



**AGENDA
REGULAR MEETING
AGOURA HILLS CITY COUNCIL**

Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301

Wednesday, June 10, 2026

6:00 PM

Please silence all cell phones and other electronic devices during the meeting.

ATTEND OR WATCH THE MEETING

For in-person attendance, the Council Chambers will open to the public at 5:30 p.m. To watch the live stream or archived meeting, visit the City's website at agourahillscity.gov and click the dark green "Watch Meetings" button under Quick Links or search "Agoura Hills City Council" on [YouTube](https://www.youtube.com) and select the meeting by date,

PUBLIC PARTICIPATION (PUBLIC COMMENT)

Option A: To provide public comments in person in the Council Chambers

Members of the public may attend the meeting in person in the Council Chambers and speak or submit written comments on any item listed on the Agenda. To speak, complete a Speaker's Card for each item and submit it to the City Clerk before the public comment period of that item. Public testimony is limited to three (3) minutes per speaker; a speaker's time may not be transferred to another person. Written comments submitted during the meeting will not be read aloud by the City.

Option B: To submit written public comments prior to the meeting

*Members of the public may submit written comments on any item listed on the Agenda. To ensure the City Council has time to review and/or consider the information prior to the meeting, please include the item number or topic in the subject line and **email comments@agourahillscity.gov by 4:00 p.m. on the meeting date.** Public comments are not read into the record by the City. Any comments submitted after the deadline may not be considered during the City Council's deliberations or included in the official record. However, the public may attend the meeting to make or submit comments in person.*

CALL TO ORDER

LAND ACKNOWLEDGEMENT

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Jeremy Wolf
Mayor Pro Tem Deborah Klein Lopez
Councilmember Kate Anderson
Councilmember Chris Anstead
Councilmember Penny Sylvester

REPORT OF CLOSED SESSION

APPROVAL OF AGENDA

PRESENTATIONS

INTERGOVERNMENTAL, SPECIAL PURPOSE COMMITTEE, AND DEPARTMENTAL REPORTS

Las Virgenes Municipal Water District - PURE Water Project Update
Clean Power Alliance (CPA) Update

PUBLIC COMMENTS

(This section is reserved for persons wishing to address items not listed on the Agenda that are under the subject matter jurisdiction of the City Council. Please refer to "Public Participation" above for full details on how to speak or submit written public comments under this category.)

CONSENT CALENDAR

(Items on the Consent Calendar may be approved by a single motion and vote. Unless pulled by the City Council, there will be no separate discussion of these items. This section is reserved for persons wishing to address items on the Consent Calendar. Please refer to "Public Participation" above for full details on how to speak or submit written public comments under this category.)

1. Approve Minutes of the Regular City Council Meeting of May 27, 2026
RECOMMENDATION: Approve the Minutes, as presented.
2. Approve Demand Warrant Register No. 953
RECOMMENDATION: Approve Demand Warrant Register No. 953.
3. Approve Award of Contract, to Onyx Paving Company, Inc., for the Fiscal Year 2025-26 & 2026-27 Street Improvements Project; NIB 26-02
RECOMMENDATION: Approve award a contract, to Onyx Paving Company, Inc., for the Fiscal Year 2025-26 & 2026-27 Street Improvements Project; NIB 26-02, and authorize the City Engineer to issue contract change orders within 15% contingency of the total contract amount.
4. Approve Agreement for Contractor Services, with Durham School Services, L.P. for Services for the 2026 Summer Beach Bus Program and 2026 Read with the Mayor Event
RECOMMENDATION: Approve Agreement for Contractor Services with Durham School Services, L.P., for the operation of the 2026 Summer Beach Bus Program, with the recommendation to continue a fare of \$2.00 each way, and approve services for the 2026 Read with the Mayor event.

5. Approve Design Professional Consultant Services Agreement, with Willdan Engineering, for Professional Water Quality Services
RECOMMENDATION: Approve Design Professional Consultant Services Agreement, with Willdan Engineering, for professional water quality services.
6. Adopt a Resolution Recognizing June 2026 and Future Years as Lesbian, Gay, Bisexual, Transgender, Questioning, Plus (LGBTQ+) Pride Month In The City of Agoura Hills and Directing Staff to Fly the Rainbow Pride Flag at the Agoura Hills Civic Center throughout the Month of June
RECOMMENDATION: Adopt Resolution No. 26-2133; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, RECOGNIZING JUNE 2026 AND FUTURE YEARS AS LESBIAN, GAY, BISEXUAL, TRANSGENDER, QUESTIONING, PLUS (LGBTQ+) PRIDE MONTH IN THE CITY OF AGOURA HILLS AND DIRECTING STAFF TO FLY THE RAINBOW PRIDE FLAG AT AGOURA HILLS CIVIC CENTER THROUGHOUT THE MONTH OF JUNE.
7. Adopt a Resolution Approving the Fiscal Year 2026-27 Senate Bill 1: Road Repair and Accountability Act Project List
RECOMMENDATION: Adopt Resolution No. 26-2134; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING THE FISCAL YEAR 2026-27 SB 1: ROAD REPAIR AND ACCOUNTABILITY ACT PROJECT LIST.
8. Adopt Three Resolutions related to the November 3, 2026 General Municipal Election: 1) Calling and Giving Notice of the Election; 2) Adopting Regulations Governing Candidates' Statements, and, 3) Requesting the Los Angeles County Board of Supervisors to Consolidate the City's General Municipal Election with the Statewide General Election to be Held on the Same Date and to Render Specified Services to the City of Agoura Hills
RECOMMENDATION: Adopt: 1) Resolution No. 26-2135; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, CALLING AND GIVING NOTICE OF THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, FOR THE ELECTION OF THREE (3) MEMBERS OF THE CITY COUNCIL AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES; 2) Resolution No. 26-2136; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES' STATEMENTS SUBMITTED TO THE VOTERS AT AN ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026; and 3) Resolution No. 26-2137; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION OF THE CITY OF AGOURA HILLS TO BE HELD ON NOVEMBER 3, 2026, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON SAID DATE AND TO RENDER SPECIFIED SERVICES TO THE CITY OF AGOURA HILLS PURSUANT TO SECTION 10403 OF THE CALIFORNIA ELECTIONS CODE.

PUBLIC HEARING

(This section is reserved for persons wishing to address items listed under Public Hearing. Please refer to "Public Participation" above for full details on how to submit written public comments or speak under this category.)

9. Conduct a Public Hearing on Vacancies, Recruitment and Retention Efforts Relating to Assembly Bill 2561
RECOMMENDATION: Conduct a public hearing on the vacancies, recruitment, and retention efforts relating to Assembly Bill AB 2561 and provide any feedback to staff; no formal action required on this item.

DISCUSSION / ACTION

(This section is reserved for persons wishing to address items listed under Discussion / Action. Please refer to "Public Participation" above for full details on how to submit written public comments or speak under this category.)

10. Update on Economic Development Concept Plans

RECOMMENDATION: 1) Receive and file the Community Placemaking Vision document for the Agoura Road corridor; 2) Provide feedback regarding the overall vision, concepts, and potential opportunities identified in the document; 3) Confirm its interest in continuing to explore opportunities to activate and enhance the Agoura Road corridor through ongoing discussions with property owners, businesses, investors, and other stakeholders; 4) Direct staff to continue evaluating short-term activation opportunities, partnership opportunities, and potential implementation strategies that further the City's economic development and community placemaking goals; and,
5) Direct staff to return to the City Council, as appropriate, with recommendations regarding future planning efforts, market analysis, funding opportunities, and other actions necessary to advance the long-term vision for the corridor.

CITY COUNCIL, STAFF COMMENTS

ADJOURNMENT

The next Regular City Council Meeting will be held at 6:00 p.m., on June 24, 2026, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

In accordance with the Americans with Disabilities Act, if you require special assistance to participate in a City Council meeting or to access other services offered by the City of Agoura Hills, please contact the City Clerk's Office at (818) 597-7300. To ensure that reasonable arrangements can be made to provide appropriate access, please provide notification at least 48 hours in advance of the meeting or time when services are needed.

Copies of staff reports or other written documentation related to each item of business on this Agenda are available on the City's website at agourahillscity.gov and are on file in the Office of the City Clerk, Kimberly M. Rodrigues, at Agoura Hills City Hall, 30001 Ladyface Court, Agoura Hills, California, 91301.

The telecast of Regular City Council Meeting held on Wednesday, June 10, 2026 will be broadcast on Channel 10 for Time Warner Cable subscribers and Channel 3 for Charter subscribers and air daily until the next regularly scheduled City Council meeting. The broadcast schedule is as follows: M-10a m; T-3pm; W-10am; Th-7pm; F-10am; S-3pm; and Su-7pm.

Date Posted: June 5, 2026



REPORT TO CITY COUNCIL

DATE: JUNE 10, 2026
TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: NATHAN HAMBURGER, CITY MANAGER
BY: KIMBERLY RODRIGUES, CITY CLERK
SUBJECT: APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MAY 27, 2026

RECOMMENDATION

Approve the Minutes, as presented.

Attachments

[CC Minutes 052726.pdf](#)

MINUTES
REGULAR MEETING
AGOURA HILLS CITY COUNCIL
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Wednesday, May 27, 2026
6:00 p.m.

The City Council meeting was called to order at 6:00 p.m. by Mayor Wolf.

The Pledge of Allegiance was led by Mayor Pro Tem Klein Lopez.

Present were: Mayor Jeremy Wolf, Mayor Pro Tem Deborah Klein Lopez, Councilmember Kate Anderson, Councilmember Anstead, and Councilmember Penny Sylvester.

Also Present were: City Manager Nathan Hamburger, City Attorney Candice K. Lee, Assistant City Manager Ramiro Adeva, Jensen Hughes Consultants Amelia Pludow, Paulina Mejia, and David Kerr, WM Consultants Kim Nilsson and Joseph Lombardo, Community Development Director Robby Nesovic, Senior Planner Angela Georgeff, Associate Planner Eric Wang, Director of Public Works/City Engineer Charmaine Yambao, Consultant Traffic Engineer Matt Stewart, Rincon Environmental Consultant Taylor Freeman, Deputy City Manager Louis Celaya, Director of Finance Diego Ibañez, Director of Community Services Amy Brink and City Clerk Kimberly M. Rodrigues.

REPORT OF CLOSED SESSION

No Closed Session was held.

APPROVAL OF AGENDA

ACTION: Councilmember Anstead moved to approve the Agenda, as presented. Councilmember Sylvester seconded. The motion carried 5-0, by the following roll call vote:

AYES: Mayor Wolf, Mayor Pro Tem Klein Lopez, and Councilmembers Anderson, Anstead, and Sylvester.

NOES: None.

ABSTAIN: None.

ABSENT: None.

PRESENTATIONS

Mayor Wolf presented a Certificate of Recognition, to owner Saleem Saleem, honoring RMS Printing as the May 2026 Business of the Month.

California Association of Public Officials (CAPIO) representative Stephen Baird, Vice President of Conferences, presented the 2026 Scott Summerfield Communicator of the Year Award to Communications Director Mary Haddad.

INTERGOVERNMENTAL, SPECIAL PURPOSE COMMITTEE, & DEPARTMENTAL REPORTS

Councilmember Sylvester provided a Las Virgenes/Malibu Council of Governments Update.

Councilmember Anderson provided a Santa Monica Mountains Conservancy Advisory Committee Update.

PUBLIC COMMENTS

The following person(s) spoke:

Joshua Gray, representing the Greater Conejo Valley Chamber of Commerce
Stephanie Molen, Glendale, representing Southern California Edison

CONSENT CALENDAR

No public comments were received.

ACTION: Mayor Pro Tem Klein Lopez moved to approve Consent Calendar Item Nos. 1-4, as presented. Councilmember Anstead seconded. The motion carried 5-0, by the following roll call vote:

AYES: Mayor Wolf, Mayor Pro Tem Klein Lopez, and Councilmembers Anderson, Anstead, and Sylvester.

NOES: None.

ABSTAIN: None.

ABSENT: None.

1. Approve Minutes of the Regular City Council Meeting of May 13, 2026
2. Approve Demand Warrant Register No. 952
3. Approve Award of Design-Build Contract, to SitelogIQ, Inc., for the Civic Center Microgrid Project

4. Approve Award of Four (4) Agreements for Contractor Services for Consultant and On-Call Environmental Services to: 1) Dudek; 2) Envicom Corporation; 3) First Carbon Solutions; and, 4) SWCA Incorporated

PUBLIC HEARING

5. Conduct a Public Hearing to Consider Adopting: 1) A Resolution Certifying and Adopting the Final Programmatic Environmental Impact Report (SCH No. 2025010338) for the Bicycle Master Plan, Vehicle Miles Traveled Mitigation Exchange and Banking Program, and General Plan Amendments (Case No. PZ-2026-61-GPA), and Adopting the Findings of Fact, the Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program; 2) A Resolution Adopting the Bicycle Master Plan; and 3) A Resolution Adopting a General Plan Amendment, amending Chapter 3: Infrastructure and Community Services, with Textual Revisions to Reference and Maintain Consistency with the Bicycle Master Plan, and to Revise General Plan Bikeways Exhibit (Figure M-7) to Provide an Updated Overview of the Bicycle Network within the City

Mayor Wolf opened the Public Hearing at 6:38 p.m.

Following presentation of the staff report, and a question-and-answer period of staff, Mayor Wolf opened the floor for public testimony.

There being no public comment or any further questions from the City Council, Mayor Wolf closed the Public Hearing at 7:14 p.m.

Following deliberations, Mayor Wolf called for a motion and second to approve the staff recommendation to adopt **Resolution No. 26-2130**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA CERTIFYING AND ADOPTING THE FINAL PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT (SCH NO. 2025010338) FOR THE BICYCLE MASTER PLAN, VEHICLE MILES TRAVELED MITIGATION EXCHANGE AND BANKING PROGRAM, AND GENERAL PLAN AMENDMENTS (CASE NO. PZ-2026-61-GPA), AND ADOPTING THE FINDINGS OF FACT, THE STATEMENT OF OVERRIDING CONSIDERATIONS, AND MONITORING AND REPORTING PROGRAM, **Resolution No. 26-2131**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING THE CITY OF AGOURA HILLS BICYCLE MASTER PLAN, and, **Resolution No. 26-2132**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT (CASE NO. PZ-2026-61-GPA), AMENDING CHAPTER 3: INFRASTRUCTURE AND COMMUNITY SERVICES, WITH TEXTUAL REVISIONS TO REFERENCE AND MAINTAIN CONSISTENCY WITH THE BICYCLE MASTER PLAN, AND AMENDING THE GENERAL PLAN BIKEWAYS EXHIBIT (FIGURE M-7) TO PROVIDE AN UPDATED OVERVIEW OF THE BICYCLE NETWORK WITHIN THE CITY.

ACTION: Councilmember Anderson moved to approve the staff recommendation. Councilmember Anstead seconded. The motion carried 5-0, by the following roll call vote:

AYES: Mayor Wolf, Mayor Pro Tem Klein Lopez, and Councilmembers Anderson, Anstead, and Sylvester.

NOES: None.

ABSTAIN: None.

ABSENT: None.

DISCUSSION

6. Conduct a Prescreen Review of a Proposed Sign Ordinance Amendment

Following presentation of the staff report, and a question-and-answer period of staff, Mayor Wolf invited the Applicant to make their presentation.

The following person(s) spoke:

Steve Martin, Lead Developer, representing the Applicant (Greystar)

Mayor Wolf opened the floor for public comment.

There were no public comments or a rebuttal from the Applicant.

No formal action was required. Following discussion, the City Council provided non-binding comments and feedback to the Applicant.

7. Discussion to Consider Approval of Community Wildfire Protection Plan (CWPP)

Following presentation of the staff report, and a question-and-answer period of staff, Mayor Wolf opened the floor for public comment.

Following distribution of the Agenda Packet, and prior to the City Council meeting, written correspondence was received from the following person(s), forwarded to the City Council, and made available for public review:

Jay Crutcher, Agoura Hills

The following person(s) spoke:

Jay Crutcher, Agoura Hills

Peter Fehler, Agoura Hills, representing the Agoura Hills Fire Safe Council

Following deliberations, Mayor Wolf called for a motion and second to approve the staff recommendation to: 1) Approve the Community Wildfire Protection Plan (CWPP); and 2) Authorize staff to implement the strategies, priorities, and

recommendations identified within the CWPP, as funding becomes available and based on future City Council direction and priorities.

ACTION: Councilmember Sylvester moved to approve the staff recommendation. Councilmember Anderson seconded. The motion carried 5-0, by the following roll call vote:

AYES: Mayor Wolf, Mayor Pro Tem Klein Lopez, and Councilmembers Anderson, Anstead, and Sylvester.

NOES: None.

ABSTAIN: None.

ABSENT: None.

Prior to the next Agenda item, Mayor Wolf deferred to Mayor Pro Tem Klein Lopez who made the following announcement:

"When you return from the break, I just want to announce, I will be recusing myself from Agenda Item Nos. 8 and 9, out of an abundance of caution, because one of my children will be working for Waste Management. We've analyzed the issue, we do not believe I have a technical conflict of interest because my child is over 18, not a dependent, and not a source of income to me under the Political Reform Act, but, out of an abundance of caution, I think it is best I recuse myself and so I will not be joining you after the break."

Mayor Pro Tem Klein Lopez then stepped down from the dais and left the City Council meeting at 8:44 p.m.

The City Council recessed at 8:44 p.m. and reconvened at 8:51 p.m.

8. Update on Solid Waste Franchise Agreement Discussions with Waste Management (WM)

Mayor Wolf announced that Mayor Pro Tem Klein Lopez had recused herself from Item No. 8 and left the meeting.

Following presentation of the staff report, and a question-and-answer period of staff, Mayor Wolf opened the floor for public comment.

Following distribution of the Agenda Packet, and prior to the City Council meeting, written correspondence was received from the following persons, forwarded to the City Council, and made available for public review:

*Douglas Kruschen, Agoura Hills
Barry Elman, Agoura Hills*

The following person spoke:

Sandra Pursley, representing WM

Following deliberations, Mayor Wolf called for a motion and second to approve the staff recommendation to approve Option 3 to direct staff to prepare an RFP (Request for Proposals) while concurrently continuing discussions with WM.

ACTION: Councilmember Anderson moved to approve the staff recommendation. Councilmember Sylvester seconded. The motion carried 4-0, by the following roll call vote:

AYES: Mayor Wolf and Councilmembers Anderson, Anstead, and Sylvester.

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Pro Tem Klein Lopez.

9. Discussion to Consider Options Regarding the ABOP (Anti-freeze, Batteries, Oil, Paint) Solid Waste Program

Mayor Wolf announced that Mayor Pro Tem Klein Lopez had recused herself from Item No. 9 and left the meeting.

Following presentation of the staff report, and a question-and-answer period of staff, Mayor Wolf opened the floor for public comment.

The following person(s) spoke:

No public comment was received.

Following deliberations, Mayor Wolf called for a motion and second to approve the staff recommendation and provide the direction for one (1) ABOP event per year.

ACTION: Councilmember Sylvester moved to approve the staff recommendation. Councilmember Anstead seconded. The motion carried 4-0, by the following roll call vote:

AYES: Mayor Wolf and Councilmembers Anderson, Anstead, and Sylvester.

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Pro Tem Klein Lopez.

CITY COUNCIL, STAFF COMMENTS

There were no comments.

ADJOURNMENT

At 9:38 p.m., Mayor Wolf announced the Budget Workshop Special Meeting was scheduled for 4:00 p.m., followed by the Regular City Council Meeting scheduled for 6:00

p.m., on Wednesday, June 10, 2026, in the Council Chambers of the Civic Center, and adjourned the meeting.

Kimberly M. Rodrigues, MPPA, MMC
City Clerk



REPORT TO CITY COUNCIL

DATE: JUNE 10, 2026
TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: NATHAN HAMBURGER, CITY MANAGER
BY: ALEJANDRA KINCHELOE, ACCOUNTING SPECIALIST
SUBJECT: APPROVE DEMAND WARRANT REGISTER NO. 953

Demand Warrant Register No. 953 is hereby submitted for your approval.

FISCAL IMPACT

All items on the Demand Warrant Register are budgeted items; and all the items, when aggregated and annualized, are found to be within budget.

RECOMMENDATION

It is recommended the City Council approve Demand Warrant Register No. 953.

Attachments

[Demand Register](#)

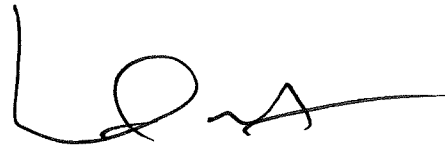
JUNE 10, 2026

DEMAND WARRANT REGISTER NO. NINE HUNDRED FIFTY-THREE

Pursuant to Section 2508, of the Agoura Hills Municipal Code (AHMC), the demands are herein presented, having been duly audited, and are hereby allowed and approved for payment in the amount as shown for the designated payees and charged to the appropriate funds as indicated.

Pursuant to Section 37202 of the Government Code, I certify the above demands are accurate and funds are available for payment thereof.

I hereby certify Demand Warrant Register No. 953 is a full, true, and correct statement.

A handwritten signature in black ink, appearing to read 'N. Hamburger', is written over a horizontal line.

Nathan Hamburger, City Manager

Demand Register 953



Payment Date	Number	Vendor Name	Payable Description	Payment Amount
05/21/2026	119915	All City Management	School Crossing Guard Services 04/26/26 - 05/09/26	9,797.17
05/21/2026	119916	B Safe Playground Inspection Services, Inc	Inspection & Report	705.00
05/21/2026	119917	Brightview Landscape Services	Landscape Maintenance	79,736.13
05/21/2026	119918	Broadcast Music, Inc	Base Music License Fee	459.00
05/21/2026	119919	Bureau Veritas America	Professional Services Mar 2026	10,914.00
05/21/2026	119920	Candu Graphics	Morrison Payground Sponsor Banner	105.36
05/21/2026	119921	Capital Industrial Medical Supply Co.	First Aid Supplies	214.34
05/21/2026	119922	City of Thousand Oaks Finance/Cashier	Dial-A-Ride Mar 2026	12,032.79
05/21/2026	119923	DIY Home Center	Outdoor Extension Cord	118.52
05/21/2026	119924	Emily Lopez	Security Deposit Refund	1,000.00
05/21/2026	119925	GSG Protective Services	Security 05/11/26 - 05/17/26 - City Hall	870.00
05/21/2026	119926	Jaye Oliver	Refund – Difference for Wrong Class Enrollment	5.00
05/21/2026	119927	Jose Ubaldo	Security Deposit Refund - Event 04/24/26	750.00
05/21/2026	119928	LA County Registrar-Recorder/County Clerk	Bicycle Master Plan - CDFW/Clerk Filing Fees	4,252.50
05/21/2026	119929	Las Virgenes Municipal Water	Water Usage 03/20/26 - 04/20/26	12,485.55
05/21/2026	119930	Los Angeles County Department of Public Works	Professional Services Apr 2026	3,731.31
05/21/2026	119931	m6 Consulting, Inc.	Engineering Services Apr 2026 - Morrison Park	3,804.00
05/21/2026	119932	National Utility Locators LLC	Utility Locating Service Apr 2026	1,700.00
05/21/2026	119933	Pitney Bowes Global Financial Services LLC	Postage Meter Lease 04/01/26 - 06/30/26	168.86
05/21/2026	119934	Rms Printing Llc	Signs: Electric Bike & Scooter and Vinyl Banner - Summer Co	1,050.92
05/21/2026	119935	Shanice Burbanks	Security Deposit Refund - Event 05/07/26	1,000.00
05/21/2026	119936	Smith Pipe & Supply Inc.	Supplies	1,463.00
05/21/2026	119937	Southern California Edison	Utilities 04/07/26 - 05/05/26	663.60
05/21/2026	119938	Southern California Gas Comp	Utilities 04/06/26 - 05/05/26	649.59
05/21/2026	119939	Staples	Office Supplies	263.14
05/21/2026	119940	Taft Electric	Streetlight Maintenance Feb 2026	1,705.48
05/21/2026	119941	Thomas Bost	Security & Games Deposit Refund - Event 05/08/26	1,100.00
05/21/2026	119942	Underground Service Alert	Monthly Database Maintenance/AGRH Ticket Charges	25.05
05/21/2026	119943	Venco Electric Inc.	Recreation Center Senior Room Lighting Repair	906.08
Total				151,676.39
05/28/2026	119944	ACT, A Div of Cherokee Chemical Co., Inc	Monthly Water Treatment May 2026	340
05/28/2026	119945	Agromin	Shredded Decorative Bark	2,872.60
05/28/2026	119946	Ashley Robinson	Refund for permit fee due to incorrect address	124
05/28/2026	119947	AT&T	Internet 05/06/26 - 06/05/26	203.3
05/28/2026	119948	Brightview Landscape Services	Plants & Labor for Kanan Median	4,843.44
05/28/2026	119949	Cal State Site Services	Portable Restroom 05/2/26 - 06/08/26 Morrison Park	280.28
05/28/2026	119950	Capital Industrial Medical Supply Co.	First Aid Supplies	204.82
05/28/2026	119951	Dept Of Animal Care & Control	Animal Control Services Apr 2026	6,939.00
05/28/2026	119952	Fedex	FedEx Express Services	55.6
05/28/2026	119953	Geiger Enterprises	Emergency Generator Fuel	323.63
05/28/2026	119954	GSG Protective Services	Security 05/11/26 05/17/26 Morrison Park	660
05/28/2026	119955	Karely Espinoza	Security Deposit Refund - Event 05/17/26	1,000.00
05/28/2026	119956	Kimberly Eidem	Security Deposit & Security Guard Fee Refunds	1,210.00
05/28/2026	119957	Los Angeles County Sheriff Department	Wage Garnishment	760.74
05/28/2026	119958	m6 Consulting, Inc.	Professional Services Apr 2026	32,053.96
05/28/2026	119959	Mackay Communications	Air Time Apr 2026	952.17
05/28/2026	119960	Prudential Overall Supplies	Rec Center Mats	161.55
05/28/2026	119961	Richards, Watson & Gershon	Professional Services Apr 2026	44,741.93
05/28/2026	119962	Roys Towing	Service Call Battery - Silverado 1500	85
05/28/2026	119963	RP Barricade	Traffic Control 05/09/26	572
05/28/2026	119964	Rrm Design Group	Professional Services Apr 2026	3,496.24
05/28/2026	119965	Smith Pipe & Supply Inc.	Supplies	138.57
05/28/2026	119966	Solid Waste Solutions, Inc.	Permit Fees Apr 2026	2,179.50
05/28/2026	119967	Stan Helfand	Security Deposit Refund - Event 05/16/26	965
05/28/2026	119968	Staples	Office Supplies	779.93
05/28/2026	119969	SurveyMonkey Inc.	Advantage Annual Plan 04/18/26 - 04/17/27	468
05/28/2026	119970	Taft Electric	Streetlight Maintenance	7,014.66
05/28/2026	119971	Terry Dipple, Inc.	COG Services May 2026	17,349.30
05/28/2026	119972	Wageworks	HC FSA Admin Fee May 2026	169
05/28/2026	119973	Gabriel M. Graham	COG Homeless Outreach May 2026	8,090.00
05/28/2026	119974	Jessica Flores	COG Administrative Services May 2026	3,000.00
05/28/2026	119975	Vivian Rescalvo	COG Services May 2026	13,262.58
Total				155,296.80
05/29/2026	Payroll		Payroll & Vendor Payments	317,629.64
Grand Total				624,602.83

Demand Warrant Register No. 953

PASSED, APPROVED, AND ADOPTED this 10th day of June 2026, by the following vote to wit:

AYES: (☐)
NOES: (☐)
ABSTAIN: (☐)
ABSENT: (☐)

Jeremy Wolf, Mayor

ATTEST:

Kimberly M. Rodrigues, City Clerk



REPORT TO CITY COUNCIL

DATE: JUNE 10, 2026

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: KELLY FISHER, DEPUTY DIRECTOR OF PUBLIC WORKS
CHARMAINE YAMBAO, DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

SUBJECT: APPROVE AWARD OF CONTRACT, TO ONYX PAVING COMPANY, INC., FOR THE FISCAL YEAR 2025-26 & 2026-27 STREET IMPROVEMENTS PROJECT; NIB 26-02

On April 24, 2026, the City initiated the bidding process for the Fiscal Year 2025-26 & 2026-27 Street Improvement Project; NIB 26-02. The scope of work consists of resurfacing Colodny Drive (north of Driver Avenue) and the northern portion of Chesebro Road, approximately between the Chesebro Canyon Park entrance to just south of Fairview Place, with Rubberized Hot Asphalt, removing and replacing damaged asphalt in localized areas, rehabilitation of asphalt dikes and/or u-ditches along the edges of the roadway, removing and replacing speed humps, and re-striping, as needed. Additionally, the project includes bikeway improvements that are included in the City's Bicycle Master Plan (BMP).

On May 26, 2026, the City received three (3) sealed bids for this project. The bid results were as follows:

Onyx Paving Company, Inc.	\$1,007,000
Toro Enterprises, Inc.	\$1,177,385
All American Asphalt	\$1,295,154

Staff reviewed the bid submitted by Onyx Paving Company, Inc. (Onyx) and determined it to be responsive and acceptable. Onyx previously served as a subcontractor on the Fiscal Year 2023–24 Pavement Rehabilitation Project with favorable results. Staff further verified the contractor's qualifications by contacting project references, all of whom reported excellent performance and expressed a high level of satisfaction with Onyx's work.

Staff expects construction to commence in July, taking approximately forty-five (45) days to complete, with no work to be done on holidays.

FISCAL IMPACT

The Fiscal Year 2025-26 Budget and proposed Fiscal Year 2026-27 includes the following funds to complete this work:

Fiscal Year	Account No.	Funding Source	Reallocation
2025-26	022-4640-6305	Road Rehab (SB1)	\$250,000
2025-26	063-4640-6305	Measure R (Local)	\$100,000
2026-27	022-4640-6305	Road Rehab (SB1)	\$900,000
2026-27	063-4640-6305	Measure R (Local)	\$100,000
		Total Project Budget	\$1,350,000

RECOMMENDATION

Staff respectfully recommends the City Council:

1. Award a contract, in the amount of \$1,007,000, to Onyx Paving Company, Inc. for the Fiscal Year 2025-26 & 2026-27 Street Improvements Project; NIB 26-02;
2. Authorize the City Engineer to issue contract change orders within 15% contingency of the total contract amount; and
3. Authorize the Mayor to sign the agreement.



REPORT TO CITY COUNCIL

DATE: JUNE 10, 2026

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

**BY: AMY BRINK, DIRECTOR OF COMMUNITY SERVICES
STEPHANIE POZOS, MANAGEMENT ANALYST**

**SUBJECT: APPROVE AGREEMENT FOR CONTRACTOR SERVICES, WITH DURHAM SCHOOL SERVICES, L.P.
FOR SERVICES FOR THE 2026 SUMMER BEACH BUS PROGRAM AND 2026 READ WITH THE
MAYOR EVENT**

Using Proposition A Funds, the Department of Community Services has been operating the Summer Beach Bus Program since 1985. Each summer, the bus travels to Zuma Beach through Las Virgenes/Malibu Canyon from the middle of June through the middle of August. Traditionally, the Summer Beach Bus makes four round trips to Zuma Beach and has three bus stops in Agoura Hills.

This year, the service will be available to riders Monday through Friday from June 15, 2026, through August 7, 2026, except July 3, 2026. Dates and hours can be modified based on actual usage and budget availability. The Summer Beach Bus Program will continue to require a fare of \$2.00 each way and will be operated by Durham School Services L.P. The Summer Beach Bus is available on a first-come, first-serve basis and no reservations are required.

The agreement with Durham School Services L.P. also includes additional transportation services for the 2026 Read with the Mayor event.

The proposed agreement has been reviewed by the City Attorney and approved as to form.

FISCAL IMPACT

There is no impact to the City Council 2025-26 and 2026-27 Budget as funds were appropriated for this professional service in the Proposition A – Beach Bus Account, 060-4530-552081 and the Proposition A – Contract Services – Special Events Account, 060-4420-4420E0.

RECOMMENDATION

Staff recommends the approval of the Agreement for Contractor Services with Durham School Services, L.P., in the amount of \$65,000 for the operation of the 2026 Summer Beach Bus Program and the 2026 Read with the Mayor event, with the recommendation to continue a fare of \$2.00 each way for the Beach Bus Program. This fare is to assist in cost recovery and minimize the use of Proposition A Funds.

Attachments

[FINAL 2026 1 TEMPLATE-Over\\$25K-City Council_Durham School Services w Exhibits\(signed by Durham\).pdf](#)

AGREEMENT FOR CONTRACTOR SERVICES
WITH THE CITY OF AGOURA HILLS

NAME OF CONTRACTOR: Durham School Services, L.P.

RESPONSIBLE PRINCIPAL OF CONTRACTOR: Attn: Patty Pattison

CONTRACTOR'S ADDRESS: 2601 Navistar Dr.
Lisle, IL, 60532

CITY'S ADDRESS: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301
Attn: City Manager

PREPARED BY: Stephanie Pozos

COMMENCEMENT DATE: June 15, 2026

TERMINATION DATE: December 31, 2026

CONSIDERATION: Agreement Price:
Not to Exceed: \$65,000/yr

ADDITIONAL SERVICES *(Describe Services, Amount, and Approval):*

Date: _____ Amount: \$ _____ Authorized By: _____
(Not to Exceed 10% of Agreement Price) City Manager

**AGREEMENT FOR CONTRACTOR SERVICES BETWEEN
THE CITY OF AGOURA HILLS AND DURHAM SCHOOL
SERVICES, L.P.**

THIS AGREEMENT is made and effective as of June 15, 2026, between the City of Agoura Hills, a municipal corporation ("City") and Durham School Services, L.P. ("Contractor"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. TERM

This Agreement shall commence on June 15, 2026, and shall remain and continue in effect until tasks described herein are completed, but in no event later than December 31, 2026, unless sooner terminated pursuant to the provisions of this Agreement.

2. SERVICES

Contractor shall perform the services and tasks described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full. Contractor shall complete the tasks according to the schedule of performance which is also set forth in Exhibit A.

3. PERFORMANCE

In meeting its obligations under this Agreement, Contractor shall at all times faithfully and competently perform all tasks described herein in a manner satisfactory to CITY and consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

4. PAYMENT

A. The City agrees to pay Contractor monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit B, Payment Rates and Schedule, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. Any terms in Exhibit B other than the payment rates and schedule of payment are null and void. This amount shall not exceed Sixty-Five Thousand Dollars and Zero Cents (\$65,000.00) ("Agreement Price") for the initial Term of the Agreement unless additional payment is approved as provided in this Agreement.

The City Manager may approve additional work up to ten percent (10%) of the amount of the Agreement. Any additional work in excess of this amount shall be approved by the City Council.

B. Contractor shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the City Manager. Contractor shall be compensated for any additional services in the

amounts and in the manner as agreed to by the City Council and Contractor at the time City's written authorization is given to Contractor for the performance of said services.

C. Contractor shall submit invoices monthly for actual services performed. Invoices shall be submitted between the first and fifteenth business day of each month, for services provided in the previous month. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Contractor's fees, it shall give written notice to Contractor within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. For all reimbursements authorized by this Agreement, Contractor shall provide receipts on all reimbursable expenses in excess of Fifty Dollars (\$50) in such form as approved by the Director of Finance.

5. SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE

A. The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Contractor at least ten (10) days prior written notice. Upon receipt of said notice, the Contractor shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement, such suspension or termination shall not make void or invalidate the remainder of this Agreement.

B. In the event this Agreement is terminated pursuant to this Section, the City shall pay to Contractor the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Contractor will submit an invoice to the City pursuant to Section entitled "**PAYMENT**" herein.

6. DEFAULT OF CONTRACTOR

A. The Contractor's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Contractor is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Contractor for any work performed after the date of default and can terminate this Agreement immediately by written notice to the Contractor. If such failure by the Contractor to make progress in the performance of work hereunder arises out of causes beyond the Contractor's control, and without fault or negligence of the Contractor, it shall not be considered a default.

B. If the City Manager or his delegate determines that the Contractor is in default in the performance of any of the terms or conditions of this Agreement, it shall serve the Contractor with written notice of the default. The Contractor shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance. In the event that the Contractor fails to cure its default within such period of time, the City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement."

C. In addition to any other termination rights set in this agreement and without prejudice to any other rights or remedies that either Party may have, either Party may terminate this Agreement immediately by delivery of written notice to the other Party at any time if any of the following occur: (i) the other Party files a voluntary petition for bankruptcy which is not dismissed within (90) days; (ii) the other Party discontinues business. Party must provide at least 10 days' notice of either occurrence.

7. OWNERSHIP OF DOCUMENTS

A. Contractor shall maintain complete and accurate records with respect to sales, costs, expenses, receipts and other such information required by City that relate to the performance of services under this Agreement. Contractor shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Contractor shall provide free access to the representatives of City or its designees at reasonable times to such books and records, shall give City the right to examine and audit said books and records, shall permit City to make transcripts therefrom as necessary, and shall allow inspection of all work, data, documents, proceedings and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

B. Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files containing data generated for the work, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused or otherwise disposed of by the City without the permission of the Contractor. With respect to computer files containing data generated for the work, Contractor shall make available to the City, upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring and printing computer files.

8. INDEMNIFICATION

Contractor shall defend, indemnify, and hold the City, its officials, officers, employees, agents and independent contractors serving in the role of City officials, and volunteers (collectively "Indemnitees") free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries, in law or equity, to property or persons, including wrongful death (collectively "Claims"), in any manner arising out of or incident to any acts or omissions of Contractor, its officials, officers, employees, agents or subcontractors in connection with the performance of this Agreement, including without limitation the payment of all consequential damages, attorneys' fees, and other related costs and expenses, except for such Claims arising out of the sole negligence or willful misconduct of the Indemnitees. With respect to any and all such Claims, Contractor shall defend Indemnitees at Contractor's own cost, expense, and risk and shall pay and satisfy any judgment, award, or decree that may be rendered against Indemnitees. Contractor shall reimburse

Indemnitees for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Contractor or Indemnitees. All duties of Contractor under this Section shall survive termination of this Agreement.

9. INSURANCE REQUIREMENTS

Prior to commencement of work, Contractor shall procure, provide, and maintain, at Contractor's own expense, for the duration of this Agreement, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Contractor, its agents, representatives, or employees.

A. Minimum Scope of Insurance. Coverage shall be at least as broad as:

1) Insurance Services Office Commercial General Liability form No. CG 00 01 11 85 or 88, or equivalent.

2) Insurance Services Office Business Auto Coverage form CA 00 01 06 92, or equivalent, covering Automobile Liability, code 1 (any auto). If the Contractor owns no automobiles, a non-owned auto endorsement to the General Liability policy described above is acceptable.

3) Worker's Compensation insurance as required by the State of California and Employer's Liability Insurance. If the Contractor has no employees while performing under this Agreement, worker's compensation insurance is not required, but Contractor shall execute a declaration that it has no employees.

B. Minimum Limits of Insurance. Contractor shall maintain limits no less than:

1) General Liability: \$5,000,000 per occurrence for bodily injury, personal injury and property damage, including without limitation, blanket contractual liability. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

2) Automobile Liability: \$10,000,000 per accident for bodily injury and property damage for all activities of the Contractor arising out of or in connection with work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rental vehicles.

3) Worker's Compensation as required by the State of California; Employer's Liability: One million dollars (\$2,000,000) per accident for bodily injury or disease.

4) Sexual abuse/molestation insurance: Provider shall procure and maintain sexual abuse/molestation liability coverage with limits of not less than \$1,000,000 per occurrence and \$2,000,000 general aggregate. Coverage may be provided as part of commercial general liability coverage, professional liability coverage, or as a separate policy.

C. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City Manager. At the option of the City Manager, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

D. Requirements Not Limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Vendor maintains higher limits than the minimums shown above, the Agency requires and shall be entitled to coverage for the higher limits maintained by the Vendor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the Agency.

E. Other Insurance Provisions. The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1) The City, its officers, officials, employees and volunteers are to be covered and named as additional insureds in respect to: liability arising out of activities performed by or on behalf of the Contractor; products and completed operations of the Contractor; premises owned, occupied or used by the Contractor; or automobiles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees or volunteers.

2) For any claims related to this project, the Contractor's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance or self-insured maintained by the City, its officers, officials, employees or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

3) Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the City, its officers, officials, employees or volunteers.

4) The Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5) Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice has been given to the City. Contractor agrees to oblige its insurance agent or broker and insurers to provide City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

6) Waiver of subrogation. All insurance coverage maintained or procured pursuant to this Agreement shall be endorsed to waive subrogation against the City, its elected or appointed officers, agents, officials, employees, and volunteers or shall specifically allow Contractor or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Contractor hereby waives its own right of recovery against the City and shall require similar written express waivers and insurance clauses from each of its subcontractors.

F. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City. Self insurance shall not be considered to comply with these insurance requirements.

G. Verification of Coverage. **Contractor shall furnish the City with original endorsements, specifically naming the City of Agoura Hills, its officers, officials, employees and volunteers as additional insured, effecting coverage required by this clause..** The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. The endorsements are to be on forms acceptable to the City. Insurance certificates and endorsements must be received and approved by City's Risk Manager prior to commencement of performance. Current insurance certificates and endorsements shall be kept on file with the City at all times during the term of this Agreement. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

H. Mailing Instructions. Insurance documents shall be mailed with the signed Agreement to the attention of the staff person indicated on the cover sheet of this Agreement, to the City of Agoura Hills, 30001 Ladyface Court, Agoura Hills, CA 91301. Executed Agreement(s) cannot be released nor may any work commence on a project until the signed Agreement and appropriate insurance documents are on file with the City Clerk.

10. INDEPENDENT CONTRACTOR

A. Contractor is and shall at all times remain as to the City a wholly independent Contractor. The personnel performing the services and tasks under this Agreement on behalf of Contractor shall not be City employees and shall at all times be under Contractor's exclusive direction and control. Contractor and all of Contractor's personnel shall possess the qualifications, permits, and licenses required by state and local law to perform the services and tasks under this Agreement, including, without limitation, a City business license as required by the Agoura Hills Municipal Code. Contractor shall determine the means, methods, and details by which Contractor's

personnel will perform the services and tasks. Contractor shall be solely responsible for the satisfactory work performance of all personnel engaged in performing the services and tasks, and compliance with the customary professional standards. Neither City nor any of its officers, employees, agents, or volunteers shall have control over the conduct of Contractor or any of Contractor's officers, employees, or agents.

B. Contractor shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of City. Contractor and Contractor's personnel shall not supervise any of City's employees; and City's employees shall not supervise Contractor's personnel. Contractor's personnel shall not wear or display any City uniform, badge, identification number, or other information identifying such individual as a City employee; and Contractor's personnel shall not use any City e-mail address or City telephone number in the performance of any of the services and tasks under this Agreement. Contractor shall acquire and maintain at its sole cost and expense such vehicles, equipment, and supplies as Contractor's personnel require to perform any of the services and tasks required by this Agreement. Contractor shall perform all services and tasks off of City premises at locations of Contractor's choice, except as otherwise may from time to time be necessary in order for Contractor's personnel to receive projects from City, review plans on file at City, pick up or deliver any work product related to Contractor's performance of any services and tasks under this Agreement, or as may be necessary to inspect or visit City locations and/or private property to perform the services and tasks. City may make a computer available to Contractor from time to time for Contractor's personnel to obtain information about, or to check on, the status of projects pertaining to the services and tasks performed under this Agreement. Contractor shall not incur or have the power to incur any debt, obligation or liability whatever against City, or bind City in any manner.

C. No employee benefits shall be available to Contractor in connection with the performance of this Agreement. Except for the fees paid to Contractor as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Contractor for performing services and tasks hereunder for City. City shall not be liable for compensation or indemnification to Contractor for injury or sickness arising out of performing services and tasks hereunder. Contractor shall be responsible for and pay all salaries, wages, benefits and other amounts due to Contractor's personnel in connection with their performance of the services and tasks under this Agreement, and as required by law. Contractor shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to, Social Security taxes, other retirement or pension benefits, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance. Notwithstanding any other agency, state, or federal policy, rule, regulation, statute, or ordinance to the contrary, Contractor and any of its officers, employees, agents, and subcontractors providing any of the services and tasks under this Agreement shall not become entitled to, and hereby waive any claims to, any wages, salaries, compensation, benefit, or any incident of employment by City, including, but not limited to, eligibility to enroll in, or reinstate to membership in, the California Public Employees Retirement System ("PERS") as a City employee, and entitlement to any contribution to be paid by City for employer contributions or employee contributions for PERS benefits.

D. Contractor shall indemnify and hold harmless City and its elected officials, officers, employees, servants, designated volunteers, and agents serving as independent contractors in the role of City officials, from any and all liability, damages, claims, costs, and expenses of any nature to the extent arising from, caused by, or relating to Contractor's personnel practices, or to the extent arising from, caused by, or relating to the violation of any of the provisions of this Section. In addition to all other remedies available under law, City shall have the right to offset against the amount of any fees due to Contractor under this Agreement any amount due to City from Contractor as a result of Contractor's failure to promptly pay to City any reimbursement or indemnification arising under this Section. This duty of indemnification is in addition to Contractor's duty to defend, indemnify, and hold harmless as set forth in any other provision of this Agreement.

11. PERS COMPLIANCE AND INDEMNIFICATION

A. General Requirements. The parties acknowledge that City is a local agency member of PERS, and as such has certain pension reporting and contribution obligations to PERS on behalf of qualifying employees. Contractor agrees that, in providing its employees and any other personnel to City to perform the services and tasks under this Agreement, Contractor shall assure compliance with the Public Employees' Retirement Law, commencing at Government Code Section 20000, the regulations of PERS, and the Public Employees' Pension Reform Act of 2013, as amended. Without limitation to the foregoing, Contractor shall assure compliance with regard to personnel who have active or inactive membership in PERS and to those who are retired annuitants and in performing this Agreement shall not assign or utilize any of its personnel in a manner that will cause City to be in violation of the applicable retirement laws and regulations.

B. Indemnification. Contractor shall defend (with legal counsel approved by City, whose approval shall not be unreasonably withheld), indemnify, and hold harmless City, and its City and its elected officials, officers, employees, servants, designated volunteers, and agents serving as independent contractors in the role of City officials, from any and all liability, damages, claims, costs and expenses of any nature to the extent arising from, caused by, or relating to Contractor's violation of any provisions of this Section. This duty of indemnification is in addition to Contractor's duty to defend, indemnify, and hold harmless as set forth in any other provision of this Agreement.

12. LEGAL RESPONSIBILITIES

The Contractor shall keep itself informed of all local, State and Federal ordinances, laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Contractor shall at all times observe and comply with all such ordinances, laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Contractor to comply with this section.

13. RELEASE OF INFORMATION

A. All information gained by Contractor in performance of this Agreement shall be considered confidential and shall not be released by Contractor without City's prior written authorization. Contractor, its officers, employees, agents or subcontractors, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided Contractor gives City notice of such court order or subpoena.

B. Contractor shall promptly notify City should Contractor, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed there under or with respect to any project or property located within the City. City retains the right, but has no obligation, to represent Contractor and/or be present at any deposition, hearing or similar proceeding. Contractor agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Contractor. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

14. NOTICES

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by: (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, that provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by Notice. Notice shall be effective upon delivery to the addresses specified below or on the third business day following deposit with the document delivery service or United States Mail as provided above.

To City:	City of Agoura Hills 30001 Ladyface Court Agoura Hills, California 91301 Attention: City Manager
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To Contractor:	Durham School Services 2601 Navistar Drive Lisle, IL 60532 Attention: Contract Administrator
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15. ASSIGNMENT

The Contractor shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City. Upon termination of this Agreement, Contractor's sole compensation shall be payment for actual services performed up to, and including, the date of termination or as may be otherwise agreed to in writing between the City Council and the Contractor.

16. LICENSES

At all times during the term of this Agreement, Contractor shall have in full force and effect, all licenses required of it by law for the performance of the services described in this Agreement.

17. GOVERNING LAW

The City and Contractor understand and agree that the laws of the State of California shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court with geographic jurisdiction over the City of Agoura Hills. In the event such litigation is filed by one party against the other to enforce its rights under this Agreement, the prevailing party, as determined by the Court's judgment, shall be entitled to reasonable attorney fees and litigation expenses for the relief granted.

18. PROHIBITED INTEREST

No officer, or employee of the City of Agoura Hills shall have any financial interest, direct or indirect, in this Agreement, the proceeds thereof, the Contractor, or Contractor's subcontractors for this project, during his/her tenure or for one year thereafter. The Contractor hereby warrants and represents to the City that no officer or employee of the City of Agoura Hills has any interest, whether contractual, non-contractual, financial or otherwise, in this transaction, or in the business of the Contractor or Contractor's subcontractors on this project. Contractor further agrees to notify the City in the event any such interest is discovered whether or not such interest is prohibited by law or this Agreement.

19. EXHIBITS

Exhibits A, B, C, and D constitute a part of this Agreement and are incorporated into this Agreement by this reference. If any inconsistency exists or arises between a provision of this Agreement and a provision of any exhibit, the provisions of this Agreement shall control.

20. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous Agreements, understandings, representations and statements,

oral or written, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

21. AMENDMENT OF AGREEMENT

This Agreement may be amended only by a writing signed by both parties. The City Manager is authorized to sign an Amendment to this Agreement on the City Council's behalf and without the City Council's prior approval to make the following non-substantive modifications to the Agreement: (a) name changes; (b) extensions of time that do not result in monetary changes; (c) non-monetary changes in the scope of work; and (d) termination of the Agreement. All monetary changes to this Agreement require City Council approval.

22. AUTHORITY TO EXECUTE THIS AGREEMENT

The person or persons executing this Agreement on behalf of Contractor warrants and represents that he or she has the authority to execute this Agreement on behalf of the Contractor and has the authority to bind Contractor to the performance of its obligations hereunder. In lieu of a handwritten or wet signature from the Contractor, the City may electronically process and execute this Agreement and request that the Contractor sign the Agreement electronically via DocuSign or similar electronic signature software.

23. COUNTERPARTS

This Agreement may be executed in counterparts, all such executed counterparts shall constitute the same Agreement, and the signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF AGOURA HILLS

Jeremy Wolf,
Mayor

ATTEST:

Kimberly M. Rodrigues, MMC
City Clerk

Date Approved by City Council: _____

APPROVED AS TO FORM:

Candice K. Lee,
City Attorney

CONTRACTOR

Durham School Services, L.P.
By: Durham Holding II, L.L.C
Its General Partner
2601 Navistar Dr.
Lisle, IL 60532
Attn: Patty Pattison
(630)821-5400

By:
Name:
Title:

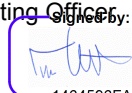
Signed by:



102C4C07FC434DB...
Ross Dahlstrom

Chief Operating Officer

By:
Name:
Title:

Signed by:


1404590FA99849A...
Tim Wertner

Chief Executive Officer

[Signatures of Two Corporate Officers Required]

EXHIBIT A

TASKS TO BE PERFORMED

The specific elements (scope of work) of this service include:

CONTRACTOR shall perform the services hereinafter indicated strictly in accordance with the terms and conditions of this agreement.

Section 1. Equipment and Facilities.

A. CONTRACTOR, as an independent contractor, shall at its sole cost and expense, provide one transit type bus or school bus (or a comparable vehicle approved by the CITY), with a minimum seating of 53 passenger seats to serve the route described in Exhibit C provided, however, in addition to such vehicle, CONTRACTOR shall provide from time to time a wheelchair lift-equipped vehicle to accommodate two wheelchairs to serve the route described in Exhibit C. For the purposes hereof, the phrases "bus," "buses," and "buses and bus equipment" shall refer to such wheelchair lift-equipped vehicles as well as regular buses.

In the event CITY exercises its right to increase the service hereinafter described, CONTRACTOR shall provide the necessary additional buses for said service. The minimum required seating capacity of the additional buses shall be 24 passengers. The CITY will give at least 24-hour notice to CONTRACTOR for additional service.

B. CONTRACTOR shall provide the wheelchair lift-equipped vehicle described in Section A., above, from time to time upon telephone notice from the CITY, and as directed by CITY, for round trips on the route and on the days described in Section 3, below. CONTRACTOR shall not, however, be required to provide more than one such wheelchair lift-equipped vehicle per day. CITY will give at least 24-hour notice to CONTRACTOR for a wheelchair lift-equipped vehicle for service along the route.

C. All the buses required to be utilized in this Agreement shall be safe for operation on public roads and streets. CONTRACTOR shall, at its sole cost and expense, register and license such buses and bus equipment on public roads and streets.

D. All of the said buses, bus equipment and other equipment and facilities required by the Agreement shall, during the term hereof, be maintained by CONTRACTOR in good order and repair and in a condition satisfactory to the State of California.

E. Bus interiors shall be cleaned and swept prior to placing the bus in service on each day of operation specified herein, and the exterior shall be washed monthly.

F. Advertising on the buses is prohibited unless written authorization is obtained from CITY. The terms and conditions of any such advertising shall be subject to approval by the CITY. Proceeds of the advertisement will be remitted to CITY. CITY' S decision on these matters shall be final.

G. CONTRACTOR shall provide additional buses as necessary, in the event of a bus breakdown or overload conditions. The maximum response time shall be 45 minutes for a bus to be made available for the bus patrons to continue on to their destination.

H. CONTRACTOR shall provide and maintain appropriate fixed maintenance facilities for the servicing of the buses and bus equipment utilized under this Agreement. Such facilities shall be subject to approval by CITY.

I. CONTRACTOR shall in the course of its operations under this Agreement comply with all current and applicable Federal and State Safety Regulations. In addition, CONTRACTOR shall also comply with General Order No. 98A of the Public Utilities Commission, State of California, relating to the operation and maintenance of buses and bus equipment.

Section 2. Plan Route Frequency and Days of Service.

BEACH BUS

Included herewith and as a part hereof is Exhibit C describing the location and extent of the route to be served. The route shall operate five days a week (Monday through Friday), Monday, June 15, 2026, through August 7, 2026, except July 3, 2026, at times and stops described in attached Exhibit C. If and when increased ridership calls for it, the CONTRACTOR shall provide additional round trips on the service days designated above, as directed by CITY. CITY may cancel bus trips with a one-day notice without penalty to the CITY. CITY may add service dates as needed, said changes will be requested of CONTRACTOR in writing 5 days in advance of the implementation of the change. Bus trips canceled on the same day as scheduled for operation will be subject to a cancellation charge, except in cases of Force Majeure as defined by Section 6 of this Agreement.

READ WITH THE MAYOR– OCTOBER OR NOVEMBER 2026

Pick up time: 8:45 am
Return to school: 12:00 noon
Tuesday, Wednesday, or Thursday
Date – TBD in October/November 2026

City will provide date, time, and destination one month prior to the event. Service confirmation based on contractor availability at time of request.

Section 3. CONTRACTOR' S Service Requirements.

A. Monitoring of Schedules and Service (CONTRACTOR). CONTRACTOR shall monitor schedules, service and report ridership to CITY on a regular basis and indicate the need to maintain, reduce or increase the frequency of operations. Ridership shall be recorded daily and submitted the following business day to the CITY. The records will include the number of people boarding at each stop location and fares collected for each trip on all service days.

B. Monitoring of Schedules and Services (CITY). CITY shall have the right to have authorized CITY personnel board at no cost to CITY all buses utilized by CONTRACTOR in the performance of services herein for the purpose of monitoring the CONTRACTOR' S schedules and services.

C. Personnel. CONTRACTOR shall supply a sufficient number of properly trained, licensed and qualified persons to operate and maintain its equipment and to provide the services required hereunder. All of CONTRACTOR' S employees shall at all times while on duty in the performance of the services required herein by neatly and cleanly dressed, and shall at all times maintain a courteous cooperative attitude in their contact with the public. CONTRACTOR shall be solely and fully liable for the negligence and/or misconduct of any of its personnel. All such personnel who are likely to be in contact with the public shall be evaluated and screened for suitability for the position and shall be trained by CONTRACTOR to give accurate information concerning the routes and schedules of operations of the bus system.

CONTRACTOR shall during the normal bus operating hours have a manned office to accept calls of emergency and informational nature as it relates to bus service. CONTRACTOR shall during normal bus operating hours have personnel carry pagers and cellular phones on bus. CITY recognizes that CONTRACTOR will have on-call staff only on Saturdays.

Upon notice from CITY concerning the conduct, demeanor or appearance of such persons in the employ of CONTRACTOR, not conforming to the above, CONTRACTOR shall forthwith take steps necessary to remove or alleviate the cause of the objection.

D. Identification. CONTRACTOR shall furnish head signs to identify the service and, if requested by CITY, furnish and mount logos signs for identification and promotional material on the exterior of the buses. All signs shall be subject to the approval of CITY.

E. On Time Performance. CONTRACTOR shall operate buses strictly according to the most current bus schedules provided by CITY and to a reasonable on- time performance standard except where service is interrupted for those reasons stated in Section 6. **If service is interrupted, CONTRACTOR shall**

notify CITY immediately of the situation and provide an estimate of schedule disruption.

After office hours CONTRACTOR contact information:

Rudy Ramirez
Cell Phone: (818) 312-0035
Email: rramirez@durhamschoolservices.com

Mark Bolo
Cell Phone: (818) 612-6961
Email: mbolo@durhamschoolservices.com

F. Contractor will following all COVID health and safety protocols as established by the County.

Section 4. Changes in Routes, Frequency, Stops and Equipment.

CITY may from time to time require changes to be made on the route, frequency of service, stop locations and equipment. Said changes will be requested of CONTRACTOR in writing 5 days in advance of the implementation of the change. CONTRACTOR shall after receipt of written notice take the necessary steps to institute such change in the most expedient manner possible.

Section 5. Fares or Charges.

BEACH BUS

Passenger fares will be \$2.00 one-way or \$4.00 round trip. CONTRACTOR will not provide change, passengers must procure exact payment. CITY will notify the CONTRACTOR in writing of any changes in the fares during the term of this contract. CONTRACTOR shall charge and collect from the persons utilizing said transportation system the fares or charges, as may be established by CITY in fare boxes of a type approved by CITY. Passengers must provide exact change. CONTRACTOR does not have change for passengers.

CONTRACTOR shall not accept vouchers or tokens, from said persons in lieu of money unless authorized by CITY.

CONTRACTOR shall, upon such forms as shall be prescribed by CITY, furnish weekly to CITY a daily accounting of all revenues collected. The revenues collected each month will be deducted from the amount due to CONTRACTOR for the services provided during that month.

Section 6. Force Majeure.

CONTRACTOR shall not be charged, nor shall CITY demand from CONTRACTOR damages because of failure in providing the services indicated in

the Agreement due to unforeseeable cause beyond the control and without the fault or negligence of CONTRACTOR. Such causes of excusable delay may include acts of federal and/ or state governments, acts of CITY, or anyone employed by them, acts of public enemy, fires, floods, snow storms, epidemic quarantine, restrictions, strikes, freight embargoes, earthquakes, and public road closures, but in every case the delay is excusable only for so long as, and to the extent that, the excusable delay continues.

In the event that the CONTRACTOR is unable to provide the services indicated due to any cause, it shall make a reasonable attempt at its expense, to so notify the City.

Section 7. Performance Bond.

CONTRACTOR shall procure, at its expense, and keep in effect at all times during the term hereof, a surety bond equivalent to 25% of the aggregate Agreement amount in favor of CITY and executed by a corporate surety authorized to conduct business as a surety in the State of California. Such bond shall be conditioned upon faithful performance by CONTRACTOR of the terms and conditions of the Agreement and shall be renewed to provide for continuing liability in the above amount notwithstanding any payment or recovery thereon. Said bond shall not be subject to cancellation except after notices to CITY by registered mail at least 45 days prior to the date of cancellation. CONTRACTOR shall submit said bond to CITY concurrently with the execution of this Agreement.

Upon failure of CONTRACTOR to keep such bond in effect at all times during the term hereof, CITY may terminate this Agreement by giving CONTRACTOR 5 days notice in advance of such termination.

Changes in services provided by CONTRACTOR, including but not limited to changes in routes, schedules and stops made pursuant to this Agreement shall in no way release CONTRACTOR or its surety herein from their obligations. Notice of such changes shall be waived by the surety.

Section 8. Taxes and Other Charges.

CONTRACTOR shall pay all taxes of whatever character that may be levied or charged upon its equipment, facilities, improvements, fixtures, or upon its operations hereunder. CONTRACTOR shall also pay all license or permit fees necessary or required by law for the conduct of its operations hereunder.

Section 9. Inspection.

CITY, or any person representing CITY, shall at all times have access and the right to inspect CONTRACTOR' S equipment and facilities utilized in the performance of this Agreement.

Section 10. Risk of Loss.

Contractor is not responsible for the loss, damage, or theft of personal property. Contractor is not responsible for the personal injury of City's or third parties to the extent of caused by the negligent or intentional acts of the City, passengers or third parties.

See Exhibit D for Charter Passenger Policy. This policy provides guidance to the Customer regarding all charter transportation passengers, including but not limited to, employees, staff, and customers of the Customer who ride the charter buses provided by the Carrier.

Section 11. Funding.

CITY's obligations under this Agreement are subject to availability of funds in its Fiscal Year 2025-2026 and 2026-2027 budget to support this service. CITY will utilize local sales tax funds obtained pursuant to Ordinance No. 16 (Proposition A) of the Los Angeles County Transportation Commission for the funded of the service described herein. CONTRACTOR agrees to be bound by applicable provisions of this Ordinance and regulations of the Los Angeles County Transportation Commission pertaining thereto.

EXHIBIT B

PAYMENT RATES AND SCHEDULE

BEACH BUS RATES AND COMPENSATION:

A. Calabasas Service Location: June 15, 2026 – July 31, 2026. Payment to the CONTRACTOR for service provided on the specified route and any new routes will be based on cost computed as follows: the bus-hours of operation times the rate of \$115.32 per bus-hour. The cost will include furnishing of the buses, bus equipment, personnel and facilities as may be necessary or required by this Agreement for the operation of a public transportation systems for approximately 11.16 hours per day.

Oxnard Service Location: August 1, 2026 – August 7, 2026. Payment to the CONTRACTOR for service provided on the specified route and any new routes will be based on cost computed as follows: the bus-hours of operation times the rate of \$119.64 per bus-hour. The cost will include furnishing of the buses, bus equipment, personnel and facilities as may be necessary or required by this Agreement for the operation of a public transportation systems for approximately 12.80 hours per day.

The monetary value shown above shall apply as follows:

1. To services herein described.
2. To increases in regular service up to 100% of the bus-hours noted herein, but shall be subject to negotiation for increases of more than 100%.
3. To the cancellation charge which is equivalent to 4 bus-hours.

B. Non -Compensation:

In the event CONTRACTOR is precluded from starting the service described herein for those excusable reasons cited in Section 6 hereinafter, CONTRACTOR shall not receive compensation under this Agreement for the period of the excusable delay. If the excusable delay occurs following the start of regularly scheduled service, on any day, CONTRACTOR shall be compensated as specified above.

CONTRACTOR shall subtract the Beach Bus Fares from the invoice total.

Claims for Payment.

Claims for payment will be submitted monthly to the City of Agoura Hills (Management Analyst) by CONTRACTOR for the bus-hours operated during the previous one month period. The basis of the claim for monthly payment will be substantiated by records kept by CONTRACTOR as described under Section 7 of the contract hereinafter. All claims for payment must be presented by the fifteenth of the month to allow their payment on or about the first of the month following.

CITY shall pay its proportionate share of the total claim for payment based on the number of passes received on the bus bearing the identification of the City.

READ WITH THE MAYOR RATES AND COMPENSATION:

CITY will provide date, time, and destination one month prior to the event. Service confirmation based on CONTRACTOR availability at time of request.

CONTRACTOR will provide cost quote to CITY prior to the event. Quote must be approved by City Staff prior to the commencement of the event.

EXHIBIT C

BEACH BUS

TO ZUMA BEACH SCHEDULE

	TRIP 1	TRIP 2	TRIP 3	TRIP 4	
LCMS	9:00	10:45	12:55	3:05	
AHS	9:10	10:55	1:05	3:15	
LIB	9:20	11:05	1:15	3:25	
ZUMA	9:50	11:35	1:45	3:55	

TO AGOURA HILLS SCHEDULE

		TRIP 1	TRIP 2	TRIP 3	TRIP 4
ZUMA	-	11:55	2:05	4:05	5:55
LIB	-	12:25	2:35	4:45	6:25
AHS	-	12:35	2:45	4:55	6:35
LCMS	-	12:45	2:55	5:05	6:45

Beach Bus Mon-Fri 6/15/2026 – 8/7/2026 Except 7/3/2025					
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READ WITH THE MAYOR– OCTOBER OR NOVEMBER 2026

PICK UP TIME: 8:45 AM

RETURN TO SCHOOL: 12:00 NOON

TUESDAY, WEDNESDAY, OR THURSDAY

DATE – TBD IN OCTOBER/NOVEMBER 2026

CITY WILL PROVIDE DATE, TIME, AND DESTINATION ONE MONTH PRIOR TO THE EVENT. SERVICE CONFIRMATION BASED ON CONTRACTOR AVAILABILITY AT TIME OF REQUEST.

EXHIBIT D

Charter Passenger Policy

Purpose

This policy provides guidance to the Customer regarding all charter transportation passengers, including but not limited to, employees, staff, and customers of the Customer who ride the charter buses provided by the Carrier.

Scope

This policy prohibits the following acts on any Carrier vehicle which is used as part of the services Carrier provides to Customer under the Agreement:

- Smoking tobacco or any other substance, or carrying a lighted or smoldering substance in any form.
- With the exception of peace officers, carrying aboard any weapon.
- Carrying aboard any flammable or explosive substance except for matches and cigarette lighters. For example, cooking stoves, propane tanks and other fuels are prohibited. Carrying aboard any package or article of a size which will block any aisle, emergency exit, or stairway of the vehicle.
- Carrying aboard any animal not housed in an enclosed carrying container. Such container cannot block or hinder travel in the aisle, emergency exit, or stairway. Service animals are allowed.
- Carrying aboard a stroller unless such item is folded and unoccupied. Strollers must remain folded while aboard the vehicle and must not block or obstruct an aisle, emergency exit, or stairway.
- Playing radios or other audio devices or musical instruments aboard unless the only sound produced by such item is emitted by a personal listening attachment (earphone) audible only to the person carrying the device producing the sound. An exception exists for peace officers, security guards, and for Carrier officials while performing their official duties.
- Littering, discarding, or depositing any trash, debris, or offensive substances in non-appropriate places.
- Spitting, urinating, or defecating.
- Damaging, writing upon, or otherwise defacing or altering property.
- Fighting or engaging in any violent, tumultuous, or threatening behavior.
- Making excessive and unnecessary noise, or using profanity.
- Obstructing the free movement of passengers.
- Interfering with the safe operation or movement of a Carrier vehicle or operator.
- Standing or otherwise occupying any space in front of the line marked on the forward end of the floor of the vehicle or otherwise conducting himself in such a manner as to obstruct the vision of the vehicle operator while the vehicle is in motion.
- Impeding the opening of, or interfering or tampering with, or otherwise obstructing the operation or use of, any window, door, or other emergency exit.
- Standing in the way of direction or impeding the vehicle from moving.
- Posting or removing any notice or advertisement unless authorized by a Carrier official.
- Throwing any litter, stone, wood, snow or other substance at, into, or from any Carrier vehicle.
- Gambling or soliciting others to engage in gambling.
- Engaging in any activity prohibited by State, County, or Municipal law.
- Entering or exiting a Carrier vehicle through the rear exit door unless directed by a Carrier official or in the event of an emergency.
- Climbing through a window or extending an arm, leg or head out the window of any Carrier vehicle.
- Hanging onto or attaching oneself to any exterior part of a Carrier vehicle while the vehicle is resting or in motion.
- Running or engaging in any horseplay.
- Refusing to leave any Carrier vehicle after having been ordered to do so by the operator of the vehicle, a security guard, peace officer, or Carrier official or supervisor.

Customer further agrees to

- Comply with all applicable laws, rules, regulations and ordinances.

Compliance

If a Carrier operator encounters any individual(s) violating this policy on a Carrier vehicle, the operator will ask the individual(s) to stop the activity or leave the premises. If the individual(s) persist in their conduct, the Carrier will notify a peace officer who will take the appropriate action. Compliance with this policy is required of each passenger. Failure to comply with this policy may result in immediate removal up to suspension of charter transportation privileges.



REPORT TO CITY COUNCIL

DATE: JUNE 10, 2026

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: KELLY FISHER, DEPUTY DIRECTOR OF PUBLIC WORKS
CHARMAINE YAMBAO, DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

SUBJECT: APPROVE DESIGN PROFESSIONAL CONSULTANT SERVICES AGREEMENT, WITH WILLDAN ENGINEERING, FOR PROFESSIONAL WATER QUALITY SERVICES

The City has contracted with Willdan Engineering (Willdan) annually for professional water quality services since February 27, 2008. The proposed agreement is necessary to ensure the City's continued compliance with the National Pollutant Discharge Elimination System (NPDES) permit requirements, including, but not limited to, Total Maximum Daily Load (TMDL) compliance, ordinance amendments and policy implementation, interagency coordination for watershed management program (WMP) implementation, and biannual TMDL monitoring and reporting.

Willdan provides qualified personnel with the technical expertise necessary to address the complex regulatory and watershed management issues associated with these requirements.

The proposed agreement would authorize a total not-to-exceed amount of \$90,000 for the term commencing July 1, 2026, through June 30, 2027. A detailed scope of services is included as Exhibit "A" of the attached agreement.

The proposed agreement has been reviewed by the City Attorney and approved as to form.

FISCAL IMPACT

The proposed Fiscal Year 2026–27 Budget includes sufficient funding in the Public Works Department's NPDES Account (010-4525-5520.41) to support these services.

RECOMMENDATION

Staff respectfully recommends the City Council approve a Design Professional Consultant Agreement with Willdan Engineering for professional water quality services.

Attachments

[Willdan Design Professional Consultant Services Agreement.pdf](#)

AGREEMENT FOR DESIGN PROFESSIONAL CONSULTANT SERVICES
WITH THE CITY OF AGOURA HILLS

NAME OF CONSULTANT:	Willdan Engineering
RESPONSIBLE PRINCIPAL OF CONSULTANT:	Attn: Kelsey Reed
CONSULTANT'S ADDRESS:	374 Poli Street, Suite 101 Ventura, CA 93001
CITY'S ADDRESS:	City of Agoura Hills 30001 Ladyface Court Agoura Hills, CA 91301 Attn: City Manager
PREPARED BY:	Kelly Fisher
COMMENCEMENT DATE:	July 1, 2026
TERMINATION DATE:	June 30, 2027
CONSIDERATION:	Contract Price Not to Exceed: \$90,000

ADDITIONAL SERVICES *(Describe Services, Amount, and Approval):*

Date: _____ Amount: \$ _____ Authorized By: _____
(Not to Exceed 10% of Contract Price) City Manager

**AGREEMENT FOR DESIGN PROFESSIONAL
CONSULTANT SERVICES BETWEEN THE CITY OF
AGOURA HILLS AND WILLDAN ENGINEERING**

THIS AGREEMENT is made and effective as of July 1, 2026, between the City of Agoura Hills, a municipal corporation ("City") and Willdan Engineering ("Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. TERM

This Agreement shall commence on July 1, 2026, and shall remain and continue in effect until tasks described herein are completed, but in no event later than June 30, 2027, unless sooner terminated pursuant to the provisions of this Agreement.

2. SERVICES

Consultant shall perform the services and tasks described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full. Consultant shall complete the tasks according to the schedule of performance which is also set forth in Exhibit A.

3. PERFORMANCE

In meeting its obligations under this Agreement, Consultant shall at all times faithfully and competently perform all tasks described herein in a manner satisfactory to CITY and consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

4. PAYMENT

A. The City agrees to pay Consultant monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit B, Payment Rates and Schedule, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. Any terms in Exhibit B other than the payment rates and schedule of payment are null and void. This amount shall not exceed Ninety Thousand Dollars and Zero Cents (\$90,000.00) ("Contract Price") for the initial Term of the Agreement unless additional payment is approved as provided in this Agreement.

B. The City Manager may approve additional work up to ten percent (10%) of the amount of the Agreement. Any additional work in excess of this amount shall be approved by the City Council.

C. Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the City Manager. Consultant shall be compensated for any additional services in the

amounts and in the manner as agreed to by the City Council and Consultant at the time City's written authorization is given to Consultant for the performance of said services.

D. Consultant shall submit invoices monthly for actual services performed. Invoices shall be submitted between the first and fifteenth business day of each month, for services provided in the previous month. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's fees, it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. For all reimbursements authorized by this Agreement, Consultant shall provide receipts on all reimbursable expenses in excess of Fifty Dollars (\$50) in such form as approved by the Director of Finance.

5. SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE

A. The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement, such suspension or termination shall not make void or invalidate the remainder of this Agreement.

B. In the event this Agreement is terminated pursuant to this Section, the City shall pay to Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant will submit an invoice to the City pursuant to Section entitled "PAYMENT" herein.

6. DEFAULT OF CONSULTANT

A. The Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default and can terminate this Agreement immediately by written notice to the Consultant. If such failure by the Consultant to make progress in the performance of work hereunder arises out of causes beyond the Consultant's control, and without fault or negligence of the Consultant, it shall not be considered a default.

B. If the City Manager or his delegate determines that the Consultant is in default in the performance of any of the terms or conditions of this Agreement, it shall serve the Consultant with written notice of the default. The Consultant shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance. In the event that the Consultant fails to cure its default within such period of time, the City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement."

7. OWNERSHIP OF DOCUMENTS

A. Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts and other such information required by City that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records, shall give City the right to examine and audit said books and records, shall permit City to make transcripts therefrom as necessary, and shall allow inspection of all work, data, documents, proceedings and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

B. Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files containing data generated for the work, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused or otherwise disposed of by the City without the permission of the Consultant. With respect to computer files containing data generated for the work, Consultant shall make available to the City, upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring and printing computer files.

8. INDEMNIFICATION

A. Indemnity for Design Professional Services. In the connection with its design professional services, Consultant shall hold harmless and indemnify City, and its elected officials, officers, employees, servants, designated volunteers, and those City agents serving as independent consultants in the role of City officials (collectively, "Indemnitees"), with respect to any and all claims, demands, damages, liabilities, losses, costs or expenses, including reimbursement of attorneys' fees and costs of defense (collectively, "Claims" hereinafter), including but not limited to Claims relating to death or injury to any person and injury to any property, which arise out of, pertain to, or relate in whole or in part to the negligence, recklessness, or willful misconduct of Consultant or any of its officers, employees, sub-consultants, or agents in the performance of its professional services under this Agreement.

B. Other Indemnities. In connection with any and all claims, demands, damages, liabilities, losses, costs or expenses, including attorneys' fees and costs of defense (collectively, "Damages" hereinafter) not covered by Paragraph 8.a. above, Consultant shall defend, hold harmless and indemnify the Indemnitees with respect to any and all Damages, including but not limited to, Damages relating to death or injury to any person and injury to any property, which arise out of, pertain to, or relate to acts or omissions of Consultant or any of its officers, employees, sub-consultants, or agents in the performance of this Agreement, except for such loss or damage arising from the sole negligence or willful misconduct of the City, as determined by final arbitration or court

decision or by the agreement of the parties. Consultant shall defend Indemnitees in any action or actions filed in connection with any such Damages with counsel of City's choice, and shall pay all costs and expenses, including all attorneys' fees and experts' costs actually incurred in connection with such defense. Consultant's duty to defend pursuant to this Section 8.b. shall apply independent of any prior, concurrent or subsequent misconduct, negligent acts, errors or omissions of Indemnitees.

9. INSURANCE REQUIREMENTS

Prior to commencement of work, Consultant shall procure, provide, and maintain, at Consultant's own expense, for the duration of this Agreement, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

A. Minimum Scope of Insurance. Coverage shall be at least as broad as:

1) Insurance Services Office Commercial General Liability form No. CG 00 01 11 85 or 88, or equivalent.

2) Insurance Services Office Business Auto Coverage form CA 00 01 06 92, or equivalent, covering Automobile Liability, code 1 (any auto). If the Consultant owns no automobiles, a non-owned auto endorsement to the General Liability policy described above is acceptable.

3) Worker's Compensation insurance as required by the State of California and Employer's Liability Insurance. If the Consultant has no employees while performing under this Agreement, worker's compensation insurance is not required, but Consultant shall execute a declaration that it has no employees.

4) Professional Liability Insurance shall be written on a policy form providing professional liability for the Consultant's profession.

B. Minimum Limits of Insurance. Consultant shall maintain limits no less than:

1) General Liability: \$1,000,000 per occurrence for bodily injury, personal injury and property damage, including without limitation, blanket contractual liability. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

2) Automobile Liability: \$1,000,000 per accident for bodily injury and property damage for all activities of the Consultant arising out of or in connection with work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rental vehicles.

3) Worker's Compensation as required by the State of California; Employer's Liability: One million dollars (\$1,000,000) per accident for bodily injury or disease.

4) Professional Liability coverage: One million (\$1,000,000) per claim and in aggregate.

C. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City Manager. At the option of the City Manager, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers; or the Consultant shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

D. Requirements Not Limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Vendor maintains higher limits than the minimums shown above, the Agency requires and shall be entitled to coverage for the higher limits maintained by the Vendor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the Agency.

E. Other Insurance Provisions. The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1) The City, its officers, officials, employees and volunteers are to be covered and named as additional insureds in respect to: liability arising out of activities performed by or on behalf of the Consultant; products and completed operations of the Consultant; premises owned, occupied or used by the Consultant; or automobiles owned, leased, hired or borrowed by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees or volunteers.

2) For any claims related to this project, the Consultant's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance or self-insured maintained by the City, its officers, officials, employees or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

3) Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the City, its officers, officials, employees or volunteers.

4) The Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5) Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice has been given to the City. Consultant agrees to oblige its insurance agent or broker and insurers to provide City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

F. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City. Self insurance shall not be considered to comply with these insurance requirements.

G. Verification of Coverage. **Consultant shall furnish the City with original endorsements, specifically naming the City of Agoura Hills, its officers, officials, employees and volunteers as additional insured, effecting coverage required by this clause.** The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. The endorsements are to be on forms acceptable to the City. Insurance certificates and endorsements must be received and approved by City's Risk Manager prior to commencement of performance. Current insurance certificates and endorsements shall be kept on file with the City at all times during the term of this agreement. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

H. Mailing Instructions. Insurance documents shall be mailed with the signed Agreement to the attention of the staff person indicated on the cover sheet of this Agreement, to the City of Agoura Hills, 30001 Ladyface Court, Agoura Hills, CA 91301. Executed Agreement(s) cannot be released nor may any work commence on a project until the signed Agreement and appropriate insurance documents are on file with the City Clerk.

10. INDEPENDENT CONSULTANT

A. Consultant is and shall at all times remain as to the City a wholly independent Consultant. The personnel performing the services and tasks under this Agreement on behalf of Consultant shall not be City employees and shall at all times be under Consultant's exclusive direction and control. Consultant and all of Consultant's personnel shall possess the qualifications, permits, and licenses required by state and local law to perform the services and tasks under this Agreement, including, without limitation, a City business license as required by the Agoura Hills Municipal Code. Consultant shall determine the means, methods, and details by which Consultant's personnel will perform the services and tasks. Consultant shall be solely responsible for the satisfactory work performance of all personnel engaged in performing the services and tasks, and compliance with the customary professional standards. Neither City nor

any of its officers, employees, agents, or volunteers shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents.

B. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of City. Consultant and Consultant's personnel shall not supervise any of City's employees; and City's employees shall not supervise Consultant's personnel. Consultant's personnel shall not wear or display any City uniform, badge, identification number, or other information identifying such individual as a City employee; and Consultant's personnel shall not use any City e-mail address or City telephone number in the performance of any of the services and tasks under this Agreement. Consultant shall acquire and maintain at its sole cost and expense such vehicles, equipment, and supplies as Consultant's personnel require to perform any of the services and tasks required by this Agreement. Consultant shall perform all services and tasks off of City premises at locations of Consultant's choice, except as otherwise may from time to time be necessary in order for Consultant's personnel to receive projects from City, review plans on file at City, pick up or deliver any work product related to Consultant's performance of any services and tasks under this Agreement, or as may be necessary to inspect or visit City locations and/or private property to perform the services and tasks. City may make a computer available to Consultant from time to time for Consultant's personnel to obtain information about, or to check on, the status of projects pertaining to the services and tasks performed under this Agreement. Consultant shall not incur or have the power to incur any debt, obligation or liability whatever against City, or bind City in any manner.

C. No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Consultant for performing services and tasks hereunder for City. City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services and tasks hereunder. Consultant shall be responsible for and pay all salaries, wages, benefits and other amounts due to Consultant's personnel in connection with their performance of the services and tasks under this Agreement, and as required by law. Consultant shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to, Social Security taxes, other retirement or pension benefits, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance. Notwithstanding any other agency, state, or federal policy, rule, regulation, statute, or ordinance to the contrary, Consultant and any of its officers, employees, agents, and subconsultants providing any of the services and tasks under this Agreement shall not become entitled to, and hereby waive any claims to, any wages, salaries, compensation, benefit, or any incident of employment by City, including, but not limited to, eligibility to enroll in, or reinstate to membership in, the California Public Employees Retirement System ("PERS") as a City employee, and entitlement to any contribution to be paid by City for employer contributions or employee contributions for PERS benefits.

D. Consultant shall indemnify and hold harmless City and its elected officials, officers, employees, servants, designated volunteers, and agents serving as

independent consultants in the role of City officials, from any and all liability, damages, claims, costs, and expenses of any nature to the extent arising from, caused by, or relating to Consultant's personnel practices, or to the extent arising from, caused by, or relating to the violation of any of the provisions of this Section. In addition to all other remedies available under law, City shall have the right to offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this Section. This duty of indemnification is in addition to Consultant's duty to defend, indemnify, and hold harmless as set forth in any other provision of this Agreement.

11. PERS COMPLIANCE AND INDEMNIFICATION

A. General Requirements. The parties acknowledge that City is a local agency member of PERS, and as such has certain pension reporting and contribution obligations to PERS on behalf of qualifying employees. Consultant agrees that, in providing its employees and any other personnel to City to perform the services and tasks under this Agreement, Consultant shall assure compliance with the Public Employees' Retirement Law, commencing at Government Code Section 20000, the regulations of PERS, and the Public Employees' Pension Reform Act of 2013, as amended. Without limitation to the foregoing, Consultant shall assure compliance with regard to personnel who have active or inactive membership in PERS and to those who are retired annuitants and in performing this Agreement shall not assign or utilize any of its personnel in a manner that will cause City to be in violation of the applicable retirement laws and regulations.

B. Indemnification. Consultant shall defend (with legal counsel approved by City, whose approval shall not be unreasonably withheld), indemnify, and hold harmless City, and its City and its elected officials, officers, employees, servants, designated volunteers, and agents serving as independent consultants in the role of City officials, from any and all liability, damages, claims, costs and expenses of any nature to the extent arising from, caused by, or relating to Consultant's violation of any provisions of this Section. This duty of indemnification is in addition to Consultant's duty to defend, indemnify, and hold harmless as set forth in any other provision of this Agreement.

12. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of all local, State and Federal ordinances, laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such ordinances, laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this section.

13. RELEASE OF INFORMATION

A. All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant

without City's prior written authorization. Consultant, its officers, employees, agents or sub-consultants, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

B. Consultant shall promptly notify City should Consultant, its officers, employees, agents or sub-consultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed there under or with respect to any project or property located within the City. City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

14. NOTICES

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by: (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, that provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by Notice. Notice shall be effective upon delivery to the addresses specified below or on the third business day following deposit with the document delivery service or United States Mail as provided above.

To City:	City of Agoura Hills 30001 Ladyface Court Agoura Hills, California 91301 Attention: City Manager
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To Consultant:	Willdan Engineering 374 Poli Street, Suite 101 Ventura, CA 93001 Attention: Kelsey Reed
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15. ASSIGNMENT

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City. Upon termination of this Agreement, Consultant's sole compensation shall be payment

for actual services performed up to, and including, the date of termination or as may be otherwise agreed to in writing between the City Council and the Consultant.

16. LICENSES

At all times during the term of this Agreement, Consultant shall have in full force and effect, all licenses required of it by law for the performance of the services described in this Agreement.

17. GOVERNING LAW

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court with geographic jurisdiction over the City of Agoura Hills. In the event such litigation is filed by one party against the other to enforce its rights under this Agreement, the prevailing party, as determined by the Court's judgment, shall be entitled to reasonable attorney fees and litigation expenses for the relief granted.

18. PROHIBITED INTEREST

No officer, or employee of the City of Agoura Hills shall have any financial interest, direct or indirect, in this Agreement, the proceeds thereof, the Consultant, or Consultant's sub-consultants for this project, during his/her tenure or for one year thereafter. The Consultant hereby warrants and represents to the City that no officer or employee of the City of Agoura Hills has any interest, whether contractual, non-contractual, financial or otherwise, in this transaction, or in the business of the Consultant or Consultant's sub-consultants on this project. Consultant further agrees to notify the City in the event any such interest is discovered whether or not such interest is prohibited by law or this Agreement.

19. EXHIBITS

Exhibits A and B constitute a part of this Agreement and are incorporated into this Agreement by this reference. If any inconsistency exists or arises between a provision of this Agreement and a provision of any exhibit, the provisions of this Agreement shall control.

20. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations and statements, oral or written, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

21. AMENDMENT OF AGREEMENT

This Agreement may be amended only by a writing signed by both parties. The City Manager is authorized to sign an Amendment to this Agreement on the City Council's behalf and without the City Council's prior approval to make the following non-substantive modifications to the Agreement: (a) name changes; (b) extensions of time that do not result in monetary changes; (c) non-monetary changes in the scope of work; and (d) termination of the Agreement. All monetary changes to this Agreement require City Council approval.

22. AUTHORITY TO EXECUTE THIS AGREEMENT

The person or persons executing this Agreement on behalf of Consultant warrants and represents that he or she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder. In lieu of a handwritten or wet signature from the Consultant, the City may electronically process and execute this Agreement and request that the Consultant sign the Agreement electronically via DocuSign or similar electronic signature software.

23. COUNTERPARTS

This Agreement may be executed in counterparts, all such executed counterparts shall constitute the same agreement, and the signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF AGOURA HILLS

Jeremy Wolf,
Mayor

ATTEST:

Kimberly M. Rodrigues, MMC
City Clerk

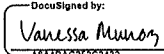
Date Approved by City Council _____

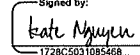
APPROVED AS TO FORM:

Candice K. Lee,
City Attorney

CONSULTANT

Willdan Engineering
374 Poli Street, Suite 101
Ventura, CA 93001
Kelsey Reed
818-383-3092
KReed@willdan.com

By: DocuSigned by:

Name: ASA1BAC252C2432 Vanessa Munoz
Title: President

By: Signed by:

Name: 1728C2031085468 Kate Nguyen
Title: Secretary

[Signatures of Two Corporate Officers Required]

EXHIBIT A

1. **MS4 Permit Compliance** – Pursuant to Order No. R4-2021-0105, Willdan shall provide services at the specific request of the City. This may include, but not limited to, assistance with discharge prohibitions, effluent and receiving water limitations, monitoring and reporting program requirements, and Storm Water Management Program Minimum Control Measure requirements of Part VIII. as detailed in the following:
 - a. Progressive Enforcement Policy - Investigation of facilities and maintenance of records to bring facilities within the City into compliance within a given time period;
 - b. Public Information and Public Participation Program - Development of a residential outreach program, distribution of educational materials to facilities that are potential sources of pollution, youth education and outreach, and development and maintenance of the City's stormwater website;
 - c. Industrial and Commercial Facilities Program – Inspection and tracking of industrial and commercial facilities and insurance of effective implementation of Best Management Practices (BMPs);
 - d. Construction Program – Inspection and tracking of construction activities, including enforcement of construction BMPs, Erosion and Sediment Control Plan maintenance, and plan check review;
 - e. Public Agency Activities – Inspection of City-owned facilities to ensure potential pollutant sources are effectively managed and the prevention of non-storm water discharges, site-specific BMPs, routine preventive maintenance of the MS4, and perform annual training for employees and contractors to improve awareness of and compliance with stormwater pollution BMPs; and
 - f. Illicit Discharge Detection and Elimination (IDDE) Program – Investigate and document all reported and observed IDDEs and conduct follow-up inspections as necessary. Provide IDDE training for all municipal staff who may come into contact with or observe an IDDE as part of routine duties.
2. **Representation in the Group** – Willdan will represent the interests of the City in the Group, which includes the following:
 - a. Group coordination and work conducted in accordance with the Coordinated Integrated Monitoring Program (CIMP) implementation

Memorandum of Understanding (MOU). This includes assistance with MOU development and Request for Proposals related to the watershed activities.

- b. The development and implementation of city-specific monitoring programs. For assurance of appropriate responsibility and cost-allocation of the City's ongoing CIMP participation with the Group, it may be necessary to consider additional monitoring. Should this need arise, Willdan shall provide recommendations for the City to consider.
3. **Measure W: Safe, Clean Water Program** – Per the Measure W: Safe, Clean Water Program (SCWP) Ordinance and Municipal Transfer Agreement, Willdan will provide assistance with the Annual Plan, Annual Report, Internal Audit, and guidance related to the program. This also includes meeting attendance at the North Santa Monica Bay Watershed Area Steering Committee and other SCWP program-related meetings.
4. **General Assistance** – As needed, Willdan will provide assistance with any program relating to water quality and stormwater management derived from the Federal Environmental Protection Agency, State Water Resources Control Board, Los Angeles Regional Water Quality Control Board, or County of Los Angeles.

EXHIBIT B
PAYMENT RATES AND SCHEDULE

Schedule of Hourly Rates

Effective July 1, 2026 to June 30, 2027

DESIGN ENGINEERING

Technical Aide	\$86
Technical Aide II	\$110
Technical Aide III	\$128
CAD Operator I	\$136
CAD Operator II	\$158
CAD Operator III	\$176
GIS Analyst I	\$169
GIS Analyst II	\$185
GIS Analyst III	\$193
Environmental Analyst I	\$154
Environmental Analyst II	\$171
Environmental Analyst III	\$183
Environmental Specialist	\$197
Designer I	\$180
Designer II	\$187
Senior Designer I	\$196
Senior Designer II	\$205
Design Manager	\$212
Senior Design Manager	\$219
Plans Reviewer I	\$160
Plans Reviewer II	\$178
Senior Plans Reviewer	\$195
Project Manager I	\$206
Project Manager II	\$229
Project Manager III	\$248
Project Manager IV	\$264
Principal Project Manager	\$277
Assistant Engineer I	\$151
Assistant Engineer II	\$165
Assistant Engineer III	\$175
Assistant Engineer IV	\$186
Associate Engineer I	\$195
Associate Engineer II	\$204
Associate Engineer III	\$209
Senior Engineer I	\$212
Senior Engineer II	\$217
Senior Engineer III	\$220
Senior Engineer IV	\$224
Supervising Engineer	\$238
Traffic Engineer I	\$238
Traffic Engineer II	\$266
City Engineer I	\$254
City Engineer II	\$266
Deputy Director	\$284
Director	\$300
Principal Engineer	\$342

BUILDING AND SAFETY

Code Enforcement Technician	\$113
Code Enforcement Officer	\$129
Senior Code Enforcement Officer	\$152
Supervisor Code Enforcement	\$184
Fire Plans Examiner	\$184
Senior Fire Plans Examiner	\$201
Fire Inspector	\$169
Senior Fire Inspector	\$184
Fire Marshal	\$217
Plans Examiner Aide	\$121
Plans Examiner	\$184
Senior Plans Examiner	\$201
Assistant Construction Permit Specialist	\$129
Construction Permit Specialist	\$135
Senior Construction Permit Specialist	\$160
Supervising Construction Permit Specialist	\$169
Assistant Building Inspector	\$152
Building Inspector	\$169
Senior Building Inspector	\$184
Supervising Building Inspector	\$201
Inspector of Record	\$215
Assistant Building Official	\$191
Deputy Building Official	\$218
Building Official	\$228
Plan Check Engineer	\$211
Supervising Plan Check Engineer	\$213
Principal Project Manager	\$277
Deputy Director	\$284
Director	\$300
PLANNING	
CDBG Technician	\$100
CDBG Specialist	\$118
CDBG Analyst	\$136
Sr. CDBG Analyst	\$145
CDBG Coordinator	\$161
CDBG Manager	\$194
Housing Specialist	\$143
Housing Program Coordinator	\$161
Planning Technician	\$139
Assistant Planner	\$173
Associate Planner	\$187
Senior Planner	\$213
Principal Planner	\$222
Planning Manager	\$235
Deputy Director	\$284
Director	\$300

CONSTRUCTION SERVICES

Labor Compliance Specialist	\$155
Senior Labor Compliance Specialist	\$170
Assistant Labor Compliance Manager	\$186
Labor Compliance Manager	\$206
Utility Coordinator	\$178
Office Engineer I	\$156
Office Engineer II	\$170
Assistant Construction Manager	\$178
Construction Manager	\$197
Senior Construction Manager	\$214
Resident Engineer I	\$222
Resident Engineer II	\$230
Project Manager IV	\$264
Deputy Director	\$284
Director	\$300

INSPECTION SERVICES

Public Works Observer **	\$140
Public Works Observer ***	\$179
Senior Public Works Observer**	\$152
Senior Public Works Observer ***	\$179

MAPPING AND EXPERT SERVICES

Survey Analyst I	\$156
Survey Analyst II	\$180
Senior Survey Analyst	\$193
Supervisor - Survey & Mapping	\$216
Principal Project Manager	\$277

LANDSCAPE ARCHITECTURE

Assistant Landscape Architect	\$162
Associate Landscape Architect	\$187
Senior Landscape Architect	\$205
Principal Landscape Architect	\$218
Principal Project Manager	\$277

ADMINISTRATIVE

Administrative Assistant I	\$108
Administrative Assistant II	\$130
Administrative Assistant III	\$152
Project Accountant I	\$122
Project Accountant II	\$143
Project Controller I	\$152
Project Controller II	\$172

** For Non-Prevailing Wage Project *** For Prevailing Wage Project

Mileage/Field Vehicle usage will be charged at the rate in accordance with the current FTR mileage reimbursement rate, subject to negotiation.

Additional billing classifications may be added to the above listing during the year as new positions are created. Consultation in connection with litigation and court appearances will be quoted separately. The above schedule is for straight time. Overtime will be charged at 1.5 times, and Sundays and holidays, 2.0 times the standard rates. Blueprinting, reproduction, messenger services, and printing will be invoiced at cost plus fifteen percent (15%). A sub consultant management fee of fifteen percent (15%) will be added to the direct cost of all sub consultant services to provide for the cost of administration, consultation, and coordination. Valid July 1, 2026 thru June 30, 2027, thereafter, the rates may be raised once per year to the value between the 12-month % change of the Consumer Price Index for the Los Angeles/Orange County/Sacramento/San Francisco/San Jose area and five percent. For prevailing wage classifications, the increase will be per the prevailing wage increase set by the California Department of Industrial Relations.



REPORT TO CITY COUNCIL

DATE: JUNE 10, 2026

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: NATHAN HAMBURGER, CITY MANAGER

SUBJECT: ADOPT A RESOLUTION RECOGNIZING JUNE 2026 AND FUTURE YEARS AS LESBIAN, GAY, BISEXUAL, TRANSGENDER, QUESTIONING, PLUS (LGBTQ+) PRIDE MONTH IN THE CITY OF AGOURA HILLS AND DIRECTING STAFF TO FLY THE RAINBOW PRIDE FLAG AT THE AGOURA HILLS CIVIC CENTER THROUGHOUT THE MONTH OF JUNE

This item is being presented, at the request of Councilmember Kate Anderson, as part of the effort to expand the inclusion and celebration of all members of the Agoura Hills community. The proposed resolution recognizes June 2026 and future years as LGBTQ+ Pride Month and directs staff to fly the Rainbow Pride flag at the Civic Center during the month.

LGBTQ+ history month is celebrated in June by the federal government, along with many other state and local governments. It is a month-long observance of lesbian, gay, bisexual, and transgender history, and the history of gay rights and related civil rights movements. The Library of Congress defines it as: "Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) Pride Month is currently celebrated each year in the month of June to honor the 1969 Stonewall Uprising in Manhattan. The Stonewall Uprising was a tipping point for the Gay Liberation Movement in the United States. In the United States the last Sunday in June was initially celebrated as 'Gay Pride Day,' but the actual day was flexible. In major cities across the nation the 'day' soon grew to encompass a month-long series of events. Today, celebrations include pride parades, picnics, parties, workshops, symposia and concerts, and LGBTQ Pride Month events attract millions of participants around the world. Memorials are held during this month for those members of the community who have been lost to hate crimes or HIV/AIDS. The purpose of the commemorative month is to recognize the impact that lesbian, gay, bisexual and transgender individuals have had on history locally, nationally, and internationally."

FISCAL IMPACT

There is no impact to the approved City Council Fiscal Year 2026-27 Budget.

RECOMMENDATION

Staff respectfully recommends the City Council adopt Resolution No. 26-2133; Recognizing June 2026 and future years as Lesbian, Gay, Bisexual, Transgender, Questioning, Plus (LGBTQ+) Pride Month in the City of Agoura Hills and directing staff to fly the Rainbow Pride Flag at the Agoura Hills Civic Center throughout the month of June.

Attachments

[Reso. No 26-2133 LGBTQ+ Resolution for June.pdf](#)

RESOLUTION NO. 26-2133

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS RECOGNIZING JUNE 2026 AND FUTURE YEARS AS LESBIAN, GAY, BISEXUAL, TRANSGENDER, QUESTIONING, PLUS (LGBTQ+) PRIDE MONTH IN THE CITY OF AGOURA HILLS AND DIRECTING STAFF TO FLY THE RAINBOW PRIDE FLAG AT AGOURA HILLS CIVIC CENTER THROUGHOUT THE MONTH OF JUNE

WHEREAS, the City of Agoura Hills is committed to supporting visibility, dignity, and equity for all people in the community;

WHEREAS, many of the residents, students, employees, and business owners within the City of Agoura Hills who contribute to the enrichment of our City are part of the LGBTQ+ community;

WHEREAS, June has become a symbolic month in which LGBTQ+ persons, and supporters, come together in various celebrations of pride;

WHEREAS, cities across the United States recognize and celebrate June as LGBTQ+ Pride month;

WHEREAS, the City of Agoura Hills believes it is important to communicate its support for inclusivity, equality and respect in our City, and desires to recognize June as LGBTQ+ Pride month;

WHEREAS, the City of Agoura Hills strives to be a place where all residents and visitors feel accepted and welcome;

WHEREAS, the Rainbow Pride Flag, also known as the LGBTQ+ Pride Flag or Gay Pride Flag, has been used since the 1970s as a symbol of LGBTQ+ pride and social movements; and

WHEREAS, flying the City's Rainbow Pride Flag at the Civic Center throughout the month of June further symbolizes Agoura Hills' official recognition of June as LGBTQ+ Pride month and symbolizes the City's celebration of diversity and support for the LGBTQ+ community.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AGOURA HILLS DOES RESOLVE AS FOLLOWS:

Section 1. The City Council declares the month of June 2026 and future years as LGBTQ+ Pride Month in the City of Agoura Hills

Section 2. The City Council directs staff to fly the Rainbow Pride Flag at the Civic Center throughout the month of June.

Section 3. This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED, AND ADOPTED on this 10th day of June, 2026, by the following vote to wit:

AYES: (
NOES: (
ABSENT: (
ABSTAIN: (

Jeremy Wolf, Mayor
City of Agoura Hills

ATTEST:

Kimberly M. Rodrigues, MPPA, MMC
City Clerk



REPORT TO CITY COUNCIL

DATE: JUNE 10, 2026

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: KELLY FISHER, DEPUTY DIRECTOR OF PUBLIC WORKS
CHARMAINE YAMBAO, DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

SUBJECT: ADOPT A RESOLUTION APPROVING THE FISCAL YEAR 2026-27 SENATE BILL 1: ROAD REPAIR AND ACCOUNTABILITY ACT PROJECT LIST

On April 28, 2017, the Governor signed Senate Bill 1 (SB 1), also known as the Road Repair and Accountability Act of 2017, which established the State's Road Maintenance and Rehabilitation Account (RMRA). The RMRA provides funding to agencies for basic road maintenance, rehabilitation, and critical safety projects on local streets and roads. The RMRA also requires that the City adopt, by resolution, a list of projects to be funded in the upcoming fiscal year.

SB 1 emphasizes the importance of accountability and transparency in the delivery of California's transportation programs. Pursuant to the program guidelines, recipients of RMRA funding are held accountable through performance goals that are tracked and reported. In order to be considered for funding in Fiscal Year 2026-27, agencies must provide a proposed project list to the California Transportation Committee by July 1, 2026.

After reviewing the City's 5-Year Capital Improvement Program (CIP) Projects, staff is requesting approval of the SB 1 Project List (attached), which will enable an estimated \$569,253 of RMRA funds to be used toward the City's FY 2026-27 Pavement Rehabilitation Project.

FISCAL IMPACT

There is no impact to the proposed City Council Fiscal Year 2026-27 Budget by adopting the resolution.

RECOMMENDATION

Staff respectfully recommends the City Council adopt Resolution No. 26-2134, approving the Fiscal Year 2026-27 SB 1: Road Repair and Accountability Act Project List.

Attachments

[Resolution No. 26-2134 Adopting SB 1 List of Projects for FY 26-27.pdf](#)

[Fiscal Year 2026-27 Senate Bill 1 Project List.pdf](#)

RESOLUTION NO. 26-2134

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING THE FISCAL YEAR 2026-27 SB 1: ROAD REPAIR AND ACCOUNTABILITY ACT PROJECT LIST

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS HEREBY FINDS, RESOLVES, AND ORDERS, AS FOLLOWS:

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and signed into law by the Governor in April 2017 in order to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of our City are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City will receive an estimated \$569,253 in RMRP funding in Fiscal Year 2026-27, and from SB 1; and

WHEREAS, this is the eighth year in which the City is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects that would not have otherwise been possible without SB 1; and

WHEREAS, the City has undergone a public process to ensure public input into our community's transportation priorities/project list; and

WHEREAS, the City used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the community's priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City maintain and rehabilitate two (2) streets throughout the City this year and similar projects into the future; and

WHEREAS, the 2023 California Statewide Local Streets and Road Needs Assessment found that the City's streets are in good condition and this revenue will help the City increase the overall quality of the road system over the next decade; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have positive co-benefits statewide.

NOW, THEREFORE IT IS HEREBY RESOLVED, ORDERED, AND FOUND by the City Council of the City of Agoura Hills, California, as follows:

1. The foregoing recitals are true and correct.
2. The City of Agoura Hills is adopting the proposed project list shown in Exhibit "A" to be funded in-part or solely with Fiscal Year 2026-27 RMRA revenues.

PASSED, APPROVED, AND ADOPTED this 10th day of June, 2026, by the following vote to wit:

AYES: ()
NOES: ()
ABSENT: ()
ABSTAIN: ()

Jeremy Wolf, Mayor

ATTEST:

Kimberly, M. Rodrigues, City Clerk

EXHIBIT A

FY 2026-27 Senate Bill 1 Project List

Project Title: Fiscal Year 2026-27 Annual Street Resurfacing Project

Description: The scope of work consists of crack sealing, localized aggregate base & pavement repair, replacing speed humps at four locations, resurfacing street segments using Asphalt-Rubber Hot Mix (ARHM), rehabilitation of asphalt dikes and/or u-ditches along the edges of the roadway, and re-striping, as needed. Additionally, the project includes bikeway striping and signage that are included in the City's Bicycle Master Plan.

Proposed Locations:

- Chesebro Road (North)
- Colodny Drive

Proposed Schedule for Completion:

- Begin Advertising Bids: April 2026
- Bid Opening: May 2026
- Contract Award: June 2026
- Begin Construction: July 2026
- Complete Construction: August 2026

Estimated Useful Life: 10- 20 years



REPORT TO CITY COUNCIL

DATE: JUNE 10, 2026

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: KIMBERLY RODRIGUES, CITY CLERK

SUBJECT: ADOPT THREE RESOLUTIONS RELATED TO THE NOVEMBER 3, 2026 GENERAL MUNICIPAL ELECTION: 1) CALLING AND GIVING NOTICE OF THE ELECTION; 2) ADOPTING REGULATIONS GOVERNING CANDIDATES' STATEMENTS, AND, 3) REQUESTING THE LOS ANGELES COUNTY BOARD OF SUPERVISORS TO CONSOLIDATE THE CITY'S GENERAL MUNICIPAL ELECTION WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THE SAME DATE AND TO RENDER SPECIFIED SERVICES TO THE CITY OF AGOURA HILLS

The City of Agoura Hills (City) conducts its general municipal election in consolidation with the County of Los Angeles (County) statewide general election held in November of even-numbered years.

Pursuant to Section 36503 of the Government Code, all elective City offices shall be filled by the City electorate at a general municipal election. This year, three (3) terms of office on the City Council will expire in December 2026. As such, it will be necessary to adopt the appropriate resolutions to commence the election procedure in conformance with the State of California's election laws.

In addition to adopting resolutions to call an election and to adopt regulations for candidates statements, pursuant to Section 10403 of the California Elections Code, the City Council must also adopt a resolution requesting consolidation with the statewide general election. The resolution requesting consolidation agrees to reimburse the County for the costs of the election services provided to the City for its portion of the consolidated election.

The following three resolutions, relating to the November 3, 2026, General Municipal Election, have been reviewed and approved as to form by the City Attorney:

1. **Resolution No. 26-2135**; Calling and Giving Notice of the Holding of a General Municipal Election to be held on Tuesday, November 3, 2026, for the Election of Three (3) Members of the City Council as Required by the Provisions of the Laws of the State of California Relating to General Law Cities; and,
2. **Resolution No. 26-2136**; Adopting Regulations for Candidates for Elective Office Pertaining to Candidates' Statements Submitted to the Voters at an Election to be Held on Tuesday, November 3, 2026; and,
3. **Resolution No. 26-2137**; Requesting the Board of Supervisors of the County of Los Angeles to Consolidate a General Municipal Election of the City of Agoura Hills to be held on November 3, 2026, with the Statewide General Election to be held on said Date and to Render Specified Services to the City of Agoura Hills Pursuant to Section 10403 of the California Elections Code.

Persons interested in running for office as a Member of the City Council must be a resident of the City of Agoura Hills and a registered voter in the City at the time nomination papers are issued and throughout the time the person is in office.

Nomination papers are available, by in-person appointment with the City Clerk, during the nomination filing period beginning Monday, July 13, 2026, and ending Friday, August 7, 2026. The nomination filing period will be extended to August 12, 2026, if any incumbent does not file by the August 7, 2026, deadline.

The City Clerk's Office hours will be during City Hall normal business hours Monday through Friday. The office is not open during weekends or holidays.

FISCAL IMPACT

The upcoming Agoura Hills General Municipal Election has been budgeted for in the proposed Fiscal Year 2025-26 & 2026-27 Budget (Account No. 010-4125-5520).

RECOMMENDATION

Staff respectfully recommends the City Council adopt Resolution Nos. 26-2135, 26-2136, and 26-2137, and direct the City Clerk to file certified copies of the Resolutions with the offices of the County of Los Angeles Board of Supervisors and the Registrar-Recorder/County Clerk, Election Coordination Unit.

Attachments

[\(Attachment 1\) - Resolution No. 26-2135 - Calling Election.pdf](#)

[\(Attachment 2\) - Resolution No. 26-2136 - Candidate Statement.pdf](#)

[\(Attachment 3\) - Resolution No. 26-2137 - Consolidation.pdf](#)

RESOLUTION NO. 26-2135

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, CALLING AND GIVING NOTICE OF THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, FOR THE ELECTION OF THREE (3) MEMBERS OF THE CITY COUNCIL AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a General Municipal Election shall be held on November 3, 2026, for the election of Municipal Officers; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1: That pursuant to the requirements of the laws of the State of California relating to General Law Cities, there is called and ordered to be held in the City of Agoura Hills, California, on Tuesday, November 3, 2026, a General Municipal Election for the purpose of electing three (3) Members of the City Council for the full term of four (4) years.

SECTION 2: That the ballots to be used at the election shall be in the form and content as required by law.

SECTION 3: That the City Clerk is authorized, instructed and directed to coordinate with the County of Los Angeles Registrar-Recorder/County Clerk (County) to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election. That the word limitation for a candidate's statement is 200 words and advance payment to the City of Agoura Hills is due at the time the prospective candidate files their nomination papers with the City Clerk.

SECTION 4: That vote centers for the election shall be open as required during the identified voting period pursuant to Elections Code Section 10242, except as provided in Section 14401 of the Elections Code of the State of California.

SECTION 5: That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 6: That notice of the time and place of holding the election is given, and the City Clerk is authorized, instructed, and directed to give further or additional notice of the election in time, form, and manner as required by law.

SECTION 7: That in the event of a tie vote (if any two or more persons receive an equal and the highest number of votes for an office) as certified by the County of Los Angeles Registrar-Recorder/County Clerk, the City Council, in accordance with Elections Code Section 15651(a), shall set a date and time and place and summon the candidates who have received the tie votes to appear and will determine the tie by lot.

SECTION 8: That the City Council authorizes the City Clerk to administer said election and all reasonable and actual election expenses incurred shall be paid to the County of Los Angeles by the City of Agoura Hills when the work is completed and upon presentation to the City of a properly approved bill.

SECTION 9: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

SECTION 10: That the City Clerk is hereby directed to file a certified copy of this resolution forthwith with the Board of Supervisors and the Registrar-Recorder/County Clerk, Election Coordination Unit, of the County of Los Angeles.

PASSED, APPROVED, AND ADOPTED on this 10th day of June, 2026, by the following vote to wit:

AYES: ()
NOES: ()
ABSENT: ()
ABSTAIN: ()

Jeremy Wolf, Mayor
City of Agoura Hills

ATTEST:

Kimberly M. Rodrigues, MPPA, MMC
City Clerk

RESOLUTION NO. 26-2136

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES' STATEMENTS SUBMITTED TO THE VOTERS AT AN ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026

WHEREAS, Section 13307 of the Elections Code of the State of California provides that the governing body of any local agency adopt regulations pertaining to materials prepared by any candidate for a municipal election, including costs of the candidate's statement:

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1: GENERAL PROVISIONS.

That pursuant to Section 13307 of the Elections Code of the State of California, each candidate for elective office to be voted for at an Election to be held in the City of Agoura Hills on November 3, 2026, may prepare a candidate's statement on an appropriate form provided by the City Clerk. The statement may include the name, age, and occupation of the candidate and a brief description of no more than 200 words of the candidate's education and qualifications expressed by the candidate himself or herself. The statement shall not include party affiliation of the candidate, nor membership or activity in partisan political organizations. Pursuant to Section 13308 of the Elections Code, the candidate's statement shall make no reference to other candidates for that office or to another candidate's qualifications, character, or activities. The statement shall be filed in typewritten form in the office of the City Clerk at the time the candidate's nomination papers are filed. Except as provided in Section 13309 of the Elections Code. The statement may be withdrawn, but not changed, during the period for filing nomination papers and until 5:00 p.m. of the next working day after the close of the nomination period.

SECTION 2: FOREIGN LANGUAGE POLICY.

- A. Pursuant to the Federal Voting Rights Act, the City is not required at this time to translate candidate statements into additional languages.
- B. The County will print and mail voter information guides and candidates' statements to all registered voters in English. The County will make the voter information guides and candidates' statements in the required languages available at all polling places, on the County's website, and in the Election Official's office. If the candidate submits a candidate's statement for the

sample ballot, the County can include a Spanish translation of the candidate's statement, if the candidate requests this and agrees to pay for the printing.

SECTION 3: PAYMENT.

The County shall estimate the total cost of printing, handling, translating, mailing, and posting the candidates' statements filed pursuant to this section, including costs incurred as a result of complying with the Voting Rights Act of 1965, as amended, and require each candidate filing a statement to pay in advance to the local agency his or her estimated pro rata share as a condition of having his or her statement included in the Official Sample Ballot and Voter Information Pamphlet. In the event the estimated payment is required, the estimate is just an approximation of the actual cost that varies from one election to another election and may be significantly more or less than the estimate, depending on the actual number of candidates filing statements. Accordingly, the City Clerk is not bound by the estimate and may, on a pro rata basis, bill the candidate for additional actual expense or refund any excess paid depending on the final actual cost. In the event of underpayment, the City Clerk may require the candidate to pay the balance of the cost incurred. In the event of overpayment, the City Clerk shall prorate the excess amount among the candidates and refund the excess amount paid within thirty (30) days of the election.

- A. The candidate shall be required to pay for the cost of printing the candidate statement in the Official Sample Ballot and Voter Information Pamphlet.
- B. The deposit required for the candidate statement for the November 3, 2026, General Municipal Election in Agoura Hills is Five Hundred Dollars and Zero Cents (\$500.00) that is due at the time the prospective candidate files their nomination papers (and candidate statement) with the City Clerk.
- C. The candidate shall be required to pay for the cost of translating the candidate statement into Spanish pursuant to Federal and/or State law.

SECTION 4: ADDITIONAL MATERIALS.

No candidate will be permitted to include additional materials in the sample ballot package.

SECTION 5: That the City Clerk shall provide each candidate or the candidate's representative a copy of this Resolution at the time the nominating petitions are issued.

SECTION 6: That all previous Resolutions establishing City Council policy on payment for the candidate's statements are repealed.

SECTION 7: That this Resolution shall apply only to the election to be held on November 3, 2026, and shall then be repealed.

SECTION 8: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

SECTION 9. That the City Clerk is hereby directed to file a certified copy of this resolution forthwith with the Board of Supervisors and the Registrar-Recorder/County Clerk, Election Coordination Unit, of the County of Los Angeles.

PASSED, APPROVED, AND ADOPTED on this 10th day of June, 2026, by the following vote to wit:

AYES: ()
NOES: ()
ABSENT: ()
ABSTAIN: ()

Jeremy Wolf, Mayor
City of Agoura Hills

ATTEST:

Kimberly M. Rodrigues, MPPA, MMC
City Clerk

RESOLUTION NO. 26-2137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION OF THE CITY OF AGOURA HILLS TO BE HELD ON NOVEMBER 3, 2026, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON SAID DATE AND TO RENDER SPECIFIED SERVICES TO THE CITY OF AGOURA HILLS PURSUANT TO SECTION 10403 OF THE CALIFORNIA ELECTIONS CODE

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, there has been called and ordered a General Municipal Election to be held in the City of Agoura Hills, California ("the City") on November 3, 2026, for the election of three (3) Members of the City Council for the full term of four (4) years (a copy of Resolution No. 26-2135 calling said election is attached hereto and incorporated herein by reference).

WHEREAS, the County of Los Angeles will conduct a General Election on the same day in territory that is in part the same; and

WHEREAS, it is desirable that the General Municipal Election be consolidated with the Statewide General Election to be held on the same date and that within the City the precincts, vote centers, and election officers of the two elections be the same, that the County of Los Angeles canvass the returns of the General Municipal Election, and that the election be held in all respects as if there were only one election;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. That pursuant to the requirements of Section 10403 of the Elections Code, the Board of Supervisors of the County of Los Angeles is hereby requested to consent and agree to the consolidation of a General Municipal Election with the Statewide General Election on Tuesday, November 3, 2026, for the purpose of the election of three (3) Members of the City Council..

SECTION 2. That the County of Los Angeles is authorized to canvass the returns of the General Municipal Election. The election shall be held in all respects as if there were only one election, and only one form of ballot shall be used. The election will be held and conducted in accordance with the provisions of the law regulating the general election.

SECTION 3. That the Board of Supervisors is requested to issue instructions to County of Los Angeles Registrar-Recorder/County Clerk to take any and all steps necessary for the holding of the consolidated election.

SECTION 4. That the City of Agoura Hills recognizes that additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County for any such costs upon presentation of a reasonably detailed invoice.

SECTION 5. That in all particulars not otherwise specifically provided in this Resolution, the Election shall be held and conducted as provided by law.

SECTION 6. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

SECTION 7. That the City Clerk is hereby directed to file a certified copy of this resolution forthwith with the Board of Supervisors and the Registrar-Recorder/County Clerk, Election Coordination Unit, of the County of Los Angeles.

PASSED, APPROVED, AND ADOPTED on this 10th day of June, 2026, by the following vote to wit:

AYES: ()
NOES: ()
ABSENT: ()
ABSTAIN: ()

Jeremy Wolf, Mayor
City of Agoura Hills

ATTEST:

Kimberly M. Rodrigues, MPPA, MMC
City Clerk



REPORT TO CITY COUNCIL

DATE: JUNE 10, 2026

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: RAMIRO ADEVA, ASSISTANT CITY MANAGER
AMBER VICTORIA, MANAGEMENT ANALYST

SUBJECT: CONDUCT A PUBLIC HEARING ON VACANCIES, RECRUITMENT AND RETENTION EFFORTS
RELATING TO ASSEMBLY BILL 2561

Assembly Bill 2561 (AB 2561), enacted in California in 2024 and effective January 1, 2025, addresses the issue of staffing shortages in local public agencies by promoting transparency and accountability in workforce management.

AB 2561 aims to ensure that local public agencies proactively address staffing challenges by fostering transparency, encouraging employee engagement, and facilitating informed decision-making to enhance public service delivery.

AB 2561 acknowledges that high vacancy rates can lead to increased workloads, employee burnout, and diminished public service delivery. It emphasizes the importance of public access to information regarding agency employment practice.

AB 2561's key provisions include:

1. Requirement for annual public hearings

- As part of the public hearing process an email was sent to all employees two weeks prior to this meeting, inviting them to attend the meeting and raise any questions or concerns they may have regarding the City's recruiting practices and vacancies.

2. Enhanced reporting for high vacancy rates for agencies who have vacancies equal to or exceeding 20% of its authorized full-time positions.

- The reporting should occur during a public hearing and should include:
- The number of vacancies within the bargaining unit.
- The number of applicants received for these positions.

FISCAL IMPACT

There is no direct financial impact to the City Council approved Fiscal Year 2025-26 Budget associated with conducting a public hearing. However, addressing recruitment and retention issues could involve future budgeting considerations, which would be presented to the City Council, as necessary.

RECOMMENDATION

Staff respectfully recommends the City Council conduct a public hearing on the vacancies, recruitment, and retention efforts relating to Assembly Bill AB 2561. This hearing will provide an opportunity for the City Council to assess the challenges and opportunities presented by the bill, gather public input, and determine necessary actions to align the City's workforce policies with the new legislative requirements.



REPORT TO CITY COUNCIL

DATE: JUNE 10, 2026

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: RAMIRO ADEVA, ASSISTANT CITY MANAGER
AMY BRINK, DIRECTOR OF COMMUNITY SERVICES
MARY HADDAD, COMMUNICATIONS MANAGER
ROBBY NESOVIC, COMMUNITY DEVELOPMENT DIRECTOR
ANGELA GEORGEFF, SENIOR PLANNER

SUBJECT: UPDATE ON ECONOMIC DEVELOPMENT CONCEPT PLANS

In recent years, the City Council has increasingly focused on economic development and community placemaking initiatives, supporting efforts to explore opportunities for creating a vibrant community gathering place and destination within Agoura Hills. As a result, City staff have engaged in ongoing discussions with property owners, businesses, and community stakeholders regarding opportunities to activate and reimagine portions of the Agoura Road corridor, particularly the properties located directly across from City Hall, on the north side of Agoura Road.

These discussions have focused primarily on the properties located at 29899 Agoura Road (former Rams Building), 29901 Agoura Road (currently occupied by Vitu), and 29903 Agoura Road (former PennyMac Building). These particular properties have potential to serve as a catalyst for broader economic development and placemaking efforts along the Agoura Road corridor.

The City Council previously received an update on October 7, 2025, at which time direction was provided to continue exploring opportunities with property owners and stakeholders. In addition, the Land Use and Economic Development Committee (LUEDC), consisting of Mayor Pro Tem Klein Lopez and Councilmember Sylvester, reviewed preliminary concepts and provided feedback on February 9, 2026, encouraging staff to continue evaluating opportunities that could support community gathering spaces, economic development, housing opportunities, and enhanced connectivity throughout the corridor.

Staff is now seeking council feedback on the attached Community Placemaking document, which is meant to be high-level and visionary, serving as a launch point for future discussions and planning efforts. Importantly, this document is not a development proposal, entitlement application, or recommendation for a specific project. Rather, it is intended to identify opportunities, challenges, and potential strategies that could guide future decision-making and establish a framework for next steps.

The draft vision document was developed through discussions with property owners, review of existing conditions, consideration of City policies, and evaluation of both short-term and long-term opportunities. The effort recognizes that Agoura Hills possesses many unique attributes, including its natural setting, strong sense of community, high quality of life, and civic amenities. At the same time, community members have expressed a desire for additional gathering spaces, dining and entertainment opportunities, cultural amenities, and destinations that encourage residents and visitors to spend time within the community.

Additionally, Agoura Hills has long been recognized for its strong connection to the arts, music, performance, and creative expression. As future opportunities for the corridor are explored, staff believes it is important to consider how arts and cultural elements can be incorporated into the overall vision. Whether through public art, performance and event spaces, cultural programming, creative gathering places, or other artistic features, these elements can help create a destination that reflects the unique character and identity of the Agoura Hills community.

The draft document identifies several key themes and opportunities, including:

- Creation of a centralized community gathering space that serves as a destination for residents and visitors.
- Opportunities for adaptive reuse of existing office buildings and redevelopment of underutilized properties to introduce restaurants, retail, entertainment, arts and cultural amenities, community gathering spaces, housing opportunities, and other complementary uses that can bolster the economy, support local businesses, and create a more active and engaging destination within the Agoura Road corridor.
- Integration of community events, temporary activations, pop-up activities, farmers markets, arts programming, and outdoor gathering spaces.
- Improved mobility, enhanced pedestrian connectivity, streetscape, and connectivity throughout the Agoura Road corridor.

While the document identifies a range of opportunities that could help advance the community's long-term vision for the corridor, it also acknowledges several challenges and constraints, including private ownership of the properties, varying ownership interests throughout the area, existing zoning and regulatory limitations, infrastructure considerations, mature protected trees, topographic conditions, and the need to thoughtfully balance future development with preservation of the community's character and environmental resources.

Staff remains optimistic that continued collaboration with property owners can lead to mutually beneficial opportunities that support both private investment objectives and the City's broader community goals. While no specific development proposal currently exists, staff believes there remains a meaningful opportunity to foster partnerships that could result in a win-win outcome for property owners, businesses, residents, and the community as a whole.

This represents an important first step and is intentionally high-level and conceptual in nature to facilitate discussion, identify opportunities, establish priorities, and guide future planning efforts.

Given current fiscal constraints and the preliminary nature of this effort, staff recommends continuing the foundational work that has occurred over the past year, including ongoing discussions with property owners, investors, businesses, and other stakeholders regarding potential redevelopment and activation opportunities along the Agoura Road corridor.

These continued discussions would help staff better understand property owner objectives, evaluate desired land uses, and assess what regulatory, infrastructure, or financial considerations may be necessary to facilitate future investment. This information would assist the City in strategically positioning future planning efforts and ensuring that any subsequent work program or consultant-led effort is informed by market realities and stakeholder interest.

In addition, staff notes that planning for the City's 7th Cycle Housing Element is expected to begin soon. As future Regional Housing Needs Allocation (RHNA) requirements become clearer, the City will be better positioned to evaluate how potential housing opportunities may fit within the broader vision for the corridor.

Over the next year, staff intends to continue stakeholder engagement, monitor market conditions, identify potential grant funding opportunities, evaluate potential zoning and policy considerations, and refine corridor activation strategies. Staff may also return during the upcoming fiscal year with a request to budget for a market analysis, which could provide valuable information regarding the types and scale of uses that may be economically viable and support future decision-making regarding corridor planning and implementation efforts.

In the meantime, as previously mentioned, temporary activations, pop-up events, community gatherings, art installations, food and beverage events, and other interim uses could help build momentum, strengthen partnerships with local businesses and property owners, and begin establishing the corridor as a destination that residents and visitors seek out and enjoy. These efforts can serve as valuable pilot projects that help test concepts, generate community interest, and demonstrate the potential of the area.

Furthermore, given the potentially significant costs associated with future planning efforts and implementation strategies, staff believes additional due diligence is warranted to ensure that future investments are targeted appropriately and aligned with both market realities and stakeholder interests. As part of this ongoing effort, the City may wish to consider budgeting for a market analysis this coming fiscal year to provide additional data regarding market demand, economic feasibility, and the mix of uses most likely to support the community's long-term vision for the corridor.

Staff is seeking City Council feedback regarding whether the concepts and direction outlined in the draft document generally align with Council priorities and whether staff should continue pursuing the short-term and long-term implementation strategies outlined in the document.

FISCAL IMPACT

There is no direct or immediate fiscal impact associated with this item.

As the vision for the corridor continues to evolve, future implementation activities may require additional funding for technical studies, market analysis, planning documents, environmental review, infrastructure evaluations, or other consultant services. Any such expenditures would be brought forward for future City Council consideration and would be subject to available funding. Staff may also explore grant opportunities and other external funding sources to help offset potential future planning costs.

RECOMMENDATION

Staff respectfully recommends that the City Council:

1. Receive and file the Community Placemaking Vision document for the Agoura Road corridor;
2. Provide feedback regarding the overall vision, concepts, and potential opportunities identified in the document;
3. Confirm its interest in continuing to explore opportunities to activate and enhance the Agoura Road corridor through ongoing discussions with property owners, businesses, investors, and other stakeholders;
4. Direct staff to continue evaluating short-term activation opportunities, partnership opportunities, and potential implementation strategies that further the City's economic development and community placemaking goals; and
5. Direct staff to return to the City Council, as appropriate, with recommendations regarding future planning efforts, market analysis, funding opportunities, and other actions necessary to advance the long-term vision for the corridor.

Attachments

[AH-Community Placemaking-Public Hearing_Draft-June 2026_.pdf](#)

City of Agoura Hills

Community Placemaking



Public Review Draft
June 2026

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Acknowledgements

City Council

Mayor - Jeremy Wolf

Mayor Pro Tem - Deborah Klein Lopez

Councilmember - Chris Anstead

Councilmember - Kate Anderson

Councilmember - Penny Sylvester

Planning Commission

Chair - Jessica Reinhardt

Vice Chair - Brit Sharon

Commissioner - Meril Platzer

Commissioner - Morgan Roth

Commissioner - Bruce Stein

City Staff

City Manager - Nathan Hamburger

Assistant City Manager - Ramiro Adeva

Communications Manager - Mary Haddad

Director of Community Services - Amy Brink

Assistant Planning Director - Robby Nesovic

Senior Planner - Angela Georgeff

In Collaboration with:

RRM Design Group

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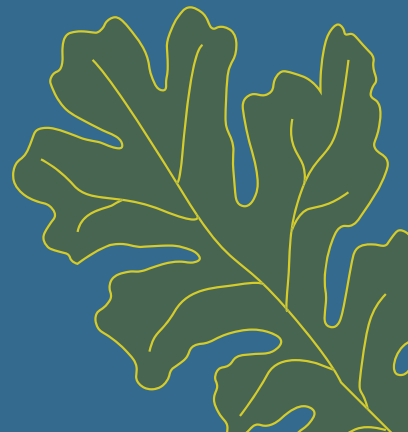
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Chapter 1

Introduction



Introduction

Ideally situated just north of the Santa Monica Mountains along the U.S. Highway 101 corridor, the City of Agoura Hills (City) is today a predominantly residential community characterized by low-density, single-family neighborhoods with complementary commercial, office, parks, and open space land uses. The City's unique location and orientation differentiates it from surrounding cities, with a notable rustic aesthetic extending from the surrounding mountain terrain and natural open spaces, elements that contribute significantly to its community character. However, with limited distribution of community destinations within the City, Agoura Hills lacks a true centralized gathering place that can provide opportunities to connect residents from across the community. Recognizing the need for such a gathering place, the City initiated this effort to envision a new destination that provides opportunities for community connections, celebrates Agoura Hills and the adjacent Santa Monica Mountains, and accommodates an integrated mix of land uses where both residents and visitors can gather, engage, support local businesses, and experience the unique character and charm of the City.

1.1 Background

The City Council and Land Use/Economic Development Subcommittee have made economic development and community placemaking top priorities within the City, with particular focus along the Agoura Road corridor. Momentum for these efforts began to increase in 2025 when the City initiated discussions with property owners along the Agoura Road corridor to explore potential redevelopment and revitalization opportunities. The primary focus of these discussions has been the properties located directly across from City Hall on the north side of Agoura Road, including 29899 Agoura Road (the former Rams building - AIN-2061003037), 29901 Agoura Road (the current Vitu building - AIN-2061003036), and 29903 Agoura Road (the former PennyMac building - AIN-2061003029) owned by Realty Bancorp Equities, LLC. Given their prominent location adjacent to the Civic Center and Recreation and Event Center, this property was identified as having significant potential to serve as a catalyst for broader community and economic development efforts within the Agoura Road corridor.

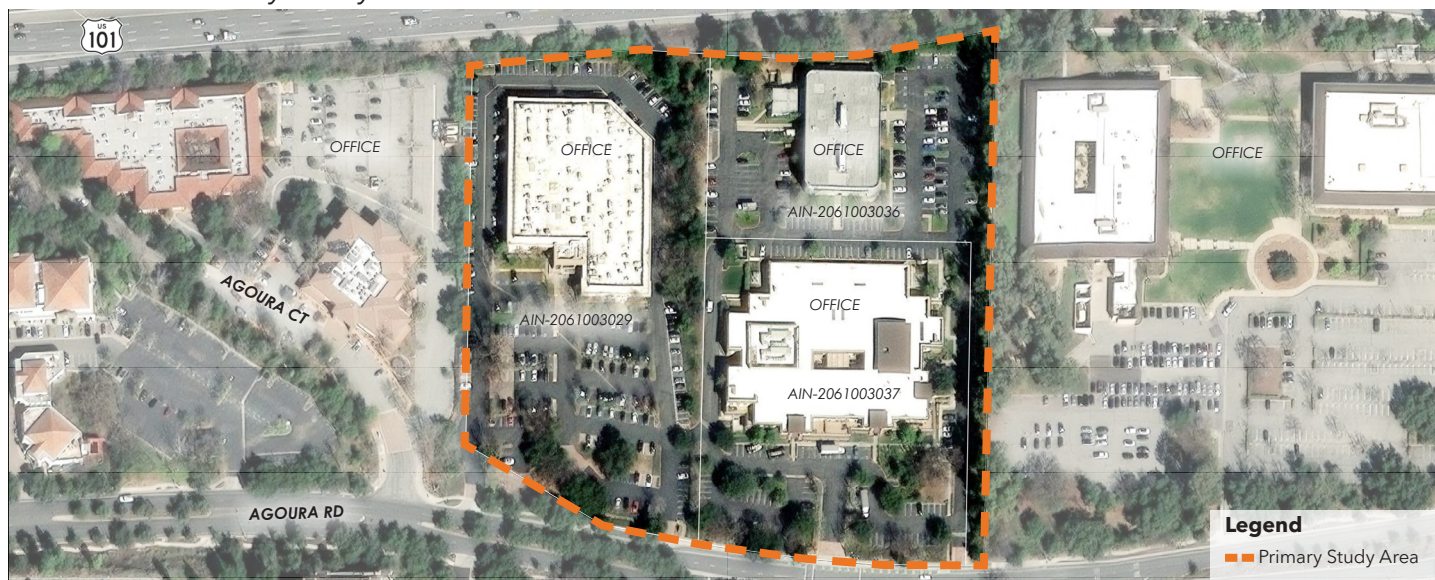
1.2 Organization

This document has been prepared to guide the City in the decision-making process for the creation of a centralized gathering place within the identified Primary Study Area. It has been structured to provide a background and overview of the Primary Study Area, preliminary review of existing conditions, a high-level look at opportunities and constraints, and outreach efforts conducted by the City to-date. This document presents the outline of a unified vision and supporting concepts, as well as implementation opportunities and considerations for advancing this concept. It should be noted that this document is not a proposed development project, nor does it dictate any singular outcome. Instead, this document presents potential opportunities for the City and community to consider when contemplating and planning for the next steps in creating the desired outcome.

1.3 Primary Study Area

The Primary Study Area contemplated herein encompasses three (3) parcels currently owned by Realty Bancorp Equities, LLC, AIN-2061003029 (the former PennyMac Building), AIN-2061003036 (the current Vitu Building), and AIN-2061003037 (the former Rams building). The properties are located along Agoura Road north of the Civic Center, south of U.S. Highway 101, east of Reyes Adobe Road, and west of 29851 Agoura Road. See *Exhibit 1-1: Primary Study Area*.

Exhibit 1-1: Primary Study Area



In addition to the Primary Study Area, this document contemplates an Expanded Study Area that could include an additional seven (7) parcels extending west from the Primary Study Area and three (3) parcels extending east from the Primary Study Area. See *Exhibit 1-2: Expanded Study Area*. It is worth noting that while the Expanded Study Area is contemplated within this document to provide for a more comprehensive approach for City consideration, the primary focus of this document is the Primary Study Area properties.

Exhibit 1-2: Expanded Study Area

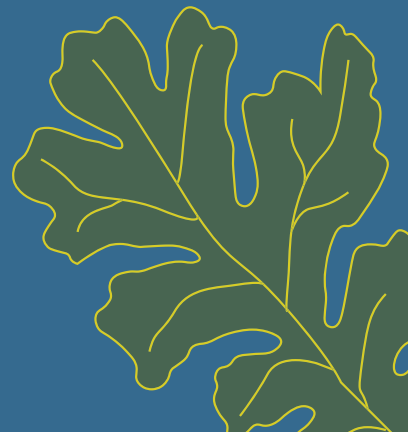


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Chapter 2

Existing Conditions



Existing Conditions

2.1 Existing Property Conditions

The three properties within the Primary Study Area contain existing office buildings and associated large surface parking lots. The properties are currently accessed via four vehicular access points connecting to Agoura Road. All vehicular access points are right-in/right-out, except for the vehicular access point at the intersection of Agoura Road and Ladyface Court, which is a signalized intersection. Excluding the existing sidewalk along Agoura Road, the properties lack pedestrian circulation linking internal, on-site uses and adjacent properties. Protected trees are prominent throughout the entirety of Primary Study Area, which adds greatly to the aesthetics of the place, but generally limits visibility into the site from Agoura Road. In addition, the existing topography differs significantly across the Primary Study Area, increasing in elevation across the site with the northeastern portion at the highest elevation and stepping down to the west and to the south towards Agoura Road. See *Exhibit 2-1: Primary Study Area Properties*.

Exhibit 2-1: Primary Study Area Properties



29899 Agoura Road

The office building located at 29899 Agoura Road, the former 'Rams Building', is approximately 78,000 square feet in size with direct visibility from Agoura Road. It includes 110 surface parking spaces as well as 262 underground parking spaces for a total of 372 parking spaces. As of 2026, this building is approximately 70 percent leased, with approximately 17,000 square-feet currently vacant. Included in that vacant space is approximately a 9,000 square-foot ground-floor suite facing Agoura Road.

29901 Agoura Road

The office building located at 29901 Agoura Road, commonly referred to as the 'Vitu Building', is situated to the north and behind the former Rams Building, and is approximately 38,000 square feet in size, with limited visibility from Agoura Road but adjacent and visible to U.S. Highway 101. It is bordered by surface parking lots on the south, east, and west sides with a total of 170 parking spaces. As of 2026, the Vitu Building is fully leased through 2029.

29903 Agoura Road

The office building located at 29903 Agoura Road, the former 'Penny Mac Building', is a high-quality office building approximately 100,000 square feet in size. The building is set back from Agoura Road with surface parking spaces fronting onto Agoura Road and on the east, west, and south sides with a total of 340 parking spaces. As of 2026, the building is primarily vacant.



2 - Existing Conditions

Expanded Study Area

The seven (7) properties located to the west of the Primary Study Area parcels feature similar development patterns, with primarily office and limited service commercial buildings surrounded by large surface parking lots, oak trees, and varied, stair-stepped topography. Vehicular access to the properties is provided individually and is via Agoura Road, Agoura Court, or Reyes Adobe Road. Due to the existing topography and nature of the existing uses as large standalone office buildings, vehicular and pedestrian circulation between the properties and to public sidewalks is limited to non-existent.

The three (3) parcels to the east of the Primary Study Area feature two office buildings located near U.S. Highway 101 and separated by a central, open turf area, with the property frontages along Agoura Road comprised almost entirely of large surface parking lots. Vehicular access to the properties is provided via Agoura Road. Pedestrian circulation from the existing public sidewalk to the interior uses is limited, reflecting a clear pedestrian and bicycle disconnect between the office buildings, adjacent parcels, and the public right-of-way along Agoura Road. See *Exhibit 2-2: Expanded Study Area Properties*.

Exhibit 2-2: Expanded Study Area Properties



2.2 Existing City Policy Documents

The following provides an overview of existing City policy documents relevant to the Primary Study Area. This includes applicable General Plan Elements and the Zoning Ordinance sections.

General Plan Land Use Element

The General Plan is a strategic document designed to guide the physical development of the City through the year 2035. The Primary Study Area currently has a General Plan land use designation of Business Park - Manufacturing (BP-M), which is intended to allow for general, professional, and medical offices and retail uses of smaller scale and with more frequent direct customer contact.

While the General Plan contains many policies, of particular relevance to the Primary Study Area is Land Use Policy 30 (LU-30) which states:

“The City shall explore the feasibility of offering regulatory and/or financial incentives to existing commercial retail centers to renovate and redevelop the properties for aesthetic, economic and environmental benefits, including to improve architectural design (e.g., façade improvements), signage and landscaping; reduce the visual prominence of parking lots; create pedestrian pathways attractively and clearly linking parking areas to businesses and pedestrian connections to adjacent uses; enhance pedestrian activity in the centers by providing appropriate ground floor uses, as well as amenities like furnishings and outdoor gathering places”.

While this policy is directed towards commercial retail centers, it provides a clear indication of the City’s interest in allowing for adaptive reuse of underutilized properties and the integration of community placemaking strategies. Additional policies are listed throughout the Land Use and Community Form Implementation Program of the General Plan and directed at the improvement of business parks to explore the integration of retail and restaurants uses and further, incorporation of special design features to create community identity along Agoura Road.

General Plan Housing Element

In August 2022, the City adopted the 2021-2029 6th Cycle Housing Element. Statewide housing shortfalls increased unit allocations to local jurisdictions and required them to address housing needs in their communities during the current Housing Cycle. The 6th Cycle 2021-2029 Housing Element Regional Housing Needs Allocation (RHNA) for the City included an allocation of 318 total units, of which 199 are specifically required for lower income households. It is important to note that the 6th Cycle Housing Element does not contemplate residential units within the Primary Study Area.

Zoning Ordinance

Consistent with the existing General Plan land use designations, the existing zoning designation is Business Park – Manufacturing – Freeway Corridor (BP-M), with the entirety of the Primary Study Area covered by the Freeway Corridor (FC) Overlay due to the proximity to U.S. Highway 101. High-level development standards for the existing zoning designation are shown below in *Table 2-1: Primary Study Area Existing Development Standards*.

The Freeway Corridor Overlay District establishes further regulations for development within six hundred and sixty (660) feet north or south of the U.S. Highway 101 right-of-way, for which the Primary Study Area is located in. The overall intent of the overlay is to preserve existing views of the Santa Monica Mountains, and in particular Ladyface Mountain, and to maintain the scenic quality of the freeway corridor. To address the preservation of existing views, the overlay mandates setback requirements, found in MC Section 9544.1 (Relation to the Freeway), which states:

“A setback of all structures from the freeway right-of-way of one (1) foot for each two (2) feet of building height, with a minimum of twenty (20) feet, for one (1) story, and two (2) feet of setback per one (1) foot of building height for any building taller than twenty (20) feet”.

2 - Existing Conditions

This effectively requires 1-story structures (for example, a structure 20 feet tall) to have a minimum of a 20-foot setback from the highway, whereas a 2-story structure (for example, a structure 35 feet tall) to have a minimum of a 70-foot setback. This policy encourages smaller buildings along the highway, with larger buildings needing to be sited toward Agoura Road, further emphasizing lower-density, single use development patterns typical of car-oriented development.

Table 2-1: Primary Study Area Existing Development Standards

Business Park - Manufacturing - Freeway Corridor (BP-M) Zone	
Minimum Lot Size	3 Acres
Maximum Building Coverage	30%
Maximum Building Height	35 feet
Minimum Front Yard Setback	20 feet or height of building, whichever is greater
Minimum Side Yard Setback	70 feet combined; No less than 15 feet on any side
Minimum Street Side Yard Setback	20 feet or height of building, whichever is greater
Minimum Rear Yard Setback	20 feet unless abutting a residential district; If abutting residential then 20 feet or height of the building, whichever is greater
Parking*	Business and Professional Office: 1 space/300 square feet of gross floor area <i>Medical, Dental, Vet Office:</i> 1 space/200 square feet of gross floor area <i>Research/Development:</i> 1 space/300 square feet of gross floor area <i>Restaurant/Cafe:</i> 9.6 spaces/1,000 square feet of gross floor area
* Shared parking reduction allowed per MC Section 9654.2.	

2.3 Opportunities and Constraints

In evaluating the Primary Study Area, it was apparent that the location presented numerous opportunities as well as a number of constraints.

Opportunities

- **Desire for Community Gathering Spaces with Integrated Uses**

Through targeted outreach to existing businesses, residents, and community organizations, all have expressed a desire for community gathering spaces with integrated uses within the City. With its central location, size and scale, as well as variety of existing and potential uses, the Primary Study Area provides for ample opportunity for creating a new, vibrant community hub. While this could

be achieved through short-term actions, long-term regulatory changes would be required to accommodate more comprehensive redevelopment of the Primary Study Area with community gather spaces with integrated uses.

- **Office No Longer Supported and Over Supplied**

With the office market continuing to struggle from implications of the COVID-19 pandemic, other property owners along the Agoura Road corridor and adjacent to the Primary Study Area have contacted the City expressing interest in exploring new uses and redevelopment opportunities for their properties due to flagging interest in large office buildings. While not unique to Agoura Hills, in general the supply of office buildings is considered over supplied and vacancies continue to hover at all-time highs.

- **Potential to Accommodate Housing**

The City has continued to receive interest from home builders and others on opportunities sites within the City that could accommodate potential new housing. The Primary Study Area sites are located in an area of the City that could accommodate additional housing, ensuring potential safety considerations are addressed, as the sites are of an appropriate size to accommodate the introduction of a variety of housing types in a meaningful way. With the 6th Cycle Housing Element running through 2029, the City is expected to begin receiving RHNA allocations for the 7th Cycle Housing Element in 2028, and the Primary Study Area sites present an opportunity to provide capacity for more housing within the City.

- **Large Parking Areas that can Accommodate Temporary Uses and/or Community Gathering Spaces**

The Primary Study Area currently contains large amounts of parking resources, with both surface level and below ground structured parking, with the result being surface parking dominated properties. Significant portions of these parking areas are fronting on and most visible from Agoura Road, presenting short-term opportunities to introduce alternative uses to activate the Primary Study Area. Potential temporary uses could include farmers markets, art and music events, small container kiosks for temporary retail pop-ups, among other uses. Similarly, potential community gathering spaces could include outdoor seating associated with adaptive reuse of existing Primary Study Area buildings or plaza spaces with enhanced paving and plantings, among other potential interventions. While there may be some concern regarding available parking resources if this opportunity were to be implemented, the Primary Study Area as a whole has significant parking resources in addition to the adjacency to the Civic Center and other nearby parking resource heavy properties. An opportunity may exist for the creation of a parking district, wherein adjacent properties can pool and share parking resources and access, while freeing up valuable land for new infill development. In tandem, existing Zoning Ordinance parking standard requirements may also necessitate a reduction in spaces required per square footage.

2 - Existing Conditions

- **Existing Buildings with Viability for Adaptive Reuse**

To help reinvigorate the Primary Study Area in the short term, there are opportunities for adaptive reuse of the existing office buildings. For example, the ground floor portions of the Rams Building are built to typical and desirable commercial/retail depth and have visibility along Agoura Road. New uses to activate and adaptively reuse portions of this building could include restaurant, brewery, boutique commercial/retail, community spaces, and/or other uses. It's worth noting that this concept is supported by General Plan Land Use Policy 35 (LU-35) of the Land Use and Community Form Implementation Program which states:

"The City shall explore the potential for using incentives to encourage ancillary retail, service, restaurant uses, and childcare facilities (as appropriate), to be integrated within business park and industrial centers".

- **Potential for Cultural Arts Hub/Arts District**

The City's ongoing efforts to support the arts locally as well as continued interest from local art groups to further the cultural arts/public art reach within the City present an opportunity within the Primary Study Area. The City has additionally received interest in adaptive reuse potential of underutilized office spaces for cultural art uses, such as a performing art center, art galleries, among other art-oriented uses and this concept could be considered within the Primary Study Area. A stronger arts presence threaded into the fabric of the Primary Study Area and/or the Agoura Road corridor could function as a driver of economic development and increased private investment interest. This new arts presence could come in the form of a more formal cultural arts district focus, placement of permanent/temporary public art to serve as an accessory to existing and future businesses, or via more formal adoption of a cultural arts plan requirements for public art installations as part of new or adaptive reuse development.

- **Adjacency to the Civic Center and the Recreation and Event Center**

Located directly south of the Primary Study Area and accessed via the intersection of Agoura Road and Ladyface Court is the Civic Center and the Recreation and Event Center. The Civic Center contains City Hall, City offices, and the City library. Immediately south along Ladyface Court is the Agoura Hills Recreation and Event Center, a high-quality multi-purpose community facility providing a variety of amenities in support of both public and private events. In its current form, this location is somewhat hidden and disconnected from the surrounding area. Even within the civic center campus, pedestrian connectivity is lacking and uncomfortable, and is further challenged by significant topographic variations. Just to the west of the civic center is a high-quality hotel, situated at a comparable elevation. Yet, the pedestrian connection between this significant amenity and the civic center is almost non-existent.

With ongoing City business and community activities, as well as weekend events and activities, the Civic Center presents an opportunity to establish a stronger connection with the Primary Study Area and the broader context of the setting. With new cultural facilities, such as a farmer's market / festival

site and possible amphitheater, in combination with visitor-serving shops and restaurants, the Primary Study Area could provide a logical extension of the Civic Center as a place of true community focus, for both visitors and locals. Establishing stronger connectivity throughout the area, along Ladyface Court between the existing Hotel, Civic Center, Recreation and Event Center--and across Agoura Road to the Study Area--would allow for enhanced access, a richer and more complete sense of place, and a stronger identity for the entire area.

Constraints

- **City Doesn't Own the Primary Study Area Properties**

The Primary Study Area properties are not owned by the City and therefore decisions regarding tenants and leasing, improvements, and redevelopment decisions are currently beyond the control of the City. This can be balanced through the City's capacity to incentivize desired changes, cooperative planning, shared investment in related public improvements, and/or potential municipal code amendments, among other options.

- **Different Ownership Along Agoura Road Corridor**

The Primary Study Area ownership and other adjacent properties along Agoura Road are held by different ownership groups. While the City continues to make efforts to garner interest in redevelopment opportunities within and adjacent to the Primary Study Area, it should be noted that individual owners are acting independently of one another and within the context of their own economic climate and constraints and without broader coordination amongst one another.

- **Existing Land Use and Zoning Designations**

The parcels located within the Primary Study Area have an existing land use and zoning designation that limits development beyond the business park-manufacturing focus. For example, no residential is allowed and certain commercial uses may not be listed. Further, other uses require conditional use permits, such as restaurants with alcoholic beverage establishments and winery and beer sales. Property owners within the Primary Study Area would also be required to adhere to the developments standards of the Freeway Corridor Overlay District, further limiting new development.

- **Stair Stepped Topography**

Topography between the Primary Study Area and other properties varies, with sections of steeper slopes located centrally and to the eastern side of the Primary Study Area. In total, there is an approximate 40 foot difference between the highest and lowest elevations of the Primary Study Area and Expanded Study Area properties, which may limit opportunities to create accessible pedestrian connections between parcels or even internally within sites.

- **Lack of Internal Connectivity**

The Primary Study Area generally lacks connectivity between the properties and to nearby adjacent properties, whether vehicular or pedestrian. Upon entering the Primary Study Area from Agoura

2 - Existing Conditions

Road, there is only one internal vehicular access between the three properties. In addition, there is no pedestrian connectivity beyond the existing public sidewalk on Agoura Road. This existing condition presents internal vehicular and pedestrian connectivity challenges as well as pedestrian safety concerns that will need to be addressed as part of any redevelopment.

- **Existing Storm Drain and Sewer Lines**

As part of this effort, the Primary Study Area building plans were reviewed to understand any relevant information. The plans show two utility lines traversing AIN-2061003029 and AIN-2061003037. For AIN-2061003029, there is an existing 10-foot x 15-foot storm drain within an approximately 23-foot-wide Los Angeles County storm drain easement running through the property, beginning at the northwest corner and traveling in a southeasterly direction, exiting and continuing through AIN-2061003037 and beyond. In addition, there is an existing sewer line located within an approximately 10-foot-wide sewer easement that parallels the storm drain easement and continues through both AIN-2061003029 and AIN-2061003037, with a number of existing sewer laterals at Agoura Road connecting into the sewer line. Due to the location of the easements, the former Penny Mac Building and the former Rams Building include required parking with limited landscaping above these easements. Any redevelopment of the Primary Study Area would need to take into consideration the location and extent of these easements and any continued limitations of constructing improvements within the easement areas.

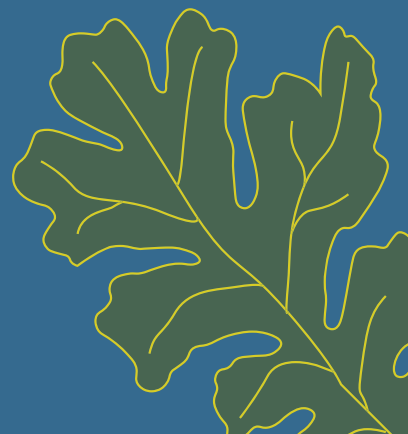
- **Existing Mature Protected Trees**

The Primary Study Area contains numerous mature protected trees, some of which may be considered landmark in character, spread across the individual properties, making locating and siting of any new development a challenge. These protected trees contribute significantly to the character and sense of place, and should be carefully considered for incorporation into any future plans to evolve the area. Redevelopment would be responsible for mitigating to City requirements or orienting development in a manner to maintain the existing protected trees.



Chapter 3

Ongoing Conversations



Ongoing Conversations

3.1 Overview

This section provides a summary of conversations that have been ongoing between the City, property owners, and businesses since early 2025. These conversations have focused on community needs, existing City policies and regulations, redevelopment opportunities, and new business interest. Additionally, input received from the City's Land Use/Economic Development Sub-Committee are also included.

3.2 Primary Study Area Tour

To gain a better understanding of the Primary Study Area, City staff, RRM Design Group, and a Realty Bancorp Equities representative conducted a site visit on Wednesday, December 3, 2025. The site tour began at the Civic Center and continued through the study area. This included both internal and external viewing of the former Penny Mac Building and the former Rams Building and associated parking structure. However, the group only conducted an exterior viewing of the Vitu Building, as it is currently fully occupied.

3.3 Ownership Meetings

Following the Wednesday, December 3, 2025 site tour, City staff and RRM Design Group sat down with a representative from Realty Bancorp Equities to gather input on the City effort, understand the existing tenant composition and lease terms, and understand redevelopment interest and ideas. Key themes provided included:

- COVID continues to impact office leasing and many businesses are continuing to reduce or consolidate square footage leases as workers continue to work at home or in hybrid configurations thereby reducing square footage needs;
- Redevelopment interest but uncertainty, time, and review process present significant hurdles currently;
- Concerns that different property owners have different interests in helping City achieve vision;
- Residential interest is strong in City; need to ensure commercial/retail economics work; and
- Prefer concrete plan to redevelop from that works economically for City and for owners.

Prior to and since Wednesday, December 3, 2025, City staff have continued to interface with Realty Bancorp Equities to maintain consistent communication and provide updates on the City effort, as able.

3.4 Land Use/Economic Development Subcommittee

City staff and RRM Design Group attended the Land Use and Economic Development Subcommittee meeting on Monday, February 9, 2026 to provide an update on the study effort. At the meeting, an update on the process and efforts to date were provided as well as a draft of community placemaking concepts and conceptual imagery. Feedback was requested from the subcommittee and key themes included:

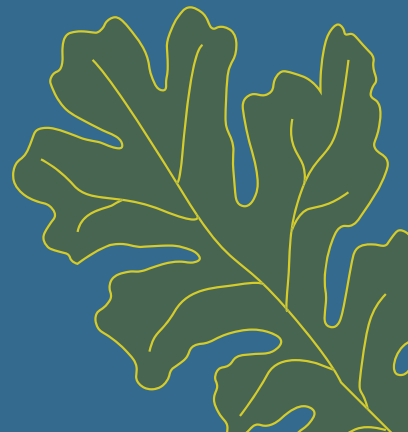
- Consider opportunities for integrating housing in anticipation of the 7th Cycle Regional Housing Needs Allocation (RHNA).
- Ensure adequate parking provided, allowing for shared parking on-site and at nearby properties such as the Civic Center;
- Ensure Agoura Road continues to allow for adequate fire evacuation route; and
- Explore opportunities to allow for temporary events.

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Chapter 4

Visioning



Visioning

The following vision statement and guiding principles were developed through input received during the community placemaking efforts for the Primary Study Area. The vision statement and guiding principles were developed to inform the establishment of a preferred concept plan for the Primary Study Area and Expanded Study Area as well as to serve as a guide for the City in achieving community placemaking goals through defined short-term and long-term strategies discussed further herein.

Vision Statement

The thriving community hub of Agoura Hills, designed around an informal natural garden type environment set at the base of Lady Face Mountain, providing a variety of eating and drinking, shopping, housing, entertainment, and other family-friendly opportunities for residents, businesses, and visitors alike.

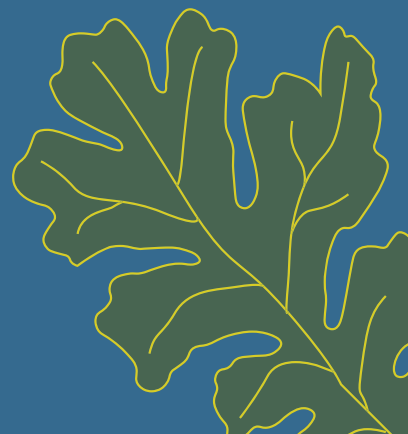
Guiding Principles

- Establish a planning and design framework to evolve the Agoura Road corridor Primary and Expanded Study Areas adjacent to the civic center, as an active community hub.
- Incorporate strategies that provide for the visual and physical interconnection of multiple adjacent parcels, to allow for the evolution as a larger, more integrated place.
- Broaden the range of integrated land uses, including new housing options, community facilities, and cultural venues to better support the desired community vision.
- Expand economic and housing opportunities, enabling the attraction and retention of high-quality jobs and provision of new homes.
- Create a gathering place where daily social interactions, community events, and entertainment options will thrive.
- Enhance connectivity at all levels, incorporating pedestrian, bicycle, automobile, and transit systems throughout the area.
- Create a cohesive community character while integrating natural elements found on-site, in close proximity to (civic center), and nearby within the adjacent Santa Monica Mountains.
- Provide a project phasing plan that allows for near-term incremental, temporary and permanent improvements in keeping with the overarching vision, while pursuing longer-range land use, infrastructure and financing strategies.



Chapter 5

Preferred Concept



Preferred Concept

The following portrays and describes the preferred concept plan and program developed during this study effort process. The plan was designed utilizing a kit-of-parts approach, meaning if the Primary Study Area specifically were to not move forward, the individual use mix and components could be carried over and applied to other nearby properties along Agoura Road to achieve the desired community placemaking.

5.1 Preferred Concept

The Primary Study Area Preferred Concept Plan features an eclectic mix of uses supported by an enhanced network of pedestrian and vehicular connections, with pedestrian-oriented street, and a centrally located “Heart of Activity” - envisioned as a community focal point with opportunities to be activated with events, entertainment, recreation, and other uses. Refer to *Exhibit 5-1: Primary Study Area Preferred Concept Plan*.

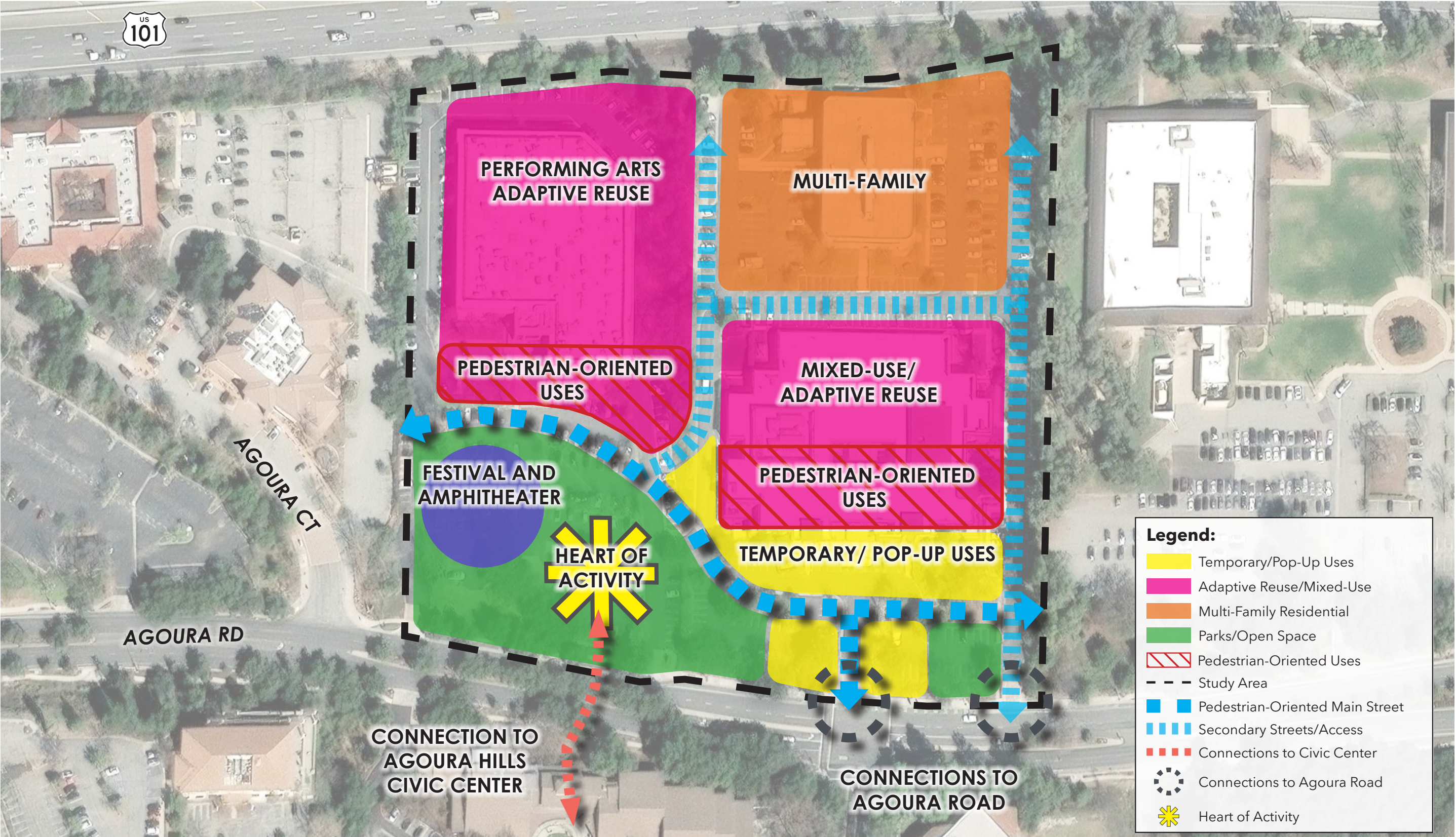
5.2 Conceptual Program and Design Elements

Programing envisioned for the Primary Study Area includes residential, commercial/retail, restaurant, brewery, community art space, entertainment/performing arts, as well as other uses. To activate the Primary Study Area in the short-term, temporary pop-up uses and adaptive reuse of existing buildings provides for a “low-hanging fruit” approach prior to more intensive long-term redevelopment efforts.

The Primary Study Area Preferred Concept Plan focuses on several key design elements to achieve the overarching vision, including:

- Integration of a pedestrian-oriented street with a focus on small scale boutique commercial/retail and restaurants;
- Creation of a dry creek as a unifying feature that provides open space, informal play, and connection to the surrounding natural environment;
- Adaptive reuse of existing buildings and leveraging existing parking resources, where practical; and
- Introduction of temporary and pop-up uses to generate activity and excitement.

Exhibit 5-1: Primary Study Area Concept Plan



5 - Preferred Concept

Exhibit 5-2: Primary Study Area Preferred Concept Plan Inspirational Imagery



Source: Certain images property of RRM Design Group. All others via imagery of online sources.

Exhibit 5-2: Primary Study Area Preferred Concept Plan Inspirational Imagery (Cont.)



Source: Certain images property of RRM Design Group. All others via imagery of online sources.

5.3 Expanded Preferred Concept

During development of the Expanded Study Area Preferred Concept Plan, it was recognized that while the Expanded Study Area is large, it's lack of accessibility and connections to adjacent areas presents challenges as a standalone commercial/retail and community recreation destination. The small commercial/retail and restaurant businesses desired to support the goals and vision for the Expanded Study Area require a consistent patronage and foot traffic to be economically sustainable over the long-term. Therefore, the surrounding properties and adjacent context is a critical component of the long-term vision. With the ongoing office market conditions as well as more local City vacancies along the Agoura Road corridor, an Expanded Preferred Concept Plan has been included herein. This Expanded Preferred Concept Plan builds upon the Primary Study Area Concept Plan and identifies a further mix of potential uses to activate these properties and create a more comprehensive and district-wide vision for the area that may be necessary to achieve the City's goals with respect to the Primary Study Area. Refer to *Exhibit 5-3: Expanded Study Area Concept Plan*.

Exhibit 5-3: Expanded Study Area Concept Plan

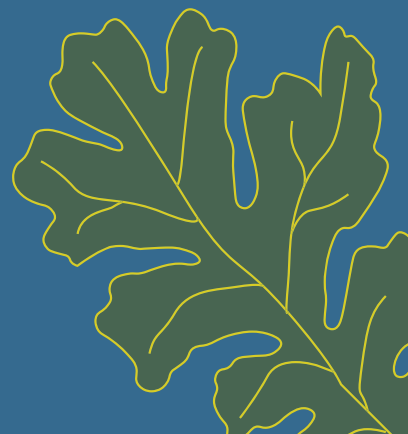


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Chapter 6

Implementing Opportunities & Considerations



Implementation Opportunities & Considerations

6.1 Enacting the Vision

In order to achieve the primary goal of creating a thriving community hub in alignment with the vision statement and guiding principles noted herein, a number of short-term and long-term strategies have been provided to guide future City efforts and decision making.

6.2 Short Term Strategies

The following short-term strategies are intended to highlight near term opportunities that can occur to maintain momentum in activating and creating community placemaking within the Primary Study Area. Short-term strategies include:

- **Update the Zoning Ordinance to Allow for a Broader Range of Activating Uses and Reduce Level of Permitting Required**

As previously mentioned, the uses allowed within the existing buildings within the Primary Study Area are generally limited to the intent of the Business Park – Manufacturing (BP-M) zoning district. In order to further the goal of community placemaking within the Primary Study Area, the City may expand upon allowable uses to facilitate additional desired uses, such as commercial/retail, restaurant, brewery, cultural arts, community uses, among others. In tandem, the City should give consideration to the current level of permitting required for uses that may be allowed within the BP-M zone today but due to the level of discretionary permitting required, such as a conditional use permit, may be a deterrent and introduce an administrative approval process which provides more certainty and reduces the barrier. It should be noted that the City has been working concurrently on proposed Zoning Ordinance updates to include a broader range of uses while also allowing for greater administrative approval options for certain uses not currently listed and will be before the City Council for consideration later this year.

- **Reduce Parking Requirements for Adaptive Reuse**

After a building is originally constructed and the initial use and associated parking is put into place, future businesses that attempt to come into an existing tenant space are typically burdened with providing parking to code. This can be a challenge on sites where there are constraints to adding additional parking. In considering the potential adaptive reuse of existing buildings within the Primary Study Area, the City should evaluate the existing parking requirements for desirable and activating uses to compare against what exists today. Additionally, while the City allows for parking reductions via the Zoning Ordinance today, evaluation of level of discretion required and percentage of reduction should be considered as it relates to activating and creating community placemaking within the Primary Study Area. It should be noted that the City has been working concurrently on proposed Zoning Ordinance updates to include greater parking requirement flexibility for certain new uses going into existing developments and will be before the City Council for consideration later this year.

- **Utilize Existing Surface Parking Areas as Community Gathering Spaces**

Each building within the Primary Study Area and Expanded Study Area today is accompanied by a large surface parking lot. These site design conditions were largely driven by high parking requirements reflective of single-use development patterns prior to the COVID-19 pandemic. While working patterns and in-person office requirements for businesses have evolved in the post-pandemic era, the City should consider these existing surface parking areas as opportunities for transformation into community gathering spaces used for temporary pop-up uses and events, outdoor recreation and park amenities, or for expanding open space in an intentional way.

- **Expand Temporary Activities Allowed**

Today, temporary activities are regulated by the City through a Temporary Use Permit (TUP) process. This process is intended to allow temporary activities at certain locations but that would otherwise be inappropriate on a permanent basis. Fostering this desired community placemaking in the short-term could occur through the utilization of temporary structures, such as kiosks or shipping containers. These temporary structures could allow regular events to occur to activate the Primary Study Area such as a farmers market, live entertainment, food/beverage festivals, food truck nights, pop-up art walks, theater performances, among other event types. Considering the ongoing use of certain spaces within the existing buildings, programming could occur in underutilized portions of the Primary Study Area, after hours during the week, or on weekends.

- **Consider Incentives for Certain Projects**

While many established businesses are able to work through applicable City permitting and other City requirements, often time for small businesses and start-up businesses, this can be a challenge when every dollar counts in trying to get a business off the ground. Keeping in mind the larger vision for the Primary Study Area, the City should consider opportunities for providing incentives for certain desirable, small businesses and start-ups that would help activate and drive community placemaking in the short-term. This could include restaurants, coffee shops, boutique retail, cultural art related uses, certain services, among others deemed appropriate by the City. Incentives could include free City pre-application consulting during initial conceptual planning phase, permit processing concierge support, fee reductions, among others.

- **Conduct a Market Analysis**

To ensure alignment with market demands, the City should consider conducting a market analysis in the short-term. The market analysis would provide additional insights into the economics of the local area as well as the opportunities and constraints of potential uses and quantity of uses that would be supported within the Primary Study Area or Expanded Study Area. As of June 2026, the City is currently in preliminary discussions with an economist team to determine a scope and fee for the work effort.

6.3 Long-Term Strategies

The following long-term strategies are intended to highlight longer term opportunities that the City could pursue to further redevelop the Primary Study Area, and potentially additional areas along the Agoura Road corridor including the Expanded Study Area or further west beyond Reyes Adobe Road to the City limits. The long-term strategies listed below are likely to take years to plan and achieve through various plans, construction, and funding efforts. Long-term strategies include:

- **Prepare a Specific Plan**

A specific plan is a targeted planning tool used to guide development, infrastructure, and design for a defined area within a community. Specific plans allow for customized development standards and requirements to create a desired sense of place, coordination of infrastructure and financing needed to achieve the desired outcomes, and provides detailed implementation and programs to achieve the stated vision. The City may consider pursuing preparation of a specific plan for the Primary Study Area or Expanded Study Area in order to tailor the design to achieve the desired community placemaking vision. Preparation of a specific plan would allow for further community input and would require preparation of an environmental document for compliance with the California Environmental Quality Act (CEQA).

- **Integrate Mobility and Streetscape Improvements along Agoura Road**

While the General Plan indicates Agoura Road is built out to its full condition, the City should consider additional improvements along Agoura Road to further expand mobility options and to further enhance the streetscape in a more unified manner adjacent to the Primary Study Area or Expanded Study Area. Mobility improvements could include buffered bike lanes and improved sidewalks to facilitate multi-modal transportation options that are more community friendly. Streetscape improvements could include an updated planting palette, lighting, signage, seating, among other design interventions. The overarching goal would be to make Agoura Road less car dominant, encourage bicycling and walking as a viable alternative, and enhance the character and aesthetic adjacent to the Primary Study Area or Expanded Study Area.

- **Enhance Connectivity to the Civic Center and Recreation and Event Center**

The Civic Center and Recreation and Event Center location directly south of Agoura Road presents an opportunity for the Primary Study Area and Expanded Study Area. During the week, both the Civic Center and Recreation and Event Center have both City staff, businesses, community members, and others frequenting these locations. Moreover, on the weekends the Recreation and Event Center is host to numerous events including weddings, business retreats, and birthday parties. The presence of people visiting these locations is an opportunity for the Primary Study Area and the City should consider ways to enhance connectivity to the Civic Center and Recreation and Event Center to build upon the activity already occurring there. Connectivity enhancements could include widened sidewalks,

pedestrian amenities, and signage along Ladyface Court, with intersection improvements at Agoura Road and Ladyface Court could include striping, painted crosswalks, scramble crossing, bollards, among other intersection improvements.

- **Consider Including in the City's Upcoming 7th Cycle Housing Element**

The current 6th Cycle Housing Element runs through 2029. It is expected that RHNA allocations for the 7th Cycle Housing Element will begin to be released to cities and counties starting in 2028. To set the stage to allow for housing within the Primary Study Area or Expanded Study Area, the City may consider including the properties within the 7th Cycle Housing Element. If contemplated, consideration should be given to allow for housing under a mixed-use designation, rather than a single residential use classification to ensure an ability to achieve the larger vision of activation and community placemaking within the Primary Study Area.

6.4 Funding Opportunities

The strategies identified above will require City resources to complete. While some may be achievable by City staff, others require technical expertise and support by outside consultants which can be costly. The following presents a list of potential grant funding opportunities the City could pursue to help offset the cost of identified strategies. It also includes funding opportunities that are not grant funded.

Local Early Action Planning (LEAP) Grant Program: Administered by the California Department of Housing and Community Development, LEAP grants are provided to cities and counties to update planning documents and zoning ordinances to accelerate housing production. Eligible activities must be related to housing planning and facilitate the streamlining and acceleration of housing production.

Caltrans Sustainable Transportation Planning Grant Program: Supports regional and local planning efforts that further state transportation goals and includes the Sustainable Communities Grants. Sustainable Communities support/implement local/regional multimodal transportation and land use planning projects that further a region's Regional Transportation Plan Sustainable Communities Strategies and contribute to greenhouse gas emission reduction targets. Eligible activities include active transportation/complete streets plans, transit-oriented development (TOD), climate adaptation planning, VMT reduction tools, corridor studies, and transit mobility hubs.

Enhanced Infrastructure Financing District (EIFD): Established by Senate Bill (SB) 628, Enhanced Infrastructure Financing District's (EIFD) use future local property taxes to fund infrastructure maintenance and housing development, economic development, transportation infrastructure, and climate adaptation projects, among other uses within a defined geographic area. EIFD's capture the increase in property tax revenue from new development without raising taxes on existing properties through tax increment financing.