

LEMOORE

CALIFORNIA

**LEMOORE CITY COUNCIL
COUNCIL CHAMBER
429 C STREET
September 1, 2026
5:30 P.M.**

MEETING AGENDA

Please silence all electronic devices as a courtesy to those in attendance. Thank you.

- a. CALL TO ORDER**
- b. INVOCATION**
- c. PLEDGE OF ALLEGIANCE**
- d. ROLL CALL**
- e. AGENDA APPROVAL, ADDITIONS, AND/OR DELETIONS**

1 – CEREMONIAL / PRESENTATION

- 1-1 Proclamation – Declaring the Month of September 2026 as “Suicide Prevention Awareness Month” in the City of Lemoore (Valdez)
- 1-2 Recognition – Lemoore Little League All-Star Team (Brewster)

2 – STUDY SESSION

No Study Session.

PUBLIC COMMENT

Public comment will be in accordance with the attached policy. This time is reserved for members of the audience to address the City Council on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Council. It is recommended that speakers limit their comments to three (3) minutes each and it is requested that no comments be made during this period on items on the Agenda. The Council is prohibited by law from taking any action on matters discussed that are not on the Agenda. Prior to addressing the Council, any handouts for Council will be provided to the City Clerk for distribution to the Council and appropriate staff. The public will have an opportunity to comment on items on the agenda once the item has been called and the Mayor opens the item to the public.

3 – DEPARTMENT AND CITY MANAGER REPORTS

- 3-1 Department & City Manager Reports

4 – CONSENT CALENDAR

Items considered routine in nature are placed on the Consent Calendar. They will all be considered and voted upon in one vote as one item unless a Council member or member of the public requests individual consideration.

- 4-1 Approval – Minutes – Regular Meeting – August 18, 2026
- 4-2 Approval – Budget Amendment for Completion of Cedar Lane Bike Lane and Striping Project
- 4-3 Approval – Public Comment Agenda Language Update
- 4-4 Approval – Settlement and Release Agreement in the matter of *Paulette Ray Jones, et al. v. City of Lemoore, et al.*, Kings County Superior Court Case No. 22C-004, dismissing City of Lemoore’s Cross-Complaint against J.R. Filanc Construction Co., Inc.; Vanir Construction Management, Inc.; Zurich American Insurance Company; and the Estate of Dion Jones, and Authorize the City Manager to Execute the Agreement

- 4-5 Approval – Resolution 2026-30 – Appropriate Water Enterprise Funds and Authorize an Interfund Loan from the General Fund to the Water Enterprise Fund

5 – PUBLIC HEARINGS

Report, discussion and/or other Council action will be taken.

- 5-1 First Reading – Ordinance 2026-09 – Adding Article F (Fats, Oils, and Grease Management) to Chapter 7 (Water and Sewer Regulations) of Title 7 of the Lemoore Municipal Code to Protect the City’s Wastewater Collection System and Public Infrastructure from Fats, Oils, and Grease Discharges (Schisler)

6 – NEW BUSINESS

Report, discussion and/or other Council action will be taken.

- 6-1 Report and Recommendation – Recommended City Position for the 2026 League of California Cities (LOCC) Annual Conference Resolution (Trejo)

7 – CITY COUNCIL REPORTS AND REQUESTS

- 7-1 City Council Reports / Requests

CLOSED SESSION

No Closed Session.

ADJOURNMENT

Upcoming Council Meetings

- City Council Regular Meeting, Tuesday, September 15, 2026
- City Council Regular Meeting, Tuesday, October 6, 2026

Agendas for all City Council meetings are posted at least 72 hours prior to the meeting at the Council Chamber, 429 C Street and the Cinnamon Municipal Complex, 711 W. Cinnamon Drive. Written communications from the public for the agenda must be received by the City Clerk’s Office no less than seven (7) days prior to the meeting date. The City of Lemoore complies with the Americans with Disabilities Act (ADA of 1990). The Council Chamber is accessible to the physically disabled. Should you need special assistance, please call (559) 924-6744, at least 4 business days prior to the meeting.

PUBLIC NOTIFICATION

I, Marisa Avalos, City Clerk for the City of Lemoore, declare under penalty of perjury that I posted the above Regular City Council Agenda for the meeting of September 1, 2026 at Council Chamber, 429 C Street and City Hall, 711 W. Cinnamon Drive, Lemoore, CA on August 25, 2026.

//s//

Marisa Avalos, City Clerk



CITY COUNCIL REGULAR MEETING SEPTEMBER 1, 2026 @ 5:30 p.m.

The City Council will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Lemoore utilizes Zoom teleconferencing technology for virtual public participation; however, the City makes no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of the public through this means is at their own risk. (Zoom teleconferencing/attendance may not be available at all meetings.)

The meeting may be viewed through the following Zoom Meeting:

- Please click the link below to join the webinar:
- <https://us06web.zoom.us/j/87871944797?pwd=6WOyMvrWdkT8fYr4aXCl3dX86UdZwA.1>
- Meeting ID: 878 7194 4797
- Passcode: 400930
- Phone: +1 669 900 6833

If you wish to make a general public comment or public comment on a particular item on the agenda, **participants may do so via Zoom during the meeting** or by **submitting public comments by e-mail to: cityclerk@lemoore.com**. In the subject line of the e-mail, please state your name and the item you are commenting on. If you wish to submit a public comment on more than one agenda item, please send a separate e-mail for each item you are commenting on. Please be aware that written public comments, including your name, may become public information. Additional requirements for submitting public comments by e-mail are provided below.

General Public Comments & Comments on City Council Business Items

For general public comments and comments regarding specific City Council Business Items, public comments can be made via Zoom during the meeting or all public comments must be received by e-mail no later than 5:00 p.m. the day of the meeting. Comments received by this time will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a general public comment or comment on a business item is received after 5:00 p.m., efforts will be made to read your comment into the record. However, staff cannot guarantee that written comments received after 5:00 p.m. will be read. All written comments that are not read into the record will be made part of the meeting minutes, provided that such comments are received prior to the end of the City Council meeting.

Public Hearings

For public comment on a public hearing, all public comments must be received by the close of the public hearing period. All comments received by the close of the public hearing period will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a comment on a public hearing item is received after the close of the public hearing, such comment will be made part of the meeting minutes, provided that such comment is received prior to the end of the meeting.

PLEASE BE AWARE THAT ANY PUBLIC COMMENTS RECEIVED THAT DO NOT SPECIFY A PARTICULAR AGENDA ITEM WILL BE READ ALOUD DURING THE GENERAL PUBLIC COMMENT PORTION OF THE AGENDA.

PROCLAMATION
BY THE
MAYOR OF THE CITY OF LEMOORE
SUICIDE AWARENESS MONTH
SEPTEMBER 1 - 30, 2026

WHEREAS, suicide is a serious public health concern that affects individuals, families, friends, workplaces, schools, and communities; and

WHEREAS, the impact of suicide extends far beyond the individual, leaving lasting effects on loved ones and communities; and

WHEREAS, raising awareness and promoting open and compassionate conversations about mental health and suicide prevention can help reduce stigma and encourage individuals to seek support; and

WHEREAS, education, early intervention, community connection, and access to appropriate resources are important components in supporting individuals experiencing emotional distress or a mental health crisis; and

WHEREAS, September is recognized nationally as Suicide Prevention Awareness Month and provides an opportunity to increase awareness, support those affected by suicide, and promote hope and healing within our community; and

WHEREAS, the City of Lemoore recognizes the importance of fostering a caring and supportive community in which residents are encouraged to look out for one another and seek help when needed.

NOW, THEREFORE, I, Patricia Matthews, Mayor of the City of Lemoore, California, on behalf of the City Council, do hereby proclaim the month of September 2026 as "SUICIDE AWARENESS MONTH" in the City of Lemoore, and encourage all residents to join in raising awareness, promoting compassion and understanding, supporting individuals and families affected by suicide, and recognizing the importance of mental health and suicide prevention throughout our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Lemoore to be affixed this 1 day of September 2026.



Patricia Matthews
Mayor

August 18, 2026 Minutes

Lemoore City Council Regular Meeting

CALL TO ORDER:

At 5:30 P.M., the meeting was called to order.

ROLL CALL: Mayor: MATTHEWS
Mayor Pro Tem: GORNICK (5:35 p.m.)
Council Members: BREWSTER, CRUZ, LYONS

City Staff and contract employees present: City Manager Trejo; City Attorney Di Fillipo; Police Chief Kendall; Finance Director Valdez; Public Works Director Benavides; Community Development Director Long; Assistant Public Works Director Lopez; Management Analyst Schisler; Management Analyst Hugie; Administrative Assistant Faria; Finance Manager Reeder; Refuse Superintendent Banuelos; Accountant Harp; Business Services Specialist Davis; Maintenance Worker Davila; Maintenance Worker Suter; Maintenance Worker Giesbrecht; Refuse Coordinator Costa; Account Clerk Gonzalez; Account Clerk Baldwin; Account Clerk Isquierdo; City Clerk Avalos

AGENDA APPROVAL, ADDITIONS, AND/OR DELETIONS

No additions or deletions.

1 – CEREMONIAL / PRESENTATION

1-1 Employee of the Month – Teri Harp – August 2026 (Valdez)

Finance Director Valdez recognized Accountant Teri Harp as Employee of the Month for August 2026.

1-2 Hometown Hero – Roy Davila

Faith Faria presented Roy Davila with the Hometown Hero award.

2 – STUDY SESSION

No Study Session.

PUBLIC COMMENT

Mitchell Couch shared that he has had the opportunity to talk with residents, visit local businesses, attend community events and hear what people have to say about the City. He is inspired by those recognized at City Council meetings such as Hometown Hero and Employees of the Month. The City is also built by City employees who come to work everyday and do the jobs that most will never see. They are maintaining the streets, caring for the parks, keeping water running, responding to emergencies, processing permits, inspecting homes, and countless other things that often go unnoticed. The citizens of Lemoore know that they matter. He is inspired by those who volunteer. He met Wendy who has been a volunteer with the Police Department since 1997. He loves this community. There are some challenges and opportunities. He expressed gratitude and thanks to the City Council, staff, and citizens of Lemoore.

Teresa Sanchez stated that she spoke with several people this week. She realizes now who to direct her questions to. She is excited that Fox Street is changing by the park. She stated that she is still concerned about the parking down Cinnamon. She has spoken to the Director and the community. She has had elderly and handicapped individuals reach out to her. She wants to come together and work together. She has taken a lot of pictures as well and there are people that are not going to follow these rules. She would love to have more transparency when citizens are notified of projects. She stated that a lot of individuals are not online. She suggested notices be sent in the utility bills. She inquired about a petition. She shared concerns about the parking downtown as well.

Alex Walker stated that Rotary will be hosting their fireside chat on August 19th. Crab feed tickets are currently on sale. The crab feed is on November 7th. Lemoore rotary has been serving Lemoore for 68 years. Their impact is seen through free little libraries, free dictionaries and the bed build program. The Sarah Mooney Museum 10th annual Cemetery Walk is September 26th. He will be playing Norm Garcia. He encouraged citizens to visit the museum. The Chamber of Commerce Salute to Ag is October 2nd.

3 – DEPARTMENT AND CITY MANAGER REPORTS

City Manager Trejo stated that the annual Lift Up Lemoore is scheduled for Monday, October 19th. An RFP is open for the kitchen at the Recreation Center. Gotti's Kitchen will be closing on August 31st.

Community Services Director stated that a park grant is being worked on. The application is due August 28th. There will be 3 workshops for the proposed park on Cinnamon Drive. 23 partnership letters have been emailed and requested letters of support from Congressman Fong and Valadao. Anticipated additional park funding from Prop 4. Currently working on the General Plan and will be accepting applications for a committee.

Public Works Director Benavides, Assistant Public Works Director Lopez, and Management Analyst Hugie provided updates regarding the many projects that Public Works Department is working on. Some of those projects include: Signal light projects at 19 ½, 19th, Hanford-Armona and Liberty; Paving projects; Crosswalk at Freedom Elementary; Sidewalk improvements on 19th Avenue from Hanford-Armona to Cinnamon; Oleander AHSC; Refuse trucks currently being upfit; Sweepers are currently in service; storm drain expansion project; Daphne storm pump station; Water treatment project; SCADA upgrade; Well 15; Annual well maintenance; Groundwater assessment; Lift Station 9A; and ESG projects.

Police Chief Kendall stated that the Cars and Cops Car Show is on October 17th. He agrees with Mr. Couch's comments regarding Wendy. He stated that she is an awesome volunteer.

4 – CONSENT CALENDAR

- 4-1 Approval – Minutes – Regular – August 4, 2026
- 4-2 Approval – Budget Amendment and Authorization – Purchase of Facility Maintenance Vehicle
- 4-3 Approval – Purchase for Precast Wet Well Structure and Base for Glendale Sewer Lift Station Project
- 4-4 Approval – Photovoltaic Permitting Fee Revisions to Master User Fee Schedule Approved by Resolution 2026-27 on August 4, 2026
- 4-5 Approval – Resolution 2026-28 – Providing a Declaration of Intent to Expenditures Related to Measure "P" Revenues
- 4-6 Approval – Purchase of the Property – 627 Cinnamon Drive (APN: 023-430-012)

- 4-7 Approval – Award of On-Call Geotechnical Engineering, Soils and Materials Testing Services Agreement to CERTERRA and Designation of BSK as Alternate On-Call Consultant
- 4-8 Approval – Acceptance of Proposition 64 Public Health and Safety grant Award and Authorization to Execute Grant Agreements No. BSCC 1448-26
- 4-9 Approval – Rejection of Claim – Daniela Marquez
- 4-10 Information Only – Police Department Update – July 2026
- 4-11 Information Only – Finance Department Update – July 2026

Items 4-5 and 4-6 were pulled for separate consideration.

Motion by Mayor Pro Tem Gornick, seconded by Council Member Brewster, to approve the Consent Calendar, except items 4-5 and 4-6.

Ayes: Gornick, Brewster, Lyons, Matthews

Absent: Cruz

- 4-5 Approval – Resolution 2026-28 – Providing a Declaration of Intent to Expenditures Related to Measure “P” Revenues

Motion by Mayor Pro Tem Gornick, seconded by Council Member Cruz, to approve Resolution 2026-28, Providing a Declaration of Intent to Expenditures Related to Measure “P” Revenues.

Ayes: Gornick, Cruz, Lyons, Brewster, Matthews

- 4-6 Approval – Purchase of the Property – 627 Cinnamon Drive (APN: 023-430-012)

Motion by Mayor Pro Tem Gornick, seconded by Council Member Brewster, to approve the Purchase of the Property – 627 Cinnamon Drive (APN: 023-430-012)

Ayes: Gornick, Brewster, Lyons, Matthews

Noes: Cruz

5 – PUBLIC HEARINGS

Report, discussion and/or other Council action will be taken.

No Public Hearings.

6 – NEW BUSINESS

- 6-1 Report and Recommendation – New City Seal Design Contest (Trejo)

Motion by Mayor Pro Tem Gornick, seconded by Council Member Brewster to close the City Seal Design Contest and publish a Request for Proposals for City Branding.

Ayes: Gornick, Brewster, Lyons, Matthews

Noes: Cruz

7 – CITY COUNCIL REPORTS AND REQUESTS

Council Member Brewster congratulated Teri Harp and Roy Davila for their recognition. Fall Ball is beginning and there are currently 300 children registered.

Council Member Lyons congratulated Teri and Roy. Thanked Ms. Sanchez for her comments. He understands the frustration. He understands that something needs to be done. The traffic needs to be slowed down on that street. He has responded to multiple traffic accidents on Cinnamon. Doing nothing is 100% the wrong answer.

Council Member Cruz thanked Teresa for taking initiative and coming forward. He stated that it is very important to do that. He reassured her that he will work on it and that she is heard.

Mayor Pro Tem Gornick thanked Teresa and stated that this is the way to keep the government moving. He agrees that there should be more forms of communication to citizens. He recommended a quarterly newsletter. He wants citizens to be informed on routine items and rules and regulations throughout the City.

Mayor Matthews she attended the ribbon cutting for the new thrift store in town. She provided an update on the KCAO low barrier shelter. She attended the SSJVD Membership meeting, a board member training with KCAO, and Kings County Board of Supervisors meeting. Lemoore Lions Brewfest is August 22nd.

At 6:40 p.m., Council adjourned to Closed Session.

CLOSED SESSION

1. Government Code Section 54956.8
Conference with Real Property Negotiators
Property: APN 020-063-019
Agency Negotiator: Marissa Trejo, City Manager
Under Negotiation: Price and Terms
2. Conference with Legal Counsel – Litigation Update
Existing Litigation (Gov. Code 54956.9(d))
(One case) Jones v. City of Lemoore et. al.

ADJOURNMENT

At 7:30 p.m., Council adjourned.

Approved the 1st day of September 2026.

APPROVED:

Patricia Matthews, Mayor

ATTEST:

Maris Avalos, City Clerk



711 W. Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

Staff Report

Item No: 4-2

To: Lemoore City Council

From: Christal Schisler, Management Analyst

Date: August 24, 2026

Meeting Date: September 1, 2026

Subject: Budget Amendment for Completion of Cedar Lane Bike Lane and Striping Project

Strategic Initiative:

- | | |
|---|--|
| ☒ Safe & Vibrant Community | ☐ Growing & Dynamic Economy |
| ☐ Fiscally Sound Government | ☒ Operational Excellence |
| ☒ Community & Neighborhood Livability | ☐ Not Applicable |

Proposed Motion:

Approve the budget amendment in the amount of \$50,000 to finish the completion of Cedar Lane Bike Path and authorize the City Manager, or designee, to execute the budget amendment.

Background:

On November 4, 2025, to enhance safety and encourage non-vehicle modes of transportation, the City was approved to install a Class II Bike Path along Cedar Lane from Blue Jay to Lum which included striping, pavement markings and signage to create a continuous bike lane along Cedar Lane. This bike lane also provides calming measures, slowing the flow of traffic to a more safe optimal speed near a school zone. The majority of the project was completed in fiscal year 2025-2026. The requested budget amendment allows the City to complete all payments for the completion of the project, scheduled to be completed by the end of the month.

Financial Consideration(s):

This project will be fully reimbursed by Highway Safety Improvement Program (HSIP) funds.

Alternatives or Pros/Cons:

The Council could direct City staff to not proceed in installing a class II bike path.

Recommendation:

Approve the budget amendment in the amount of \$50,000 for completion of Cedar Lane Bike Lane and authorize the City Manager, or designee, to execute the budget amendment.

Attachments:

- ☐ Resolution:
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☒ Other
 - Budget Amendment

Review:

- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manager
- ☒ Finance

Date:

08/24/2026
08/24/2026
08/24/2026
08/24/2026



CITY OF LEMOORE

BUDGET AMENDMENT FORM

Date: 01/22/26		Request By: Christal Schisler
Requesting Department: Streets		

TYPE OF BUDGET AMENDMENT REQUEST:

- | | | |
|---|-------------------------------------|--|
| ☐ Appropriation Transfer within Budget Unit | ☒ | One Sided Journal Increase/Decrease |
| ☒ All other appropriations (Attach Council approved Staff Report) | ☐ | Expenditure to Expenditure or Revenue to Revenue |

FROM:			
Full Account	Current Budget	Proposed Increase/Decrease:	Proposed New Budget

TO:			
Full Account	Current Budget	Proposed Increase/Decrease:	Proposed New Budget
2020-850-0000-25009-560300	\$ -	\$ 50,000.00	\$ 50,000.00
	\$ -		\$ -

JUSTIFICATION FOR CHANGE/FUNDING SOURCE:

Reallocating funds for construction services for Cedar Bike Lane and Striping Project.

APPROVALS:

Department Head:	Date:
City Manager:	Date:
Entered By:	Date:
Approved By:	Date:



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Staff Report

Item No: 4-3

To: Lemoore City Council
From: Marisa Avalos, City Clerk / Executive Assistant
Date: August 20, 2026 Meeting Date: September 1, 2026
Subject: Public Comment Agenda Language Update

Strategic Initiative:

☐ Safe & Vibrant Community	☐ Growing & Dynamic Economy
☐ Fiscally Sound Government	☒ Operational Excellence
☐ Community & Neighborhood Livability	☐ Not Applicable

Proposed Motion:

Staff recommends that the City Council approve the revised public comment language for meeting agendas.

Subject/Discussion:

The City’s current agenda language regarding public comment is lengthy and contains several procedural statements regarding public comment, agenda items, handouts, and the City Council’s limitations under State Open Meeting Laws. It also leaves members of the public wondering what will happen next.

Staff is recommending revisions to simplify the language, provide clearer instructions to members of the public, and clarify the process for submitting written comments.

The proposed language will advise members of the public that comments during this portion of the meeting are limited to matters within the jurisdiction of the City Council that are not listed on the agenda. It will also provide clear instructions for individuals wishing to address the City Council, including coming to the lectern, identifying themselves, and using the microphone when recognized by the Mayor.

The revised language will continue to state that comments are normally limited to three (3) minutes and that, pursuant to State Open Meeting Laws, the City Council cannot take

action on matters raised during public comment that are not on the agenda. Such matters may be referred to staff for follow-up and possible future consideration.

The revised language will also clarify the process for written citizen comments. Written comments submitted to the City Clerk by 4:00 p.m. on the day of the City Council meeting will be distributed to the City Council and included in the meeting record.

Proposed Agenda Language:

This section of the agenda allows members of the public to address the City Council on any item within the jurisdiction of the Council that is not on the agenda. Members of the public, when recognized by the Mayor, should come forward to the lectern, identify themselves and use the microphone. Comments are normally limited to three (3) minutes. In accordance with State Open Meeting Laws, no action will be taken by the City Council this evening and all items will be referred to staff for follow up and a possible report. Should you wish to receive follow up to your comment, please provide your contact information to the City Clerk upon completion of your comment.

Citizen comments submitted in writing to the City Clerk by 4:00pm on the day of the City Council meeting shall be distributed to the City Council and included in the record.

Financial Consideration(s):

N/A

Alternatives or Pros/Cons:

N/A

Commission/Board Recommendation:

N/A

Staff Recommendation:

Approval of the revised public comment language for meeting agendas.

Attachments:

- ☐ Resolution:
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☐ Other
- List:

Review:

- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manager
- ☒ Finance

Date:

08/24/2026
08/24/2026
08/24/2026
08/24/2026



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Staff Report

Item No: 4-4

To: Lemoore City Council
From: Marissa Trejo, City Manager
Date: August 20, 2026 **Meeting Date:** September 1, 2026
Subject: Settlement and Release Agreement in the matter of *Paulette Ray Jones, et al. v. City of Lemoore, et al.*, Kings County Superior Court Case No. 22C-004, dismissing City of Lemoore’s Cross-Complaint against J.R. Filanc Construction Co., Inc.; Vanir Construction Management, Inc.; Zurich American Insurance Company; and the Estate of Dion Jones, and Authorize the City Manager to Execute the Agreement

Strategic Initiative:

☐ Safe & Vibrant Community	☐ Growing & Dynamic Economy
☐ Fiscally Sound Government	☐ Operational Excellence
☐ Community & Neighborhood Livability	☒ Not Applicable

Proposed Motion:

Approve the Settlement and Release Agreement between the City of Lemoore and J.R. Filanc Construction Co., Inc., dismissing City of Lemoore’s Cross-Complaint against J.R. Filanc Construction Co., Inc.; Vanir Construction Management, Inc.; Zurich American Insurance Company; and the Estate of Dion Jones, and authorize the City Manager to execute the Agreement.

Subject/Discussion:

In February 2022, Paulette Ray Jones, individually and as successor in interest to Dion Robert Jones, along with Vanessa Lorraine Jones, Elizabeth D’Lacey Jones, and Phoenix Ray Jones filed suit against the City for general negligence, premises liability, and wrongful death stemming from a water tank explosion on June 21, 2021 that killed Dion Robert Jones.

In August 2022, the City filed a cross-complaint against J.R. Filanc Construction Company, Inc. (“Filanc”), Vanir Construction Management, Inc., Zurich American Insurance Co., and the Estate of Dion Jones, alleging three causes of action for breach

of contract and one cause of action for negligence. The City alleges that Filanc agreed to furnish/install all materials and perform all work to design/construct the City's wastewater treatment plant ("WWTP"), including protecting that work and/or the City's property, and that Filanc failed, neglected, and/or refused to construct the City's WWTP in a reasonable manner and failed to indemnify the City upon the City's indemnification tender.

In September 2022, Filanc filed a cross-complaint against the City for breach of contract, contractual indemnity, and declaratory relief. Filanc alleges that it and the City entered into a contract in May 2019 for Filanc to provide all labor and materials and to design and building the City's WWTP pursuant to specifications. Filanc alleges the City stopped construction of the WWTP for more than 180 days upon discovery of a contract dispute and that the City failed to indemnify Filanc for leaking methane which Filanc alleges caused the explosion. Following discussion with Counsel, City Council became aware of additional information regarding the matter that affected potential liability risk, leading to this tentative agreement.

On August 6, 2026, the City of Lemoore and Filanc attended mediation and were able to settle the matter in the amount of two million four hundred fifty thousand dollars (\$2,450,000.00), with the City paying such amount to Filanc. An agreement to settle all current and future claims related to the contract claims alleged between the City and Filanc has been drafted. The terms of the Agreement include the City of Lemoore paying a one-time payment of \$2,450,000.00 to Filanc in exchange for dismissal of the City's cross-complaint against Filanc (and other entities) and Filanc's cross-complaint against the City, and a waiver of all future claims by Filanc related to any contract claim.

Financial Consideration(s):

\$2,450,000.00 will be paid to J.R. Filanc Construction Co., Inc.

Alternatives or Pros/Cons:

The City of Lemoore proceeds to trial on the merits in November, potentially opening the City up to liability upwards of five million dollars.

Commission/Board Recommendation:

N/A

Staff Recommendation:

Staff recommends the City Council approve the Settlement and Release Agreement between the City of Lemoore and J.R. Filanc Construction Co., Inc., dismissing City of Lemoore's Cross-Complaint against J.R. Filanc Construction Co., Inc.; Vanir Construction Management, Inc.; Zurich American Insurance Company; and the Estate of Dion Jones and authorize the City Manager to execute the Agreement.

Attachments:

- ☐ Resolution:
- ☐ Ordinance:
- ☐ Map
- ☒ Contract
- ☐ Other
- List:

Review:

- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manager
- ☒ Finance

Date:

08/24/2026
08/24/2026
08/24/2026
08/24/2026

SETTLEMENT AND RELEASE AGREEMENT

Paulette Ray Jones, et al. v. City of Lemoore, et al.
Kings County Civil Case No. 22C-0041

Cross-Complaint: *City of Lemoore v. J.R. Filanc Construction Co., Inc.; Vanir Construction Management, Inc.; Zurich American Insurance Company; Estate of Dion Jones; and DOES 1-20*

Cross-Complaint: *J.R. Filanc Construction Co., Inc. v. City of Lemoore and ROES 1-20*

This Settlement and Release Agreement (“Agreement”) is entered into by and between the City of Lemoore (“City”) and J.R. Filanc Construction Company, Inc. (“Filanc”) (individually, a “Party”, and collectively, the “Parties”).

I. RECITALS

- A. This matter arises out of claims for damages in connection with an incident occurring on June 21, 2021, at a water treatment and distribution plant operated by the City of Lemoore located at 2650 W. Bush Street in Lemoore, California (the “Incident”). Prior to the Incident, Filanc entered into a contract with the City to perform certain work at the Bush Street water treatment facility. City filed a cross-complaint against Filanc, among other entities, with three causes of action for breach of contract and one cause of action for general negligence. Filanc similarly filed a cross-complaint against City for breach of contract, contractual indemnity, and declaratory relief.
- B. Except as otherwise provided in this Agreement, the purpose of this Agreement is to settle and resolve in their entirety any and all claims City may have as against Filanc and their agents, employees, officers, insurance carriers, consultants, and legal counsel, as well as to settle and resolve in their entirety any and all claims Filanc may have as against City and their agents, employees, officers, insurance carriers, consultants, and legal counsel.
- C. Both City and Filanc deny any and all liability for the damages identified as a result of the Incident, and any losses or claims which were or could have been asserted by the other Party.
- D. The Parties desire to resolve, settle, and compromise any and all disputes or claims made, or that could have been made, by and between all Parties arising out of or in any way relating to the Incident or the losses resulting from the Incident, and the Parties therefore execute this Agreement.

II. SETTLEMENT TERMS

NOW, THEREFORE, in consideration of the recitals stated above and the receipt of consideration, the Parties agree as follows:

1. **Recitals**: Each term of this Agreement is contractual and not merely a recital. The recitals set forth above are true, accurate, and correct and are incorporated into this Agreement by this reference and made a material part of this Agreement
2. **Settlement Payment**: The City agrees to pay and Filanc agrees to accept a total payment in the amount of Two Million Four Hundred Fifty Thousand Dollars and Zero Cents (\$2,450,000.00) (the “Settlement Payment”).

The City will issue the Settlement Payment within thirty (30) days of the date of full execution of this Agreement. Payment shall be paid by check payable to J.R. Filanc Construction Company, Inc. and delivered to:

J.R. Filanc Construction Company, Inc.
Attn: Chris Moore
740 N. Andreasen Drive
Escondido, CA 92029

3. **Release**: For and in consideration of the Settlement Payment described above, both City and Filanc do hereby release, remise, forgive, acquit, and forever discharge the other Party and their respective administrators, parent companies, successors, insureds, insurers, successors, heirs, assigns, predecessors, beneficiaries, executors, principals, agents, servants, legal counsel, consultants, employees, partners, trustees, members, shareholders, directors, officers, subsidiaries, and affiliated entities from the losses, and for any and all actions and causes of actions, suits, proceedings, demands, claims, contracts, agreements, debts, duties, compensation, costs, expenses, attorneys’ fees, sums of money, and damages related in any way to the losses and the Incident other than as expressly identified in Paragraph 6 below.
4. **Waiver of Fees and Costs**: As a material term of this Agreement, the Parties agree to waive any and all claims for attorneys’ fees, costs, and pre-judgment interest.
5. **No Admission of Fault or Liability**: This Agreement and the Settlement Payment is made without admission of fault or liability and solely in compromise of contested claims, and is not to be regarded, in any fashion, as any agreement or obligations with respect to further allocation of liability for any remaining matters arising out of the incidents of June 21, 2021. Any payment or obligation assumed hereunder is not and is not to be construed or deemed to be, an admission of liability. Except to enforce this Agreement, neither this Agreement nor any of its terms shall be offered or received as evidence in any proceeding.

6. **No Release of Related Claims by the Parties:** This settlement in no way limits or releases any rights or claims held by or asserted to be held by the Parties arising from the claims alleged in the related matters entitled *Jeramey Climer v. J.R. Filanc Construction Company, Inc. et al.*, Kings County Superior Court Case No. 23CU0182; and *Joe Sanchez v. City of Lemoore*, Kings County Superior Court Case No. 22C-0253.
7. **Dismissal of Claims:** Upon receipt of payment of the Settlement Payment, the City shall dismiss its Cross-Complaint in Kings County Case No. 22C-0041 against Filanc, Vanir Construction Management, Inc., Zurich American Insurance Company, and the Estate of Dion Jones, deceased, with prejudice. Further, upon receipt of payment of the Settlement Payment, Filanc shall dismiss its Cross-Complaint against the City in Kings County Case No. 22C-0041 with prejudice.
8. **Warranties:** The Parties agree to the following, and acknowledge and agree that each of the warranties, representations, and covenants identified in the subparagraphs below are a material term of this Agreement:
- a. The Parties have made no assignment, sale, nor transfer by operation of law or otherwise, of any claim, right, cause of action, demand, obligation, liability, or interest released under this Agreement;
 - b. Each Party has received independent legal advice from its attorney of choice with respect to this Agreement;
 - c. Each Party's responsible officer or agent has read this Agreement and understands the contents of it, and the individual executing this Agreement on their behalf possesses the power and authority to do so and thereby binds it;
 - d. Each Party acknowledges and agrees that the other Party has not made any recommendations nor offered any warranty concerning any further investigation, design, or scope of contemplated past, present, or future work or past investigation of the Incident. No Party has relied upon any investigation, input or work product of any other party, or their consultants, regarding necessary or appropriate repair or remediation work resulting from the Incident.
9. **Waiver:** The Parties acknowledge and understand that: (1) there is a risk that now or subsequent to the execution of this Agreement the Parties may have, or may discover, some claim, loss, right, damage, or cause of action that is unknown and unanticipated at the time this Agreement is signed; and (2) that some claim, loss, right, damage, or cause of action which is presently known or which should be known may become more serious than they now expect or anticipate. Nevertheless, the Parties hereby expressly waive all rights they may have in such unknown or unexpected consequence or results as if those claims, losses, rights, damages, or causes of action were known or should have been known to the Parties at the time of this Agreement. The Parties agree that this Agreement shall be given full force and effect in accordance with each and all of its express terms and provisions, including those terms and provision relating to unknown and unsuspected

claims, losses, rights, damages or cause of action, to the same effect as those terms and provision relating to any other such claims released herein.

The Parties certify that they have read the following provisions of Civil Code Section 1542: "A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party."

10. **Good Faith**: The Parties agree that this Agreement has been reached in good faith within the meaning of Code of Civil Procedure § 877.
11. **Representation by Counsel**: The Parties hereby acknowledge they have been represented by legal counsel throughout all of the negotiations which preceded the execution of this Agreement and executes this Agreement with the consent and on the advice of such legal counsel. The Parties acknowledge they and their counsel have had an adequate opportunity to make whatever investigations or inquiry that they may deem necessary or desirable in connection with the subject matter of this Agreement prior to the execution hereof and the delivery and acceptance of the consideration specified herein. The Parties have reviewed and revised, or had the opportunity to review and revise, this Agreement, and accordingly the rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement.
12. **Entire Agreement**: This Agreement contains and constitutes the entire understanding and agreement among the Parties regarding the resolution of the claims released herein.
13. **Effective Date**: This Agreement shall become effective immediately on execution by City and Filanc, provided that this Agreement has been expressly approved by the Lemoore City Council.
14. **Enforcement**: In accordance with the provisions of Code of Civil Procedure § 664.6, the Parties shall have the right to enforce this Agreement or any provision thereof by filing an appropriate action, proceeding, or motion, including but not limited to a motion to enforce filed in the State of California, Kings County Superior Court which shall have jurisdiction over the Parties to enforce this Agreement.
15. **Execution of Other Documents**: Each Party to this Agreement shall cooperate fully in the execution of any and all other documents and in any additional acts that may be necessary or appropriate to give full force and effect to the terms and intent of this Agreement.
16. **Counterparts and Modification**: This Agreement may be executed in counterparts. This Agreement may only be modified in writing, signed by the Parties.

[INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement.

Each and every item and condition of the foregoing Agreement has been read and/or fully explained to the individual signing below and he/she has acknowledged his/her understanding, approval, and acceptance of the terms and consequences of this Agreement.

Cross-Defendant and Cross-Complainant J.R. Filanc Construction Company, Inc.

Dated: _____

Name: _____

Title: _____

Cross-Complainant and Cross-Defendant City of Lemoore

Dated: _____

Name: _____

Title: _____

APPROVED AS TO FORM AND CONTENT:

Christina D. Smith, Counsel for the City of Lemoore

Gregory F. Dyer, Counsel for J.R. Filanc Construction Company, Inc.



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

Staff Report

Item No: 4-5

To: Lemoore City Council
From: Marissa Trejo, City Manager
Date: August 20, 2026 **Meeting Date:** September 1, 2026
Subject: Resolution 2026-30 – Appropriate Water Enterprise Funds and Authorize an Interfund Loan from the General Fund to the Water Enterprise Fund

Strategic Initiative:

☐ Safe & Vibrant Community	☐ Growing & Dynamic Economy
☐ Fiscally Sound Government	☐ Operational Excellence
☐ Community & Neighborhood Livability	☒ Not Applicable

Proposed Motion:

Adopt Resolution 2026-30, Authorizing an Interfund Loan from the General Fund to the Water Enterprise Fund in the amount not to exceed \$2,450,000.00; appropriate \$2,450,000.00 from the Water Enterprise Fund to pay J.R. Filanc Construction Co., Inc. as settlement funds; find that adoption of the Resolution is not a project subject to the California Environmental Quality Act (“CEQA”) because it has no potential to result in either a direct, or reasonably foreseeable indirect, physical change in the environment (State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.) and authorize the City Manager to execute the Agreement.

Subject/Discussion:

The City’s Utilities Division has numerous important obligations to maintain a safe water supply for the entire community. In addition to staffing the Utilities Division with professionals with the required training, certification, and experience to maintain and service the City’s complex water system, the Utilities Division must also have a capital program that replaces and updates water system components regularly to meet safety standards.

In February 2022, Paulette Ray Jones, individually and as successor in interest to Dion Robert Jones, along with Vanessa Lorraine Jones, Elizabeth D’Lacey Jones, and Phoenix Ray Jones filed suit against the City for general negligence, premises liability, and

wrongful death stemming from a water tank explosion on June 21, 2021 that killed Dion Robert Jones.

In August 2022, the City filed a cross-complaint against J.R. Filanc Construction Company, Inc. ("Filanc"), Vanir Construction Management, Inc., Zurich American Insurance Co., and the Estate of Dion Jones, alleging three causes of action for breach of contract and one cause of action for negligence. The City alleges that Filanc agreed to furnish/install all materials and perform all work to design/construct the City's wastewater treatment plant ("WWTP"), including protecting that work and/or the City's property, and that Filanc failed, neglected, and/or refused to construct the City's WWTP in a reasonable manner and failed to indemnify the City upon the City's indemnification tender.

In September 2022, Filanc filed a cross-complaint against the City for breach of contract, contractual indemnity, and declaratory relief. Filanc alleges that it and the City entered into a contract in May 2019 for Filanc to provide all labor and materials and to design and building the City's WWTP pursuant to specifications. Filanc alleges the City stopped construction of the WWTP for more than 180 days upon discovery of a contract dispute and that the City failed to indemnify Filanc for leaking methane which Filanc alleges caused the explosion.

On August 6, 2026, the City of Lemoore and Filanc attended mediation and were able to settle the matter in the amount of two million four hundred fifty thousand dollars (\$2,450,000.00), with the City paying such amount to Filanc. An agreement to settle all current and future claims related to the contract claims alleged between the City and Filanc has been drafted. The terms of the Agreement include the City of Lemoore paying a one-time payment of \$2,450,000.00 to Filanc in exchange for dismissal of the City's cross-complaint against Filanc (and other entities) and Filanc's cross-complaint against the City, and a waiver of all future claims by Filanc related to any contract claim.

A General Fund interfund loan is a temporary transfer of money from the City's General Fund to another City fund – such as the Water, Sewer, or Capital Projects Fund – to provide short-term financing for specific needs or timing differences in revenue collection. The General Fund encompasses multiple revenue sources, including unrestricted general tax revenues. While these revenue streams are accounted for in separate funds for transparency and tracking, they are all legally part of the City's overall General Fund.

Under an interfund loan, the borrowing fund repays the General Fund source over a defined period, with interest, to ensure that resources are fully restored. Loan terms – including repayment schedule and interest rate – are approved by the City Council and structured to comply with applicable accounting and budgetary requirements. This financing tool allows the City to support critical projects or address unexpected costs without immediately turning to external borrowing. An interfund loan provides a flexible, low-cost internal financing option, avoids fees and delays associated with outside debt issuance, and supports timely payment to address unexpected costs. However, it temporarily reduces available General Fund reserves, and reduces future budget flexibility due to required debt service payments.

Based on the analysis of available financing options, Staff recommends proceeding with an interfund loan from the General Fund. The loan would be structured using the current

LAIF market yield rate to establish the interest rate, ensuring a fair return to the General Fund while maintaining affordability for the Water Enterprise Fund. Under this approach, repayment would begin in FY 2026/2027 and continue over a 10-year term, with interest accruing annually over a 10-year term, providing adequate time for water rates and long-range financial planning efforts to support the scheduled payments. This option offers the most stable, cost-effective, and predictable path forward while preserving flexibility for future budget decisions.

Financial Consideration(s):

\$2,450,000.00 will be paid from the General Fund to the Water Enterprise Fund to cover the settlement funds due to J.R. Filanc Construction Co., Inc.

Alternatives or Pros/Cons:

The following alternatives are provided for the Council's consideration:

1. Direct staff to use an alternative funding source to the Water Enterprise Fund in the amount not to exceed \$2,450,00.00; or
2. Provide other direction to Staff.

Proceeding with an interfund loan from the General Fund, provides several key benefits to both the Water Enterprise Fund and the City as a whole. This approach allows the City to meet its \$2,450,000.00 payment obligation without taking on the higher interest rates or administrative burdens associated with external borrowing. Because the General Fund has sufficient available cash, the loan can be issued without delaying or impacting any planned projects. Using the LAIF market yield rate ensures the General Fund is fully compensated while still keeping costs lower for water customers. Overall, this option strengthens cash flow, preserves financial flexibility, and keeps City resources working for the community rather than paying outside lenders.

Commission/Board Recommendation:

N/A

Staff Recommendation:

Staff recommends the City Council Adopt Resolution 2026-30, Authorizing an Interfund Loan from the General Fund to the Water Enterprise Fund in the amount not to exceed \$2,450,000.00; appropriate \$2,450,000.00 from the Water Enterprise Fund to pay J.R. Filanc Construction Co., Inc. as settlement funds; find that adoption of the Resolution is not a project subject to the California Environmental Quality Act ("CEQA") because it has no potential to result in either a direct, or reasonably foreseeable indirect, physical change in the environment. (State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.), and authorize the City Manager to execute the Agreement.

Attachments:

- ☒ Resolution: 2026-30
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☐ Other
- List:

Review:

- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manager
- ☒ Finance

Date:

- 08/24/2026
- 08/24/2026
- 08/24/2026
- 08/24/2026

RESOLUTION NO. 2026-30

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE APPROVING
A LOAN IN AN AMOUNT NOT TO EXCEED \$2,450,000.00 FROM THE GENERAL
FUND TO THE WATER FUND**

WHEREAS, the City of Lemoore (“City”) operates a municipal water system that provides water service to properties within the City’s service area; and

WHEREAS, the City maintains a separate enterprise fund for the purpose of owning and operating the water system (the “Water Fund”); and

WHEREAS, the City is currently defending a lawsuit related to contract claims regarding the incident occurring at the City’s Water Treatment Plant Project on or about June 21, 2021 that killed one individual and injured others; and

WHEREAS, the City is required to pay its legal expenses related to the lawsuit and any settlement funds related to the contract claims asserted in the lawsuit; and

WHEREAS, the City has settled the contract claims in the lawsuit entitled *Paulette Ray Jones, et al. v. City of Lemoore, et al.*, Kings County Superior Court Case No. 22C-0041 with J.R. Filanc Construction Company, Inc. in the amount of Two Million Four Hundred Fifty Thousand Dollars (\$2,450,000.00) (the “Settlement Funds”); and

WHEREAS, the Water Fund currently lacks sufficient funding to pay the legal expenses related to the lawsuit; and

WHEREAS, the City desires to loan funds from its General Fund to the Water Fund for the purpose of paying the Settlement Funds (the “Interfund Loan”) pursuant to the terms of the Interfund Loan Agreement (the “Agreement”) attached hereto as Exhibit “A”; and

WHEREAS, the Interfund Loan serves a public purpose by satisfying the City’s obligations related to the lawsuit and ensuring the continued access to water and the provision of water service to the City’s water customers.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lemoore determines and resolves as follows:

1. The foregoing recitals are all true and correct and are incorporated herein by this reference.
2. This Resolution is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly).

3. The City Council of the City of Lemoore hereby approves the Interfund Loan in an amount not to exceed \$2,450,000.00, for the purpose of paying the Settlement Funds. Staff is hereby authorized to make such changes to the Agreement as are necessary to effectuate the purposes provided herein, provided such changes may not increase the not-to-exceed principal amount, interest rate, or term of the Interfund Loan.
4. The Interfund Loan shall accrue interest at the rate of 3.920% per year. The 3.920% interest rate reflects the City's current rate of return on investment on surplus General Funds invested in the Local Agency Investment Fund as of July 31, 2026.
5. The Interfund Loan shall mature in 10 years with principal and interest payable annually on December 1 of each year commencing December 1, 2027, as set forth in more detail in the Agreement.
6. The Interfund Loan may be prepaid in whole or in part at any time upon direction of the City Council of the City of Lemoore.
7. The obligations to repay the Interfund Loan shall be subordinate to all other debts of the City's municipal water system.
8. The City Council of the City of Lemoore hereby further authorizes the City Manager, or his or her designee, to negotiate, approve, and take such additional actions execute any and all necessary or appropriate documents the City Manager, or his or her designee, deems necessary or appropriate to carry out the intent of this Resolution.
9. This Resolution shall take effect immediately upon its adoption.

The foregoing Resolution was approved and adopted at a regular meeting, by the City Council of the City of Lemoore, held this 1st day of September, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

ATTEST:

APPROVED:

Marisa Avalos
Deputy City Clerk

Patricia Matthews
Mayor

EXHIBIT A
INTERFUND LOAN AGREEMENT

This INTERFUND LOAN AGREEMENT (“Agreement”) is entered this _____ day of September, 2026, by and among the Water Fund and General Fund of the City of Lemoore (the “City”), each of which has a separate and distinct source of income, to wit, the Water Fund is a special fund and is funded by fees paid by users of the City’s water utility, and the General Fund is funded by various revenue sources of the City such as its taxes, fees, and penalties.

RECITALS

- A. The City owns and operates a municipal water system that provides service to its water customers (the “Water Utility”).
- B. The City maintains the water fund (the “Water Fund”) as an enterprise fund for the purpose of owning and operating the Water Utility.
- C. The City is currently defending a lawsuit related to contract claims regarding the incident occurring at the City’s Water Treatment Plant Project on or about June 21, 2021 that killed one individual and injured others.
- D. The City is required to pay its legal expenses related to the lawsuit and any settlement funds related to the contract claims asserted in the lawsuit.
- E. The City has settled the contract claims in the lawsuit entitled *Paulette Ray Jones, et al. v. City of Lemoore, et al.*, Kings County Superior Court Case No. 22C-0041 with J.R. Filanc Construction Company, Inc. in the amount of Two Million Four Hundred Fifty Thousand Dollars (\$2,450,000.00) (the “Settlement Funds”).
- F. The Water Fund currently lacks sufficient funding to pay the legal expenses related to the lawsuit.
- G. The City desires to loan funds from its General Fund to the Water Fund for the purpose of paying the Settlement Funds (the “Interfund Loan”).
- H. The Interfund Loan serves a public purpose by satisfying the City’s obligations related to the lawsuit and ensuring the continued access to water and the provision of water service to the City’s water customers.

COVENANTS

Based upon the foregoing Recitals and for good and valuable consideration, the receipt and sufficiency of which is acknowledged by both parties, the General Fund and Water Fund hereby agree as follows:

- 1. Recitals Incorporated. The Recitals are true and correct and are incorporated into this Agreement by this reference.

2. Interfund Loan. On September ___, 2026 (“Closing Date”), the General Fund shall transfer to the Water Fund the amount of \$2,450,000.00, which represents the amount of the Settlement Funds. The Interfund Loan shall be tracked by the City’s Finance Department.
3. Repayment. The Water Fund agrees to repay the Interfund Loan Amount, with interest accruing annually at 3.920% over a 10-year term. Interest shall accrue commencing on the Closing Date. Principal and interest shall be payable each year on December 1, commencing on December 1, 2027. The interest rate is calculated based on the current rate of return on investment of surplus General Funds in the Local Agency Investment Fund.
4. Subordination. The indebtedness hereunder and under any future Interfund Loans shall be junior and subordinate to (i) all existing and future bonds, loans or other direct indebtedness of the Water Fund; (ii) all existing and future financial agreements and other contractual obligations of the Water Fund; and (iii) all operations and maintenance costs of the Water Fund; provided however that the Water Fund may incur indebtedness that is subordinate to the Interfund Loan pursuant to Section 5 below.
5. Additional Debt. The Water Fund may incur indebtedness which is superior, on a parity or subordinate to the Interfund Loan. In the absence of an express determination by the Water Fund to the contrary, any such indebtedness shall be superior to the Interfund Loan.
6. Prepayment; Suspension of Payment. The Water Fund may prepay any Interfund Loan without penalty at any time during the term of the Interfund Loan. The City Council of the City of Lemoore or the City Manager may temporarily suspend principal and interest payments at any time for a period not to exceed one (1) year.
7. Entire Agreement; Amendment. This Agreement shall constitute the entire agreement related to the Interfund Loan. Except as otherwise provided, this Agreement may be modified or amended only by an agreement approved by the City Council of the City of Lemoore.
8. Non-Liability of City Officials, Officers, and Employees. No officer, official, employee, agent, representative, or volunteer of the City shall be personally liable for any amount which may become due to the General Fund hereunder.
9. Termination of Agreement. This Agreement shall continue in full force and effect for a period of and the obligations of the Water Fund shall terminate on written notice by either party of such termination or payment in full of the Interfund Loan, whichever occurs first.
10. Loan Forgiveness. Continued financial hardship including but not limited to emergency, drought, unforeseen or sudden failure of infrastructure shall warrant forgiveness of this Interfund Loan upon review and approval by the City Council.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the date and year first written above.

CITY OF LEMOORE (GENERAL FUND)

Dated: _____

Name: Marissa Trejo

Title: City Manager

ATTEST:

Dated: _____

Name: Marisa Avalos

Title: City Clerk

APPROVED AS TO FORM:

Dated: _____

Name: Christina D. Smith

Title: City Attorney

CITY OF LEMOORE (WATER FUND)

Dated: _____

Name: Marissa Trejo

Title: City Manager

ATTEST:

Dated: _____

Name: Marisa Avalos

Title: City Clerk

Water Fund Payment Schedule General Fund Loan

Enter values	
Loan amount	\$ 2,450,000
Annual interest rate	3.92 %
Loan period in years	10
Number of payments per year	1
Start date of loan	12/30/2026
Optional extra payments	\$ -

Loan summary	
Scheduled payment	\$ 300,000.00
Scheduled number of payments	10
Actual number of payments	0
Total early payments	\$ -
Total interest	\$ 560,299.55
Total cost of loan	3,010,299.55

										GL Entry	Avg Yield
Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest	Variable Interest	LAIF Interest
1	12/30/2027	\$ 2,450,000.00	\$ 300,000.00	\$ -	\$ 300,000.00	\$ 203,960.00	\$ 96,040.00	\$2,246,040.00	\$ 96,040.00		3.920%
2	12/30/2028	2,246,040.00	\$ 300,000.00	-	300,000.00	211,955.23	\$ 88,044.77	2,034,084.77	184,084.77		3.920%
3	12/30/2029	2,034,084.77	\$ 300,000.00	-	300,000.00	220,263.88	\$ 79,736.12	1,813,820.89	263,820.89		3.920%
4	12/30/2030	1,813,820.89	\$ 300,000.00	-	300,000.00	228,898.22	\$ 71,101.78	1,584,922.67	334,922.67		3.920%
5	12/30/2031	1,584,922.67	\$ 300,000.00	-	300,000.00	237,871.03	\$ 62,128.97	1,347,051.64	397,051.64		3.920%
6	12/30/2032	1,347,051.64	\$ 300,000.00	-	300,000.00	247,195.58	\$ 52,804.42	1,099,856.06	449,856.06		3.920%
7	12/30/2033	1,099,856.06	\$ 300,000.00	-	300,000.00	256,885.64	\$ 43,114.36	842,970.42	492,970.42		3.920%
8	12/30/2034	842,970.42	\$ 300,000.00	-	300,000.00	266,955.56	\$ 33,044.44	576,014.86	526,014.86		3.920%
9	12/30/2035	576,014.86	\$ 300,000.00	-	300,000.00	277,420.22	\$ 22,579.78	298,594.64	548,594.64		3.920%
10	12/30/2036	298,594.64	\$ 300,000.00	-	298,594.64	286,889.73	\$ 11,704.91	0.00	560,299.55		3.920%



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

Item No: 5-1

To: Lemoore City Council
From: Christal Schisler, Management Analyst
Date: August 4, 2026 **Meeting Date:** September 1, 2026
Subject: First Reading – Ordinance 2026-09 – Adding Article F (Fats, Oils, and Grease Management) to Chapter 7 (Water and Sewer Regulations) of Title 7 of the Lemoore Municipal Code to Protect the City’s Wastewater Collection System and Public Infrastructure from Fats, Oils, and Grease Discharges

Strategic Initiative:

☐ Safe & Vibrant Community	☒ Growing & Dynamic Economy
☐ Fiscally Sound Government	☐ Operational Excellence
☐ Community & Neighborhood Livability	☐ Not Applicable

Proposed Motion:

Introduce and waive the first reading of Ordinance No. 2026-09 adding Article F (Fats, Oils, and Grease Management) to Chapter 7 (Water and Sewer Regulations) of Title 7 of the Lemoore Municipal Code and direct staff to return the ordinance for second reading and adoption.

Subject/Discussion:

The City of Lemoore owns and operates a wastewater collection system that serves residential, commercial, and industrial customers throughout the community. One of the primary causes of sanitary sewer blockages and sanitary sewer overflows is the accumulation of fats, oils, and grease (FOG) discharged from food service establishments and other commercial kitchen operations.

When introduced into the wastewater collection system, FOG can cool and solidify within sewer pipelines, restricting flow capacity and contributing to blockages, sewer backups, and overflows. These conditions increase maintenance costs, create the potential for

environmental impacts, and can expose the City to regulatory action associated with sanitary sewer overflow events.

The proposed ordinance establishes a comprehensive Fats, Oils, and Grease Management Program intended to reduce the discharge of FOG into the City's wastewater collection system. The program establishes requirements for food service establishments regarding grease control devices, inspection access, recordkeeping, maintenance standards, and enforcement procedures necessary to ensure compliance. The proposed ordinance provides the City with clear authority to regulate and inspect facilities that generate grease waste and to require corrective actions when conditions exist that may adversely affect the City's sewer system. The ordinance is intended to reduce system maintenance costs, protect public infrastructure, improve system reliability, and support compliance with State Water Resources Control Board sanitary sewer overflow regulations.

Implementation of the FOG Management Program will provide a proactive framework for protecting the City's wastewater infrastructure while establishing consistent operational standards for affected businesses.

Most food service establishments are already subject to existing State and County requirements regarding grease control devices and maintenance practices. The proposed ordinance is intended to complement those existing requirements by formalizing the City's authority to inspect facilities, investigate grease-related impacts to the wastewater collection system, and require corrective actions when conditions threaten City-owned infrastructure.

Adoption of the ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the Common Sense Exemption, because it can be seen with certainty that the adoption of regulations governing the discharge of fats, oils, and grease into the wastewater collection system will not result in a significant environmental effect.

Financial Consideration(s):

Implementation of the Fats, Oils, and Grease (FOG) Management Program will require staff time for program administration, business outreach, inspections, recordkeeping, compliance monitoring, and enforcement activities. These responsibilities will be administered using existing Public Works staffing resources.

Staff anticipates that reductions in grease-related blockages and emergency maintenance activities may offset a portion of the administrative costs associated with program implementation.

Overall, the proposed program is expected to provide a net operational benefit by shifting resources from reactive maintenance and emergency response activities to proactive system management and prevention.

Alternatives or Pros/Cons:

Alternative 1: Adopt the Ordinance (Recommended)

Pros:

- Reduces the likelihood of sewer blockages and sanitary sewer overflows.

- Protects public infrastructure and wastewater collection system capacity.
- Formalizes the City's authority to inspect, monitor, and enforce FOG-related requirements within its wastewater collection system.
- Supports regulatory compliance and environmental protection objectives.
- Provides additional tools to address recurring FOG-related issues before they impact the sewer system.
- Most affected food service establishments are already subject to existing grease management requirements and are routinely monitored by Kings County Environmental Health. The proposed ordinance largely formalizes the City's role in protecting its sewer infrastructure and creates a framework for City involvement when system-related concerns arise.

Cons:

- Requires staff resources for program administration, inspections, recordkeeping, and enforcement activities.
- May require additional coordination between the City and affected food service establishments regarding compliance and inspection activities.

Alternative 2: Do Not Adopt the Ordinance

Pros:

- No additional administrative workload associated with program implementation.
- Businesses would continue to be subject to existing State and County grease management requirements.

Cons:

- The City would have limited authority to proactively inspect and address FOG-related conditions that may impact the municipal sewer system.
- Continued reliance on reactive maintenance activities when blockages occur.
- Reduced ability to require corrective actions before grease-related issues result in impacts to the wastewater collection system.
- Increased risk of sewer blockages, emergency maintenance activities, and associated operational costs.
- Fewer local enforcement mechanisms available to address recurring FOG-related problems affecting City-owned infrastructure.

Commission/Board Recommendation:

Not Applicable

Staff Recommendation:

Introduce and waive the first reading of Ordinance No. 2026-09 adding Article F (Fats, Oils, and Grease Management) to Chapter 7 (Water and Sewer Regulations) of Title 7 of the Lemoore Municipal Code and direct staff to return with the ordinance for adoption.

Attachments:

- ☐ Resolution:
- ☐ Ordinance: 2026-09
- ☐ Contract
- ☐ Other
- List:

Review:

- ☐ City Clerk
- ☐ City Attorney
- ☐ City Manager
- ☐ Finance

Date:

- 08/24/2026
- 08/24/2026
- 08/24/2026
- 08/24/2026

ORDINANCE NO. 2026-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEMOORE ADDING ARTICLE F (FATS, OILS, AND GREASE MANAGEMENT) TO CHAPTER 7 (WATER AND SEWER REGULATIONS) OF TITLE 7 OF THE LEMOORE MUNICIPAL CODE TO PROTECT THE CITY'S WASTEWATER COLLECTION SYSTEM AND PUBLIC INFRASTRUCTURE FROM FATS, OILS, AND GREASE DISCHARGES

WHEREAS, the City of Lemoore owns and operates a wastewater collection system that serves residential, commercial, institutional, industrial, and other users within the City;

WHEREAS, fats, oils, and grease discharged into the wastewater collection system can accumulate within sewer pipelines and contribute to restricted flows, sewer blockages, sewer backups, excessive maintenance requirements, and sanitary sewer overflows;

WHEREAS, food service establishments and similar facilities are subject to existing State and County requirements related to grease control devices and related maintenance practices;

WHEREAS, the City desires to complement existing regulatory requirements by formalizing its local authority to inspect, monitor, and address fats, oils, and grease conditions that may affect City-owned wastewater infrastructure;

WHEREAS, adoption of this Ordinance will support proactive management of the City's wastewater collection system, reduce the potential for grease-related blockages, and protect public infrastructure; and

WHEREAS, the City Council finds that adoption of this Ordinance is in the interest of public health, safety, and welfare.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LEMOORE DOES ORDAIN AS FOLLOWS:

SECTION 1. RECITALS.

The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. CODE AMENDMENT.

Article F (Fats, Oils, and Grease Management) is hereby added to Chapter 7 (Water and Sewer Regulations) of Title 7 of the Lemoore Municipal Code to read as follows:

ARTICLE F. FATS, OILS, AND GREASE MANAGEMENT

7-7F-1: PURPOSE AND INTENT.

The purpose of this Article is to protect the City's wastewater collection system from grease-related blockages, sanitary sewer overflows, excessive maintenance requirements, and damage to public infrastructure.

This Article is intended to complement existing State and County regulations by providing the City with authority to inspect, monitor, and address discharges of fats, oils, and grease that may adversely affect the municipal sewer system.

This Article shall be interpreted and applied in a manner that supports the safe, reliable, and efficient operation of the City's wastewater collection system.

7-7F-2: DEFINITIONS.

For purposes of this Article, the following definitions shall apply unless the context clearly requires otherwise:

Director: The Public Works Director of the City of Lemoore, or the Director's designee.

Fats, Oils, and Grease or FOG: Any material of animal, vegetable, petroleum, or mineral origin that is present in wastewater and may solidify or become viscous at ordinary sewer temperatures, including waste cooking oils, grease, fats, and similar substances.

Food Service Establishment or FSE: Any commercial, institutional, industrial, or other facility that prepares, processes, serves, or otherwise handles food or food products and discharges, or has the potential to discharge, wastewater containing FOG to the City's wastewater collection system.

Grease Control Device: A grease interceptor, grease trap, or other device designed to separate, retain, or remove FOG from wastewater before discharge to the wastewater collection system.

Grease Interceptor: A plumbing appurtenance or structure designed to intercept and retain FOG from wastewater discharge, typically located outside a building and sized in accordance with applicable plumbing, building, or regulatory requirements.

Grease Trap: A device designed to retain FOG from wastewater discharge, typically located inside or near a facility and sized in accordance with applicable plumbing, building, or regulatory requirements.

Person: Any individual, firm, partnership, association, corporation, public agency, or other legal entity.

Public Sewer: Any sewer main, pipe, pipeline, manhole, cleanout, lift station, or related facility owned, controlled, operated, or maintained by the City.

Wastewater Collection System: The system of public sewers and related facilities used to collect, convey, and manage wastewater within the City.

7-7F-3: APPLICABILITY.

This Article applies to all food service establishments and any other commercial, institutional, or industrial facility that generates wastewater containing FOG and discharges, or may discharge, such wastewater to the City's wastewater collection system.

This Article applies in addition to any applicable State, County, building, plumbing, health, environmental, or wastewater discharge requirements.

Nothing in this Article shall be interpreted to limit the City's authority under any other provision of the Lemoore Municipal Code or applicable law.

7-7F-4: FOOD SERVICE ESTABLISHMENT REQUIREMENTS.

All food service establishments subject to this Article shall operate in a manner that minimizes the introduction of FOG into the wastewater collection system.

Food service establishments shall maintain grease control devices as required by applicable State, County, plumbing, building, or other regulatory requirements.

Food service establishments shall not discharge FOG in a manner or quantity that may cause or contribute to a blockage, interference, sewer backup, sanitary sewer overflow, or other adverse impact to the wastewater collection system.

Food service establishments shall maintain records of pumping, cleaning, maintenance, inspection, repair, and related activities as reasonably necessary to demonstrate compliance with this Article.

Food service establishments shall cooperate with City inspections and investigations conducted under this Article.

7-7F-5: GREASE INTERCEPTORS AND GREASE TRAPS.

Grease interceptors, grease traps, and other grease control devices shall be installed, operated, and maintained when required by applicable plumbing codes, building codes, State or County requirements, or other regulatory requirements.

Grease control devices shall be maintained in proper working condition and cleaned at a frequency necessary to prevent FOG from entering the wastewater collection system in quantities that may cause or contribute to adverse impacts.

Grease control devices shall remain accessible for inspection, cleaning, maintenance, and sampling, if required.

No person shall modify, bypass, remove, or render ineffective any required grease control device without applicable approval.

7-7F-6: MAINTENANCE AND RECORDKEEPING REQUIREMENTS.

Facilities subject to this Article shall maintain records sufficient to demonstrate proper operation and maintenance of grease control devices and compliance with this Article.

Records may include pumping receipts, maintenance logs, inspection reports, cleaning schedules, manifests, repair records, photographs, or other documentation reasonably requested by the Director.

Records shall be retained for not less than three years unless a different retention period is established by the Director in writing.

Records shall be made available to the City upon request during normal business hours or during an inspection or investigation under this Article.

7-7F-7: INSPECTION AUTHORITY.

The Director may inspect facilities, grease control devices, discharge points, maintenance records, and related areas at reasonable times to determine compliance with this Article or to investigate conditions affecting the wastewater collection system.

Inspections may be conducted when the City has reason to believe that FOG is causing or contributing to a blockage, sewer backup, overflow, excessive maintenance requirement, or other adverse impact to the wastewater collection system.

The City may coordinate with Kings County Environmental Health or other regulatory agencies when appropriate.

No person shall deny, obstruct, or interfere with a lawful inspection or investigation conducted under this Article.

7-7F-8: PROHIBITED DISCHARGES.

No person shall discharge, cause, or allow the discharge of FOG in quantities that may obstruct flow, interfere with the operation of the wastewater collection system, cause or contribute to a blockage, or otherwise adversely affect public sewer infrastructure.

No person shall discharge solidified grease, waste cooking oil, food waste, garbage, or other materials in a manner that may cause or contribute to a sewer blockage or interfere with the wastewater collection system.

No person shall discharge wastewater or other materials in violation of applicable provisions of this Article, the Lemoore Municipal Code, or applicable State or County requirements.

7-7F-9: ENFORCEMENT AUTHORITY.

Whenever the Director determines that a violation of this Article exists, the Director may issue a written notice of violation, require corrective action, establish compliance deadlines, conduct follow-up inspections, and take any other action authorized by this Article or applicable law.

Corrective actions may include cleaning, pumping, repair, replacement, modification, maintenance, record production, operational changes, or other actions reasonably necessary to protect the wastewater collection system.

The remedies provided in this Article are cumulative and may be used in addition to any other remedy authorized by the Lemoore Municipal Code or applicable law.

7-7F-10: ADMINISTRATIVE PENALTIES.

Any violation of this Article may be enforced through administrative citations, notices of violation, abatement procedures, cost recovery, civil remedies, or any other enforcement mechanism authorized by the Lemoore Municipal Code or applicable law.

Administrative penalties should be applied in a manner consistent with the City's existing administrative enforcement procedures unless otherwise required by law.

Each day a violation continues may constitute a separate violation.

7-7F-11: APPEALS.

Any person aggrieved by a determination, notice, citation, or enforcement action issued under this Article may appeal in accordance with applicable appeal procedures established by the Lemoore Municipal Code or other procedures established by resolution of the City Council.

Failure to timely appeal shall constitute a waiver of the right to contest the determination, notice, citation, or enforcement action, except as otherwise required by law.

7-7F-12: COST RECOVERY.

Any person responsible for a discharge, blockage, sewer backup, sanitary sewer overflow, damage, excessive maintenance requirement, or other condition requiring corrective action may be liable for costs incurred by the City to investigate, respond to, clean, repair, abate, enforce, or otherwise address the condition.

Recoverable costs may include staff time, equipment use, contractor costs, emergency response costs, legal costs, administrative costs, sampling costs, repair costs, and other costs reasonably incurred by the City.

Cost recovery under this section shall be in addition to any administrative penalty, civil remedy, or other enforcement action authorized by law.

SECTION 3. SEVERABILITY.

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

would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

SECTION 4. CEQA.

The City Council finds that adoption of this Ordinance is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15061(b)(3), the Common Sense Exemption, because it can be seen with certainty that the adoption of regulations governing the discharge of fats, oils, and grease into the wastewater collection system will not result in a significant environmental effect.

SECTION 5. PUBLICATION.

The City Clerk shall certify to the adoption of this Ordinance and shall cause the same, or a summary thereof, to be published or posted in the manner required by law.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall take effect thirty (30) days after its adoption.

The foregoing Ordinance was introduced for the first reading at a regular meeting of the City Council of the City of Lemoore held on the 1st day of September, 2026, and was adopted at a regular meeting of the City Council of the City of Lemoore held on the 15th of September, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINING:

ATTEST:

APPROVED:

Marisa Avalos
City Clerk

Patricia Matthews
Mayor



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

Staff Report

Item No: 6-1

To: Lemoore City Council
From: Marissa Trejo, City Manager
Date: August 24, 2025 **Meeting Date:** September 1, 2026
Subject: Recommended City Position for the 2026 League of California Cities (LOCC) Annual Conference Resolution

Strategic Initiative:

☐ Safe & Vibrant Community	☐ Growing & Dynamic Economy
☐ Fiscally Sound Government	☒ Operational Excellence
☐ Community & Neighborhood Livability	☐ Not Applicable

Proposed Motion:

Authorize the City’s voting delegate to vote in support of one resolution to be considered at the annual League of California Cities conference to be held in Anaheim, CA from September 23-25, 2026.

Subject/Discussion:

City Council must appoint a Council Member as the voting delegate for the League of California Cities Annual Conference, which is going to be held in Anaheim on September 23-25, 2026. Each year, the LOCC accepts resolutions from member cities and elected officials to be voted on at its annual conference. This year, one (1) resolution has been introduced for consideration, at the conference and referred to appropriate LOCC Policy Committees.

The voting delegates at the general assembly meeting make the final determination on the resolution. The resolution to be considered by the League’s Policy Committees are subject to change in their current form.

By approving the recommendation for the resolution, the City’s LOCC representative, will have the City Council’s general guidance for the vote to be taken and is authorized to vote on amended resolution in the manner deemed to be in the best interest of the City.

The LOCC Annual Conference Resolution packet contains the original language of the resolution in its current form, along with the LOCC analysis and letters of support.

Resolution:

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

Financial Consideration(s):

Financial Impact currently unknown.

Alternatives or Pros/Cons:

The City Council can choose to recommend a vote in opposition to the resolution.

Commission/Board Recommendation:

Not Applicable.

Staff Recommendation:

Staff recommends City Council authorization for the Voting Delegate to vote in accordance with City Council direction for the above mentioned resolution at the 2026 League of California Cities Annual Conference.

Attachments:

- ☐ Resolution:
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☒ Other

List: League Resolution Packet

Review:

- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manager
- ☒ Finance

Date:

08/24/2026
08/24/2026
08/24/2026
08/24/2026

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

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

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

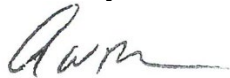
Dear President Quinto,

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,

A handwritten signature in dark ink, appearing to read "Arron", with a stylized flourish at the end.

Arron Brown
City Manager
City of Canyon Lake



July 23, 2026

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

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

Dear President Quinto,

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

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

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

Sincerely,

Brian Mohan
City Manager
City of Moreno Valley

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,

A handwritten signature in black ink, appearing to read "Kevin Bash". The signature is fluid and cursive, with the first name "Kevin" and last name "Bash" clearly distinguishable.

Kevin Bash
City Council Member
(951) 768-8981



CITY OF T O R R A N C E

SHARON KALANI
MAYOR

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

July 29, 2026

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

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

Dear President Quinto,

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

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

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

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

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

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

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

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

Sincerely,



Sharon Kalani
Mayor, City of Torrance

cc:

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

July 23, 2026

Mr. Gabe Quinto, President

League of California Cities

1400 K Street, Suite 400

Sacramento, CA 95814

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

Dear League of California Cities Leadership,

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

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

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

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

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

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

Respectfully,

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

Crystal Ruiz

Mayor

City of San Jacinto



City of Temecula

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

July 23, 2026

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

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

Dear President Quinto:

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

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

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

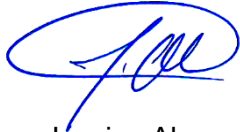
While the State has an important role in addressing California's housing needs, a collaborative approach that respects local expertise and preserves meaningful local discretion will produce stronger, safer, and more sustainable communities. The proposed working group offers an opportunity to evaluate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

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

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

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

Respectfully,



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

Resolution No. 1: Staff Analysis

League of California Cities Staff Analysis on Resolution No. 1

Staff: Brady Guertin, Legislative Advocate

Committee: Housing, Community, and Economic Development

Summary:

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

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

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

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

Background:

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

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

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

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

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

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

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

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

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

Discussion:

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

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

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

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

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

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

Fiscal Impact

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

Existing Cal Cities Policy

Vision

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

Mission Statement

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

We Believe

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

Zoning

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

Housing Element

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

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

Encourage Full Community Participation

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

Well-Planned New Growth

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

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

Support:

The following letters of concurrence were received:

City of Banning

City of Calimesa

City of Canyon Lake

City of Moreno Valley

City of Norco

City of Torrance

Crystal Ruiz, Mayor, City of San Jacinto

Jessica Alexander, Mayor, City of Temecula