CITY OF CITRUS HEIGHTS
CITY COUNCIL
Regular Meeting of Wednesday, September 9, 2026
City Hall Council Chambers 6360 Fountain Square Drive, Citrus Heights, CA
6:00 PM REGULAR MEETING

WATCH A CITY COUNCIL MEETING

The City of Citrus Heights welcomes your interest and involvement in the City's legislative process. The following methods are available to observe a Council meeting:

- In person: City Hall Council Chambers
- Join Zoom Webinar: https://us06web.zoom.us/j/82346696289
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HOW TO PARTICIPATE:

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    - Press *6 to unmute when called upon to speak
- Written public comments:
  - Submit written comments by 4:00 p.m. on the meeting date by completing an online Speaker Card citrusheights.net/FormCenter/City-Council-Meetings-Speaker-Card-30 Written comments will not be read during the City Council meeting but will be forwarded to all Council Members and become part of the public record.

AMERICANS WITH DISABILITIES ACT:

If you need a disability-related modification or accommodation, to participate in this meeting, please contact the City Clerk's Office 916-725-2448, cityclerk@citrusheights.net, or City Hall 6360 Fountain Square Drive at least 48 hours prior to the meeting. TDD: California Relay Service 7-1-1.

September 9, 2026 City Council Agenda Packet

Documents:

09-09-26 REGULAR COUNCIL AGENDA PACKET.PDF

CALL REGULAR MEETING TO ORDER

1. Flag Salute - Led by the Citrus Heights Police Department Explorers

2. Roll Call: Council Members: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff

3. Video Statement

APPROVAL OF AGENDA

PRESENTATIONS

4. Proclamation Of The City Of Citrus Heights Proclaiming September 13-19, 2026 As National Adult Education & Family Literacy Week

5. Proclamation Of The City Of Citrus Heights Proclaiming September 2026 As "Prostate Cancer Awareness Month"

6. Proclamation Of The City Of Citrus Heights Recognizing "Firefighter Appreciation Month" And "California Firefighters Memorial Day"

7. Proclamation Of The City Of Citrus Heights Proclaiming September 20-26, 2026, As "National Forensic Science Week"

PUBLIC COMMENT

Members of the public are entitled to address the City Council concerning any item within the City Council's subject matter jurisdiction. Pursuant to the Brown Act, the City Council is prohibited from discussing or acting on any item raised during "Public Comment" not appearing on the posted agenda.

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

CONSENT CALENDAR

It is recommended that all consent items be acted on simultaneously unless separate discussion and/or action are requested by a Council Member.

8. SUBJECT: Approval Of Minutes

RECOMMENDATION: Approve the Minutes of the Special and Regular Meetings of June 10, 2026

9. SUBJECT: Conflict Of Interest Code Biennial Update

STAFF REPORT: A. Van / D. Jones
RECOMMENDATION: Adopt Resolution No. 2026-___, A Resolution of the City Council of the City of Citrus Heights, California, Adopting an Amended Conflict of Interest Code and a List of Designated Positions

10. SUBJECT: 2025 Accessibility And Drainage Project – Final Acceptance And Notice

Of Completion

STAFF REPORT: R. Cave / L. Blomquist / D. Kehrer
RECOMMENDATION: Adopt Resolution No. 2026-___, A Resolution of the City Council of the City of Citrus Heights, California, Accepting the 2025 Accessibility and Drainage Project as Complete and Authorizing the City Engineer to Record a Notice of Completion and Release the Contract Retention

11. SUBJECT: 7555 Old Auburn Road Tenant Improvement Project – Award Of Contract

STAFF REPORT: R. Cave / M. Poole / B. Panell / T. Luchini
RECOMMENDATION: Adopt Resolution No. 2026-___, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement with American River Construction, Inc. for the 7555 Old Auburn Road Tenant Improvement Project

REGULAR CALENDAR

12. SUBJECT: League Of California Cities Annual Conference Resolution

STAFF REPORT: C. Kempenaar
RECOMMENDATION: Staff recommends that the City Council review the Cal Cities Resolution and Provide Direction to the City's Voting Delegate

ITEMS REQUESTED BY COUNCIL MEMBERS / FUTURE AGENDA ITEMS

CITY MANAGER ITEMS

ADJOURNMENT

ADDRESSING THE CITY COUNCIL:

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WRITINGS RECEIVED AFTER AGENDA POSTING:

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MariJane Lopez-Taff, *Mayor*
Porsche Middleton, *Vice Mayor*
Dr. Jayna Karpinski-Costa, *Council Member*
Kelsey Nelson, *Council Member*
Tim Schaefer, *Council Member*

CITY OF CITRUS HEIGHTS
CITY COUNCIL
Regular Meeting of Wednesday, September 9, 2026
City Hall Council Chambers, 6360 Fountain Square Dr., Citrus Heights, CA 95621
Regular Meeting 6:00 p.m.

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September 4, 2026

Amy Van, City Clerk

REGULAR CITY COUNCIL MEETING
6:00 PM

CALL REGULAR MEETING TO ORDER

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PUBLIC COMMENT

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COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

CONSENT CALENDAR (Estimated Start Time 6:45 p.m.)

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REGULAR CALENDAR (Estimated Start Time 6:50 p.m.)

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CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Special and Regular Meetings of Wednesday, June 10, 2026
City Hall Council Chambers, 6360 Fountain Square Dr., Citrus Heights, CA 95621

CALL SPECIAL MEETING TO ORDER

The special meeting was called to order at 5:02 p.m. by Mayor Lopez-Taff.

1. Roll Call:
   Council Members present: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
   Council Members absent: None
   Staff Members present: Feeney, Jones, Van

PUBLIC COMMENT

None

CLOSED SESSION

2. CONFERENCE WITH LABOR NEGOTIATORS
   Pursuant to California Government Code Section 54957.6
   Agency designated representatives: Ashley Feeney, City Manager, Ryan Jones, City Attorney, and Patrick Clark, Negotiator
   Employee Organization: Citrus Heights Police Officers Association, Citrus Heights Police Employees Association, and unrepresented employees

3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
   Pursuant to California Government Code Section 54956.9(d)(1)
   Name of Case: City of Citrus Heights, People of the State of California, v. Sunrise Mall Realty LLC, et al.
   Sacramento County Superior Court Case No.: 25CV016858

The City Council, City Manager, City Attorney, and Labor Negotiator participated in the closed session.

REPORT OUT OF CLOSED SESSION

There was no reportable action from closed session.

ADJOURNMENT

Mayor Lopez-Taff adjourned the special meeting at 5:55 p.m.

CALL REGULAR MEETING TO ORDER

The regular meeting was called to order at 6:00 p.m. by Mayor Lopez-Taff.

1. The Flag Salute was led by Mayor Lopez-Taff.

2. Roll Call: Council Members present: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
Council Members absent: None
Staff Members present: Bermudez, Cave, Dunning, Feeney, Sgt. D. Jones, R. Jones, Kempenaar, Van and department directors.

3. The video statement was read by City Clerk Van.

APPROVAL OF AGENDA

ACTION: On a motion by Council Member Schaefer, seconded by Council Member Karpinski-Costa, the City Council approved the agenda.

AYES: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
NOES: None
ABSENT: None

PRESENTATIONS

4. Presentation by the Citrus Heights Police Department for National Night Out on August 4, 2026

Sergeant Jones provided a presentation detailing National Night Out, a long-standing, nationwide campaign promoting crime prevention, public safety awareness, and stronger police-community partnerships through neighborhood gatherings. He described anticipated activities, including block parties, meet-and-greets with police and City officials, and opportunities to discuss neighborhood issues and develop community relationships. He noted that over 13 neighborhoods participated last year and expects increased participation in 2026. Information was provided on how residents, businesses, and community organizations can register for the event.

PUBLIC COMMENT

Gigi Rayford spoke about the importance of constituents being treated with courtesy, professionalism and respect by elected officials and public representatives.

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

Council Member Nelson encouraged attendance at the Sunrise Farmer's Market.

Council Member Karpinski-Costa attended the following: the virtual Neighborhoods USA (NUSA) Conference; San Juan Education Foundation Scholarship Awards; Electric Golf Car Company ribbon cutting; Habitat for Humanity Sayonara Drive key dedication ceremony; SMUD Economic Summit; and the Low Vision Support Group.

Council Member Schaefer attended the following: the Sacramento Area Council of Governments (SACOG) Policy & Innovation Committee and a Sacramento Regional Transit District (SacRT) Board meeting. He announced that the SacRT Flex service is expanding its hours.

Vice Mayor Middleton attended the Habitat for Humanity key dedication ceremony and a Sacramento Metropolitan Cable Television Commission meeting.

Mayor Lopez-Taff attended the following: a Sacramento Public Library Authority Board meeting; a Sacramento Metropolitan Air Quality Management District (SMAQMD) Board meeting; Senate Bill 827 training; Electric Golf Car Company ribbon cutting; League of California Cities (Cal Cities) Environmental Quality Policy Committee; the Habitat for Humanity key dedication ceremony; a Cal Cities Sacramento Valley Division Board meeting; a Finance/Admin 2x2 ad hoc subcommittee meeting; and the SMUD Economic Summit.

CONSENT CALENDAR

5. **SUBJECT:** Calling the November 3, 2026 General Municipal Election and Requesting Consolidation with the Statewide General Election
STAFF REPORT: A. Van
RECOMMENDATION: Adopt Resolution No. 2026-036**,** A Resolution Calling a General Municipal Election and Requesting the Board of Supervisors of Sacramento County to Consolidate the General Municipal Election with the Statewide General Election to be held on November 3, 2026, Pursuant to Section §10403 of the Elections Code

6. **SUBJECT:** Revision to Regional Board Appointments
STAFF REPORT: A. Van / D. Jones
RECOMMENDATION: Staff recommends the City Council Ratify the Revision to the 2026 Mayor's Appointments to Regional Boards and Committees

7. Pulled to hear public comment.

8. **SUBJECT:** Second Reading: 2026 Zoning Code Amendments
STAFF REPORT: C. Kempenaar / A. Bermudez / S. Lui
RECOMMENDATION: Adopt Ordinance No. 2026-004, An Ordinance of the City Council of the City of Citrus Heights, California, Amending Various Sections of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code Section)

9. **SUBJECT:** Authorize Sole Source Purchase for Traffic Signal Detection Material
STAFF REPORT: R. Cave / L. Blomquist / N. Maciejewski
RECOMMENDATION: Adopt Resolution No. 2026-037, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing a Sole-Source Purchase of Traffic Signal Detection Material

10. **SUBJECT:** Senate Bill 1 Road Maintenance and Rehabilitation Account Funding and Project Expenditure Plan for Fiscal Year 2026/2027
STAFF REPORT: R. Cave / L. Blomquist
RECOMMENDATION: Adopt Resolution No. 2026-038, A Resolution of the City Council of the City of Citrus Heights, California, Approving the Fiscal Year 2026/2027 Project Expenditure Plan to be funded by Senate Bill 1: The Road Repair and Accountability Act of 2017

11. **SUBJECT:** Award of 2026 Street Maintenance Services Agreements – City Project Number GS 26-03
STAFF REPORT: R. Cave / M. Poole
RECOMMENDATION: Adopt Resolution No. 2026-039, A Resolution of the City Council of the City of Citrus Heights, California, Awarding Agreements for the 2026 Street Maintenance

Services Contract (GS 26-03) to Arrow Drillers Inc. DBA Arrow Construction; and Central Valley Engineering and Asphalt, Inc.

12. **SUBJECT:** Resolution of Intention to Record Delinquent Solid Waste Charges, Penalties and Interest on the Property Tax Roll
STAFF REPORT: R. Cave / M. Poole
RECOMMENDATION: Adopt Resolution No. 2026-040, A Resolution of the City Council's Intention to Record Delinquent Solid Waste Charges, Penalties and Interest on the Property Tax Roll

Prior to approval, Consent Calendar Item 7 was pulled to allow for public comment.

ACTION: On a motion by Council Member Schaefer, seconded by Council Member Karpinski-Costa, the City Council adopted Consent Calendar Items 5, 6, 8, 9, 10, 11 and 12.

AYES: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
NOES: None
ABSENT: None

CONSENT CALENDAR ITEMS PULLED FOR SEPARATE VOTE

7. **SUBJECT:** Second Reading: Ordinance Amending Citrus Heights Municipal Code Chapter 22 – Businesses, Article VIII. – Massage Establishments
STAFF REPORT: A. Turcotte / K. Frey / W. Dunning / D. Miller / C. Kempenaar / A. Bermudez
RECOMMENDATION: Adopt Ordinance No. 2026-003, An Ordinance of the City Council of the City of Citrus Heights, California, Amending Citrus Heights Municipal Code Chapter 22 – Businesses, Article VIII. – Massage Establishments

Public Comment

Daniel Howes of Good Hands Massage asked for clarification on the term "anatomical areas" in Section 22-604 – Definitions of the proposed amendments as they relate to enforcement expectations. He requested a specific muscle group be excluded from that list.

Police Lieutenant Dunning responded to City Council questions. A typographical error was noted on Page 24 of the agenda packet. City Attorney Jones advised that, aside from correcting typos, amendments introduced at this meeting would delay adoption of the Ordinance.

ACTION: On a motion by Council Member Schaefer, seconded by Council Member Karpinski-Costa, the City Council adopted Consent Calendar Item 7, with direction to staff to correct the typo.

AYES: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
NOES: None
ABSENT: None

REGULAR CALENDAR

13. **SUBJECT:** Consideration of Renaming of Sayonara Drive
STAFF REPORT: C. Kempenaar / R. Cave / A. Bermudez
RECOMMENDATION: Staff recommends the City Council move one of the following actions:

a. Adopt Resolution No. 2026-041 , A Resolution of the City Council of the City of Citrus Heights, California, Approving the Renaming of Sayonara Drive and Directing Staff to Take Actions Necessary to Implement the Street Name Change; or

b. Maintain the Existing Street Name and Take No Further Action.

Senior Planner Bermudez provided a presentation outlining the results of outreach regarding the potential renaming of Sayonara Drive, following the City Council's direction to survey property owners and tenants. Of the 158 surveys distributed, 37 responses were received, with 68% supporting a name change; most supportive responses came from Habitat for Humanity–affiliated properties. Feedback ranged from viewing the change as part of revitalization to concerns about inconvenience and a preference for focusing on infrastructure and enforcement. Staff outlined costs, timeline, and provided vetted name options, asking the Council for direction on whether to proceed with a new name or retain the existing one.

Public Comment

Kathy Morris spoke in favor of keeping the name "Sayonara Drive".

Michael Gordon of Habitat with Humanity thanked the City for the Sayonara Drive project and expressed no preference regarding a name change, but that it should be a community decision.

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member Schaefer, the City Council voted for option b.) Maintain the Existing Street Name and Take No Further Action.

AYES:	Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
NOES:	None
ABSENT:	None

14. **SUBJECT:** America's 250 Year Anniversary Mural Installation at City Hall
STAFF REPORT: R. Cave / M. Huber
RECOMMENDATION: Adopt Resolution No. 2026-042, A Resolution of the City Council of the City of Citrus Heights, California, Approving the Recommended Mural as Voted on by the Public for Installation at City Hall

Director Cave provided a presentation with the results of community voting on four designs proposed for the City Hall mural, following the City Council's earlier approval of the project concept and Community Support Grant funding. More than 800 votes were cast, with Option 2 receiving the highest number of votes.

Gigi Rayford with Citrus Heights Arts responded to Council questions.

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Vice Mayor Middleton, the City Council adopted Resolution No. 2026-042, A Resolution of the City Council of the City of Citrus Heights, California, Approving the Recommended Mural as Voted on by the Public for Installation at City Hall.

AYES:	Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
NOES:	None
ABSENT:	None

15. **SUBJECT:** Citrus Heights Arts Grant Reallocation Request
STAFF REPORT: M. Huber
RECOMMENDATION: Receive a Request from Citrus Heights Arts to Amend the Approved Use of a Fiscal Year 2025/2026 Non-Profit Community Support Fund Award and Provide Direction

Director Huber presented a request from Citrus Heights Arts to modify the previously approved allocation of Non-Profit Community Support Grant funds for the current fiscal year. The organization had originally received $12,000 to produce the third annual ArtBeat event, but submitted a proposal seeking reallocation, detailed in their letter included in the staff report.

The Quality of Life 2x2 ad hoc subcommittee (Vice Mayor Middleton, Council Member Nelson) had reviewed the amendment request and expressed support.

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member Nelson, the City Council voted to Approve the Request from Citrus Heights Arts to Amend the Approved Use of a Fiscal Year 2025/2026 Non-Profit Community Support Fund Award.

AYES:	Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff
NOES:	None
ABSENT:	None

ITEMS REQUESTED BY COUNCIL MEMBERS / FUTURE AGENDA ITEMS

Council Member Schaefer requested an item regarding the installation of speed cameras in the City for monitoring and ticketing speeders, seconded by Vice Mayor Middleton.

CITY MANAGER ITEMS

City Manager Feeney announced upcoming City Scoop events. He attended the Habitat for Humanity key dedication ceremony and commended staff. He announced that Director Huber has been recognized as one of North America's Top 50 Economic Developers for 2026. He announced that Sunrise Boulevard would be closed on June 15 due to replacement of a transformer at the SMUD Substation and there will be detour signage.

ADJOURNMENT

Mayor Lopez-Taff adjourned the regular meeting at 7:04 p.m.

Respectfully submitted,

_____
Amy Van, City Clerk

CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: September 9, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Amy Van, City Clerk
Danielle Jones, Administrative Assistant

SUBJECT: **Conflict of Interest Code Biennial Update**

Recommendation

The Political Reform Act requires every local government agency to review its Conflict of Interest Code biennially to determine if it is accurate or if the code must be amended. Staff has determined amendments to the City's Conflict of Interest Code are necessary to account for the addition, deletion, and modification of positions listed as "designated employees".

Staff recommends the City Council adopt Resolution No. 2026 -___, A Resolution of the City Council of the City of Citrus Heights, California, Adopting an Amended Conflict of Interest Code and a list of designated positions.

Fiscal Impact

There is no fiscal impact associated with this item.

Background and Analysis

The Political Reform Act (the "Act"), Government Code Sections 81000, et seq., requires every state and local government agency to adopt a Conflict of Interest Code, which establishes substantive requirements for the disclosure of financial interests and disqualification of City employees and other officials from participation in decisions in which they might have a private, financial interest. The Act also requires the City Council to review the provisions of the City's code biennially to determine if revisions are required to update the code. The City Council last updated the code in September 2024, and since that time, certain positions have been removed, added or changed. Therefore, the Appendix of Designated Positions (Appendix) needs to be updated, no other amendments to the Conflict of Interest Code are proposed.

The Appendix lists those positions within the City involved in making, or participation in making, a governmental decision that may affect the financial interest of the employee. In addition, certain consultants to the City must also disclose their financial interests because they make or participate in making governmental decisions on behalf of the local agency. The "Designated Employees" make these disclosures on a form known as "Statement of Economic Interests Form 700".

For the Council's information, the list of designated positions excludes Council Members, Planning Commissioners, the City Manager, the Finance Director, and the City Attorney. These positions are not listed in the local code because they are already required by state law (Government Code Section 87200) to disclose their financial interests.

The Act identifies four basic types of financial interests that are subject to reporting by designated employees: (1) investments, (2) business positions, (3) sources of income and (4) real property interests. Under the Act, the City's Conflict of Interest Code must require designated employees to report those financial interests that may foreseeably be affected materially by any decision made or participated in by the designated employee by virtue of his or her position. The disclosure categories accomplish this requirement by matching the employee positions with the types of reportable financial interests that may be affected by the performance of the employee's duties. The City's Conflict of Interest Code has four disclosure categories:

Disclosure Category 1. Full Disclosure. Designated employees in Category 1 are required to provide the fullest disclosure including investments, interests in real property, sources of income, and reporting of business positions.

Disclosure Category 2. Limited Disclosure – Purchasing. Designated employees in Category 2 are required to report investments, business positions and sources of income from sources that provide the type of goods and services utilized by the City. Disclosure under this category is limited in scope to cover those designated employees who make or participate in making decisions pertaining to purchase contracts.

Disclosure Category 3. Limited Disclosure – Real Property. Designated employees in Category 3 are required to report investments, business positions and sources of income, and interests in real property located in the City. Disclosure under this category is limited in scope to cover those designated employees who make or participate in making decisions pertaining to land development, construction or the acquisition or sale of real property.

Disclosure Category 4. Limited Disclosure – Regulatory. Designated employees in Category 4 are required to report investments, business positions, and sources of income which are subject to the regulatory, permit or licensing authority of the City.

With the amendments to the list of designated positions, the City's Conflict of Interest Code accurately reflects positions that may make or participate in making governmental decisions for the City.

Attachments

1. Resolution No. 2026-___, A Resolution Adopting an Amended Conflict of Interest Code
    a. List of Designated Positions

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, ADOPTING AN AMENDED CONFLICT OF INTEREST CODE AND A LIST OF DESIGNATED POSITIONS

WHEREAS, the Political Reform Act, Government Code Sections 81000, et seq., requires every state or local government agency to adopt and promulgate a Conflict of Interest Code; and

WHEREAS, the Fair Political Practices Commission has adopted a regulation, 2 Cal. Code of Regulations Section 18730, which contains the terms of a standard model conflict of interest code, which can be incorporated by reference, and which will be amended by the Fair Political Practices Commission to conform to any amendments in the Political Reform Act after public notice and hearing pursuant to the Administrative Procedures Act, Government Code Sections 11370, et seq.; and

WHEREAS, incorporation by reference of the terms of the aforementioned regulation and amendments to it as the Conflict of Interest Code of the City of Citrus Heights (the "City") will save the City time and money by minimizing the actions required of the City to keep its conflict of interest code in conformity with the Political Reform Act; and

WHEREAS, the Political Reform Act requires every local government agency to review its Conflict of Interest Code biennially to determine if it is accurate or needs to be amended.

NOW THEREFORE BE IT RESOLVED AND ORDERED that the City Council of the City of Citrus Heights does hereby as follows:

1. The terms of 2 Cal. Code of Regulations Section 18730, and any amendments to that section which may be duly adopted by the Fair Political Practices Commission, is hereby adopted by reference as the body of the Conflict of Interest Code of the City of Citrus Heights.

2. The list of designated positions and disclosure categories attached hereto as Appendix "A" is hereby adopted as the Appendix of Designated Positions and Disclosure Categories referred to in 2 Cal. Code of Regulations Section 18730.

3. All persons holding designated positions shall file Statements of Economic Interests with the City Clerk of the City of Citrus Heights, who shall be the filing officer with respect to these statements. The statements will be made available for public inspection and reproduction. Statements for all designated positions will be retained by the City of Citrus Heights.

4. This amended conflict of interest code is effective immediately and newly added designees are required to file within 30 days of the effective date of the Code.

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 9th day of September 2026 by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:

MariJane Lopez-Taff, Mayor

ATTEST:

Amy Van, City Clerk

Exhibit

A. List of Designated Positions

APPENDIX "A"

APPENDIX OF DESIGNATED POSITIONS AND DISCLOSURE CATEGORIES

I. Designated Positions.

Position	**Disclosure Category**
Accountant	1
Administrative Services Director	1
Assistant City Attorney	1
Assistant Engineer	3, 4
Associate Civil Engineer	1
Associate Engineer	1
Associate Planner	1
Building Inspector I/II	3
Chief Building Official	1
Chief of Police	1
City Clerk	1
City Engineer	1
Communications Officer	1
Community Development Director	1
Construction/Maintenance Inspector I/II	3
Construction/Maintenance Inspector Supervisor	1
Economic Development & Community Engagement Director	1
Event and Community Center Supervisor	2
Facilities and Fleet Supervisor	2
General Services Director	1
Housing & Human Services Program Coordinator	1
Human Resources Manager	1
Information Technology Analyst II	2
Information Technology Manager	1
Management Analyst I/II	1
Operations Manager	1
Police Commander	1
Police Communications Manager	1
Police Communications Supervisor	4
Police Lieutenant	2, 4
Principal Civil Engineer	1
Senior Accountant	1
Senior Building Inspector	3
Senior Civil Engineer	3, 4
Senior Database and Applications Analyst	2
Senior Management Analyst	1
Senior Planner	1
Senior Traffic Signal & Lighting Technician	1
Consultants	*

* Disclosure by Consultants shall be subject to the following limitation:

The City Manager may determine in writing that a particular Consultant, although a "designated position," is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements in this section. Such written determination shall include a description of the Consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. The City Manager's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

II. Public Officials Specified in Government Code Section 87200: The following positions shall file a statement of economic interests pursuant to Government Code section 87200:

Members of the Citrus Heights City Council
City Manager
City Attorney
Finance Director
Finance Manager
Members of the Citrus Heights Planning Commission

III. Disclosure Categories.

CATEGORY/ DESCRIPTION	DISCLOSURE	GIFTS/LOANS AND TRAVEL PAYMENTS
1 - "Full Disclosure" For officials and employees whose duties are broad and indefinable.	All investments, business positions in, and income from sources located in or doing business in the City. Interest in real property located in the City, including property located within a two-mile radius of the City or of any property owned or used by the City of Citrus Heights.	Gifts, loans and travel payments from sources that: ▪ manufacture, sell or provide goods, equipment, vehicles, machinery or services, including training or consulting services; ▪ provide leased facilities to the agency; ▪ are subject to the regulatory, permit or licensing authority of or have an application for a license or permit pending before the City; and ▪ or engage in land development, construction or the acquisition or sale of real property.
2 - "Limited Disclosure - Purchasing" For officials and employees with limited decision-making authority mainly related to purchasing goods and services.	All investments, business positions in, and income sources of the type which provides services, supplies, materials, machinery or equipment of the type utilized by the City of Citrus Heights.	Gifts, loans and travel payments from sources that: ▪ manufacture, sell or provide goods, equipment, vehicles, machinery or services, including training or consulting services; ▪ provide leased facilities to the agency; ▪ are subject to the regulatory, permit or licensing authority of or have an application for a license or permit pending before the City; and ▪ engage in land development, construction or the acquisition or sale of real property.
3 – "Limited Disclosure – Real Property" For officials and employees with limited decision-making authority mainly related to land development, construction or the acquisition or sale of real property.	All investments, business positions in, and income sources of the type which provides services, supplies, materials, machinery or equipment of the type utilized by the City of Citrus Heights. Interest in real property located in the City, including property located within a two-mile radius of the City or of any property owned or used by the City of Citrus Heights.	Gifts, loans and travel payments from sources that: ▪ manufacture, sell or provide goods, equipment, vehicles, machinery or services, including training or consulting services; ▪ provide leased facilities to the agency; ▪ are subject to the regulatory, permit or licensing authority of or have an application for a license or permit pending before the City; and ▪ engage in land development, construction or the acquisition or sale of real property.

4 - "Limited Disclosure - Regulatory" For officials and employees with limited decision-making authority mainly related to regulatory permitting or licensing.	All investments, business positions in, and sources of income which are subject to the regulatory, permit or licensing authority of the City of Citrus Heights.	Gifts, loans and travel payments from sources that: ▪ manufacture, sell or provide goods, equipment, vehicles, machinery or services, including training or consulting services; ▪ provide leased facilities to the agency; ▪ are subject to the regulatory, permit or licensing authority of or have an application for a license or permit pending before the City; and ▪ engage in land development, construction or the acquisition or sale of real property.

CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: September 9, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Regina Cave, General Services Director
Leslie Blomquist, City Engineer
Daniel Kehrer, Principal Civil Engineer

SUBJECT: **2025 Accessibility and Drainage Project**
Final Acceptance and Notice of Completion

Recommendation

On May 28, 2025, the City Council approved a resolution authorizing the City Manager to execute an agreement with All-American Construction, Inc. (All-American) for construction of the 2025 Accessibility and Drainage Project (Project). All work has been completed, and the Project has been field accepted by staff.

Staff recommends the City Council adopt the following resolution:

1. Resolution No. 2026-___, a Resolution of the City Council of the City of Citrus Heights, California, accepting the 2025 Accessibility and Drainage Project as complete and authorizing the City Engineer to record a notice of completion and release the contract retention.

Strategic Plan Alignment

This item is in alignment with the following City Council priority:

Goal: Maintain Public Infrastructure and Enhance All Modes of Transportation

Fiscal Impact

There is no fiscal impact associated with this action. The total construction cost of $4,168,975.02, summarized in Table 1, is within the Council approved construction budget of $4,707,065.00. The remaining $538,089.98 will be reallocated to other projects within the current Pavement Preservation Plan (PPP).

Table 1 – Summary of Final Construction Costs

Project Component	Actual Costs ($)
Original Contract Amount (includes Additive Alternates 1 & 2)	4,093,115.00
Net Contract Change Orders (9)	75,860.02

Project Component	Actual Costs ($)
Final Construction Amount	**$ 4,168,975.02**

Table 2 – Project Construction Funding Sources

Source Fund	Fund No.	Amount ($)
Community Development Block Grant (CDBG)	234	794,031.25
Stormwater Utility Funds	209	250,000.00
Measure A Maintenance	210	951,510.16
General Capital Fund	330	2,173,433.61
Totals		**4,168,975.02**

Background and Analysis

Historically, the City has performed accessibility and drainage improvement projects as a predecessor to annual street resurfacing project, as required by the Americans with Disabilities Act (ADA) and in conformance with the City's ADA Transition Plan. It has also been the City's practice to perform sidewalk, curb, gutter, storm drain pipe repairs, implement safety improvements planned by the City's Multi-Modal Transportation Safety Program (MMTSP) prior to roadway resurfacing in order to minimize pavement cuts after resurfacing is completed.

On December 14, 2023, the City Council approved the Pavement Preservation Plan for 2025 through 2027. The 2025 Accessibility and Drainage Project included upgrades to the existing storm drain system, sidewalk repairs, curb ramp reconstruction and installation, and various MMTSP safety improvements (such as bulb-outs) associated with the 2025 roadway resurfacing list.

On May 28, 2025, the City Council approved a resolution authorizing the City Manager to execute an agreement with All-American for construction of the Project. The contractor has completed all work, staff has field-accepted the Project, and it is now ready for Final Acceptance.

Attachments

1. Resolution No. 2026-___, a Resolution of the City Council of the City of Citrus Heights, California, accepting the 2025 Accessibility and Drainage Project as complete and authorizing the City Engineer to record a notice of completion and release the contract retention.

RESOLUTION NO. 2026- ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, ACCEPTING THE 2025 ACCESSIBILITY AND DRAINAGE PROJECT AS COMPLETE AND AUTHORIZING THE CITY ENGINEER TO RECORD A NOTICE OF COMPLETION AND RELEASE THE CONTRACT RETENTION

WHEREAS, on May 28, 2025, the City Council of the City of Citrus Heights, California, authorized the award of a construction contract to All-American Construction, Inc. for the construction of the 2025 Accessibility and Drainage Project; and

WHEREAS, the Project was funded with a combination of Community Development Block Grant (Fund 234), Measure A Maintenance (Fund 210), Stormwater Utility funds (Fund 209), and General Capital Funds (Fund 330); and

WHEREAS, All-American Construction, Inc. has successfully completed all work associated with the Project.

NOW THEREFORE BE IT RESOLVED AND ORDERED that the City Council of the City of Citrus Heights hereby accepts the 2025 Accessibility and Drainage Project as complete.

BE IT FURTHER RESOLVED AND ORDERED that the City Engineer is authorized to record a Notice of Completion for the 2025 Accessiblity and Drainage Project with the Sacramento County Recorder and to release the contract retention following the 35-day lien period.

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 9th day of September 2026 by the following vote, to wit:

AYES: **Council Members:**
NOES: **Council Members:**
ABSTAIN: **Council Members:**
ABSENT: **Council Members:**

_____
MariJane Lopez-Taff, Mayor

ATTEST:

_____
Amy Van, City Clerk

CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: September 9, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Regina Cave, General Services Director
Mary Poole, Operations Manager
Brandon Panell, Facilities and Fleet Supervisor
Tori Luchini, Administrative Assistant

SUBJECT: **7555 Old Auburn Road Tenant Improvement Project – Award of Contract**

Recommendation

In August 2026, the City issued a Request for Proposals for the 7555 Old Auburn Road Tenant Improvement Project (Project) and on August 31, 2026, the City opened bids for the Project. After careful evaluation of the bids, staff determined that American River Construction Inc. submitted the lowest responsive and responsible bid.

Staff recommends the City Council adopt the following:

1) Resolution No 2026-____, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement with American River Construction, Inc. for the 7555 Old Auburn Road Tenant Improvement Project.

Strategic Plan Alignment

This item is in alignment with the following City Council priority:

Goal: Maintain and Enhance Fiscal Stability While Supporting Operational Excellence.

Objective: Issue Request for Proposals (RFP), award construction contract, and complete tenant improvements on the Old Auburn Road Animal Services building renovation.

Fiscal Impact

This recommended action results in no additional fiscal impact on the approved two-year budget. Sufficient funds for the Project are included in the 2026/2027 budget utilizing General Capital

Funds specifically allocated for this Project and general facilities related improvements. The Project award is for an amount not to exceed $457,000 with an additional 10% budgeted for contingencies. Change orders for amounts less than 10% of the total contract price shall require prior written approval by the City Manager. Change orders for amounts equal to or greater than 10% of the total contract price shall require prior written approval of the City Council.

The contract award details for the Project are outlined in the table below:

Item	Cost
Base Bid (includes $25,000 supplemental)	$280,000
Additive Alternate No. 1 – Ceiling Tile Replacement	$24,000
Additive Alternate No. 2 – Lighting Conversion/Replacement	$38,000
Additive Alternate No. 3 – Window Replacement	$115,000
Total Base Bid Plus Additive Alternates 1, 2 and 3	$457,000
Up to 10% Contingency	$45,700
Total Not to Exceed Amount	$502,700

Background and Analysis

The City of Citrus Heights has long recognized the community's desire for stronger local animal services, particularly around concerns such as stray animals, reuniting lost pets with their owners, and improving local shelter options. In April 2024, City Council adopted a Strategic Objective to evaluate the feasibility of expanding shelter and pet reunification services within the City. In October 2024, the City acquired two existing commercial buildings located at 7555 and 7569 Old Auburn Road for the future purpose of providing enhanced animal services for the Citrus Heights community.

Subsequent to the acquisition, the City was contacted by FieldHaven Feline Center (FieldHaven), a non-profit organization, expressing interest in strengthening its partnership with the City by offering certain vital veterinary clinic services with a focus on addressing the overpopulation of feral cats as well as providing other animal wellness services. FieldHaven expressed interest in leasing one of the Old Auburn buildings to establish a Citrus Heights location and submitted a proposal.

In August 2025, City Council authorized staff to enter into an agreement with FieldHaven, however, directed staff to continue discussions on the services to be provided under the contract. At the same Council meeting, the City awarded an On-Call Architectural Engineering Services contract to RMW Architecture & Interiors (Consultant) to provide design services for tenant improvements for buildings operated and maintained by the City. Subsequent to the award, a task order was issued to RMW to assist with designing tenant improvements for the City's two Old Auburn Road buildings referenced above.

In January 2026, following months of discussions with staff and key representatives from the Citrus Heights veterinarian community, the city entered into a lease agreement with FieldHaven to allow for the use of 7555 Old Auburn Road to initiate a pilot program for the purpose of providing various veterinary clinic and education services to the community. In tandem, City staff, RMW and FieldHaven began working together jointly to evaluate existing conditions of the

buildings and determine core improvements necessary to carry out the planned for and intended uses of the buildings.

On August 12, 2026, a Request for Bids was advertised specifically for 7555 Old Auburn Road Tenant Improvements. On August 31, 2026, the following bids were received:

Contractor	Base Bid Total (includes $25,000 supplemental line item)	Additive Alternative 1	Additive Alternative 2	Additive Alternative 3	Total
American River Construction	$280,000	$24,000	$38,000	$115,000	$457,000
T&S Intermodal Maintenance	$331,000	$50,000	$36,000	$70,000	$487,000
Pride Industries	$355,650	$43,090	$31,650	$117,950	$548,340
RBH Construction	$387,109	$9,654*	$34,763	$108,430	$539,956
Creative Property Renewal Inc	$434,825	$52,741	$89,913	$61,290	$638,769
EVT Builders	$450,000	$28,000	$45,000	$150,000	$673,000
JPB Designs	$469,000	$30,000	$60,000	$100,000	$659,000
Built Pro Inc	$474,119	$18,498	$28,440	$42,068	$563,125
Xeela Engineering	$554,000	$48,000	$73,000	$105,000	$780,000

**(Indicates a discrepancy in the numbers submitted on the Bid Proposal)*

In general, the proposed improvements are for the replacement of doors, windows, sealed concrete floors, constructing an ADA compliant restroom, plumbing, electrical, lighting, and ceiling tile replacement, all of which are standard improvements necessary to support FieldHaven or any future use or tenant of the building. The improvements are also focused on preserving the City's assets to ensure efficiency and reduce future maintenance and replacement costs. Staff reviewed and evaluated the construction bids including the additive alternates, and the low bid from American River Construction for the base plus the three additive alternates was found to be both responsive and responsible.

Staff recommends the contract includes the work associated with the base bid, along with the three additive alternates in order to take advantage of completing much needed work that will preserve City assets and avoid impact to operations in the future.

Staff recommends that City Council authorize the City Manager to execute an agreement with American River Construction, Inc. in the amount not to exceed $457,000 and up to 10% contingencies for the 7555 Old Auburn Road Tenant Improvement Project.

Plans for the tenant improvements to 7569 Old Auburn Road for the City's Animal Services Division are near complete and staff expect to advertise for bids in the coming months.

Attachments

1. Resolution No. 2026-___, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement with American River Construction, Inc. for the 7555 Old Auburn Road Tenant Improvement Project.

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH AMERICAN RIVER CONSTRUCTION, INC. FOR THE 7555 OLD AUBURN ROAD TENANT IMPROVEMENT PROJECT

WHEREAS, in October 2024, the City acquired two adjacent properties at 7555 and 7569 Old Auburn Road to support future City operations, including the potential for enhanced animal services operations; and

WHEREAS, in August 2025, the City Council authorized the execution of a professional services agreement with RMW Architecture & Interiors to provide on call consulting services for City owned buildings; and

WHEREAS, in August 2025, the City Council authorized the execution of a lease agreement for the property at 7555 Old Auburn Road with FieldHaven Feline Center to allow for expanded access to affordable animal care to Citrus Heights residents; and

WHEREAS, a Task Order was issued to RMW Architecture & Interiors to develop plans and specifications for the 7555 Old Auburn Tenant Improvement Project; and

WHEREAS, on August 12, 206, a Request for Bids was circulated for the 7555 Old Auburn Road Tenant Improvement Project (Project) and on August 31, 2026, bids for the Project were received, opened, and read aloud and American River Construction, Inc. was determined to be the lowest responsive, responsible bidder for the Project; and

WHEREAS, the Project will ensure City assets are preserved and maintained for operational needs in the near term as well as the long term; and

WHEREAS, sufficient General Capital Replacement funds are available in the approved current two-year budget to fund this project.

NOW THEREFORE BE IT RESOLVED AND ORDERED that the City Council of the City of Citrus Heights does hereby authorize the City Manager to execute an agreement with American River Construction in the amount not to exceed $457,000 plus up to 10% in contingencies for the 7555 Old Auburn Road Tenant Improvement Project, in a form approved by the City Attorney.

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 9th day of September 2026, by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:

MariJane Lopez-Taff, Mayor

ATTEST:

Amy Van, City Clerk

CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: September 9, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Casey Kempenaar, Community Development Director

SUBJECT: **League of California Cities Annual Conference Resolution**

Summary and Recommendation

At the Annual Business Meeting, Cal Cities members consider and take action on resolutions that establish or modify Cal Cities policy. At the time the August 12 agenda packet was published, the City had not received information regarding the General Resolutions to be considered at the Annual Business Meeting. The resolution was subsequently shared with the City Council at the August 12 meeting. The Council had several questions regarding the resolution and directed staff to return the item at a subsequent Council meeting for further consideration.

Staff recommends that the City Council review the Cal Cities resolution and provide direction to the City's voting delegate to either:

1. Support the resolution at the Annual Business Meeting; or
2. Abstain from voting on the resolution at the Annual Business Meeting; or
3. Oppose the resolution at the Annual Business Meeting.

Background and Analysis

The Cal Cities Annual Conference is scheduled for September 23–25, 2026, in Anaheim, California. The Annual Business Meeting will be held during the General Assembly on Friday, September 25, 2026. Consistent with Cal Cities bylaws, the City Council selected Vice Mayor Middleton as the City's voting delegate and Mayor Lopez-Taff as the alternate delegate.

The City's appointed voting delegate plays an important role during the General Assembly by representing the City and voting on resolutions brought before the membership. Attachment 1 includes the Cal Cities materials related to the resolution under consideration.

At the August 12, 2026, City Council meeting, the Council requested that staff further review the resolution and provide additional information at a subsequent Council meeting.

Summary of Request

The Cal Cities General Assembly will consider the attached resolution during the Annual Business Meeting. The City Council is being asked to provide direction to its voting delegate to either support the resolution or abstain from voting.

If a majority of Cal Cities delegates support the resolution, Cal Cities would be directed to:

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.

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."

Importantly, approval of the resolution would not place a ballot measure before voters or commit Cal Cities to pursuing a specific ballot measure. Instead, approval would initiate a process for further evaluation and development of potential strategies related to local control of housing and land use.

Under the proposed approach, a statewide working group comprised of Cal Cities members would conduct fact-finding and evaluate the feasibility and potential effectiveness of a future ballot measure or other strategy focused on local authority over housing and land use. The group could evaluate potential frameworks, conduct internal review of potential ballot language, conduct polling, develop alternatives, and consider other strategic approaches before any decision is made to advance a measure.

Communication and coordination among the working group, Cal Cities policy committees, member cities, and other stakeholders would continue throughout this process. If the process ultimately results in a proposed ballot measure, Cal Cities Board of Directors would have an opportunity to consider whether to advance the measure.

Public Comments

Resident David Warren provided the City with a letter highlighting concerns with the proposed Cal Cities resolution (Attachment 2).

Attachments

(1) 2026 Resolution Packet – sent to Council on 8/11/26
(2) August 2026 Letter – David Warren

LEAGUE OF CALIFORNIA CITIES

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.

LEAGUE OF CALIFORNIA CITIES

2026 Resolution Packet

LEAGUE OF CALIFORNIA CITIES

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

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

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

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

CITY OF CANYON LAKE

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

Brian Mohan
City Manager

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
TORRANCE

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.

3031 Torrance Boulevard • Torrance, California 90503 • 310/618-2801 • FAX 310/618-5841

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

595 S San Jacinto Ave, San Jacinto, CA 92583
Cell: 951-282-1895 • Office: 951-487-7330 • email: cruiz@sanjacintoca.gov

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,

Crystal Ruiz

Mayor

City of San Jacinto

595 S San Jacinto Ave, San Jacinto, CA 92583
Cell: 951-282-1895 • Office: 951-487-7330 • email: cruiz@sanjacintoca.gov

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.

Printed on Recycled Paper

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

DAVID WARREN
[redacted]
Citrus Heights, CA 95621
Telephone: [redacted]
Cellular: [redacted]
Fax: [redacted]
Internet: [redacted]

17 August 2026

Via email and USmail

Ashley Finney
City Manager
City of Citrus Heights
6360 Fountain Square Drive
Citrus Heights, CA 95621

Mr. Finney:

The City Council on 12 August postponed consideration of a portion of item 12, i.e., support, opposition or abstention of a vote concerning a resolution to be considered at the upcoming League of California Cities ("League") Annual Conference. As a member of the audience, it appeared that the City Council directed staff to obtain a representative from the League to present on the resolution at an upcoming City Council meeting.

The patent impropriety of the proposal is concerning. An employee of the League is required to remain neutral on any matter before the League until such time as direction is provided at a plenary session. The request places a League employee in the uncomfortable position as a potential patent or latent advocate of a position which may or may not be acceptable to all League members before it is approved by a vote of the membership.

There is an obvious solution. The City of Murietta is the principal advocate for the resolution, along with other co-advocates. An invitation should be extended to the City of Murietta to attend the meeting as a presenter via Zoom, and should the invitation be rejected, to any of the other co-advocates, to present at the City Council in support of the resolution. The City Council should also extend an invitation to a representative of a city which opposes the resolution, and if one cannot be found, allow a resident equal time to present why the city should either oppose or abstain at the time the resolution is presented for a vote. If none of the authors/co-authors of the resolution are willing to present, *res ipsa loquitur*.

Subsequent to the presentation, the vote on the position to be taken by

the city should be postponed until a subsequent City Council meeting to allow residents to contact their City Councilmember to express their opinion on the resolution before the City Council takes a position. This proposal offers the residents an opportunity to understand the issue which is being presented for consideration at the League meeting, and provide comment to Council members.

As an aside, I would like to emphasize that the seminal issue as set forth in the documents provided by the League is described as:

> 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. [emphasis added]

In my presentation, I referred to this specific provision, noting in my opinion that the resolution is an attempt to interfere with State mandates requiring more affordable housing. A council member rejected my assertion. An internet search reveals that the resolution advocates have consistently objected to State mandated affordability housing issues, i.e., mandatory affordability housing in or adjacent to wealthier communities, not upscale commercial zoning, because these communities do not want development other than high end residential and shopping adjacent to their communities.

An excellent metaphor herein is one of the consequences of former Senator George Runner's Proposition 83, Jessica's Law, which barred paroled sex offenders from residing with 2,000 feet of a public school or other locations where children would be present. Senator Runner's district was the high desert around Lancaster. Because developed areas in the state had few or no locations available which could abide the 2,000-foot restriction, offenders were paroled to Lancaster which had significant areas without schools, parks, etc., i.e., the law of unintended consequences, concentrating paroled sex offenders to locations within Runner's Senatorial district. If approved, the resolution will have a similar consequence, albeit affecting low income and homeless individuals, funnelling these individuals away from wealthy neighbourhoods to older developed communities, such as Citrus Heights.

The purpose of having a State Legislature is to encourage public discourse on matters such as this, i.e., the siting of affordable housing. Wealthy neighbourhoods should not be allowed to bypass the legislative process by seeking endorsement of discriminatory policies by organizations which do not allow public comment on policy issues. More than a 160 years ago this country

fought over the “State’s rights issue.” There is no need to reconsider that outcome over something as insignificant as siting of affordable housing. Nonetheless, this is the issue to be decided by the City Council, but the decision should only be made after a full, public, and educated explanation of the pros and cons of the resolution.

Yours truly,

/s/

David Warren

Cc: Mayor MariJane Lopez-Taff
Vice Mayor Porsche Middleton
Council Member Dr. Jayna Karpinski-Costa
Council Member Kelsey Nelson
Council Member Tim Schaefer