

# GOVERNING BOARD MEETING

Tuesday, August 19, 2025, 8:30 AM

## MEETING INFORMATION AND ACCOMMODATION

NOTE: The Governing Board of the Las Virgenes-Malibu Council of Governments will be participating in this meeting at the teleconference locations noted below via remote video conferencing (Zoom). Members of the public can participate electronically via Zoom.

### Remote Participation Zoom Link:

<https://us02web.zoom.us/j/84950118575?pwd=PLg2JqVjB7Q748nb3GwJPJerxBUa6w.1>

Meeting ID: 849 5011 8575 - Passcode: 754021

## TELECONFERENCE LOCATIONS

- XXXXXXXXXXXXXXX, Agoura Hills, CA 91301
- XXXXXXXXXXXXXXX, Calabasas, CA 91302
- XXXXXXXXXXXXXXX, Hidden Hills, CA 91302
- XXXXXXXXXXXXXXX, Malibu, CA 90265
- XXXXXXXXXXXXXXX, Westlake Village, CA 91362
- XXXXXXXXXXXXXXX, Agoura Hills, CA 91301
- XXXXXXXXXXXXXXX, Westlake Village, CA 91362
- XXXXXXXXXXXXXXX, Calabasas, CA 91302

A public agenda packet is available on the COG website: [lvmcog.org](http://lvmcog.org). Public members can comment by either:

- Joining the Zoom meeting and speaking for up to three minutes during the Public Comment Period.
- Sending an email with comments (up to 1,000 characters) to [terry@lvmcog.org](mailto:terry@lvmcog.org) by 12:00 PM on Monday, August 18, 2025.

Emails will be read aloud during the meeting if received before the Board acts on an item or during the Public Comment Period. For questions about the virtual meeting, contact [terry@lvmcog.org](mailto:terry@lvmcog.org) or (818) 968-9088.

**LAS VIRGENES-MALIBU COUNCIL OF GOVERNMENTS**

**GOVERNING BOARD MEETING**

**Tuesday, August 19, 2025, 8:30 AM**

**AGENDA**

**1. CALL TO ORDER**

Governing Board Roll Call:

Penny Sylvester, Agoura Hills, President  
Ray Pearl, Westlake Village, Vice President  
Eniko Gold, Hidden Hills  
Marianne Riggins, Malibu  
Alicia Weintraub, Calabasas

**2. APPROVAL OF THE AGENDA**

**3. PUBLIC COMMENT PERIOD**

Public comments are limited to three minutes per speaker. According to California Government Code Section 54954.2, the Governing Board cannot discuss or act on items not on the agenda unless it's an emergency or the need for action arose after the agenda was posted.

**4. CONSENT CALENDAR**

Consent Calendar items will be approved in one motion unless removed for separate discussion or action.

- A. June 17, 2025 Draft Minutes – Attachment (page 4-5)
- B. August 2025 Financial Statement – Attachment (page 6-7)

Recommended Action: Approve Consent Calendar

**5. INFORMATION ITEMS**

- A. Executive Director's Report – Attachment (page 8-10)
- B. City Updates: Agoura Hills, Calabasas, Hidden Hills, Malibu, and Westlake Village

**6. PUBLIC SAFETY, LEGISLATIVE AND AGENCY PARTNER UPDATES**

- A. Los Angeles County Sheriff's Department – Acting Captain Dustin Carr
- B. Los Angeles County Fire Department – Chief Drew Smith
- C. Los Angeles County – Daniell Vicente, Supervisor Horvath's office

- D. California Highway Patrol – Officer Sturgis, West Valley Station (page 11)
- E. Cal Cities – Jeff Kiernan (page 12-15)
- F. Updates from Legislative Staff and Agency Partners

**7. ACTION ITEMS**

- A. Comment Letter to CAL FIRE on Proposed Zone 0 Regulations – Attachment (page 16-19) Stephanie Landregan will make the presentation.
- B. Executive Director’s Contract – Attachment (page 20-27)

**8. GENERAL COMMENTS AND REQUESTS FOR FUTURE AGENDA ITEMS**

**9. ANNOUNCEMENT OF FUTURE MEETING DATES**

- TAC meeting on Wednesday, September 3, 2025, 8:30 AM
- Governing Board meeting Tuesday, September 16, 2025, 8:30 AM

**10. ADJOURNMENT**

**Draft Minutes  
Governing Board Meeting  
June 17, 2025**

1 – Call to Order: President Sylvester called the meeting to order at 8:30 AM.

Roll Call of Governing Board members present:

Penny Sylvester, Agoura Hills, President  
Ray Pearl, Westlake Village, Vice President  
Eniko Gold, Hidden Hills  
Marianne Riggins, Malibu  
Alicia Weintraub, Calabasas

Non-voting Alternate Governing Board members present: Kelly Honig, Westlake Village and Jeremy Wolf, Agoura Hills.

2 – Approval of the Agenda: President Sylvester asked if there were any requests to modify the agenda.

**ACTION:** Alicia Weintraub moved to approve the agenda. Marianne Riggins seconded. The Motion carried 5-0, by the following roll call vote:

**AYES:** President Sylvester and Governing Board members, Gold, Pearl, Riggins and Weintraub.

**NOES:** None.

3 – Public Comment Period: There were no public comments.

4 – Consent Calendar: A) May 20, 2025, Draft Minutes; B) June 2025 Financial Report; and Appointment of Marianne Riggins to Metro San Fernando Valley Service Council.

**ACTION:** Ray Pearl moved to approve the Consent Calendar. Alicia Weintraub seconded. The Motion carried 5-0, by the following roll call vote:

**AYES:** President Sylvester and Governing Board members, Gold, Pearl, Riggins, and Weintraub.

**NOES:** None.

President Sylvester thanked Dennis Washburn for over 12 years of service representing the COG on the Metro Service Council. Dennis Washburn was present and provided comments and thanked the Governing Board.

5.A – Executive Director’s Report: The Executive Director highlighted his report. No action was taken by the Governing Board.

5.B – City Updates: The city managers and Governing Board members provided comments.

6.A – Los Angeles County Sheriff’s Department: Lt. Roman Foss provided an update from Lost Hills/Malibu Station.

6.B – Los Angeles County Fire Department: no representative was present.

6.C – Los Angeles County: Daniell Vicente provided an update from Supervisor Horvath’s office.

6.D – California Highway Patrol: No one was present from CHP.

6.E – Cal Cities: Jeff Kiernan provided the legislative update from Cal Cities.

6.F – Updates from Legislative Staff and Agency Partners: Nancy Frawley provided an update from Assemblymember Irwin’s office, Nick Fox Robbins provided an update from Metro, Nick Faries provided an update from Senator Allen, and Roxann Crawford provided an update from FEMA. SCAG’s update was included in the agenda.

7.A – 2025-2026 COG Budget. The Executive Director highlighted the proposed 2025-2026 budget.

ACTION: Ray Pearl moved to approve the 2025/2026 COG Budget. Eniko Gold seconded. The Motion carried 5-0, by the following roll call vote:

AYES: President Sylvester and Governing Board members, Gold, Pearl, Riggins, Weintraub.

NOES: None.

8. – Comments and Request for Future Agenda Items: None.

9. – Future Meeting Dates: Following a brief discussion, President Sylvester announced that the TAC and Governing Board will not meet, next month. Regular COG activities will continue as usual. TAC and Governing Board meetings will resume in August 2025.

10. – Adjournment: President Sylvester adjourned the meeting at 9:28 AM.

Respectfully submitted,

Terry Dipple  
Executive Director



# Detail Report Account Detail

Date Range: 07/01/2025 - 07/31/2025

| Account                            | Name                 |                           |                   |  | Beginning Balance              | Total Activity                    | Ending Balance                    |                        |
|------------------------------------|----------------------|---------------------------|-------------------|--|--------------------------------|-----------------------------------|-----------------------------------|------------------------|
| <b>Fund: 096 - COG Fund</b>        |                      |                           |                   |  |                                |                                   |                                   |                        |
| <u>096-0000-391010</u>             | COG Revenue          |                           |                   |  | 0.00                           | -125,000.00                       | -125,000.00                       |                        |
| <b>Post Date</b>                   | <b>Packet Number</b> | <b>Source Transaction</b> | <b>Pmt Number</b> | <b>Description</b>                         | <b>Vendor</b>                  | <b>Project Account</b>            | <b>Amount</b>                     | <b>Running Balance</b> |
| 07/03/2025                         | CLPKT11516           | 00037128                  |                   | Metro M440101-28 Metro 1242472             |                                |                                   | -18,768.00                        | -18,768.00             |
| 07/03/2025                         | CLPKT11516           | 00037128                  |                   | Metro M440101-29 Metro 1242472             |                                |                                   | -16,116.00                        | -34,884.00             |
| 07/03/2025                         | GLPKT18566           | JN06167                   |                   | 25133- AR Accrual COG                      |                                |                                   | 34,884.00                         | 0.00                   |
| 07/10/2025                         | GLPKT18593           | JN06175                   |                   | 26003-Bill COG Dues Westlake Village       |                                |                                   | -25,000.00                        | -25,000.00             |
| 07/10/2025                         | GLPKT18593           | JN06175                   |                   | 26003-Bill COG Dues Hidden Hills           |                                |                                   | -25,000.00                        | -50,000.00             |
| 07/10/2025                         | GLPKT18593           | JN06175                   |                   | 26003-Bill COG Dues Malibu                 |                                |                                   | -25,000.00                        | -75,000.00             |
| 07/10/2025                         | GLPKT18593           | JN06175                   |                   | 26003-Bill COG Dues Calabasas              |                                |                                   | -25,000.00                        | -100,000.00            |
| 07/10/2025                         | GLPKT18593           | JN06175                   |                   | 26003-Bill COG Dues Agoura Hills           |                                |                                   | -25,000.00                        | -125,000.00            |
| 07/10/2025                         | CLPKT11538           | 00037223                  |                   | Metro Invoice 124 Metro 1242825            |                                |                                   | -13,283.81                        | -138,283.81            |
| 07/10/2025                         | GLPKT18649           | JN06201                   |                   | 25144-AR Accrual COG                       |                                |                                   | 13,283.81                         | -125,000.00            |
| 07/14/2025                         | CLPKT11546           | 00037268                  |                   | Metro Fiber Network Invoice 4 Metro 1...   |                                |                                   | -11,647.49                        | -136,647.49            |
| 07/14/2025                         | GLPKT18649           | JN06202                   |                   | 25144-AR Accrual COG                       |                                |                                   | 11,647.49                         | -125,000.00            |
| 07/15/2025                         | CLPKT11552           | 00037286                  |                   | County of Los Angeles HI-23-006 Invoice... |                                |                                   | -17,483.00                        | -142,483.00            |
| 07/15/2025                         | GLPKT18649           | JN06203                   |                   | 25144-AR Accrual COG                       |                                |                                   | 17,483.00                         | -125,000.00            |
| <u>096-4190-552000</u>             | Contract Services    |                           |                   |  | 0.00                           | 40,750.58                         | 40,750.58                         |                        |
| <b>Post Date</b>                   | <b>Packet Number</b> | <b>Source Transaction</b> | <b>Pmt Number</b> | <b>Description</b>                         | <b>Vendor</b>                  | <b>Project Account</b>            | <b>Amount</b>                     | <b>Running Balance</b> |
| 07/31/2025                         | APPKT03441           | 073125                    | 118327            | COG Services July 2025                     | 04965 - Terry Dipple           |                                   | 16,398.00                         | 16,398.00              |
| 07/31/2025                         | APPKT03441           | 073125                    | 118316            | COG Services July 2025                     | 07352 - Jessica Flores         |                                   | 3,000.00                          | 19,398.00              |
| 07/31/2025                         | APPKT03441           | 073125                    | 118313            | COG Services July 2025                     | 06798 - Gabriel M. Graham      |                                   | 8,090.00                          | 27,488.00              |
| 07/31/2025                         | APPKT03441           | 073125                    | 118332            | COG Services July 2025                     | 07404 - Vivian Rescalvo        |                                   | 13,262.58                         | 40,750.58              |
| <b>Total Fund: 096 - COG Fund:</b> |                      |                           |                   |  | <b>Beginning Balance: 0.00</b> | <b>Total Activity: -84,249.42</b> | <b>Ending Balance: -84,249.42</b> |                        |
| <b>Grand Totals:</b>               |                      |                           |                   |  | <b>Beginning Balance: 0.00</b> | <b>Total Activity: -84,249.42</b> | <b>Ending Balance: -84,249.42</b> |                        |

# Fund Summary

| Fund                | Beginning Balance | Total Activity    | Ending Balance    |
|---------------------|-------------------|-------------------|-------------------|
| 096 - COG Fund      | 0.00              | -84,249.42        | -84,249.42        |
| <b>Grand Total:</b> | <b>0.00</b>       | <b>-84,249.42</b> | <b>-84,249.42</b> |

**Governing Board Agenda Report**

**DATE:** August 19, 2025  
**TO:** Governing Board and Alternates  
**FROM:** Terry Dipple, Executive Director  
**SUBJECT:** Executive Director's Project Update

---

**OVERVIEW**

The purpose of this report is to update the Governing Board on the status of COG projects and other items of interest.

**Regional Smart Cities Fiber Network Project**

Jory Wolf and the Entrust team finally submitted the PE Stamped Plan to the COG on July 28. Jonathan Smith and the Accenture team have the PE Stamped Plan and are preparing the revised Bid Package, which we anticipate releasing for bid next month. Jonathan plans to attend the COG meeting to provide further details. Additionally, I have sent a letter to Entrust formally terminating our contract for P-3 services. Entrust did not contest the termination. I will work with Jonathan and his team to move forward with P-3 services.

**Measure M Funding** – I have been coordinating with the COG's Highway Working Group regarding the allocation of Measure M funds for each city. The Measure M allocation for FY 26/27 to the COG is \$13,926,995. A preliminary plan has been developed, proposing an additional \$4.5 million for the Fiber Project should the lowest bid remain above the current \$14.5 million budgeted amount. The remaining \$9.4 million would be distributed as follows: Agoura Hills (\$2,281,340), Calabasas (\$2,583,005), Hidden Hills (\$197,968), Malibu (\$1,414,054), Westlake Village (\$933,275), and LA County (\$2,017,383). The draft plan is anticipated to be finalized by the end of August. It will then be submitted to the City Managers for review at their meeting on September 3, and their recommended version will be presented to the Governing Board during the COG meeting on September 16.

**LA 2028 Olympics** – The LA County Councils of Governments (COGs) recently met to discuss upcoming Olympics initiatives. Key topics included:

- Organization: Multiple COGs are establishing or considering forming working groups and ad hoc committees involving City Councilmembers and staff.
- Programming: Several COGs have venues and infrastructure projects with funding. There is interest in fan zones, viewing venues, Open Streets funding cycles, and clarification regarding licensing and marketing fees.

- Goals and Concerns: Objectives include assisting cities without Olympic venues with event activations. There are concerns about funding availability and authority limitations.
- Potential collaboration areas:
  - Shared advocacy for acquiring funding and program support.
  - Collaboration with business groups, LA28, and others to obtain sponsorships and share costs.

Staff from all LA County COGs will be invited to future meetings of the “88 for 28” city managers group. The next meeting is tentatively scheduled for October; the exact date is to be determined.

**CPUC Emergency Communications** – The CPUC has launched a new proceeding, Rulemaking 25-07-014, to update its Communications Emergency Preparedness and Network Resiliency Program. This rulemaking will evaluate and strengthen backup power and network resiliency requirements for telecommunications providers, with a focus on maintaining 9-1-1 access, emergency alerts, and internet service during disasters such as wildfires and Public Safety Power Shutoffs (PSPS). The proceeding will address key issues such as extending resiliency requirements beyond high fire-threat areas, improving data access for local governments, and ensuring resiliency for communities with access and functional needs. Given the importance of reliable communications during emergencies, I will be following these proceedings and providing updates to the Governing Board.

**Measure A and SB 6792 Affordable Housing Funding** – The Governing Board has approved a \$620,337 budget from County Measure A and SB 6792 funds. Meetings with LACAHSAs are ongoing to discuss eligible projects and potential program partnerships. I expect to receive the LACAHSAs MOU soon and will present a work plan at September’s COG meeting. Measure A designates funds for affordable housing, prevention, and renter support, with 35.75% allocated to LACAHSAs for housing and homelessness efforts.

**LACAHSAs** – LACAHSAs has proposed a last-minute change to the Renter Protection and Homeless Prevention (RPHP) program guidelines, requiring all funded agencies, including COGs, to allocate at least 20% of their RPHP funds to legal services and renter education. According to LACAHSAs staff, this adjustment aims to support nonprofits as LA County has reduced funding for Stay Housed LA. Several large COGs have expressed that funding allocations should be determined by data and the identified needs of renters. For our COG, with an RPHP allocation of \$166,605, \$33,321 would be designated to an organization providing legal services.

**COG Website and Meeting Videos** – I am working with the COG cities to obtain public works projects funded by Measure M and R to update the COG website.

**Appointment to Metro Technical Advisory Committee** – The COG has a vacancy on the Metro TAC, which allocates federal, state and Metro funds for eligible city and County projects. I asked the Highway Working Group about interest, but everyone is too occupied

with city projects to attend the monthly meetings at Metro Headquarters. I will continue to work on this until we find a suitable replacement.



*Safety, Service, and Security*

**CALIFORNIA HIGHWAY PATROL - West Valley Area**

**Las Virgenes – Malibu Council of Governments Report (07/2025)**

**July 2025 Crash Report**

For July of 2025, there were a total of fifteen reported crashes on US-101 between Los Angeles City Limits and Ventura County Line on US-101. There was one reported crash on Pacific Coast Highway in areas under CHP jurisdiction. Ten of the total crashes were property damage only and six of the crashes had injuries. Of those crashes, two involved a hit and run driver. License plate numbers for the vehicles were not obtained, so the suspect vehicles could not be located. There were no DUI related crashes and there were no fatal crashes. The causes of the crashes include other than driver (3), unsafe turning movements (5), and unsafe speed for conditions (8).

- Eleven crashes between Los Angeles City Limits and Liberty Canyon Road
- Four crashes between Liberty Canyon Road and Lindero Canyon Road
- Zero crashes between Lindero Canyon Road and Ventura County Line
- Zero crashes between Los Angeles City Limits and Malibu City Limits
- One crash between Malibu City Limits and Ventura County Line

**July 2024 Crash Report**

For July of 2024, there were a total of twelve reported crashes on US-101 between Los Angeles City Limits and Ventura County Line on US-101. There were six reported crashes on Pacific Coast Highway in areas under CHP jurisdiction. Eleven of the total crashes were property damage only, seven of the crashes had injuries, and there were no fatal crashes. Of those crashes, three involved a hit and run driver. Two drivers were not positively identified and hit and run charges were recommended for the third driver. There was one DUI related crash. The causes of the crashes include driving under the influence (1), unsafe turning movements (4), unsafe lane changes (3), falling objects (1), and unsafe speed for conditions (8). The cause was unknown for one crash.

- Seven crashes between Los Angeles City Limits and Liberty Canyon Road
- Four crashes between Liberty Canyon Road and Lindero Canyon Road
- One crash between Lindero Canyon Road and Ventura County Line
- Six crashes between Los Angeles City Limits and Malibu City Limits
- Zero crashes between Malibu City Limits and Ventura County Line

**TO: LAS VIRGENES MALIBU CITIES COG GOVERNING BOARD**

**FR: JEFF KIERNAN, LEAGUE OF CALIFORNIA CITIES**

**RE: CAL CITIES UPDATE FOR 8/19/2025 MEETING**

---

**CONGRATULATIONS TO THE NEWLY INSTALLED 2025-26 LOS ANGELES COUNTY DIVISION BOARD!**

On Thursday, August 7th the LA County Division leadership was installed before a packed house at the Palos Verdes Golf Club in the City of Palos Verdes Estates.

Please welcome your new 2025-26 Board of Directors!

- President: Britt Huff, Ph.D., Council Member, Rolling Hills Estates
- Vice President: Ana Maria Quintana, Council Member, Bell
- Secretary/Treasurer: William Uphoff, Council Member, Lomita
- Board Director: James R. Bozajian, Mayor Pro Tem, Calabasas
- Past President: Dr. Michael Cao, M.D., Council Member, Arcadia
- Regional Director – Arroyo Verdugo JPA: Konstantine Anthony, Council Member, Burbank
- Regional Director – Gateway Cities COG: David Arellano, Council Member, Lakewood
- Regional Director – Las Virgenes-Malibu COG: Laura McCorkindale, Council Member, Hidden Hills
- Regional Director – San Fernando Valley COG: Mary Mendoza, Mayor, San Fernando
- Regional Director – San Gabriel Valley COG: Margaret Clark, Mayor, Rosemead
- Regional Director – South Bay Cities COG: Barry Waite, Council Member, Lomita
- Regional Director – Westside Cities COG: Natalya Zernitskaya, Council Member, Santa Monica
- Regional Director – City of Los Angeles: Steve Luu, Legislative Analyst, Los Angeles

#### **LOS ANGELES COUNTY DIVISION ADVOCACY UPDATE**

The Los Angeles County Division has directly engaged on 5 bills this year. Two of the bills we are supporting—AB 1 and AB 888—are focused on wildfire resilience and insurance affordability. Both of these bills are now in Senate Appropriations and are scheduled to be heard on August 18. · AB 1 would require the Department of Insurance to regularly update the Safer from Wildfire regulations, with the goal of helping stabilize—and ultimately reduce—the cost of fire insurance. · AB 888 would establish the California Safe Homes Grant Program, offering funding to property owners to harden their homes against wildfire threats.

The Division is also opposing AB 470, Assembly Member McKinnor's second attempt to allow AT&T and other telecom companies to relinquish their responsibility as the carrier of last resort. In our opposition letter, we emphasized the need for greater investment in landline infrastructure, particularly in fire-prone communities that rely on landlines for emergency communications during power outages.

All three of the bills above are currently scheduled for a hearing in Senate Appropriations on Monday, August 18, the first day the legislature returns from recess. The likely result will be for all three to be placed on the suspense file and then receive a final vote just prior to the fiscal deadline for bills to make it to the Floor on August 29. Please continue to speak with your legislators and ask for their YES vote on AB 1 & AB 888 and their NO vote on AB 470.

The Division is also closely monitoring SB 220 (Allen), a bill proposing to expand the LA County Metro Transit Board in response to the expansion of the LA County Board of Supervisors under Measure G. Senator Allen has made this a two-year bill in order to assess the implications of an expanded Board of Supervisors and Metro Board. The Division is engaged with the Senator to ensure that city voices are not diluted in whatever form the expanded Metro Board takes.

In June, the Division also took a position to support the expansion of the California Film Tax Credit, since the expansion of the tax credit had already appeared in the budget the Division took a support-in-concept position on AB 1138 (Zbur), a bill that implements and modernizes the Film Tax Credit and expands the program from \$330 million to \$750 million per year. AB 1138 passed the legislature and was signed by the Governor on July 2nd, going into effect immediately. You can learn more about AB 1138, the expanded Film Tax Credit, and the economic development expected to follow on Assembly Member Zbur's website [HERE](#).

## **UPDATE ON CAL CITIES ACTION ALERTS**

Cal Cities issued Action Alerts requesting urgent action from our members on several pieces of legislation, including:

### **1. Cap and Trade Reauthorization – SUPPORT**

Cap and Trade has generated roughly \$30 billion over the last decade, resulting in grants to cities and others for transit, rail, transportation, air quality, affordable housing, safe drinking water, and organic waste programs. The Legislature is moving forward to reauthorize the state's Cap-and-Trade Program, which is set to expire in 2030. Cities are strongly encouraged to submit a letter of support to their legislators as well as Senator Monique Limón and Assembly Member Jacqui Irwin — the two lawmakers leading the negotiations. Supporting documents: coalition priorities; sample city letter 2. SB 445 (Wiener) High-speed rail: third-party permits and approvals: regulations – Neutral

Through our efforts and that of our coalition on this bill, SB 445 has been substantially amended and now only applies to the high-speed rail project. Cal Cities will be dropping our opposition.

Status: Assembly Appropriations 3. AB 339 (Ortega) Local public employee organizations: notice requirements – OPPOSE

Requires the governing body of a public agency, board, or commission to give a recognized employee organization written notice of at least 120 60 days regarding contracts to perform services that are within the scope of work of the job classifications represented by the recognized employee organization.

Status: Senate Appropriations. AB 339 was amended on June 18 to shift from requiring 120 days notice to just 60 days notice; although this is an improvement, Cal Cities remains opposed. Consider resubmitting any previous opposition letters to note the new ‘amended on’ date. Cal Cities updated sample letter can be found [HERE](#). 4. SB 79 (Wiener) Transit Orientated Development - OPPOSE

This measure would require cities to approve higher-density residential projects up to 7 stories near public transit stops ministerially regardless of local zoning codes, limit the use of local development standards on the proposed project, and allow transit agencies full land authority over residential and commercial development on property they own or lease with no requirement for affordable housing built in.

Status: Assembly Appropriations. This bill is scheduled to be heard on Monday, August 18 when the legislature returns from recess. Cal Cities has also recently published a newsletter article that lays out all the changes SB 79 has gone through as it has worked its way through the legislature. 5. AB 650 (Papan) Planning and Zoning: Housing Element: RHNA – SPONSOR / SUPPORT

This bill would allow local governments to begin the housing element update process six months earlier, provide greater certainty and reduce ambiguity in the housing element review process, and ensure that local governments have adequate time to respond to the California Department of Housing and Community Development’s (HCD) review letters.

Status: Senate Appropriations, suspense file.

LEGISLATURE PASSES CEQA REFORM IN BUDGET TRAILER BILLS Signed by Governor Newsom as part of the 2025 Budget Package, AB 130 (Wicks) and SB 131 (Wiener) took effect immediately on June 30 and made some big changes to CEQA.

Cal Cities has now released a primer document and highlighted these changes in a recent Cal Cities Advocate article: [Do you have questions about the recent CEQA reform? We have answers.](#) Cities are encouraged to review this information and work with your city attorney to determine how these laws might impact projects in your community.

## **ANNUAL CONFERENCE UPDATE**

The Cal Cities 2025 Annual Conference and Expo at the Long Beach Convention Center is less than two months away. Details on the conference can be found [HERE](#).

Please also remember to agendize the selection of your city's voting delegates for an upcoming council meeting. No resolutions were received before the August 9 deadline so unless a qualified petitioned resolution is submitted by 8:30 AM on OCT 9 there will be no general assembly. Action by the city council is recommended by September 24 in case there is a emergent resolution at the conference. All the details on the General Assembly and any resolutions that are submitted in advance can be found [HERE](#) along with the voting delegate designation packet.

Like in years past, the Los Angeles County Division will be hosting a lunch on Wednesday, October 8 – the first day of the conference – at the Hyatt Regency from 11:30 AM – 1 PM. The Division will be announcing our luncheon speaker in the coming weeks, but you won't want to miss this opportunity to connect with local officials from all over LA County, so you can register for that lunch event [HERE](#).

### **UPCOMING EVENTS**

- August 13 at 12 PM: Mayors & Council Members Roundtable Discussion Moderated by La Palma Council Member and Mayors & Council Members President Debbie Baker
- August 21 at 10 AM: Cal Cities Roundtable: Fire Hazard Severity Zone Map Debrief
- September 15 at 11 AM: Legislative Call to Action – Sign & Veto Requests
- October 8 – 10 in Long Beach: The League of California Cities Annual Conference and Expo. (Long Beach Convention Center)
- October 8 from 11:30 AM – 1 PM: Los Angeles County Division Annual Conference Lunch (Long Beach Hyatt Regency)

**Governing Board Agenda Report**

**DATE:** August 19, 2025  
**TO:** Governing Board and Alternates  
**FROM:** Terry Dipple, Executive Director  
**SUBJECT:** Comment Letter to CAL FIRE on Proposed Zone 0 Regulations

---

**OVERVIEW**

This report presents information to the Governing Board regarding the proposed Zone 0 regulations being considered by Board of Forestry and Fire Protection, California Department of Forestry and Fire Protection (CAL FIRE).

**BACKGROUND**

The proposed Zone 0 regulations by the California Board of Forestry and Fire Protection and CAL FIRE are part of a broader effort to enhance wildfire resilience across the State. Here's a breakdown of what they entail:

What Is Zone 0?

- Zone 0 refers to the first 5 feet surrounding a structure, including homes, decks, and garages.
- This area is the most vulnerable to ignition from wind-driven embers during wildfires.
- The goal is to create an ember-resistant buffer zone to prevent fires from reaching structures.

What Will Be Required?

Once finalized, the regulations will likely be mandated:

- Removal or modification of combustible materials near homes.
- Replacing flammable mulch with non-combustible ground cover.
- Relocating wood piles, propane tanks, and other flammable items.
- Clearing dead vegetation and flammable outdoor furniture.

Timeline

- The Board is required to complete rulemaking by December 31, 2025, according to Governor Newsom's Executive Order N-18-25.
- For new construction, compliance may be required immediately.
- For existing homes, a grace period of up to three years is being considered.

### Why It Matters

- Wildfires often spread via embers that land near homes and ignite nearby materials.
- Zone 0 aims to reduce ignition risk by eliminating flammable items close to structures.

### **RECOMMENDATION**

The Governing Board approves the attached letter to CAL FIRE regarding proposed Zone 0 regulations under review by the Board of Forestry and Fire Protection.

August 19, 2025

Board of Forestry and Fire Protection  
California Department of Forestry and Fire Protection (CAL FIRE)  
P.O. Box 944246  
Sacramento, CA 94244-2460

Re: Comments on Proposed Zone 0 Regulations

Dear Committee Members,

On behalf of the Las Virgenes-Malibu Council of Governments, which include the cities of Agoura Hills, Calabasas, Hidden Hills, Malibu and Westlake Village, we wish to sincerely commend the California Board of Forestry and Fire Protection for its dedicated efforts in developing the proposed Zone 0 regulations. Addressing wildfire risk is a matter of urgency for our state, and we greatly appreciate the Board's leadership and commitment to safeguarding communities, property, and lives.

Our cities are situated in one of the most fire-prone regions of California and have experienced significant impacts from events such as the Woolsey Fire, as well as the recent Palisades and Kenneth Fires. These experiences underscore the vital importance of defensible space and proactive strategies to minimize wildfire threats. We share the Board's objective of protecting communities and fully support the intent behind establishing Zone 0.

Nonetheless, after thoroughly reviewing the proposed regulations and considering public comments and stakeholder feedback, we believe the final approach should balance both flexibility and effectiveness. While we endorse the core goal of enhancing safety around homes and structures, we respectfully request the Board to keep the following considerations in mind:

- **Avoid a One-Size-Fits-All Approach:** California's diverse geography, vegetation, and climate demand tailored solutions. A uniform ban on all landscaping within Zone 0 may not suit every region or accurately reflect varying fire risks across the state.
- **Science- and Research-Based Decisions:** We urge that regulations be guided by sound scientific research, recognizing that not all vegetation is equally flammable and that certain plant species can contribute to fire resilience and ecological health.
- **Environmental and Wildlife Considerations:** Removing vegetation, especially mature oak trees and protected species, can harm biodiversity and wildlife habitats. The environmental benefits of landscaping—such as reducing urban heat and supporting local ecosystems—should be part of regulatory decisions.

- Achievability and Public Buy-In: Zone 0 regulations must be practical and attainable for homeowners. A balanced strategy will encourage community support and greater compliance, which is essential for meaningful wildfire risk reduction.
- Insurance and Community Impacts: Landscaping helps stabilize property values and supports viable insurance markets. Regulations should be developed with awareness of these broader effects.

We deeply respect the expertise of the Board and fire science professionals contributing to this process. Our remarks are intended to emphasize the need for flexibility, regional adaptation, and science-based decisions, not to lessen the urgency of this undertaking. We believe such an approach will result in more sustainable and successful wildfire prevention.

The Las Virgenes-Malibu Council of Governments is optimistic that the final regulations will achieve our shared goal of protecting lives and property while honoring the ecological and practical realities of communities like ours.

Thank you for your dedication to this critical issue and for considering our perspective as part of the public comment process.

Sincerely,  
Las Virgenes-Malibu Council of Governments

Penny Sylvester  
President

**Governing Board Agenda Report**

**DATE:** August 19, 2025  
**TO:** Governing Board and Alternates  
**FROM:** Terry Dipple, Executive Director  
**SUBJECT:** Executive Director Contract

---

**OVERVIEW**

This report presents information to the Governing Board regarding the new contract for the Executive Director, which was established following the formation of a corporation by the Executive Director.

**BACKGROUND**

I've established a California C Corporation for personal tax purposes and am its sole owner and employee. This change does not impact my duties with the COG. The attached contract, prepared by COG counsel Larry Weiner, reflects the Board-approved increase from June 2025. My previous contract ended June 30, 2025. I will continue my responsibilities, now representing the corporation. Please let me know if you have any questions.

**ATTACHMENT** – Executive Director's Annual Contract

AGREEMENT FOR CONSULTING SERVICES WITH THE  
LAS VIRGENES MALIBU COUNCIL OF GOVERNMENTS (LVMCOG)

THIS AGREEMENT is made by and between the Las Virgenes Malibu  
Council

of Governments, a joint powers authority (hereinafter called "COG"), and Terry Dipple Inc., a California corporation (hereinafter called "CONSULTANT").

RECITALS

WHEREAS, on June 1, 2017, the COG entered into an agreement entitled "Agreement for Consulting Services with the Las Virgenes Malibu Council of Governments" (the "Prior Agreement") with Terry Dipple, an individual, to provide certain services, including serving as Executive Director of the COG;

WHEREAS, on April 14, 2020, the COG and Mr. Dipple, entered into Amendment No. 1 to the Agreement to address California Assembly Bill ("AB 5") as it relates to the criteria under which certain workers are classified as employees or independent contractors for the purposes of the Labor Code and Unemployment Insurance Code;

WHEREAS, Mr. Dipple has formed a California corporation and desires to provide the COG the same services he previously provided to the COG under the Prior Agreement, however, the services will now be provided by and through the corporation;

NOW, THEREFORE, the parties agree as follows:

Section 1. CONSULTANT's Services. CONSULTANT shall perform the services as described in Exhibit A, attached hereto and incorporated herein, to the full satisfaction of COG.

Section 2. Term and Time of Performance. This Agreement shall be effective as of July 1, 2025 (the "Effective Date") and shall continue until terminated.

Section 3. Compensation. COG agrees to compensate CONSULTANT, and CONSULTANT agrees to accept in full satisfaction for his services, \$206,616.00 per year, payable on a monthly basis and subject to proration in the event of termination and for any partial month (the "Consideration"). The Consideration shall constitute reimbursement of CONSULTANT's fee for the services (including all clerical and secretarial support) as well as the actual cost of any equipment, materials, and supplies necessary to provide the services (including all labor, materials, delivery, tax, assembly, and installation, as applicable). COG shall pay CONSULTANT the Consideration in accordance with the schedule of payment set forth in Exhibit B attached hereto and incorporated herein. By way of illustration only and to provide an estimate of the nature and scope of the services the parties anticipate will be required to achieve the results expected under this Agreement, the parties estimate an average of approximately 40 hours per week for consultant services. In the event that significantly

more or less time is required on a regular and continuing basis, either party may request consideration of an adjustment in the Consideration.

Section 4. Independent Contractor. CONSULTANT will act hereunder as an independent contractor, subject to the provisions of California Assembly Bill 5 for work performed on or after January 1, 2020. This Agreement shall not and is not intended to establish CONSULTANT as an agent, servant, or employee of COG and shall not and is not intended to create the relationship of partnership, joint venture or association between COG and CONSULTANT.

Section 5. Assignment. This Agreement may not be assigned in whole or in part by either party, without the prior written consent of the other party.

Section 6. CONSULTANT: Responsible Principal. Terry Dipple shall be the person principally responsible for CONSULTANT's obligations under this Agreement and shall serve as principal liaison between COG and CONSULTANT. Designation of another Responsible Principal by CONSULTANT shall not be made without the prior written consent of COG.

Section 7. Personnel. CONSULTANT represents that he has, or shall secure at his own expense, all personnel required to perform CONSULTANT's services under this Agreement. CONSULTANT may associate with or employ associates or subconsultants in the performance of his services under this Agreement, but at all times shall be responsible for their services.

Section 8. Interests of CONSULTANT. CONSULTANT affirms that he has no interest and shall not have any interest, direct or indirect, which would conflict in any manner with the performance of the services contemplated by this Agreement. No person having any such interest shall be employed by or be associated with CONSULTANT. In order to help the COG enforce this provision, CONSULTANT shall, on a quarterly basis, provide to the COG's technical advisory committee a list of business interests held by CONSULTANT, which business interests may engage in work within or near the boundaries of any COG member or which business interests may do business with SCAG or any other COG consultant. CONSULTANT shall also identify to the technical advisory committee any agreements entered into between CONSULTANT and SCAG, a COG consultant, or a developer actively engaged in developing land within or near the boundaries of any COG member.

Section 9. Insurance.

(a) COG shall ensure that Terry Dipple is an insured in his capacity as Executive Director of COG under its public officials liability policy. COG's obligation to insure Terry Dipple under this agreement shall apply only to Terry Dipple in his capacity as Executive Director of COG.

(b) CONSULTANT shall submit to the COG certificates indicating compliance with the following minimum insurance requirements not less than ten (10) days following the execution of this Agreement.

(i) Worker's Compensation Insurance to cover his employees, if any, as required by the California Labor Code. CONSULTANT shall require all subcontractors similarly to provide such compensation insurance for their respective employees.

(ii) Automobile insurance in at least the minimum amounts required by state law for any automobile used for business purposes with the COG. Such policies of insurance shall cover the operations of CONSULTANT pursuant to the terms of this Agreement; shall name and list COG, its officers, agents, volunteers, employees, and attorneys as additional insureds (except on errors and omissions insurance); shall be issued by an insurance company which is admitted to do business in the State of California or which is approved in writing by the COG; shall be placed with a current A. M. Best's rating of no less than A VII; shall be primary as respects COG's officers, agents, volunteers, employees and attorneys; shall provide that coverage shall not be suspended, voided, cancelled or reduced in coverage or limits except after thirty (30) days notice by certified mail has been given to COG; and shall include a severability clause.

(c) CONSULTANT shall cease performance of the services if the above insurance has not been obtained and certificates of insurance have not been timely filed with and approved by COG. Procurement of insurance by CONSULTANT shall not be construed as a limitation of CONSULTANT's liability or as full performance of CONSULTANT's duties to indemnify, hold harmless, and defend under this Agreement.

(d) CONSULTANT shall require all his subcontractors, including each person or entity responsible for the provision of services hereunder to be covered by similar insurance.

(e) Any self-insured retainers or deductibles shall be subject to COG approval.

Section 10. Indemnification. CONSULTANT agrees to indemnify COG, its officers, agents, volunteers, employees, and attorneys against, and will hold and save them and each of them harmless from, any and all actions, claims, damages to persons or property, penalties, obligations or liabilities that may be asserted or claimed by any person, firm, entity, corporation, political subdivision or other organization arising out of the acts, errors or omissions of CONSULTANT, his agents, employees, subcontractors, or invitees, including each person or entity responsible for the provision of services hereunder.

Section 11. Ownership of Documents. All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by CONSULTANT in the course of providing any services pursuant to this Agreement shall become the sole property of COG and may be used, reused or otherwise disposed of by COG without the permission of the CONSULTANT. Upon satisfactory completion of, or in the event of expiration, termination, suspension or abandonment of the Agreement, CONSULTANT shall turn over to COG all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents. With respect to computer files, CONSULTANT shall make available to the COG, upon reasonable request by the COG, the necessary computer software and hardware for purposes of accessing, compiling, transferring and printing computer files.

Section 12. Evaluation. COG shall evaluate the results achieved by CONSULTANT under this Agreement at approximately six (6) month intervals during the term of this Agreement. In the event COG does not conduct an evaluation as scheduled, CONSULTANT may request an evaluation during the two (2) weeks following the evaluation date. In the event CONSULTANT does not request an evaluation during this two (2) week period, the requirement for an evaluation shall be waived. COG may, in its sole and absolute discretion, consider adjustment of Consideration in conjunction with any evaluation. Changes in Consideration shall only be effective if made in writing, duly approved by the COG.

Section 13. Termination. Either party may terminate this Agreement with or without cause upon thirty (30) days' written notice. If the termination is without cause, COG shall pay for services satisfactorily completed before the termination.

Section 14. Notice. Any notice required to be given to CONSULTANT shall be deemed duly and properly given upon delivery, if sent to CONSULTANT postage prepaid to the CONSULTANT's address as set forth below or personally delivered to CONSULTANT at such address or other address specified to COG in writing by CONSULTANT.

Terry Dipple, Inc.  
1441 Paseo Manzana  
San Dimas CA 91773

Any notice required to be given to COG shall be deemed duly and properly given upon delivery, if sent to COG postage prepaid to the current chairman of the COG's technical advisory committee at the city hall in which the chairman works or personally delivered to COG at such address or other address specified to CONSULTANT in writing by COG.

Section 15. Entire Agreement. This Agreement represents the entire integrated agreement between COG and CONSULTANT, and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by a written instrument signed by both COG and CONSULTANT.

EXECUTED on \_\_\_\_\_, 2025.

LAS VIRGENES MALIBU COUNCIL OF GOVERNMENTS (LVMCOG)

By \_\_\_\_\_  
President, Governing Board

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel

CONSULTANT: TERRY DIPPLE, INC.

By \_\_\_\_\_  
Terry Dipple, Sole Owner

## EXHIBIT A

### Scope of Services

The Consultant shall provide all general administrative services for the COG and implement the policies set forth by the Governing Board. This may include, but not be limited to, the following:

1. Attend all regular meetings of the COG Governing Board and the Technical Advisory Committee (TAC). Coordinate and schedule meetings, prepare agendas and meeting materials for the Governing Board and TAC.
2. Prepare minutes or written summaries of these meetings and follow-up correspondence as necessary. In addition, attend SCAG, and other meetings, as directed by the Governing Board or the TAC.
3. Facilitate and manage an educational, informational and consensus building process that will result in meaningful policy development in the Las Virgenes Malibu subregion for various plans and projects.
4. Establish a communication network that provides the Governing Board and TAC with meaningful information in a timely manner upon which to make meaningful decisions. This may include regular communication with the Governing Board, TAC and other key city staff.
5. Implement and facilitate interaction between the COG and various single purpose agencies such as SCAG, MTA, SCAQMD and others deemed important to the COG.
6. Directly interface with Governing Board members, TAC members, and city representatives to facilitate or communicate the priorities and policies of the COG.
7. Expand the involvement of the COG with other subregions in areas of mutual interest.
8. Provide monthly updates to the Governing Board and TAC regarding COG subregional planning and projects.
9. Serve as liaison with staff of federal, state and regional agencies and monitor key legislation and its impact on the subregion.
10. Hire technical or administrative assistance as needed as a subcontractor to Consultant. Provide all clerical and secretarial assistance necessary to the scope of services, including but not limited to that required for agenda preparation, handling correspondence and the copying of documents.
11. Other duties as assigned by the Governing Board.

## EXHIBIT B

### Schedule of Payment

CONSULTANT shall provide a monthly Statement of Services to COG setting forth the hours spent by CONSULTANT performing services for COG and the amount due to CONSULTANT for services performed during the previous month. COG shall pay all undisputed amounts set forth in the Statement of Services within fifteen days after receipt of the Statement of Services.