LAND USE PLANNING WORKGROUP MEETING
Meeting Minutes – Tuesday, January 20, 2026

Committee Members Present
Michael Maguire, Governor's Office of Land Use & Climate Innovation
Tony Marino, Office of Energy Infrastructure Safety
Sean McGlynn, League of California Cities
Matt Damon, CAL FIRE, Office of the State Fire Marshal
Steve Hawks, Insurance Institute for Business & Home Safety (virtual)
Nick Cammarota, Building Industry Association (virtual)
Clay Kerchof, Department of Housing and Community Development (virtual)
Tracy Rhine, Rural County Representatives of California (virtual)
Deborah Halberstadt, Insurance Commissioner's Office (virtual)

Other Attendees
Patricia Kennedy, Governor's Office of Land Use & Climate Innovation
Nils Jepson, Governor's Office of Land Use & Climate Innovation
Tristan Lanza, Department of Housing & Community Development (virtual)
Natalie Olivas, Department of Housing and Community Development (virtual)
Gabriela Zayas del Rio, Department of Housing and Community Development (virtual)
Carmen Kuan, Department of Housing & Community Development (virtual)
Victoria LaMar-Haas, CalOES
Peter Streit, Department of Insurance
Jason Willett, CSAA Insurance Group
Jillian Fisher, CAL FIRE
Carrie Lewis, Analyst II
Danh Dao, Analyst I

1. CALL TO ORDER

A. Welcome **Michael Maguire**
The meeting was called to order at 3:12 PM by Michael Maguire.

B. Introductions/Roll Call **Michael Maguire**
A quorum was established with four committee members present in-person and five attending virtually.

D. Approval of the October 21, 2025, Agenda (Motion Required) **Michael Maguire**

Motion:	J. Lopez moved to accept the January 20, 2026, meeting agenda; Sean McGlynn seconded the motion.
Action:	All members voted unanimously to approve the motion.

2. OLD BUSINESS

A. Regarding the Library of Wildfire Planning Resources – The continued goal of this group is to develop a library of wildfire planning resources to use as a reference for the work of this group moving forward. Workgroup members have the opportunity to recommend or nominate specific wildfire planning documents or resources that the workgroup will assemble and make available to the members in an online centralized location. The objective is to house information within the land use planning webpage at CAL FIRE and to leverage existing resources of the Community Wildfire Education Assistance Statewide Clearinghouse and the Advocation Clearinghouse at LCI, among others. Please contact Michael Maguire or Matt Damon to nominate a document.

3. MONTHLY DISCUSSION TOPIC

A. Presentation: Overview and Discussion of Draft Evacuation Planning Technical Advisory to General Plan Guidelines – Nils Jepson, Governor's Office of Land Use & Climate Innovation

B. Discussion led by Nils Jepson

Matt Damon – There's probably some good lessons learned from LA County that they can share from their experiences last year. When our staff looks at safety elements, we don't look at the quality or the evacuation planning for the evacuation routes because we don't have any statutory authority to do that. So, it's a clear distinction that we just look to see if it's done and not look at the quality of it because it starts to get harried if we weigh in on whether it's good or bad. RPC has a little more flexibility to make a comment, but we've really tried to instill in our staff that it's not our goal to look at the quality. We're just checking the box to see if it's done.

Sean McGlynn – On the best practice side, how were the ones identified? Was there criteria you were looking for or were these the ones you were aware of? How much bandwidth? How do I go from "this is what you're telling me I should be doing" even if it's not a formal regulation, how do I get the space to execute that vision? Are there ones that actually have not just written it but have actionized it in some way that they practiced or applied it?

Nils Jepson – We did a survey of every single SB99 and AB747 analysis we could find. Somewhere within the plans, some were appendices, some were pointing to other plans and just referenced through incorporation or incorporated through reference. After that we commented on the differences between plans and tried to choose those that had both SB99 and AB747 and we're doing them simultaneously. That wasn't the case for every city, but for most it was. And then from there, the criteria was just difference. If two cities did it similarly, doing the same forms of analysis for different governments, we wouldn't do both, we'd choose just one. We would have just one kind of example of each. For instance, a few had just listed developments that they said they mapped evacuation, and we just kept one of those examples. If they just focused on directionality when they were doing their AB747 or if they did different hazards, or combined the hazard into one layer, then we just kept that one example. We're still going through these and that's the ask from everyone. We want to show that there are different ways to do this without recommending these different ways but just showing how everyone across the state has.

Nick Cammarota – There was a reference to the NIST study on Paradise. I thought they had some good recommendations, particularly in establishing refuge areas in a community. They did a really good job of explaining how quickly fires can reach a community based on their distance, the wind speed, and the wind direction, as well as the change in the wind direction. We've become very dependent on the evacuation that had planned. And then once the fire begins, that plan may not be viable anymore. It sounds like the best thing is to direct somebody to a refuge rather than send them down some road they may get trapped in.

Nils Jepson – We do talk about Paradise in the TA, but we don't specifically talk about the NIST study. It would be helpful; we can research a bit more into that.

Sean McGlynn – We had a presentation here so you could start there. That leads to that separation between the plan and the execution of the plan and making sure they see the plan.

Michael Maguire – Do you recall from that presentation, we had Campfire and the Park Fire last year, being able to look at how there may be improvements utilizing that updated guidance through the next iteration of incident response.

Sean McGlynn – And there were complications too because I think there's a language differential that was identified in that presentation between how NIST was talking about evacuations and how we talk in operational language. Just the areas of refuge was a conversation in and of itself that areas of refuge means something different. The other thing I wanted to know was weren't people asking how to ask for assistance? I didn't see cities asking, I saw counties commenting. Is the case coming from them asking "how do I do this?"

Nils Jepson – Yes, mostly county of LA and San Diego that had that request, a specific methodology providing specific data and layers and that's kind of a murky area for LCI where the team proposes providing best practices and case studies. That's something we're trying to balance, and our proposal was maybe we can provide those vs. a specific methodology because legislation doesn't have language around specific methodology, we felt we would be overstepping LCI's position since we're not regulatory.

Sean McGlynn – So, when you get to the best practice case study are you saying "this is the way to pursue it – here's an example consultant-led, here's an example topic-led, identified by the community?

Nils Jepson – Yes, that's basically it. We're doing it by consultant or non-consultant. We're also doing it by city versus county and trying to have geographic diversity. My next step is to share the spreadsheet, or a version of it, with the group. I shouldn't have framed it as best practices; we'll just say case studies or examples to provide cities to reference and have a database with some interesting examples that people have tried to do to comply.

Sean McGlynn – Have you asked CSAC and Cal Cities directly to go to their planning and ask what would be helpful?

Nils Jepson – In this most recent phase, we haven't. They were on the list to provide comment, but they didn't. We are presenting there this week on a different topic so there might be space to bring this up with them. That's a really good recommendation.

Victoria LaMar-Hass – I'm with CalOES in the Mitigation Planning Division and my area is the trigger point. For SB99 and the evacuation planning being updated, I just want to make sure that we're addressing, even if it's just a sentence in there, to help us eliminate the confusion that the evacuation plans don't belong in the local hazard mitigation plan. We have had numerous evacuation plans submitted in a local hazard mitigation plan because of the language at the beginning of that bill that talks about the next update of the local hazard mitigation plan being that trigger point. Now thankfully we've got a great partnership with CAL FIRE Land Use Planning and we're able to take care of it, but I am concerned. So, I'm happy to know that you're pointing some information toward consultants vs. jurisdictions because I do have some local hazard mitigation planning consultants out there still peddling the fact that evacuation planning needs to be in the LHMP as part of this bill. I've got a lot of planning grants getting ready to hit the street following the funding we received from the LA Fire, so this is of particular importance to us. So, I would like to get some clarifying verbiage in the technical advisory to make sure it's very, very clear to whoever reads it that it's not tied to having to be in the actual local hazard mitigation plan.

Nils Jepson – Thank you, I'll reach out if I have any additional questions, but I agree that it's not real clear and I think the bill language mentions LHMP 3-4 times so we need to clarify that.

Nils Jepson walked through next steps.

4. ROUNDTABLE

A. There were no roundtable comments.

5. PULIC COMMENT

A. Institute for Local Government

6. UPCOMING MEETING

A. February 17, 2026
   3:05-4:00pm
   CNRA Building, Room 2-221
B. 2026 Meetings:
   Every third Tuesday of the month, 3:05-4:00pm

8. MEETING ADJOURNED AT 4:08 PM