CITY OF EUREKA CALIFORNIA

AGENDA SUMMARY CITY COUNCIL

TITLE: Foreclosed and Vacant Property Registration Ordinance

DEPARTMENT: Development Services

PREPARED BY: Cristin Kenyon, AICP, Development Services Director

PRESENTED FOR

☒Action ☐Information only ☐Discussion

RECOMMENDATION

Waive full reading, read by title only, and adopt Bill No. 1062-C.S., an Ordinance of the City Council adding §§150.130 through 150.137 to the Eureka Municipal Code to establish a foreclosed and vacant property registration program.

FISCAL IMPACT

☐No Fiscal Impact ☒Included in Budget ☐Additional Appropriation

COUNCIL GOALS/STRATEGIC VISION

Consider preemptive steps the City can take to discourage continued commercial and residential vacancies; wait for court rulings and legal proceedings to decide on the legality of Vacancy Ordinance.

DISCUSSION

At its September 15, 2026 meeting, the City Council unanimously voted to introduce Bill No. 1062-C.S. without changes. The ordinance establishes a registration and tracking program for foreclosed and certain vacant properties. The program is intended to maintain current ownership and contact information, track trends and conditions associated with foreclosures and vacancies, and recover the City's administrative costs of maintaining the registry.

The City is currently preparing to transition from OpenGov, its existing online permitting system, to GovWell, a new permitting portal. Implementation of the registration program will require development of a new online application and associated workflows for initial registrations, annual renewals, termination requests, and appeals. Rather than build these processes in OpenGov for a short period and then recreate them in GovWell, staff recommends delaying implementation until the new permitting portal is operational. This

will also avoid requiring the initial group of registrants to begin using one system shortly before the City transitions to another.

Accordingly, the ordinance has been revised to delay implementation of the registration requirements until January 1, 2027. No other changes have been made since introduction.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The City Council finds that adoption of this ordinance does not require preparation of an environmental document pursuant to the California Environmental Quality Act (CEQA) because the ordinance is subject to the common-sense exemption set forth in CEQA Guidelines §15061(b)(3). The ordinance establishes administrative registration requirements for foreclosed and certain vacant properties and does not authorize or require any physical development, construction, demolition, rehabilitation, or other change to the physical environment. It can therefore be seen with certainty that there is no possibility that adoption of the ordinance may have a significant effect on the environment.

This document was prepared by City staff with the assistance of generative AI tools for drafting and editing support. All analysis, conclusions, and determinations were reviewed and finalized by City staff.