, transportation, emergency access, wildfire preparedness, evacuation routes, police and fire service capacity, water availability, and critical infrastructure are inherently local matters that require the knowledge and judgment of those who serve their communities every day.

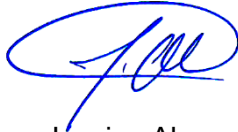
While the State has an important role in addressing California's housing needs, a collaborative approach that respects local expertise and preserves meaningful local discretion will produce stronger, safer, and more sustainable communities. The proposed working group offers an opportunity to evaluate policies that achieve these shared objectives while restoring an appropriate balance between state direction and local authority.

Mr. Gabe Quinto, President
League of California Cities
July 23, 2026
Page 2

Although this letter reflects my personal position and is not an official action or policy of the City of Temecula or the Temecula City Council, I respectfully endorse the City of Murrieta's submission of this resolution and encourage its favorable consideration by the League of California Cities General Assembly.

Thank you for your leadership and your thoughtful consideration of this important issue.

Respectfully,



Jessica Alexander
Mayor, City of Temecula
*Signing in her individual capacity
and not on behalf of the City of Temecula
or the Temecula City Council.*

Resolution No. 1: Staff Analysis

League of California Cities Staff Analysis on Resolution No. 1

Staff: Brady Guertin, Legislative Advocate

Committee: Housing, Community, and Economic Development

Summary:

Resolution No.1 states that the League of California Cities (Cal Cities) will:

1. Support the development and advancement of a state constitutional amendment or legislative, policy, or ballot-based strategy that restores and strengthens local authority over housing and land use matters, including general plans, housing elements, zoning, density, design and development standards, project siting, and the approval or denial of housing development applications.

Pursuant to the resolution, the strategy should preserve the state's authority to set broad, statewide housing goals and enforce civil rights, fair housing, building safety, and environmental standards while protecting local control by preventing the state from compelling the approval of developments that conflict with local requirements, override local zoning or density standards, or overturn local land use decisions where a city has planned for and maintained sufficient capacity to meet its housing obligations.

2. Consider establishing a statewide working group or other appropriate committee(s) to evaluate and develop a proposed constitutional amendment or other legislative, policy, or ballot-based strategies to restore and strengthen local authority over housing and land use matters. The resolution states: "conducting legal, fiscal, and policy analyses; engaging cities and other stakeholders; and building a statewide coalition of proponent supporters in preparation for the November 2030 General Election, or within another reasonable time period."

Background:

As provided in the background information, the city of Murrieta is sponsoring this resolution in response to concerns over state laws that have increasingly reduced city discretion over housing and land use decisions, including legislation that requires ministerial or by-right approvals for housing projects, limits the application of local development standards, and strengthens state enforcement mechanisms against local governments.

Additionally, the city of Murrieta, in its background information, maintains that these legislative efforts have not resulted in sufficient housing production to address California's housing shortage and have not adequately accounted for

local infrastructure, public service needs, public safety, market, and fiscal considerations.

The resolution states that California's housing goals are better advanced through state funding, streamlined environmental requirements, and voluntary partnerships, while preserving local authority over how and where housing is best planned and approved.

Consideration of the resolution may be informed by a brief examination of how the California Constitution allocates authority between the state and cities with respect to land use decisions.

The constitution grants cities the power to adopt local laws to protect the public's health, safety, and welfare. This grant is called the "police power," which is the basis for local land use regulation. The constitution grants charter cities the additional power to adopt local laws affecting "municipal affairs." This power, commonly referred to as "home rule," is based on the principle that a city, rather than the state, is in the best position to identify and satisfy the needs of the local community.

The constitution's broad grant of police power contains a significant limitation. Local law adopted under the police power is not valid if it "conflicts" with state law. A local law "conflicts" with state law when it regulates the same "field" in which the Legislature has stated its intent to occupy. In that case, state law is said to "preempt" the local law and it cannot be enforced.

An ordinance adopted by a charter city under the municipal affairs power cannot be enforced if it affects a "matter of statewide concern." The subjects that have been identified as "matters of statewide concern" have changed over the years due to economic, social, and political circumstances.

Since the 1960s, the state has enacted numerous laws that limit or preempt aspects of local land use and zoning authority. These laws include the Fair Employment and Housing Act, Housing Element Law, Housing Accountability Act, Density Bonus Law, Permit Streamlining Act, accessory dwelling unit laws, California Environmental Quality Act, and others. In recent years, the state has enacted several laws that Cal Cities was the leading opposition force against, as many of the proposals pre-empted local land use authority, limited public review, and constrained local flexibility. In support of its housing and land use legislation, the Legislature has cited a statewide housing crisis and the need for increased housing production at all income levels while asserting that a uniform approach to local land use decision-making is required.

Discussion:

The resolution does not prescribe a specific policy mechanism. The eight letters in support recommend creating a working group or committee to evaluate potential approaches, including legislative proposals, constitutional amendments, or ballot initiatives to strengthen local authority over housing and land use matters.

A discussion of a strategy to restore and strengthen local authority over housing and land use matters will need to consider the California Constitution's framework for both preemption of police power enactments and municipal affairs, discussed above. It will also need to determine whether changes to the California Constitution will be proposed, and whether they constitute an amendment or a revision, which require different processes.

A constitutional revision is a multistep process blending legislative consensus, voter support, and on occasion, a constitutional convention. It requires significant public engagement.

A constitutional amendment would require a ballot initiative, which includes gathering enough valid signatures to qualify for the ballot, building large coalitions to support election efforts, and campaigning to voters to support the initiative. This process can involve significant costs. In the last major election for ballot initiatives in 2024, proponents spent [\\$8-\\$18 million](#) to qualify for the ballot and spent nearly [\\$700 million](#) for the full election cycle, averaging out to about \$100 million per ballot initiative.

Cal Cities has been engaged in ballot advocacy for over 20 years. In the early 2000s, Cal Cities developed a ballot advocacy infrastructure that included forming an issue political action committee, fundraising, establishing a network of regional managers, and building a coalition with other organizations to ultimately advocate on a ballot measure. Ballot advocacy requires the approval of the Board of Directors with a supermajority vote.

In the Legislature, Cal Cities plays an active and influential role to ensure that local flexibility and autonomy in the land use and housing space is maintained by engaging on dozens of bills every legislative session to ensure that cities' voices are heard at the state Capitol. Below, you will find Cal Cities "Existing Policy" on local control, housing, and land use policies.

Fiscal Impact

The resolution itself would not have a significant direct fiscal impact. However, depending on what actions follow, the fiscal costs could be significant.

Existing Cal Cities Policy

Vision

To be recognized and respected as the leading advocate for the common interests of California's cities.

Mission Statement

To expand and protect local control for cities through education and advocacy to enhance the quality of life for all Californians.

We Believe

- Local self-governance is the cornerstone of democracy.
- Our strength lies in the unity of our diverse communities of interest.
- In the involvement of all stakeholders in establishing goals and in solving problems.
- In conducting the business of government with transparency, openness, respect, and civility.
- The spirit of honest public service is what builds communities.
- Open decision-making that is of the highest ethical standards honors the public trust.
- Cities are vital to the strength of the California economy.
- The vitality of cities is dependent upon their fiscal stability and local autonomy.
- The active participation of all city officials increases the League's effectiveness.
- Partnerships and collaborations are essential elements of focused advocacy and lobbying.
- Ethical and well-informed city officials are essential for responsive, visionary leadership and effective and efficient city operations.

Zoning

Cal Cities believes local zoning is a primary function of cities and is an essential component of home rule. The process of adoption, implementation and enforcement of zoning ordinances should be open and fair to the public and enhance the responsiveness of local decision-makers. State policy should leave local siting and use decisions to the city and not interfere with local prerogative beyond providing a constitutionally valid procedure for adopting local regulations. State agency siting of facilities, including campuses and office buildings, should be subject to local notice and hearing requirements in order to meet concerns of the local community. Cal Cities opposes legislation that seeks to limit local authority over parking requirements.

Housing Element

Housing issues should be addressed in the general plan as other planning issues are. The housing element should be prepared for the benefit of local

governments and should have equal status with the other elements of the general plan.

Encourage Full Community Participation

Foster an open and inclusive community dialogue and promote alliances and partnerships to meet community needs.

Well-Planned New Growth

Recognize and preserve open space, watersheds, environmental habitats, and agricultural lands, while accommodating new growth in compact forms, in a manner that:

- De-emphasizes automobile dependency;
- Integrates the new growth into existing communities;
- Creates a diversity of affordable housing near employment centers;
- Provides job opportunities for people of all ages and income levels.

Support:

The following letters of concurrence were received:

City of Banning

City of Calimesa

City of Canyon Lake

City of Moreno Valley

City of Norco

City of Torrance

Crystal Ruiz, Mayor, City of San Jacinto

Jessica Alexander, Mayor, City of Temecula