1. Meeting Agenda

   Documents:

   CC_260608_AGENDA.PDF

2. Item 1B2

   Approve Warrants

   Documents:

   CC_260608_ITEM_1B2.PDF

3. Item 1B3

   Approval of Minutes

   Documents:

   CC_260608_ITEM_1B3.PDF

4. Item 1B4

   Amendment to Professional Services Agreement with Yunex, LLC

   Documents:

   CC_260608_ITEM_1B4.PDF

5. Item 1B5

   Letter of Support for Los Angeles County's FY2024-25 BRIC grant application for the Santa Monica Mountains Infrastructure Wildfire Hardening Program

   Documents:

   CC_260608_ITEM_1B5.PDF

6. Item 1B6

   Issuance Report: Emergency Coastal Development Permits

   Documents:

   CC_260608_ITEM_1B6.PDF

7. Item 1B7

November 3, 2026 General Municipal Election

Documents:

CC_260608_ITEM_1B7.PDF

8. Item 5A

   Collection of Fees for the Implementation of the California Integrated Waste Management Act within the Malibu Garbage Disposal District

   Documents:

   CC_260608_ITEM_5A.PDF

9. Item 5B

   Assessment District 98-1 (Big Rock Mesa)

   Documents:

   CC_260608_ITEM_5B.PDF

10. Item 5C

    Assessment District 98-2 (Calle Del Barco)

    Documents:

    CC_260608_ITEM_5C.PDF

11. Item 5D

    Assessment District 98-3 (Malibu Road)

    Documents:

    CC_260608_ITEM_5D.PDF

12. Item 5E

    Zoning Text Amendment No. 25-003 – An Amendment Incorporating New State Law and Clarifications To Title 17 (Zoning) of the Malibu Municipal Code to Update Regulations Related to Accessory Dwelling Units

    Documents:

    CC_260608_ITEM_5E.PDF

13. Item 6A

    Building Board of Appeals — Authorization to Advertise Recruitment and Direction on Member Qualification Standards

    Documents:

    CC_260608_ITEM_6A.PDF

14. Item 7A

    Civic Center Water Treatment Facility Phase 2 Update

    Documents:

    CC_260608_ITEM_7A.PDF

15. Item 7B

    Review of Application Process for Additional Wastewater Allocation in the Civic Center Wastewater Treatment Facility (CCWTF)

    Documents:

    CC_260608_ITEM_7B.PDF

16. Item 7C

    Letter of Support – Pier to Pier

    Documents:

    CC_260608_ITEM_7C.PDF

HOW TO VIEW THE MEETING: The meeting will be live streamed at www.malibucity.org/video and via Zoom Webinar.

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit email correspondence to citycouncil@malibucity.org before the meeting begins.

HOW TO PARTICIPATE IN-PERSON DURING THE MEETING: In order to participate in-person, each speaker must complete and submit to the Recording Secretary a Request to Speak form. In-person participants may also surrender their opportunity to speak on a particular item to defer one minute to another in-person speaker. Meeting room doors will open 30 minutes before the meeting.

HOW TO PARTICIPATE REMOTELY DURING THE MEETING: The City has been experiencing extreme technical issues with its broadcast and zoom capabilities. It is strongly recommended that those who wish to participate do so in person as zoom participation is not guaranteed. While the City intends to allow zoom participation if possible, the meeting will not be cancelled or continued if technical difficulties impact the ability to accept public participation over Zoom. In such case only in-person participation will be allowed. In order to participate remotely, you must be present in the Zoom Webinar during the item that you would like to speak on and use the Raise Hand feature to request to speak when the Mayor calls the item. When you join the Zoom Webinar you may see a pop-up asking you to enter an email address, but a valid email address is not required.

Malibu City Council
Regular Meeting Agenda

Monday, June 8, 2026

5:30 P.M. – CITY COUNCIL REGULAR MEETING
City Hall – Council Chambers
23825 Stuart Ranch Road

Zoom Webinar Link:
https://us02web.zoom.us/j/87985644870

Five-thirty p.m. **Regular Session**

Call to Order - Mayor

Roll Call - Recording Secretary

Pledge of Allegiance

Report on Posting of Agenda – May 29, 2026

Approval of Agenda

1. Consent Calendar

Items in Consent Calendar Section A have already been considered by the Council at a previous meeting where the public was invited to comment, after which a decision was made. Resolutions concerning decisions made at previous meetings are for the purpose of memorializing the decision to assure the accuracy of the findings, the prior vote, and any conditions imposed. Items in Consent Calendar Section B have not been discussed previously by the Council. Members of the public may comment on the consent calendar as a whole. After public comment, the Council may remove items from the Consent Calendar for individual consideration before adopting the Consent Calendar.

A. Previously Discussed Items

None.

B. New Items

1. Waive Further Reading

Recommended Action: After the City Attorney has read the title, waive full reading of ordinances considered on this agenda for introduction on first reading and/or second reading and adoption.

Staff Contact: Interim City Attorney Rusin, 456-2489, ext. 228

2. Approve Warrants

Recommended Action: Allow and approve warrant demand numbers 79095-79182 on the register from the General Fund and direct the City Manager to pay out the funds to each of the claimants listed in Warrant Register No. 791 in the amount of the warrant appearing opposite their names, for the purposes stated on the respective demands in a total amount of $2,801,706.01. City of Malibu payroll check number 5581-5582 and ACH deposits were issued in the amount of $810,901.61.

Staff Contact: Assistant City Manager Smith, 456-2489, ext. 239

3. Approval of Minutes

Recommended Action: Approve the minutes for the September 29, 2025 Adjourned Regular Meeting and the October 15, 2025 Special Meeting.

Staff Contact: City Clerk Pettijohn, 456-2489, ext. 228

4. Amendment to Professional Services Agreement with Yunex, LLC

Recommended Action: Authorize the Mayor to execute Amendment No. 1 to the Professional Services Agreement with Yunex, LLC for operations and maintenance for Traffic Signal Maintenance services.

Staff Contact: Assistant Public Works Director Holden, 456-2489, ext. 338

5. Letter of Support for Los Angeles County's FY2024-25 BRIC grant application for the Santa Monica Mountains Infrastructure Wildfire Hardening Program

   Recommended Action: Authorize the Mayor to sign a Letter of Support for Los Angeles County's FY2024-25 Build Resilient Infrastructure and Communities (BRIC) grant application for the Santa Monica Mountains Infrastructure Wildfire Hardening Program.

   Staff Contact: Public Safety Director Dueñas, 456-2489, ext. 313

6. Issuance Report: Emergency Coastal Development Permits

   Recommended Action: Receive and file the report of emergency coastal development permits (ECDPs) that were issued since the last report provided on September 29, 2025.

   Staff Contact: Community Development Director Bundy, 456-2489, ext. 229

7. November 3, 2026 General Municipal Election

   Recommended Action: 1) Adopt Resolution No. 26-32 calling and giving notice of the holding of a General Municipal Election to be held on Tuesday, November 3, 2026, for the election of certain officers as required by the provisions of the laws of the State of California relating to general law cities; 2) Adopt Resolution No. 26-33 requesting the Board of Supervisors of the County of Los Angeles to consolidate a General Municipal Election to be held on November 3, 2026, with the Statewide General Election to be held on the date pursuant to California Elections Code Section 10403; and 3) Adopt Resolution No. 26-34 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 repealing Resolution No. 16-24.

   Staff Contact: City Clerk Pettijohn, 456-2489, ext. 228

2. Ceremonial/Presentations

A. Caltrans Updates on PCH Improvements and Shoreline Protection

3. Commission / Committee / City Manager Updates

4. Written and Oral Communications from the Public (Subsequent items to be heard after 6:30 p.m.)

The Oral Communication portion of the agenda is for members of the public to present items, which are not listed on the agenda but are under the subject matter jurisdiction of the City Council. No action may be taken under, except to direct staff, unless the Council, by a two-thirds vote, determines that there is a need to take immediate action and that need came to the attention of the City after the posting of the agenda. Although no action may be taken, the Council and staff will follow up, at an appropriate time, on those items needing response.

A. Communications from the Public concerning matters which are not on the agenda but for which the City Council has subject matter jurisdiction. City Council may not act on these matters except to refer the matters to staff or schedule the matters for a future agenda.

B. City Council Subcommittee reports / Mayor and Councilmember meeting attendance, reports and inquiries

5. Ordinances and Public Hearings

For Public Hearings involving zoning matters the appellant and applicant will be given 15 minutes each to present their position to the City Council, including rebuttal time.

A. Collection of Fees for the Implementation of the California Integrated Waste Management Act within the Malibu Garbage Disposal District

Recommended Action: 1) Conduct the public hearing; and 2) Adopt Resolution No. 26-28 authorizing collection on the County Tax Roll of a fee from residential and commercial premises for the cost of preparing, adopting and implementing the City's Source Reduction and Recycling Element and Household Hazardous Waste Element imposed by Resolution No. 03-30.

Staff Contact: Assistant Public Works Director Holden, 456-2489, ext. 338

B. Assessment District 98-1 (Big Rock Mesa)

Recommended Action: 1) Conduct the Public Hearing; and 2) Adopt Resolution No. 26-29 levying an assessment for the maintenance, repair, and improvement works, systems and facilities pertaining to Assessment District 98-1 (Big Rock Mesa) for Fiscal Year (FY) 2026-27.

Staff Contact: Assistant Public Works Director Holden, 456-2489, ext. 338

C. Assessment District 98-2 (Calle Del Barco)

Recommended Action: 1) Conduct the Public Hearing; and 2) Adopt Resolution No. 26-30 levying an assessment for the maintenance, repair and improvements works, systems and facilities of Assessment District 98-2 (Calle Del Barco) for Fiscal Year (FY) 2026-27.

Staff Contact: Assistant Public Works Director Holden, 456-2489, ext. 338

D. Assessment District 98-3 (Malibu Road)

Recommended Action: 1) Conduct the Public Hearing; and 2) Adopt Resolution No. 26-31 levying an assessment for the maintenance, repair and improvements works, systems and facilities of Assessment District 98-3 (Malibu Road) for Fiscal Year (FY) 2026-27.

Staff Contact: Assistant Public Works Director Holden, 456-2489, ext. 338

E. Zoning Text Amendment No. 25-003 – An Amendment Incorporating New State Law and Clarifications To Title 17 (Zoning) of the Malibu Municipal Code to Update Regulations Related to Accessory Dwelling Units

Recommended Action: 1) After the City Attorney reads the title of the ordinance, introduce on first reading Ordinance No. 535 (Attachment 1), approving an amendment to Title 17 (Zoning) of the Malibu Municipal Code (MMC) approving Zoning Text Amendment (ZTA) No. 25-003 to update Accessory Dwelling Unit (ADU) regulations and determining the amendments are exempt from the California Environmental Quality Act (CEQA); and 2) Direct staff to schedule second reading and adoption of Ordinance No. 535 for the June 22, 2026 Regular City Council meeting.

Staff Contact: Community Development Director Bundy, 456-2489, ext. 229

6. Old Business

Old Business items have appeared on previous agendas with no final action having been taken.

A. Building Board of Appeals — Authorization to Advertise Recruitment and Direction on Member Qualification Standards

Recommended Action: Staff requests City Council direction on the following matters:

1) Board Continuity: Retain or Reconstitute
Direct staff to either: (a) retain existing members who confirm willingness to serve following staff outreach; or (b) conduct an open public recruitment for some or all seats on the Building Board of Appeals, consistent with Council Policy No. 48 — Opportunity to Serve.

2) Qualification Standards: Retain Current Standard or Adopt a City Policy
Provide direction on whether to: (a) retain the current Malibu Municipal Code (MMC) Section 15.04.050(A) standard; or (b) adopt a City Council Policy defining the experience and training that would qualify an individual to pass upon matters pertaining to building construction — an administrative action that can be implemented immediately upon Council direction and is not subject to the AB 130 residential building code moratorium (October 1, 2025 – June 1, 2031).

3) Geographic Eligibility: Residency, Malibu Practice, or No Requirement
Provide direction on whether applicants must: (a) be City of Malibu residents; (b) have worked or practiced professionally within Malibu for a minimum of ten (10) years; or (c) be qualified by experience and training with no geographic requirement, consistent with the current code.

4) Recruitment Outreach
If recruitment is authorized, direct staff to prepare and publish a Building Board of Appeals Member Application and Recruitment Announcement.

Staff Contact: Community Development Director Bundy, 456-2489, ext. 229

7. New Business

New Business items are appearing for the first time for formal action.

A. Civic Center Water Treatment Facility Phase 2 Update

Recommended Action: Receive an update on the Civic Center Water Treatment Facility (CCWTF) Phase 2 project.

Staff Contact: Assistant Public Works Director Holden, 456-2489, ext. 338

B. Review of Application Process for Additional Wastewater Allocation in the Civic Center Wastewater Treatment Facility (CCWTF)

Recommended Action: 1). Authorize the development of an application process for properties seeking additional wastewater allocation within Civic Center Wastewater Treatment Facility Phase One; and 2). Provide direction to staff on the development of such process.

Staff Contact: Assistant Public Works Director Holden, 456-2489, ext. 338

C. Letter of Support – Pier to Pier

Recommended Action: It is recommended that the City Council: 1) Consider submittal of a Letter of Support (attached) for Pier to Pier LLC's California State Parks concession application at Malibu Pier; or 2) Provide additional direction to city staff.

Staff Contact: City Manager Irvin, 456-2489, ext. 226

8. Council Items

City Council Items are items, which individual members of the City Council may bring up for action, to propose future agenda items or to suggest future staff assignments.

None.

Adjournment

Future Meetings

Monday, June 22, 2026	5:30 p.m.	Regular City Council Meeting	City Hall Council Chambers
Monday, July 13, 2026	5:30 p.m.	Regular City Council Meeting	City Hall Council Chambers
Monday, July 27, 2026	5:30 p.m.	CANCELLED	City Hall Council Chambers

Guide to the City Council Proceedings and Decorum

Public Communications: Each speaker is limited to three (3) minutes. Members of the public may speak during the meeting in-person or through the Zoom application, although it is strongly recommended that those who wish to participate do so in person. While the City intends to allow zoom participation, the meeting will not be cancelled or continued if technical difficulties impact the ability to accept public comment over Zoom. In order to participate remotely, you must be present in the Zoom Webinar during the item that you would like to speak on and use the Raise Hand feature to request to speak when the Mayor calls the item. In order to participate in-person, each speaker must complete and submit to the Recording Secretary a Request to Speak form *prior* to the beginning of the item being announced by the Mayor. In-person participants may surrender their time by deferring one (1) minute to another in-person speaker, not to exceed a total of eight (8) minutes. The speaker wishing to defer time must be present when the item is heard and their form must be submitted with the speaker form for the individual they are deferring time to. Speakers are taken in the order slips are submitted or hands are raised.

On specific agenda items Councilmembers may question any person addressing the City Council at the conclusion of all public testimony on that agenda item before the Council. Councilmembers shall not engage any member of the public in a dialogue with themselves other Councilmembers, city staff or other members of the public.

Role of the Presiding Officer: The presiding officer of the City Council, who shall be the Mayor, shall be responsible for maintaining the order and decorum of meetings. It shall be the duty of the presiding officer to ensure that these rules of procedure and decorum are followed at all times. The presiding officer shall maintain control of communication between Councilmembers, between the Council and the public, and chair each meeting in a fair and impartial manner. It shall be the duty of each Councilmember to support the presiding officer in maintaining the order and decorum of Council meetings.

Members of the Audience: Members of the audience shall not engage in disorderly or boisterous conduct, including clapping, whistling, stamping of feet, or other acts which disturb, disrupt, impede or otherwise disturb the orderly conduct of the City Council meeting. Persons addressing the City Council shall not engage in disorderly conduct which disrupts, or otherwise impedes the orderly conduct or Council meetings. Any person who so disrupts a Council meeting may, at the discretion of the presiding officer or a majority of the City Council, be subject to ejection from that meeting.

No new items will be taken-up after 10:30 p.m. without a two-thirds vote of the City Council.

City Council meetings are aired live and replayed on City of Malibu Government Access Channel 3 and are available on demand on the City's website at www.malibucity.org/video. Copies of the staff reports or other written documentation relating to each item of business described above are on file in the office of the City Clerk, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, California, and are available for public inspection during regular office hours, which are 7:30 a.m. to 5:30 p.m. Monday through Thursday and 7:30 a.m. to 4:30 p.m. Friday. Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution in the City Clerk's office at 23825 Stuart Ranch Road, Malibu, California (Government Code Section 54957.5.b.2). Copies of staff reports and written materials may be purchased for $0.10 per page.

The City Hall phone number is (310) 456-2489. To contact City Hall using a telecommunication device for the deaf (TDD), please call (800) 735-2929 and a California Relay Service operator will assist you. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Environmental Sustainability Director Yolanda Bundy, (310) 456-2489, ext. 229. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADD Title II].

Requests to show an audio or video presentation during a Council meeting should be directed to the Media Team at media@malibucity.org. Material must be submitted by 12:00 p.m. on the meeting day.

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements. Regular and Adjourned Regular meeting agendas may be amended up to 72 hours in advance of the meeting. Dated this 29th day of May 2026 at 5:15p.m.

Kelsey Pettijohn, City Clerk

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

City Council Meeting
6-8-26
Item
1.B.2.

WARRANT REGISTER NO. 791

On June 8, 2026, the Malibu City Council allowed and approved warrant demand numbers 79095-79182 from the General Fund. The City Manager is hereby directed to pay out the funds named hereon to each of the claimants listed, the amount appearing opposite their name for the purpose stated on the respective demands, making a total of $2,801,706.01. City of Malibu payroll check numbers 5581-5582 and ACH deposits were issued in the amount of $810,901.61.

PASSED, APPROVED and ADOPTED this 8th day of June 2026.

_____
Bruce Silverstein
Mayor

ATTEST:

_____
Kelsey Pettijohn
City Clerk

CERTIFICATE

In accordance with Government Code Sections 37202 and Malibu Municipal Code 3.08.050, I hereby certify that: (1) the claims or demands set forth in the warrant register(s) listed below and attached hereto and incorporated herein by this reference in the aggregate amount of $3,612,607.62 have been audited as to their accuracy; and (2) sufficient funds have been appropriated by the City Council and are available for the payment thereof.

EXECUTED this 28th day of May 2026, AT MALIBU, CALIFORNIA

Signed by:
Joseph Irvin
F849C5C36AED48F...

Joseph D. Irvin
City Manager

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Accounts Payable

Checks by Date - Summary by Check Number

User: sflores
Printed: 5/27/2026 8:43 AM

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
79095	CSLEGACY	CS LEGACY CONSTRUCTION INC	05/13/2026	0.00	243,586.40
79096	13STARS	13 STARS MEDIA	05/18/2026	0.00	268.00
79097	ASTLIS	LISA ASTUDILLO	05/18/2026	0.00	495.00
79098	BUJUL	JULIA BUSH	05/18/2026	0.00	210.00
79099	BUSJUL	JULIA BUSH	05/18/2026	0.00	318.50
79100	CAMHEL	HELEN H CAMPANELLA	05/18/2026	0.00	200.00
79101	CHARLOTT	CHARLOTTE ANNE WARD	05/18/2026	0.00	1,100.00
79102	COOPERM	MARSHA COOPER	05/18/2026	0.00	715.00
79103	CSTRAN	CS TRANSIT LEASING INC	05/18/2026	0.00	2,273.00
79104	DANESHJ	JACKLINE DANESHRAD	05/18/2026	0.00	845.00
79105	FERCANOL	LAURA DEMIERI FERCANO	05/18/2026	0.00	360.00
79106	FULPRO	FULLRANGE PRODUCTION LLC	05/18/2026	0.00	2,100.00
79107	HASSNAT	NATHAN HASSALL	05/18/2026	0.00	100.00
79108	HUDLAU	LAURIE HUDSON	05/18/2026	0.00	50.00
79109	MANMIC	MICHAEL ANTHONY MANFREDO	05/18/2026	0.00	450.00
79110	MERRICKJ	JUDY MERRICK	05/18/2026	0.00	160.00
79111	MMARLINS	MALIBU MARLINS SWIM CLUB	05/18/2026	0.00	6,790.00
79112	MRISVE	SVETLANA MRIL	05/18/2026	0.00	250.00
79113	NEADAN	DANIELLE NEALLY	05/18/2026	0.00	25.00
79114	ROSENSHE	SHEILA ROSENTHAL	05/18/2026	0.00	320.00
79115	SANAM	AMY SANBORN	05/18/2026	0.00	105.00
79116	TELCLA	CLAUDIA TELLIER	05/18/2026	0.00	140.00
79117	TOTALGRA	BRIAN SHORE	05/18/2026	0.00	78.22
79118	WILALEX	ALEXANDRA WILLIAMS	05/18/2026	0.00	250.00
79119	WRIDEF	DEFOREEST WRIGHT	05/18/2026	0.00	100.00
79120	CAHIGH	DEPT OF THE CA HIGHWAY PATROL	05/18/2026	0.00	128,280.97
79121	CASSWCON	CASSWELL CONSULTING INC	05/18/2026	0.00	16,236.00
79122	CITYLONG	CITY OF LONG BEACH	05/18/2026	0.00	12,167.00
79123	CIVICSO	CIVIC SOLUTIONS INC	05/18/2026	0.00	20,460.00
79124	CJBIOMON	COURTNEY JEAN MCCAMMON	05/18/2026	0.00	9,938.00
79125	CMS	RICHARD COMI	05/18/2026	0.00	8,460.00
79126	COOKALI	ALLISON COOK	05/18/2026	0.00	7,961.25
79127	CSTASC	CONSTANT AND ASSOCIATES INC	05/18/2026	0.00	32,365.96
79128	FILIPPIN	FILIPPIN ENGINEERING INC	05/18/2026	0.00	15,771.50
79129	GRANICU1	GRANICUS LLC	05/18/2026	0.00	19,325.83
79130	HOMEBOY	HOMEBOY RECYCLING A CA SOCIAL	05/18/2026	0.00	4,511.53
79131	LACOSHE	LA CO SHERIFF'S DEPARTMENT	05/18/2026	0.00	929,763.30
79132	LISAWISE	LISA WISE CONSULTING INC	05/18/2026	0.00	2,712.50
79133	REMOTESA	REMOTE SATELLITE SYSTEMS INT'L	05/18/2026	0.00	268.00
79134	SCEDISO	SOUTHERN CALIFORNIA EDISON CO	05/18/2026	0.00	33,039.70
79135	SEKMAR	MARINA SEK	05/18/2026	0.00	9,250.00
79136	SOLIDWA	SOLID WASTE SOLUTIONS INC	05/18/2026	0.00	11,208.00
79137	SPECTRUM	CHARTER COMMUNICATIONS HOLDI	05/18/2026	0.00	4,315.70
79138	TICKIOT	TICKIOT INC	05/18/2026	0.00	40.00
79139	TRUNORTH	TRUE NORTH COMPLIANCE SERVICE	05/18/2026	0.00	38,424.00
79140	XEROXFIN	XEROX CORPORATION	05/18/2026	0.00	87.70
79141	BURNS	BURNS PACIFIC CONSTRUCTION INC	05/21/2026	0.00	193,010.86

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Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
79142	COMMLINE	COMMLINE INC	05/21/2026	0.00	21,222.11
79143	COTTON	COTTON SHIRES & ASSOCIATES INC	05/21/2026	0.00	217,668.48
79144	CSGCON	CSG CONSULTANTS INC	05/21/2026	0.00	10,781.50
79145	DEPTTRA	STATE OF CA DEPT OF TRANSPORTAT	05/21/2026	0.00	19,202.49
79146	GRANITET	GRANITE TELECOMMUNICATIONS LI	05/21/2026	0.00	370.72
79147	ICCCODIF	ICC CODIFICATION INC	05/21/2026	0.00	2,054.00
79148	KIMLEY	KIMLEY-HORN AND ASSOC INC	05/21/2026	0.00	14,804.25
79149	LIBERTY	LIBERTY PRINTING & EMBROIDERY	05/21/2026	0.00	127.31
79150	MNS	MNS ENGINEERS INC	05/21/2026	0.00	1,648.50
79151	PEGASUSS	PEGASUS STUDIOS	05/21/2026	0.00	9,690.00
79152	QUADLEAS	QUADIENT LEASING USA INC	05/21/2026	0.00	1,008.60
79153	RINCONC	RINCON CONSULTANTS INC	05/21/2026	0.00	42,282.80
79154	SCAFCA	SCA OF CA LLC	05/21/2026	0.00	11,491.20
79155	SDIPRES	SDI PRESENCE LLC	05/21/2026	0.00	16,002.50
79156	SOFTSOLU	DEREK E CRAWFORD	05/21/2026	0.00	5,600.00
79157	SOLIDWA	SOLID WASTE SOLUTIONS INC	05/21/2026	0.00	40,123.20
79158	STATECO	STATE CONTROLLER'S OFFICE	05/21/2026	0.00	529.79
79159	YEHASSOC	YEH AND ASSOCIATES INC	05/21/2026	0.00	51,386.54
79160	YUNEX	SIEMENS MOBILITY INC	05/21/2026	0.00	706.00
79161	4LEAF	4LEAF INC	05/21/2026	0.00	163,802.50
79162	CAHIGH	DEPT OF THE CA HIGHWAY PATROL	05/21/2026	0.00	90,273.99
79163	COOKALI	ALLISON COOK	05/21/2026	0.00	4,331.25
79164	CRUZSTRA	CRUZ STRATEGIES LLC	05/21/2026	0.00	10,000.00
79165	DAPEERR	DAPEER ROSENBLIT & LITVAK LLP	05/21/2026	0.00	2,121.80
79166	DCMCLLC	LEMOINE SERVICES HOLDINGS LP	05/21/2026	0.00	3,346.25
79167	ENTELEGE	ENTELEGENT SOLUTIONS INC	05/21/2026	0.00	20.92
79168	FILIPPIN	FILIPPIN ENGINEERING INC	05/21/2026	0.00	4,261.00
79169	FREDERIC	FREDERICK FISHER & PARTNERS ARC	05/21/2026	0.00	13,739.25
79170	INFINITY	INFINITY TECHNOLOGIES	05/21/2026	0.00	1,425.00
79171	RYLAND	STLR CORPORATION	05/21/2026	0.00	5,428.75
79172	SPRING	SPRINGBROOK HOLDING COMPANY I	05/21/2026	0.00	300.00
79173	TRUNORTH	TRUE NORTH COMPLIANCE SERVICE	05/21/2026	0.00	185,946.63
79174	WILLSCOT	WILLIAMS SCOTSMAN INC	05/21/2026	0.00	1,036.35
79175	AETNA	HEALTH AND HUMAN RESOURCE CE	05/26/2026	0.00	190.43
79176	AFLAC	AFLAC-AMERICAN FAMILY LIFE ASSI	05/26/2026	0.00	958.74
79177	BlueShie	BLUE SHIELD OF CALIFORNIA	05/26/2026	0.00	1,514.58
79178	DELTADE	DELTA DENTAL OF CALIFORNIA	05/26/2026	0.00	10,334.12
79179	STANDARD	STANDARD INSURANCE COMPANY N	05/26/2026	0.00	11,251.61
79180	STANDARD	STANDARD INSURANCE COMPANY N	05/26/2026	0.00	351.28
79181	USBANK2	US BANK	05/26/2026	0.00	1,140.63
79182	USBANK	US BANK	05/26/2026	0.00	64,344.02
			Report Total (88 checks):	0.00	2,801,706.01

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Accounts Payable

Transactions by Account

User: sflores
Printed: 05/27/2026 - 8:54AM
Batch: 00000.00.0000

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-0000-2021-00	BLUE SHIELD OF CALIFORNIA	PR 21.05.2026 Vision Care-Cobra-Esp	05/26/2026	79177	-85.59	
100-0000-2021-00	BLUE SHIELD OF CALIFORNIA	PR 21.05.2026 Vision Care-Cobra-Alt	05/26/2026	79177	9.68	
100-0000-2021-00	BLUE SHIELD OF CALIFORNIA	PR 21.05.2026 Vision Care-Cobra-Pac	05/26/2026	79177	-85.59	
100-0000-2021-00	BLUE SHIELD OF CALIFORNIA	PR 21.05.2026 Vision Care-Cobra-Wo	05/26/2026	79177	-9.68	
100-0000-2021-00	BLUE SHIELD OF CALIFORNIA	PR 21.05.2026 Vision Care-Cobra-Du	05/26/2026	79177	9.68	
100-0000-2021-00	BLUE SHIELD OF CALIFORNIA	PR 21.05.2026 Vision Care-Cobra-Mc	05/26/2026	79177	28.53	
100-0000-2021-00	BLUE SHIELD OF CALIFORNIA	PR 21.05.2026 Vision Care-Cobra-Arr	05/26/2026	79177	-29.04	
100-0000-2021-00	BLUE SHIELD OF CALIFORNIA	PR 21.05.2026 Vision Care-Cobra-Cas	05/26/2026	79177	-9.68	
100-0000-2021-00	BLUE SHIELD OF CALIFORNIA	PR 21.05.2026 Vision Care-Cobra-Cas	05/26/2026	79177	-77.44	
		Vendor Subtotal:			-249.13	
100-0000-2021-00	DELTA DENTAL OF CALIFORNIA	PR 21.05.2026 Dental Insur-Cobra-Wc	05/26/2026	79178	50.06	
100-0000-2021-00	DELTA DENTAL OF CALIFORNIA	PR 21.05.2026 Dental Insur-Cobra-Ar	05/26/2026	79178	50.06	
100-0000-2021-00	DELTA DENTAL OF CALIFORNIA	PR 21.05.2026 Dental Insur-Cobra-Mc	05/26/2026	79178	157.75	
100-0000-2021-00	DELTA DENTAL OF CALIFORNIA	PR 21.05.2026 Dental Insur-Cobra-Esp	05/26/2026	79178	157.75	
100-0000-2021-00	DELTA DENTAL OF CALIFORNIA	PR 21.05.2026 Dental Insur-Cobra-Sal	05/26/2026	79178	157.75	
100-0000-2021-00	DELTA DENTAL OF CALIFORNIA	PR 21.05.2026 Dental Insur-Cobra-All	05/26/2026	79178	50.06	
100-0000-2021-00	DELTA DENTAL OF CALIFORNIA	PR 21.05.2026 Dental Insur-Cobra-Du	05/26/2026	79178	50.06	
100-0000-2021-00	DELTA DENTAL OF CALIFORNIA	PR 21.05.2026 Dental Insur-Cobra-Wc	05/26/2026	79178	50.06	
		Vendor Subtotal:			723.55	
100-0000-3250-00	STATE CONTROLLER'S OFFICE	FTB Parking Citation Admin Fee 2025	05/21/2026	79158	529.79	
		Vendor Subtotal:			529.79	
100-0000-3466-00	CLAUDIA TELLIER	Ref - Starfish Swim Lessons 4/18 - 5/3	05/18/2026	79116	140.00	
		Vendor Subtotal:			140.00	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-0000-3470-00	JULIA BUSH	Ref - Parent & Me Art 4/27/26	05/18/2026	79098	210.00	
		Vendor Subtotal:			210.00	
100-0000-3470-00	DANIELLE NEALLY	Ref - Parent & Me Art 4/27/26	05/18/2026	79113	25.00	
		Vendor Subtotal:			25.00	
100-0000-3470-00	AMY SANBORN	Ref - Parent & Me Art 5/4 - 5/18/26	05/18/2026	79115	105.00	
		Vendor Subtotal:			105.00	
100-3001-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	31.05	
		Vendor Subtotal:			31.05	
100-3001-5120-00	BURNS PACIFIC CONSTRUCTIOI	Task 7: Yard Rental - Apr '26	05/21/2026	79141	9,000.00	000004401
100-3001-5120-00	BURNS PACIFIC CONSTRUCTIOI	Task 1: Routine Maint - Apr '26	05/21/2026	79141	62,396.07	000004401
		Vendor Subtotal:			71,396.07	
100-3001-5121-01	SCA OF CA LLC	Street Sweeping Svcs - Apr '26	05/21/2026	79154	11,491.20	000004404
		Vendor Subtotal:			11,491.20	
100-3001-5123-00	BURNS PACIFIC CONSTRUCTIOI	Task 4: Storm Response - Apr '26	05/21/2026	79141	8,937.81	000004401
		Vendor Subtotal:			8,937.81	
100-3001-5123-01	BURNS PACIFIC CONSTRUCTIOI	Task 3: Storm Drain Maint - Apr '26	05/21/2026	79141	43,536.31	000004401
		Vendor Subtotal:			43,536.31	
100-3001-5124-00	STATE OF CA DEPT OF TRANSPO	PCH Signals & Lighting - Jan to Mar '	05/21/2026	79145	19,202.49	000004712
		Vendor Subtotal:			19,202.49	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-3001-5124-00	SIEMENS MOBILITY INC	Traffic Signal Maint - Apr '26	05/21/2026	79160	606.00	000004120
100-3001-5124-00	SIEMENS MOBILITY INC	Traffic Signal Callouts - Apr '26	05/21/2026	79160	100.00	000004120
			Vendor Subtotal:		706.00	
100-3001-5127-00	BURNS PACIFIC CONSTRUCTIOI	Task 2: Brush Clearance - Apr '26	05/21/2026	79141	54,705.60	000004401
			Vendor Subtotal:		54,705.60	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	Winter Cyn - Mar '26	05/18/2026	79134	94.04	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	Broad Beach - Mar '26	05/18/2026	79134	-21.96	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	Cross Creek Rd Ped - Mar '26	05/18/2026	79134	-22.43	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	St Lighting - Mar '26	05/18/2026	79134	3,392.19	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	Webb Way Signal - Mar '26	05/18/2026	79134	162.72	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	Traffic Control - Mar '26	05/18/2026	79134	131.53	
			Vendor Subtotal:		3,736.09	
100-3001-7800-00	BURNS PACIFIC CONSTRUCTIOI	Supplies - Apr '26	05/21/2026	79141	7,099.10	000004401
			Vendor Subtotal:		7,099.10	
100-3007-5722-00	SOUTHERN CALIFORNIA EDISO	CCSTF - Mar '26	05/18/2026	79134	484.20	
			Vendor Subtotal:		484.20	
100-3008-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	63.20	
			Vendor Subtotal:		63.20	
100-3008-5100-00	LEMOINE SERVICES HOLDINGS	Task 1: PW Support Svcs - Mar '26	05/21/2026	79166	2,858.75	000004689
			Vendor Subtotal:		2,858.75	
100-3008-5100-00	INFINITY TECHNOLOGIES	GIS Svcs - Apr '26	05/21/2026	79170	1,425.00	000004377
			Vendor Subtotal:		1,425.00	
100-3008-5300-00	US BANK	PW-9462 APWA SoCal '26 - N.Mclea	05/26/2026	79182	225.00	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-3008-5300-00	US BANK	PW-1571 APWA PWX '26 - A.Aladja	05/26/2026	79182	360.00	
		Vendor Subtotal:			585.00	
100-3008-5330-00	US BANK	PW-9462 MMASC - Annual - B. Ayal	05/26/2026	79182	125.00	
		Vendor Subtotal:			125.00	
100-3008-6160-00	US BANK	PW-9462 Amazon - Monitor Stands	05/26/2026	79182	19.80	
100-3008-6160-00	US BANK	PW-1571 Cafe Habana - Department M	05/26/2026	79182	403.76	
		Vendor Subtotal:			423.56	
100-3008-6400-00	US BANK	HR-3834 Land's End - PW Cardigans	05/26/2026	79182	297.33	
		Vendor Subtotal:			297.33	
100-4001-4202-00	CalPERS Health	PR 21.05.2026 Health Insur-Bosquez-	05/26/2026	0	870.76	
		Vendor Subtotal:			870.76	
100-4001-4203-00	BLUE SHIELD OF CALIFORNIA	PR 21.05.2026 Vision Care-Winkler-Ja	05/26/2026	79177	48.40	
100-4001-4203-00	BLUE SHIELD OF CALIFORNIA	PR 21.05.2026 Vision Care-Winkler-Ju	05/26/2026	79177	-7.62	
		Vendor Subtotal:			40.78	
100-4001-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	65.90	
		Vendor Subtotal:			65.90	
100-4001-4213-00	HEALTH AND HUMAN RESOUR(	PR 21.05.2026 Employee Assist-Cohe	05/26/2026	79175	1.39	
		Vendor Subtotal:			1.39	
100-4001-6160-00	US BANK	CS-2402 BluedogInk - Plotter Paper	05/26/2026	79182	188.97	
100-4001-6160-00	US BANK	CS-2402 BluedogInk - Plotter Paper T	05/26/2026	79182	14.17	
100-4001-6160-00	US BANK	CS-6305 Amazon - Sharpies/Farewell	05/26/2026	79182	11.36	
100-4001-6160-00	US BANK	CS-2402 Ralphs - Staff Farewell Supp	05/26/2026	79182	42.13	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			256.63	
100-4002-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	11.81	
		Vendor Subtotal:			11.81	
100-4002-4213-00	HEALTH AND HUMAN RESOURC	PR 21.05.2026 Employee Assist-Bins-	05/26/2026	79175	1.39	
100-4002-4213-00	HEALTH AND HUMAN RESOURC	PR 21.05.2026 Employee Assist-Galar	05/26/2026	79175	1.39	
100-4002-4213-00	HEALTH AND HUMAN RESOURC	PR 21.05.2026 Employee Assist-Calvc	05/26/2026	79175	1.39	
		Vendor Subtotal:			4.17	
100-4002-5107-00	MALIBU MARLINS SWIM CLUB	Marlins Swim Team 4/5 - 5/4/26	05/18/2026	79111	6,790.00	
		Vendor Subtotal:			6,790.00	
100-4002-5300-00	US BANK	CS-8795 SCPPOA - Meeting Fee K. M	05/26/2026	79182	20.00	
100-4002-5300-00	US BANK	CS-6305 Mandated Reporter Training	05/26/2026	79182	8.99	
		Vendor Subtotal:			28.99	
100-4002-5401-00	US BANK	CS-6305 Peach Jar - Lifegaurd Cert C	05/26/2026	79182	25.00	
		Vendor Subtotal:			25.00	
100-4003-5721-00	US BANK	CS-1673 Satellite Phone Store - Charn	05/26/2026	79182	72.79	
		Vendor Subtotal:			72.79	
100-4003-6160-00	US BANK	CS-1673 Amazon - Art Supplies	05/26/2026	79182	82.78	
		Vendor Subtotal:			82.78	
100-4005-6160-00	US BANK	CS-8795 Shok Enterprises - AED Skat	05/26/2026	79182	2,524.00	
		Vendor Subtotal:			2,524.00	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-4006-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	5.12	
		Vendor Subtotal:			5.12	
100-4007-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	5.99	
		Vendor Subtotal:			5.99	
100-4007-5107-00	JULIA BUSH	Instructor - Parent & Me Art 4/16 - 4/2	05/18/2026	79099	318.50	
		Vendor Subtotal:			318.50	
100-4007-5107-00	SVETLANA MRIL	Instructor - Dutch Paint Pour 4/30/26	05/18/2026	79112	250.00	
		Vendor Subtotal:			250.00	
100-4007-6160-00	US BANK	CS-6305 Ralphs/Amazon - Film Scree	05/26/2026	79182	28.09	
100-4007-6160-00	US BANK	CS-8795 NCSI - Background Checks (	05/26/2026	79182	148.00	
		Vendor Subtotal:			176.09	
100-4008-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	5.12	
		Vendor Subtotal:			5.12	
100-4008-5107-00	LISA ASTUDILLO	Instructor - Soul Line Dancing - Apr '2	05/18/2026	79097	495.00	
		Vendor Subtotal:			495.00	
100-4008-5107-00	HELEN H CAMPANELLA	Instructor - Painting with Helen - Apr	05/18/2026	79100	200.00	
		Vendor Subtotal:			200.00	
100-4008-5107-00	MARSHA COOPER	Instructor - Stretch & Strength - Apr '2	05/18/2026	79102	715.00	
		Vendor Subtotal:			715.00	
100-4008-5107-00	JACKLINE DANESHRAD	Instructor - Cardio Salsa - Apr '26	05/18/2026	79104	845.00	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			845.00	
100-4008-5107-00	LAURA DEMIERI FERCANO	Instructor - Choir - Apr '26	05/18/2026	79105	360.00	
		Vendor Subtotal:			360.00	
100-4008-5107-00	MICHAEL ANTHONY MANFREDO	Instructor - Yoga - Apr '26	05/18/2026	79109	450.00	
		Vendor Subtotal:			450.00	
100-4008-5107-00	JUDY MERRICK	Instructor - Relax Through Coloring -	05/18/2026	79110	160.00	
		Vendor Subtotal:			160.00	
100-4008-5107-00	SHEILA ROSENTHAL	Instructor - Knitting - Apr '26	05/18/2026	79114	320.00	
		Vendor Subtotal:			320.00	
100-4008-6160-00	US BANK	CS-1563 Senior Ctr Supplies	05/26/2026	79182	796.62	
		Vendor Subtotal:			796.62	
100-4010-4203-00	BLUE SHIELD OF CALIFORNIA	PR 21.05.2026 Vision Care-Belter-Fet	05/26/2026	79177	44.92	
		Vendor Subtotal:			44.92	
100-4010-4204-00	DELTA DENTAL OF CALIFORNIA	PR 21.05.2026 Dental Insur-Pacheco-J	05/26/2026	79178	157.75	
		Vendor Subtotal:			157.75	
100-4010-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	14.69	
		Vendor Subtotal:			14.69	
100-4010-4213-00	HEALTH AND HUMAN RESOURC	PR 21.05.2026 Employee Assist-Fee-J	05/26/2026	79175	1.39	
		Vendor Subtotal:			1.39	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-4010-5722-00	SOUTHERN CALIFORNIA EDISO	Bluffs Park Lift Station - Mar '26	05/18/2026	79134	64.54	
100-4010-5722-00	SOUTHERN CALIFORNIA EDISO	PCH Median - Mar '26	05/18/2026	79134	-20.76	
100-4010-5722-00	SOUTHERN CALIFORNIA EDISO	Rambla Pacifico - Mar '26	05/18/2026	79134	-21.54	
100-4010-5722-00	SOUTHERN CALIFORNIA EDISO	Community Services - Mar '26	05/18/2026	79134	624.52	
			Vendor Subtotal:		646.76	
100-4010-6160-00	US BANK	CS-6305 BSN Sports - Bluffs Bleache	05/26/2026	79182	230.80	
100-4010-6160-00	US BANK	CS-2481 Unilight Wholesale - Outlet (	05/26/2026	79182	59.68	
100-4010-6160-00	US BANK	CS-7433 Postal Annex - Return Shippi	05/26/2026	79182	2.00	
			Vendor Subtotal:		292.48	
100-4010-6300-00	US BANK	CS-2481 Zoro.com - Trailer Hitch	05/26/2026	79182	33.12	
			Vendor Subtotal:		33.12	
100-4010-6400-00	US BANK	CS-7433 Credit - Dickies Work Pants	05/26/2026	79182	-248.00	
100-4010-6400-00	US BANK	CS-2481 Workwear Outfitters - Work	05/26/2026	79182	143.72	
			Vendor Subtotal:		-104.28	
100-4011-5107-00	CS TRANSIT LEASING INC	Chumash Day - Backdrop Removal/R	05/18/2026	79103	235.00	
100-4011-5107-00	CS TRANSIT LEASING INC	Chumash Day - Backdrop Removal/R	05/18/2026	79103	2,038.00	
			Vendor Subtotal:		2,273.00	
100-4011-6160-00	US BANK	CS-2402 Magic Jump/Amazon - Bu B	05/26/2026	79182	658.66	
100-4011-6160-00	US BANK	CS-8795 Chumash Day - Lodging/Sup	05/26/2026	79182	3,543.26	
			Vendor Subtotal:		4,201.92	
100-4012-6160-00	US BANK	CS-2169 Art City Studios - Legacy Po	05/26/2026	79182	1,826.25	
			Vendor Subtotal:		1,826.25	
100-7001-5100-00	STLR CORPORATION	School District Separation - Apr '26	05/21/2026	79171	5,428.75	000003541

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			5,428.75	
100-7001-5300-00	US BANK	CM-3100 Palibu - Breakfast Event - M	05/26/2026	79182	45.00	
		Vendor Subtotal:			45.00	
100-7001-6160-00	US BANK	CM-3100 Scotts/Paparazzi - Council I	05/26/2026	79182	328.92	
100-7001-6160-00	US BANK	CC-2343 CVS - Gift Bag Council Cer	05/26/2026	79182	6.60	
		Vendor Subtotal:			335.52	
100-7002-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	14.21	
		Vendor Subtotal:			14.21	
100-7002-5100-00	PEGASUS STUDIOS	Video Broadcast Svcs - Apr '26	05/21/2026	79151	9,690.00	000004427
		Vendor Subtotal:			9,690.00	
100-7002-5401-00	US BANK	CM-1480 Facebook - Ads for City Ev	05/26/2026	79182	85.58	
		Vendor Subtotal:			85.58	
100-7002-5640-00	US BANK	CM-6076 USPS - Camera Warranty Sl	05/26/2026	79182	37.17	
		Vendor Subtotal:			37.17	
100-7002-6120-00	US BANK	CM-6076 CapCut - Annual P. Davis	05/26/2026	79182	179.99	
100-7002-6120-00	US BANK	AS-6486 Hootsuite Software - Annual	05/26/2026	79182	2,988.00	
		Vendor Subtotal:			3,167.99	
100-7002-6160-00	US BANK	CM-6076 Amazon - Supplies	05/26/2026	79182	62.05	
		Vendor Subtotal:			62.05	
100-7002-6165-00	US BANK	CM-1480 Capcut - Monthly	05/26/2026	79182	19.99	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			19.99	
100-7002-6170-00	US BANK	CM-1480 Ralphs/Smart&Final - Empl	05/26/2026	79182	202.89	
		Vendor Subtotal:			202.89	
100-7002-7600-00	US BANK	CM-6076 Amazon/HD - Tools/Equipn	05/26/2026	79182	562.88	
		Vendor Subtotal:			562.88	
100-7002-7800-00	US BANK	CM-6076 Amazon - Tech Equipment	05/26/2026	79182	712.27	
		Vendor Subtotal:			712.27	
100-7003-4202-00	CalPERS Health	PR 21.05.2026 Health Insur-Alba-Jun'	05/26/2026	0	917.91	
		Vendor Subtotal:			917.91	
100-7003-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	73.00	
		Vendor Subtotal:			73.00	
100-7003-5100-00	CRUZ STRATEGIES LLC	SMMUSD Separation Lobbying Svcs	05/21/2026	79164	10,000.00	000004647
		Vendor Subtotal:			10,000.00	
100-7003-5300-00	US BANK	CM-3100 CalCities - CM Meeting 5/2	05/26/2026	79182	75.00	
		Vendor Subtotal:			75.00	
100-7003-6160-00	US BANK	CM-3100 Lands End/Amazon - CM S	05/26/2026	79182	308.57	
		Vendor Subtotal:			308.57	
100-7005-5103-00	DAPEER ROSENBLIT & LITVAK	City Prosecutor Svc - Apr '26	05/21/2026	79165	123.60	000002553
100-7005-5103-00	DAPEER ROSENBLIT & LITVAK	City Prosecutor Svc - Mar '26	05/21/2026	79165	1,998.20	000002553

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			2,121.80	
100-7007-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	29.11	
		Vendor Subtotal:			29.11	
100-7007-6120-00	GRANICUS LLC	YR 4 Meeting Mgmt 6/1/26 - 5/31/27	05/18/2026	79129	19,325.83	000004535
		Vendor Subtotal:			19,325.83	
100-7007-6200-00	ICC CODIFICATION INC	Supplement No. 2 to Code Publication	05/21/2026	79147	2,054.00	
		Vendor Subtotal:			2,054.00	
100-7021-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	33.17	
		Vendor Subtotal:			33.17	
100-7021-5100-00	CONSTANT AND ASSOCIATES IN	City Evacuation Plan Update - Apr '26	05/18/2026	79127	32,365.96	000004610
		Vendor Subtotal:			32,365.96	
100-7021-5100-01	DEPT OF THE CA HIGHWAY PATI	Traffic Enforcement - Mar '26	05/18/2026	79120	128,280.97	000004220
100-7021-5100-01	DEPT OF THE CA HIGHWAY PATI	Traffic Enforcement - Apr '26	05/21/2026	79162	90,273.99	000004220
		Vendor Subtotal:			218,554.96	
100-7021-5115-00	LA CO SHERIFF'S DEPARTMENT	Sheriff's Svcs - Lost Hills - Apr '26	05/18/2026	79131	929,763.30	000004586
		Vendor Subtotal:			929,763.30	
100-7021-5300-00	US BANK	PS-3241 CSTI EOC Training Apr '26 -	05/26/2026	79182	85.92	
100-7021-5300-00	US BANK	PS-2785 WUI Fire Conf '26 - Meals/P	05/26/2026	79182	228.22	
100-7021-5300-00	US BANK	PS-3838 WUI Fire Conf '26 - Meals/I	05/26/2026	79182	268.07	
		Vendor Subtotal:			582.21	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-7021-5640-00	SOUTHERN CALIFORNIA EDISO	Tier - Mar '26	05/18/2026	79134	100.88	
		Vendor Subtotal:			100.88	
100-7021-5721-00	REMOTE SATELLITE SYSTEMS I	Satellite Phones - Jun '26	05/18/2026	79133	268.00	
		Vendor Subtotal:			268.00	
100-7021-5721-00	TICKIOT INC	Call Boxes for Parks	05/18/2026	79138	40.00	
		Vendor Subtotal:			40.00	
100-7021-5721-00	US BANK	IS-6901 Starlink - VOP/PS/CH/EOC/\	05/26/2026	79182	1,405.61	
		Vendor Subtotal:			1,405.61	
100-7021-6120-00	US BANK	PS-3241 Veribook/ChatGPT - Monthly	05/26/2026	79182	44.75	
		Vendor Subtotal:			44.75	
100-7021-6160-00	US BANK	IS-6901 DirectTV - EOC/PS	05/26/2026	79182	235.98	
100-7021-6160-00	US BANK	PS-3241 Supplies	05/26/2026	79182	4,600.91	
		Vendor Subtotal:			4,836.89	
100-7021-6160-01	LIBERTY PRINTING & EMBROID	VOP Uniforms	05/21/2026	79149	127.31	
		Vendor Subtotal:			127.31	
100-7021-7800-00	COMMLINE INC	Dual-Band Radios (5)	05/21/2026	79142	21,222.11	000004665
		Vendor Subtotal:			21,222.11	
100-7054-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	54.67	
		Vendor Subtotal:			54.67	
100-7054-5117-00	SOLID WASTE SOLUTIONS INC	Film Permits - Apr '26	05/21/2026	79157	40,123.20	000004067

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			40,123.20	
100-7058-4202-00	CalPERS Health	PR 21.05.2026 Health Insur-Darabedy	05/26/2026	0	-917.91	
		Vendor Subtotal:			-917.91	
100-7058-4203-00	BLUE SHIELD OF CALIFORNIA	PR 21.05.2026 Vision Care-Darabedy	05/26/2026	79177	-9.68	
		Vendor Subtotal:			-9.68	
100-7058-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	57.60	
		Vendor Subtotal:			57.60	
100-7058-5100-01	US BANK	HR-3834 The Mindry - Wellness Wed	05/26/2026	79182	438.00	
		Vendor Subtotal:			438.00	
100-7058-5300-00	SPRINGBROOK HOLDING COMF	HR Module Training - Feb '26	05/21/2026	79172	60.00	000004312
100-7058-5300-00	SPRINGBROOK HOLDING COMF	HR Module Training - Mar '26	05/21/2026	79172	240.00	000004312
		Vendor Subtotal:			300.00	
100-7058-5320-00	US BANK	HR-3834 Ralphs/Johns Garden - Build	05/26/2026	79182	46.84	
		Vendor Subtotal:			46.84	
100-7058-6170-00	US BANK	CM-3100 Ralphs - Staff March Birthd	05/26/2026	79182	95.53	
100-7058-6170-00	US BANK	CS-8795 Amazon/Target - Staff Event	05/26/2026	79182	132.78	
		Vendor Subtotal:			228.31	
100-7059-4205-00	STANDARD INSURANCE COMPA	PR 21.05.2026 Life Insur-Rounding	05/26/2026	79179	-0.06	
		Vendor Subtotal:			-0.06	
100-7059-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD-Rounding	05/26/2026	79179	0.01	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-7059-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	9.75	
		Vendor Subtotal:			9.76	
100-7059-4212-00	CalPERS Health	PR 21.05.2026 Health Insur-ER Share	05/26/2026	0	38,770.26	
		Vendor Subtotal:			38,770.26	
100-7059-5205-00	US BANK	CDD-5265 USPS - Certified Mail	05/26/2026	79182	31.20	
100-7059-5205-00	US BANK	AS-6486 USPS Postage	05/26/2026	79182	10.48	
100-7059-5205-00	US BANK	HR-3834 USPS - Postage	05/26/2026	79182	33.25	
		Vendor Subtotal:			74.93	
100-7059-5210-00	ENTELEGENT SOLUTIONS INC	Late Fee - May '26	05/21/2026	79167	10.54	
100-7059-5210-00	ENTELEGENT SOLUTIONS INC	Late Fee - Apr '26	05/21/2026	79167	10.38	
		Vendor Subtotal:			20.92	
100-7059-5210-00	SOUTHERN CALIFORNIA EDISO	Service Fee - Mar '26	05/18/2026	79134	0.28	
		Vendor Subtotal:			0.28	
100-7059-5210-00	CalPERS Health	PR 21.05.2026 Health Insur-Admin Fe	05/26/2026	0	34.85	
100-7059-5210-00	CalPERS Health	PR 21.05.2026 Health Insur-Admin Fe	05/26/2026	0	165.38	
		Vendor Subtotal:			200.23	
100-7059-5640-00	XEROX CORPORATION	CDD - Xerox Meter Read C8230H2 3/	05/18/2026	79140	87.70	
		Vendor Subtotal:			87.70	
100-7059-5721-00	GRANITE TELECOMMUNICATIC	Elevator, Alarm, Voice Lines - May '2(	05/21/2026	79146	370.72	
		Vendor Subtotal:			370.72	
100-7059-5800-00	QUADIENT LEASING USA INC	Postage Meter Leasing 3/1 - 5/29/26	05/21/2026	79152	1,008.60	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			1,008.60	
100-7059-6160-00	US BANK	HR-3834 Costco/Michaels - Employee	05/26/2026	79182	82.25	
100-7059-6160-00	US BANK	AS-6486 Amazon - C. Alba Going Aw	05/26/2026	79182	9.91	
100-7059-6160-00	US BANK	IS-6901 Toner - Bluffs	05/26/2026	79182	385.88	
		Vendor Subtotal:			478.04	
100-7059-7600-00	US BANK	HR-5582 Credit - Vari.com - Standup	05/26/2026	79182	-440.12	
		Vendor Subtotal:			-440.12	
		Subtotal for Section 1: 100			1,599,370.37	
101-2001-4202-00	CalPERS Health	PR 21.05.2026 Health Insur-Faggins-J	05/26/2026	0	3,722.71	
		Vendor Subtotal:			3,722.71	
101-2001-4203-00	BLUE SHIELD OF CALIFORNIA	PR 21.05.2026 Vision Care-Faggins-Ju	05/26/2026	79177	17.72	
		Vendor Subtotal:			17.72	
101-2001-4204-00	DELTA DENTAL OF CALIFORNIA	PR 21.05.2026 Dental Insur-Faggins-J	05/26/2026	79178	107.11	
		Vendor Subtotal:			107.11	
101-2001-4205-00	STANDARD INSURANCE COMPA	PR 21.05.2026 Life Insur-Faggins-Jun	05/26/2026	79179	12.21	
101-2001-4205-00	STANDARD INSURANCE COMPA	PR 21.05.2026 Additional Life Insur-F	05/26/2026	79180	12.35	
		Vendor Subtotal:			24.56	
101-2001-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	176.31	
		Vendor Subtotal:			176.31	
101-2001-4213-00	HEALTH AND HUMAN RESOURC	PR 21.05.2026 Employee Assist-Faggi	05/26/2026	79175	1.39	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			1.39	
101-2001-5100-00	CASSWELL CONSULTING INC	Contract Planning - Apr '26	05/18/2026	79121	15,378.00	000004361
		Vendor Subtotal:			15,378.00	
101-2001-5100-00	CIVIC SOLUTIONS INC	Contract Planning Svcs - Apr '26	05/18/2026	79123	20,460.00	000004413
		Vendor Subtotal:			20,460.00	
101-2001-5100-00	COURTNEY JEAN MCCAMMON	City Proj Biologist - Apr '26	05/18/2026	79124	350.00	000004442
		Vendor Subtotal:			350.00	
101-2001-5100-00	ALLISON COOK	Planning Svcs - Apr '26	05/18/2026	79126	7,961.25	000004394
101-2001-5100-00	ALLISON COOK	Planning Svcs - Mar '26	05/21/2026	79163	4,331.25	000004394
		Vendor Subtotal:			12,292.50	
101-2001-5100-00	CSG CONSULTANTS INC	Contract Planning Svc 3/28 - 4/24/26	05/21/2026	79144	6,293.00	000004418
101-2001-5100-00	CSG CONSULTANTS INC	Contract Planning Svc 2/28 - 3/27/26	05/21/2026	79144	3,857.00	000004418
		Vendor Subtotal:			10,150.00	
101-2001-5100-00	MARINA SEK	Contract Planning - Apr '26	05/18/2026	79135	9,250.00	000004360
		Vendor Subtotal:			9,250.00	
101-2001-5100-01	COURTNEY JEAN MCCAMMON	Contract Biologist - Apr '26	05/18/2026	79124	8,598.00	000004442
		Vendor Subtotal:			8,598.00	
101-2001-6120-00	US BANK	CDD-5265 Zoom - Monthly	05/26/2026	79182	16.71	
		Vendor Subtotal:			16.71	
101-2004-4202-00	CalPERS Health	PR 21.05.2026 Health Insur-Ketchedji	05/26/2026	0	852.56	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
101-2004-4202-00	CalPERS Health	PR 21.05.2026 Health Insur-Medrano-	05/26/2026	0	1,431.81	
101-2004-4202-00	CalPERS Health	PR 21.05.2026 Health Insur-Sotelo-M:	05/26/2026	0	3,722.71	
		Vendor Subtotal:			6,007.08	
101-2004-4203-00	BLUE SHIELD OF CALIFORNIA	PR 21.05.2026 Vision Care-Ketchedji:	05/26/2026	79177	7.62	
101-2004-4203-00	BLUE SHIELD OF CALIFORNIA	PR 21.05.2026 Vision Care-Medrano-.	05/26/2026	79177	-9.68	
101-2004-4203-00	BLUE SHIELD OF CALIFORNIA	PR 21.05.2026 Vision Care-Sotelo-Ma	05/26/2026	79177	28.53	
		Vendor Subtotal:			26.47	
101-2004-4204-00	DELTA DENTAL OF CALIFORNIA	PR 21.05.2026 Dental Insur-Ketchedji	05/26/2026	79178	46.98	
101-2004-4204-00	DELTA DENTAL OF CALIFORNIA	PR 21.05.2026 Dental Insur-Sotelo-M:	05/26/2026	79178	157.75	
		Vendor Subtotal:			204.73	
101-2004-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	104.85	
		Vendor Subtotal:			104.85	
101-2004-5100-00	4LEAF INC	Building Plan Check Svcs - Dec '25	05/21/2026	79161	14,700.00	000004715
101-2004-5100-00	4LEAF INC	Building Plan Check Svcs - Mar '26	05/21/2026	79161	7,840.00	000004715
101-2004-5100-00	4LEAF INC	Building Plan Check Svcs - Feb '26	05/21/2026	79161	13,720.00	000004715
101-2004-5100-00	4LEAF INC	Building Plan Check Svcs - Oct '25	05/21/2026	79161	44,082.50	000004715
101-2004-5100-00	4LEAF INC	Building Plan Check Svcs - Jan '26	05/21/2026	79161	14,700.00	000004715
		Vendor Subtotal:			95,042.50	
101-2004-5100-00	COTTON SHIRES & ASSOCIATES	Coastal Engr Reviews - Apr '26	05/21/2026	79143	2,716.00	000004314
101-2004-5100-00	COTTON SHIRES & ASSOCIATES	Geo/Coastal Engr 1/7 - 4/30/26	05/21/2026	79143	68,688.48	000004314
101-2004-5100-00	COTTON SHIRES & ASSOCIATES	Geotech Revs - Apr '26	05/21/2026	79143	55,188.25	000004314
101-2004-5100-00	COTTON SHIRES & ASSOCIATES	Misc B&S Svcs - Apr '26	05/21/2026	79143	334.25	000004314
101-2004-5100-00	COTTON SHIRES & ASSOCIATES	Misc Planning Svcs - Apr '26	05/21/2026	79143	573.00	000004314
101-2004-5100-00	COTTON SHIRES & ASSOCIATES	EH Counter Hours - Apr '26	05/21/2026	79143	44,634.00	000004314
		Vendor Subtotal:			172,133.98	
101-2004-5100-00	TRUE NORTH COMPLIANCE SEF	Plan Check - Feb '26	05/18/2026	79139	19,505.84	000004319
101-2004-5100-00	TRUE NORTH COMPLIANCE SEF	In House Plan Check Engr - Feb '26	05/18/2026	79139	5,460.00	000004319

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			24,965.84	
101-2004-5300-00	US BANK	CDD-0241 NCSEA - Post Fire Guidel	05/26/2026	79182	550.00	
		Vendor Subtotal:			550.00	
101-2004-5330-00	US BANK	CDD-7736 Int'l Code - Cert Renewal I	05/26/2026	79182	305.00	
101-2004-5330-00	US BANK	CDD-0241 ICMA - Annual Y. Bundy	05/26/2026	79182	200.00	
		Vendor Subtotal:			505.00	
101-2004-6120-00	US BANK	CDD-0241 Claude Pro - Annual Y. Bu	05/26/2026	79182	200.00	
		Vendor Subtotal:			200.00	
101-2010-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	5.75	
		Vendor Subtotal:			5.75	
101-2010-5100-00	COTTON SHIRES & ASSOCIATES	EH Reviews - Apr '26	05/21/2026	79143	21,524.50	000004314
		Vendor Subtotal:			21,524.50	
101-2010-6160-00	US BANK	CDD-7736 Amazon - Toner EH Front	05/26/2026	79182	297.66	
		Vendor Subtotal:			297.66	
101-2012-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	39.32	
		Vendor Subtotal:			39.32	
101-2012-5300-00	US BANK	PS-9005 D'Amores - LA County Tax T	05/26/2026	79182	145.73	
		Vendor Subtotal:			145.73	
101-2012-6160-00	US BANK	PS-3241 Badge & Wallet - Code Enfo	05/26/2026	79182	1,916.71	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			1,916.71	
101-3003-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	23.32	
		Vendor Subtotal:			23.32	
101-3003-5100-00	RINCON CONSULTANTS INC	On-Call Environmental Svcs T5 - Apr	05/21/2026	79153	33,438.75	000004337
101-3003-5100-00	RINCON CONSULTANTS INC	On-Call Environmental Svcs - Apr '26	05/21/2026	79153	2,751.50	000004337
		Vendor Subtotal:			36,190.25	
		Subtotal for Section 1: 101			440,428.70	
102-3002-5100-01	COURTNEY JEAN MCCAMMON	WF Biologist - Apr '26	05/18/2026	79124	990.00	000004442
		Vendor Subtotal:			990.00	
102-3002-5100-02	CASSWELL CONSULTING INC	WF Contract Planning - Apr '26	05/18/2026	79121	858.00	000004361
		Vendor Subtotal:			858.00	
102-3002-5100-03	COTTON SHIRES & ASSOCIATES	WF Counter Hours - Apr '26	05/21/2026	79143	12,205.50	000003347
102-3002-5100-03	COTTON SHIRES & ASSOCIATES	WF Geotech Reviews - Apr '26	05/21/2026	79143	8,664.00	000003347
102-3002-5100-03	COTTON SHIRES & ASSOCIATES	WF EH Reviews - Apr '26	05/21/2026	79143	3,140.50	000003347
		Vendor Subtotal:			24,010.00	
102-3002-5100-03	TRUE NORTH COMPLIANCE SEI	WF Plan Check - Feb '26	05/18/2026	79139	13,458.16	000004319
		Vendor Subtotal:			13,458.16	
102-3101-5100-04	LEMOINE SERVICES HOLDINGS	Task 1: Franklin Fire Support Svcs - M	05/21/2026	79166	487.50	000004689
		Vendor Subtotal:			487.50	
102-3102-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	5.49	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			5.49	
102-3102-5100-02	4LEAF INC	HCD Recovery Grant V. Mota - Feb '2	05/21/2026	79161	25,920.00	000004714
102-3102-5100-02	4LEAF INC	HCD Grant Recovery Permit Liaison I	05/21/2026	79161	-20,160.00	000004521
102-3102-5100-02	4LEAF INC	HCD Recovery Grant V. Mota - Mar '2	05/21/2026	79161	29,880.00	000004714
102-3102-5100-02	4LEAF INC	HCD Recovery Grant V. Mota - Oct '2	05/21/2026	79161	12,960.00	000004714
102-3102-5100-02	4LEAF INC	HCD Recovery Grant V. Mota - Jan '2	05/21/2026	79161	20,160.00	000004714
		Vendor Subtotal:			68,760.00	
102-3102-5100-02	CASSWELL CONSULTING INC	Fire Recover Planning Svcs - Mar '26	05/18/2026	79121	972.00	000004690
102-3102-5100-02	CASSWELL CONSULTING INC	PF Contract Planning - Mar '26	05/18/2026	79121	-972.00	000004361
		Vendor Subtotal:			0.00	
102-3102-5100-02	LISA WISE CONSULTING INC	Recovery Efforts Planning Support - A	05/18/2026	79132	2,712.50	000004692
		Vendor Subtotal:			2,712.50	
102-3102-5100-03	TRUE NORTH COMPLIANCE SEF	PF Building Plan Check - Feb '26	05/21/2026	79173	43,951.49	000004713
102-3102-5100-03	TRUE NORTH COMPLIANCE SEF	PF Interim Bldg Official - Feb '26	05/21/2026	79173	8,680.00	000004713
102-3102-5100-03	TRUE NORTH COMPLIANCE SEF	Palisades Fire - Plan Check 11/1 - 11/2	05/21/2026	79173	51,085.60	000004458
102-3102-5100-03	TRUE NORTH COMPLIANCE SEF	PF Building Plan Check 11/24 - 11/30/	05/21/2026	79173	8,600.77	000004713
102-3102-5100-03	TRUE NORTH COMPLIANCE SEF	PF Building Plan Check - Dec '25	05/21/2026	79173	31,823.29	000004713
102-3102-5100-03	TRUE NORTH COMPLIANCE SEF	PF Building Plan Check - Mar '26	05/21/2026	79173	101,491.85	000004713
102-3102-5100-03	TRUE NORTH COMPLIANCE SEF	Palisades Fire - Plan Check - Nov '25	05/21/2026	79173	-59,686.37	000004458
		Vendor Subtotal:			185,946.63	
102-3102-5100-04	BURNS PACIFIC CONSTRUCTIOI	Task 4: Emerg Protective Measures - k	05/21/2026	79141	7,124.94	000004401
102-3102-5100-04	BURNS PACIFIC CONSTRUCTIOI	Task 4: Emerg Protective Measures - S	05/21/2026	79141	211.03	000004401
		Vendor Subtotal:			7,335.97	
102-3102-5100-04	YEH AND ASSOCIATES INC	Palisades Fire Big Rock Mesa AD 98-	05/21/2026	79159	32,343.17	000003612
102-3102-5100-04	YEH AND ASSOCIATES INC	Palisades Fire Calle del Barco AD 98-2	05/21/2026	79159	464.00	000003612
		Vendor Subtotal:			32,807.17	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
102-3102-5107-00	CITY OF LONG BEACH	Long Beach - 2025 Palisades Fire Mut	05/18/2026	79122	12,167.00	000004709
		Vendor Subtotal:			12,167.00	
102-3102-5721-00	CHARTER COMMUNICATIONS H	City Hall/Rebuild Ctr Internet - May '2	05/18/2026	79137	132.99	
		Vendor Subtotal:			132.99	
102-3102-6160-00	US BANK	CDD-7736 Amazon - Dish Soap	05/26/2026	79182	8.42	
		Vendor Subtotal:			8.42	
102-9207-5100-00	FILIPPIN ENGINEERING INC	Task 3: Latigo Cyn Retaining Walls - 1	05/18/2026	79128	15,771.50	000004488
102-9207-5100-00	FILIPPIN ENGINEERING INC	Task 3: Latigo Cyn Retaining Walls - 1	05/21/2026	79168	4,261.00	000004488
		Vendor Subtotal:			20,032.50	
		Subtotal for Section 1: 102			369,712.33	
103-9050-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	6.62	
		Vendor Subtotal:			6.62	
103-9050-5610-00	US BANK	PW-7465 Amazon - Bondo/Caulking	05/26/2026	79182	62.58	
		Vendor Subtotal:			62.58	
103-9050-5722-00	SOUTHERN CALIFORNIA EDISO	City Hall - Mar '26	05/18/2026	79134	9,562.77	
		Vendor Subtotal:			9,562.77	
103-9050-6160-00	US BANK	PW-7465 Amazon - Painting Supplies	05/26/2026	79182	44.01	
		Vendor Subtotal:			44.01	
		Subtotal for Section 1: 103			9,675.98	
105-9088-5100-00	FREDERICK FISHER & PARTNER	Community Lands Heathercliff - Apr '	05/21/2026	79169	13,739.25	000004656

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			13,739.25	
		Subtotal for Section 1: 105			13,739.25	
207-3004-5100-00	HOMEBOY RECYCLING A CA SC	E-Waste Svcs - Apr '26	05/18/2026	79130	4,511.53	000004598
		Vendor Subtotal:			4,511.53	
207-3004-5100-00	SOLID WASTE SOLUTIONS INC	AB 939/CalRecycle - Apr '26	05/18/2026	79136	6,210.50	000004074
		Vendor Subtotal:			6,210.50	
207-3004-5100-01	SOLID WASTE SOLUTIONS INC	Dumpster Lid Enforcement - Apr '26	05/18/2026	79136	3,306.00	000004074
		Vendor Subtotal:			3,306.00	
207-3004-5850-00	SOLID WASTE SOLUTIONS INC	SB 1383 Grant CalRecycle - Apr '26	05/18/2026	79136	1,691.50	
		Vendor Subtotal:			1,691.50	
		Subtotal for Section 1: 207			15,719.53	
215-7070-7800-00	WILLIAMS SCOTSMAN INC	MCLE Restroom Trailer - Tank 5/12 -	05/21/2026	79174	1,036.35	
		Vendor Subtotal:			1,036.35	
		Subtotal for Section 1: 215			1,036.35	
290-6002-5100-00	YEH AND ASSOCIATES INC	Big Rock Mesa AD 98-1 Monitor/Mai	05/21/2026	79159	10,174.71	000003612
		Vendor Subtotal:			10,174.71	
290-6002-5722-00	SOUTHERN CALIFORNIA EDISO	Asmt Dist Big Rock - Mar '26	05/18/2026	79134	573.52	
290-6002-5722-00	SOUTHERN CALIFORNIA EDISO	Big Rock Inland Pump - Mar '26	05/18/2026	79134	-0.62	
		Vendor Subtotal:			572.90	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
290-6002-7903-00	YEH AND ASSOCIATES INC	Big Rock Mesa AD 98-1 Cap Improve	05/21/2026	79159	927.41	000003612
		Vendor Subtotal:			927.41	
		Subtotal for Section 1: 290			11,675.02	
291-6003-5100-00	YEH AND ASSOCIATES INC	Malibu Rd AD 98-3 Monitor/Maint - T	05/21/2026	79159	3,731.75	000003612
		Vendor Subtotal:			3,731.75	
291-6003-5722-00	SOUTHERN CALIFORNIA EDISO	Asmt dst Malibu Rd - Mar '26	05/18/2026	79134	-4.54	
		Vendor Subtotal:			-4.54	
291-6003-7903-00	YEH AND ASSOCIATES INC	Malibu Rd AD 98-3 Cap Improvement	05/21/2026	79159	323.50	000003612
		Vendor Subtotal:			323.50	
		Subtotal for Section 1: 291			4,050.71	
292-6004-5100-00	YEH AND ASSOCIATES INC	Calle del Barco AD 98-2 Monitor/Mai	05/21/2026	79159	2,698.75	000003612
		Vendor Subtotal:			2,698.75	
292-6004-5722-00	SOUTHERN CALIFORNIA EDISO	Calle Del Barco - Mar '26	05/18/2026	79134	-22.43	
292-6004-5722-00	SOUTHERN CALIFORNIA EDISO	Asmt Dist Rambla-Calle - Mar '26	05/18/2026	79134	-16.37	
		Vendor Subtotal:			-38.80	
292-6004-7903-00	YEH AND ASSOCIATES INC	Calle del Barco AD 98-2 Cap Improve	05/21/2026	79159	723.25	000003612
		Vendor Subtotal:			723.25	
		Subtotal for Section 1: 292			3,383.20	
310-9066-5100-00	KIMLEY-HORN AND ASSOC INC	PCH Signal Sync - Through 3/31/26	05/21/2026	79148	14,804.25	000003068

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			14,804.25	
310-9066-5100-00	MNS ENGINEERS INC	Task 5: PCH Signal Synch Easement 2	05/21/2026	79150	1,648.50	000004379
		Vendor Subtotal:			1,648.50	
310-9090-5100-00	CS LEGACY CONSTRUCTION IN	Permanent Skate Park - Feb '26	05/13/2026	79095	73,028.01	000004530
310-9090-5100-00	CS LEGACY CONSTRUCTION IN	Permanent Skate Park - Mar '26	05/13/2026	79095	170,558.39	000004530
		Vendor Subtotal:			243,586.40	
		Subtotal for Section 1: 310			260,039.15	
500-7008-5722-00	SOUTHERN CALIFORNIA EDISO	23661 PCH - Mar '26	05/18/2026	79134	729.71	
500-7008-5722-00	SOUTHERN CALIFORNIA EDISO	Legacy Park Lift Station - Mar '26	05/18/2026	79134	1,207.59	
		Vendor Subtotal:			1,937.30	
		Subtotal for Section 1: 500			1,937.30	
515-3010-5656-00	RINCON CONSULTANTS INC	CCWTF Water Quality Monitoring - A	05/21/2026	79153	6,092.55	000004135
		Vendor Subtotal:			6,092.55	
515-3010-5722-00	SOUTHERN CALIFORNIA EDISO	CCWWTF - Mar '26	05/18/2026	79134	15,211.25	
515-3010-5722-00	SOUTHERN CALIFORNIA EDISO	Injection Wells/CCWTF - Mar '26	05/18/2026	79134	181.56	
		Vendor Subtotal:			15,392.81	
		Subtotal for Section 1: 515			21,485.36	
601-3005-5722-00	SOUTHERN CALIFORNIA EDISO	Electric Car Charger - Mar '26	05/18/2026	79134	649.05	
		Vendor Subtotal:			649.05	
601-3005-6120-00	US BANK	PW-8679 Ford - Monthly Fleet GPS	05/26/2026	79182	480.00	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			480.00	
601-3005-6330-00	US BANK	CS-7433 Malibu Car Wash - CS Explo	05/26/2026	79182	114.00	
		Vendor Subtotal:			114.00	
601-3005-6500-00	US BANK	PW-9093 Chevron/Shell - Fleet Fuel	05/26/2026	79182	233.47	
601-3005-6500-00	US BANK	CS-2481 Exxon/Chevron - Fleet Fuel	05/26/2026	79182	450.80	
601-3005-6500-00	US BANK	CS-1673 Chevron - Fleet Fuel	05/26/2026	79182	110.24	
601-3005-6500-00	US BANK	PW-1571 Shell/Speedway - Fleet Fuel	05/26/2026	79182	247.70	
601-3005-6500-00	US BANK	CS-8795 Chevron - Fleet Fuel	05/26/2026	79182	115.72	
601-3005-6500-00	US BANK	CS-7433 Shell - Fleet Fuel	05/26/2026	79182	215.82	
601-3005-6500-00	US BANK	PW-8679 Shell - Fleet Fuel	05/26/2026	79182	89.03	
		Vendor Subtotal:			1,462.78	
		Subtotal for Section 1: 601			2,705.83	
602-7060-4209-00	STANDARD INSURANCE COMPA	PR 21.05.2026 STD/LTD	05/26/2026	79179	36.82	
		Vendor Subtotal:			36.82	
602-7060-5100-00	SDI PRESENCE LLC	SharePoint Migration - Through 4/30/2	05/21/2026	79155	16,002.50	000004710
		Vendor Subtotal:			16,002.50	
602-7060-5300-00	DEREK E CRAWFORD	Citywide Microsoft SharePoint Trainir	05/21/2026	79156	5,600.00	
		Vendor Subtotal:			5,600.00	
602-7060-5300-00	US BANK	IS-9039 Uber - Microsoft 365 Confere	05/26/2026	79182	86.78	
		Vendor Subtotal:			86.78	
602-7060-5721-00	CHARTER COMMUNICATIONS H	Media Network - May '26 Acct#25684	05/18/2026	79137	1,050.00	
602-7060-5721-00	CHARTER COMMUNICATIONS H	Public Network - May '26 Acct#26324	05/18/2026	79137	1,335.00	
602-7060-5721-00	CHARTER COMMUNICATIONS H	City Hall Internet - May '26 Actt#256	05/18/2026	79137	1,280.00	
602-7060-5721-00	CHARTER COMMUNICATIONS H	City Hall Cameras - May '26 Acct#26	05/18/2026	79137	517.71	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			4,182.71	
602-7060-5721-00	US BANK	IS-6901 Starlink - IT	05/26/2026	79182	5.00	
		Vendor Subtotal:			5.00	
602-7060-6120-00	US BANK	IS-6901 Computer Software	05/26/2026	79182	11,911.44	
602-7060-6120-00	US BANK	IS-4874 Computer Software	05/26/2026	79182	198.00	
602-7060-6120-00	US BANK	IS-9039 Computer Software	05/26/2026	79182	4,388.58	
		Vendor Subtotal:			16,498.02	
602-7060-6160-00	US BANK	IS-9039 Amazon Prime - Annual	05/26/2026	79182	142.22	
		Vendor Subtotal:			142.22	
602-7060-7400-00	US BANK	IS-6901 Computer Equipment	05/26/2026	79182	11,608.36	
602-7060-7400-00	US BANK	IS-9039 Computer Equipment	05/26/2026	79182	309.72	
602-7060-7400-00	US BANK	IS-4874 Computer Equipment	05/26/2026	79182	4,576.32	
		Vendor Subtotal:			16,494.40	
		Subtotal for Section 1: 602			59,048.45	
710-0000-2270-12	LAURIE HUDSON	Ref - L. HUDSON - Security Deposit	05/18/2026	79108	50.00	
		Vendor Subtotal:			50.00	
710-0000-2270-12	ALEXANDRA WILLIAMS	Ref - A. WILLIAMS Security Deposit	05/18/2026	79118	250.00	
		Vendor Subtotal:			250.00	
710-0000-2270-44	13 STARS MEDIA	Ad - MLSS - MULLEN, RODNEY 4/	05/18/2026	79096	268.00	
		Vendor Subtotal:			268.00	
710-0000-2270-44	CHARLOTTE ANNE WARD	MLSS - Caffeinated Verse 5/9/26	05/18/2026	79101	100.00	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
710-0000-2270-44	CHARLOTTE ANNE WARD	MLSS - Caffeinated Verse 3/14/26	05/18/2026	79101	100.00	
710-0000-2270-44	CHARLOTTE ANNE WARD	MLSS - Caffeinated Verse 2/14/26	05/18/2026	79101	100.00	
710-0000-2270-44	CHARLOTTE ANNE WARD	MLSS - Vibrant Cycles Poetry 11/16/2	05/18/2026	79101	100.00	
710-0000-2270-44	CHARLOTTE ANNE WARD	MLSS - Caffeinated Verse 9/13/25	05/18/2026	79101	100.00	
710-0000-2270-44	CHARLOTTE ANNE WARD	MLSS - Vibrant Cycles Poetry 9/20/25	05/18/2026	79101	100.00	
710-0000-2270-44	CHARLOTTE ANNE WARD	MLSS - Vibrant Cycles Poetry 1/17/26	05/18/2026	79101	100.00	
710-0000-2270-44	CHARLOTTE ANNE WARD	MLSS - Caffeinated Verse 10/11/25	05/18/2026	79101	100.00	
710-0000-2270-44	CHARLOTTE ANNE WARD	MLSS - Caffeinated Verse 12/13/25	05/18/2026	79101	100.00	
710-0000-2270-44	CHARLOTTE ANNE WARD	MLSS - Caffeinated Verse 11/8/25	05/18/2026	79101	100.00	
710-0000-2270-44	CHARLOTTE ANNE WARD	MLSS - Caffeinated Verse 1/10/26	05/18/2026	79101	100.00	
		Vendor Subtotal:			1,100.00	
710-0000-2270-44	FULLRANGE PRODUCTION LLC	MLSS - Vibrant Cycles Poetry 5/16/26	05/18/2026	79106	2,100.00	
		Vendor Subtotal:			2,100.00	
710-0000-2270-44	NATHAN HASSALL	MLSS - Vibrant Cycles Poetry 5/16/26	05/18/2026	79107	100.00	
		Vendor Subtotal:			100.00	
710-0000-2270-44	BRIAN SHORE	Banners - MLSS - MULLEN, RODNI	05/18/2026	79117	78.22	000004684
		Vendor Subtotal:			78.22	
710-0000-2270-44	US BANK	CS-1563 Fabulous Events/Ralphs - Ml	05/26/2026	79182	360.35	
		Vendor Subtotal:			360.35	
710-0000-2270-44	DEFOREEST WRIGHT	MLSS - Vibrant Cycles Poetry 5/16/26	05/18/2026	79119	100.00	
		Vendor Subtotal:			100.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-002, 7009.5 Fernh	05/18/2026	79125	150.00	
710-0000-2270-56	RICHARD COMI	Review of WP 25-017, 24763.5 Malib	05/18/2026	79125	840.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-008, 34305.5 PCH	05/18/2026	79125	240.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 22-016, 3766.5 Las F	05/18/2026	79125	150.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-018, 29927.5 PCH	05/18/2026	79125	240.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-010, 29469.5 Blue	05/18/2026	79125	240.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-011, 30354.5 PCH	05/18/2026	79125	240.00	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
710-0000-2270-56	RICHARD COMI	Review of WRP 22-006, 3652.5 Sweet	05/18/2026	79125	150.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-003, 6785.5 Fernh	05/18/2026	79125	240.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 23-004, 24867.5 PCH	05/18/2026	79125	150.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-016, 29335.5 Heat	05/18/2026	79125	240.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-012, 30145.5 Mon	05/18/2026	79125	240.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 23-002, 29029.5 Cliff	05/18/2026	79125	150.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-005, 6909.5 White	05/18/2026	79125	240.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-001, 6540.5 Dume	05/18/2026	79125	240.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-001, 6540.5 Dume	05/18/2026	79125	150.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-014, 30490.5 Mon	05/18/2026	79125	240.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 22-012, 24467.5 Mali	05/18/2026	79125	150.00	
710-0000-2270-56	RICHARD COMI	Review of WP 22-001, 29575.5 PCH -	05/18/2026	79125	150.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-002, 7009.5 Fernh	05/18/2026	79125	240.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 22-013, 25153.5 PCH	05/18/2026	79125	150.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 23-005, 6302.5 Latig	05/18/2026	79125	150.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-001, 6540.5 Dume	05/18/2026	79125	240.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-013, 29583.5 Cuth	05/18/2026	79125	240.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 22-019, 5818.5 Kanai	05/18/2026	79125	150.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-015, 29515.5 Rain	05/18/2026	79125	240.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-009, 5763.5 Busch	05/18/2026	79125	240.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 23-009, 23816.5 Mali	05/18/2026	79125	150.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-006, 7377.5 Birdv	05/18/2026	79125	240.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 22-011, 24034.5 Mali	05/18/2026	79125	150.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 22-017, 19900.5 Big I	05/18/2026	79125	150.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-004, 29350.5 PCH	05/18/2026	79125	240.00	
710-0000-2270-56	RICHARD COMI	Review of WP 23-006, 23525 Civic Ct	05/18/2026	79125	1,200.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 25-007, 29107.5 Cliff	05/18/2026	79125	240.00	
		Vendor Subtotal:			8,460.00	
710-0000-2271-29	CSG CONSULTANTS INC	Trancas Water Tank 2/28 - 3/27/26	05/21/2026	79144	631.50	000004418
		Vendor Subtotal:			631.50	
		Subtotal for Section 1: 710			13,498.07	
900-0000-2022-00	CalPERS Health	PR Batch 70021.05.2026 Health Insur	05/26/2026	0	196,126.53	
		Vendor Subtotal:			196,126.53	
900-0000-2022-02	AFLAC-AMERICAN FAMILY LIFI	PR Batch 70021.05.2026 Health EE D	05/26/2026	79176	36.42	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
900-0000-2022-02	AFLAC-AMERICAN FAMILY LIFI	PR Batch 70007.05.2026 Health EE D	05/26/2026	79176	442.95	
900-0000-2022-02	AFLAC-AMERICAN FAMILY LIFI	PR Batch 70021.05.2026 Health EE D	05/26/2026	79176	442.95	
900-0000-2022-02	AFLAC-AMERICAN FAMILY LIFI	PR Batch 70007.05.2026 Health EE D	05/26/2026	79176	36.42	
		Vendor Subtotal:			958.74	
900-0000-2023-00	BLUE SHIELD OF CALIFORNIA	PR Batch 70021.05.2026 Vision Care	05/26/2026	79177	1,643.50	
		Vendor Subtotal:			1,643.50	
900-0000-2024-00	DELTA DENTAL OF CALIFORNIA	PR Batch 70021.05.2026 Dental Insur	05/26/2026	79178	9,140.98	
		Vendor Subtotal:			9,140.98	
900-0000-2025-00	STANDARD INSURANCE COMPA	PR Batch 70021.05.2026 Life Insuran	05/26/2026	79179	1,285.82	
		Vendor Subtotal:			1,285.82	
900-0000-2025-01	STANDARD INSURANCE COMPA	PR Batch 70021.05.2026 Additional L	05/26/2026	79180	338.93	
		Vendor Subtotal:			338.93	
900-0000-2026-00	STANDARD INSURANCE COMPA	PR Batch 70007.05.2026 STD/LTD	05/26/2026	79179	4,511.09	
900-0000-2026-00	STANDARD INSURANCE COMPA	PR Batch 70021.05.2026 STD/LTD	05/26/2026	79179	4,569.67	
		Vendor Subtotal:			9,080.76	
900-0000-2027-00	HEALTH AND HUMAN RESOUR(	PR Batch 70021.05.2026 Employee A:	05/26/2026	79175	182.09	
		Vendor Subtotal:			182.09	
900-0000-2040-00	CalPERS Retirement	PR Batch 70021.05.2026 PERS EESh	05/26/2026	0	12,292.46	
		Vendor Subtotal:			12,292.46	
900-0000-2040-01	CalPERS Retirement	PR Batch 70021.05.2026 PEPRA CC I	05/26/2026	0	46.78	
900-0000-2040-01	CalPERS Retirement	PR Batch 70021.05.2026 PERS ERSh	05/26/2026	0	23,496.15	
900-0000-2040-01	CalPERS Retirement	PR Batch 70021.05.2026 PEPRA ER (	05/26/2026	0	23,969.46	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			47,512.39	
900-0000-2040-02	CalPERS Retirement	PR Batch 70021.05.2026 PEPRA EE C	05/26/2026	0	23,911.44	
900-0000-2040-02	CalPERS Retirement	PR Batch 70021.05.2026 PEPRA CC I	05/26/2026	0	46.67	
		Vendor Subtotal:			23,958.11	
900-0000-2041-00	US BANK	PR Batch 70021.05.2026 PARS - EE S	05/26/2026	79181	942.94	
900-0000-2041-00	US BANK	PR Batch 70021.05.2026 PARS - ER S	05/26/2026	79181	197.69	
		Vendor Subtotal:			1,140.63	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70021.05.2026 Roth-457 Re	05/26/2026	0	804.29	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70021.05.2026 457 Retirem	05/26/2026	0	14,891.00	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70021.05.2026 457 Retirem	05/26/2026	0	3,700.00	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70021.05.2026 Roth-457 Re	05/26/2026	0	2,188.00	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70021.05.2026 457 Retirem	05/26/2026	0	2,084.03	
		Vendor Subtotal:			23,667.32	
900-0000-2042-01	EMPOWER RETIREMENT LLC	PR Batch 70021.05.2026 457 Loan Pr	05/26/2026	0	1,242.03	
		Vendor Subtotal:			1,242.03	
900-0000-2043-00	EMPOWER RETIREMENT LLC	PR Batch 70021.05.2026 401 Retirem	05/26/2026	0	750.00	
900-0000-2043-00	EMPOWER RETIREMENT LLC	PR Batch 70021.05.2026 401 Retirem	05/26/2026	0	715.38	
		Vendor Subtotal:			1,465.38	
900-0000-2050-00	Federal Taxes from PR	PR Batch 70021.05.2026 Federal Inco	05/26/2026	0	59,133.11	
		Vendor Subtotal:			59,133.11	
900-0000-2051-00	State of California PR Taxes	PR Batch 70021.05.2026 State Income	05/26/2026	0	24,352.22	
		Vendor Subtotal:			24,352.22	
900-0000-2053-00	Federal Taxes from PR	PR Batch 70021.05.2026 Medicare ER	05/26/2026	0	7,176.74	

Docusign Envelope ID: 4F6B10BD-FFBD-842B-81BE-58A23DDEB9BA

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
900-0000-2053-00	Federal Taxes from PR	PR Batch 70021.05.2026 Medicare EE	05/26/2026	0	7,176.74	
			Vendor Subtotal:		14,353.48	
			Subtotal for Section 1: 900		427,874.48	
			Report Total:		3,255,380.08	

Report Total:	3,255,380.08
Less Clearing House Electronic AP Proof List 00002.05.2026	(453,674.07)
Total Transactions By Account:	2,801,706.01

City Council Meeting
06-08-2026
Item 1.B.3.

Council Agenda Report

To: Mayor Silverstein and the Honorable Members of the City Council

Prepared by: Kelsey Pettijohn, City Clerk

Approved by: Joseph D. Irvin, City Manager

Date prepared: May 29, 2026 Meeting date: June 8, 2026

Subject: Approval of Minutes

RECOMMENDED ACTION: Approve the minutes for the September 29, 2025 Adjourned Regular Meeting and the October 15, 2025 Special Meeting.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action.

STRATEGIC PLAN IMPLEMENTATION: N/A.

DISCUSSION: Staff has prepared draft minutes for the September 29, 2025 Adjourned Regular Meeting and the October 15, 2025 Special Meeting.

ATTACHMENTS:
1. September 29, 2025 Adjourned Regular Meeting
2. October 15, 2025 Special Meeting

MINUTES
MALIBU CITY COUNCIL
ADJOURNED REGULAR MEETING
SEPTEMBER 29, 2025
COUNCIL CHAMBERS
5:30 P.M.

MEETING CALL TO ORDER

Mayor Riggins called the meeting to order at 4:30 p.m.

ROLL CALL

The following persons were recorded in attendance by the Recording Secretary:

PRESENT: Mayor Marianne Riggins; Mayor Pro Tem Bruce Silverstein; and Councilmembers Haylynn Conrad, Doug Stewart and Steve Uhring.

PUBLIC COMMENT ON CLOSED SESSION

Mayor Riggins opened the floor to public comment.

Speakers: Anne K.

RECESS TO CLOSED SESSION

At 4:32 p.m., the Council recessed to Closed Session to discuss the following items listed on the Closed Session agenda:

Personnel Matters pursuant to Government Code Section 54957:

1. Public Employee Appointment
   Title: City Manager

Conference with Labor Negotiator pursuant to Government Code Section 54957.6:

1. City representative: Interim City Attorney Trevor Rusin
   Unrepresented employee: City Manager

Conference with Legal Counsel – Anticipated Litigation

1. Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code section 54956.9
   Number of potential cases: (3)

REGULAR SESSION CALL TO ORDER

Mayor Riggins called the meeting to order at 5:43 p.m.

ROLL CALL

The following persons were recorded in attendance by the Recording Secretary:

PRESENT: Mayor Marianne Riggins; Mayor Pro Tem Bruce Silverstein; and Councilmembers Haylynn Conrad, Doug Stewart and Steve Uhring.

ALSO PRESENT: Trevor Rusin, Interim City Attorney; Richard Rojas, Deputy City Manager; Kelsey Pettijohn, City Clerk; Yolanda Bundy, Community Development Director; Rob DuBoux, Public Works Director; Parker Davis, Media Technician; Jason Lawrence, Deputy City Clerk; Austin Anderson, Senior Management Analyst; Nicholas Sanchez, Management Analyst; Tyler Eaton, Assistant Community Development Director; and Luis Flores, Senior Management Analyst

PLEDGE OF ALLEGIANCE

Mayor Riggins led the Pledge of Allegiance.

CLOSED SESSION REPORT

Interim City Attorney Rusin reported that the meeting convened at 4:30 p.m., after which time the City Council recessed to a Closed Session pursuant to Government Code Sections 54957, 54957.6, 54956.9, with all Councilmembers present. He stated the Council discussed the items on the Closed Session agenda and took no reportable action.

REPORT ON POSTING OF AGENDA

City Clerk Pettijohn reported that the agenda for the meeting was properly posted on September 19, 2025, with the amended agenda posted on September 26, 2025.

APPROVAL OF AGENDA

MOTION Mayor Pro Tem Silverstein moved, and Mayor Riggins seconded a motion to approve the agenda, hearing Item No. 2.B. before Item No. 2.A. and removing Item No. 2.C. and directing staff to bring an item to discuss the Fire Rebuild Ambassador role. The question was called, and the motion carried unanimously.

ITEM 1 CONSENT CALENDAR

Mayor Riggins opened the floor to public comment on the Consent Calendar.

Speaker: Jim Rogers

City Clerk Pettijohn clarified that this was the public comment period for items on the Consent Calendar.

As there were no other speakers present, Mayor Riggins returned the matter to the table for discussion.

Item Nos. 1.B.7., 1.B.8., 1.B.9., and 1.B.12. were pulled by the Council.

MOTION Mayor Pro Tem Silverstein moved, and Councilmember Uhring seconded a motion to approve the Consent Calendar, pulling Item Nos. 1.B.7., 1.B.8., 1.B.9., and 1.B.12. The motion carried unanimously.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items

None.

B. New Items

1. Waive Further Reading

Recommended Action: After the City Attorney has read the title, waive full reading of ordinances considered on this agenda for introduction on first reading and/or second reading and adoption.

2. Approve Warrants

Recommended Action: Allow and approve warrant demand numbers 76551-76725 on the register from the General Fund and direct the City Manager to pay out the funds to each of the claimants listed in Warrant Register No. 775 in the amount of the warrant appearing opposite their names, for the purposes stated on the respective demands in a total amount of $ 1,822,563.32. City of Malibu payroll check number 5521-5522 and ACH deposits were issued in the amount of $ 900,722.76.

3. Approval of Minutes

Recommended Action: Approve the minutes for the April 24, 2025 Special Meeting Work Session and April 24, 2025 Special Meeting.

4. Resolution Extending the Declaration of the Existence of a Local Emergency Regarding the Franklin Fire

Recommended Action: Adopt Resolution No. 25-46, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

5. Resolution Extending the Declaration of the Existence of a Local Emergency Regarding Conditions on Pacific Coast Highway (PCH)

Recommended Action: Adopt Resolution No. 25-47 extending the declaration of the existence of a local emergency related to the increase of reckless and illegal driving on pacific coast highway and directing staff to coordinate efforts with other governmental agencies to increase attention and create programs to reduce the risk and danger associated with Pacific Coast Highway in the City.

6. Resolution Extending the Declaration of the Existence of a Local Emergency Regarding the Palisades Fire

Recommended Action: Adopt Resolution No. 25-48, extending the declaration of the existence of a local emergency in response to the Palisades Fire.

10. Amendment to Professional Services Agreement with Kimley Horn and

Associates, Inc.
Recommended Action: Authorize the Mayor to execute Amendment No.1 to the Professional Services Agreement with Kimley Horn and Associates, Inc. (Kimley-Horn) for engineering services in response to the Palisades Fire increasing compensation in the amount of $486,550 for a new total not to exceed $736,550.

11. Amendment to Professional Services Agreement with SCA of CA, LLC
Recommended Action: Authorize the Mayor to execute Amendment No. 1 to the Professional Services Agreement with SCA of CA, LLC for Street Sweeping Services under the City's Annual Street Sweeping Services, to increase the contract amount to increase the frequency of sweeping PCH from bi-weekly to weekly, increase the compensation schedule allowing maximum of 5% annual Consumer Price Index (CPI), and extend the term of the agreement to expire October 1, 2028.

13. Amending Agreements Related to Wildfire Disaster Response and Recovery
Recommended Action: Authorize the City Manager, or their designee, to amend all approved agreements related to wildfire disaster response and recovery, as necessary, to ensure eligibility for reimbursement from Federal Emergency Management Agency (FEMA) or any other governmental agency.

The following items were pulled from the consent calendar for individual consideration:

7. Formation of Camping Ad Hoc Committee
Recommended Action: Appoint an Ad Hoc Committee of the City Council consisting of Mayor Marianne Riggins and Mayor Pro Tem Bruce Silverstein to work with Staff and the City Attorney to analyze issues related to the City's camping ordinance, work with LASD regarding camping issues, and bring back a report and any recommendations regarding suggested changes to the City's camping ordinance.

The Council discussed the item and directed questions to staff.

MOTION Councilmember Uhring moved, and Councilmember Stewart seconded a motion to appoint an Ad Hoc Committee of the City Council consisting of Mayor Marianne Riggins and Mayor Pro Tem Bruce Silverstein to work with Staff and the City Attorney to analyze issues related to the City's camping ordinance, work with LASD regarding camping issues, and bring back a report and any recommendations regarding suggested changes to the City's camping ordinance. The motion carried unanimously.

City Clerk Pettijohn stated that a speaker had submitted a speaker slip for Item No. 1.B.4. that was overlooked by staff.

Mayor Riggins reopened the floor to public comment on Item No. 1.B.4.

Speaker: Jeff Follet (Nancy Sanders deferred time to Jeff Follet)

As there were no other speakers present, Mayor Riggins returned the matter to the table for discussion. The Council determined it would reopen Item No. 1.B.4. for discussion.

8. Amendment No. 1 to Agreement with Interwest Consulting Group, Inc.
Recommended Action: Authorize the Mayor to execute Amendment No. 1 to Agreement with Interwest Consulting Group, Inc. (Interwest) to increase the total agreement compensation from $260,000 to $762,695.

The Council discussed the item and directed questions to staff.

MOTION Councilmember Conrad moved, and Councilmember Stewart seconded a motion to authorize the Mayor to execute Amendment No. 1 to Agreement with Interwest Consulting Group, Inc. (Interwest) to increase the total agreement compensation from $260,000 to $762,695. The motion carried unanimously.

4. Resolution Extending the Declaration of the Existence of a Local Emergency Regarding the Franklin Fire
Recommended Action: Adopt Resolution No. 25-46, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

The Council discussed the item and directed questions to staff.

MOTION Councilmember Stewart moved, and Councilmember Uhring seconded a motion to adopt Resolution No. 25-46, extending the declaration of the existence of a local emergency in response to the Franklin Fire. The motion carried unanimously.

9. Issuance Report: Emergency Coastal Development Permits
Recommended Action: Receive and file the report of emergency coastal development permits (ECDPs) that were issued since the last report provided on April 26, 2021.

The Council discussed the item and directed questions to staff.

Mayor Riggins received and filed the report without objection.

12. Resolution Declaring the Existence of a Local Emergency and Initiating a Program for Reducing the Risk of Fires Associated with Individuals Engaged in Unpermitted Camping
Recommended Action: Adopt Resolution No. 25-49 declaring the existence of a local emergency and initiating a program for reducing the risk of fires associated with individuals engaged in unpermitted camping.

The Council discussed the item.

MOTION Mayor Pro Tem Silverstein moved, and Councilmember Uhring seconded a motion to Adopt Resolution No. 25-49, as amended to add Section 2(4) "City staff is directed to work with LASD to remove all individuals engaged in unpermitted camping in any and all areas designated as VHFHZ in Malibu. If necessary to accomplish this object, such individuals should be arrested and prosecuted to the fullest extent permissible by law", declaring the existence of a local emergency and initiating a program for reducing the risk of fires associated with individuals engaged in unpermitted camping. The question was called, and the motion carried unanimously.

ITEM 2 CEREMONIAL/PRESENTATIONS

A. Waterworks District No. 29 Infrastructure Project Updates

Caroline Hernandez and Bill Johnson, Waterworks District No. 29, presented an update on water infrastructure improvements and planned projects to improve resiliency.

B. Zuma Beach Triathlon Donation to Boys & Girls Club of Malibu

Michael Epstein, Zuma Beach Triathlon, presented the donation to Kasey Ernst, Boys and Girls Club of Malibu.

C. Presentation of Commendation to Abe Roy in Recognition of his Service as Fire Rebuild Ambassador

This item was removed from the agenda upon approval of the agenda

ITEM 3 COMMISSION / COMMITTEE / CITY MANAGER UPDATES

Deputy City Manager Rojas discussed the start of the 2025-26 academic year and the next steps in the school separation process. He reported Interim City Manager Bond attended the Malibu High School new building ribbon cutting with Mayor Riggins, Councilmember Stewart, and Councilmember Conrad. He stated he attended a meeting with Mayor Riggins, Councilmember Conrad, Community Development Director Bundy, Interim City Manager Bond, and the Rebuild Taskforce Zone Captains. He discussed the September 9, 2025, Coastal Engineers and Geotechnical Guidelines Technical Meeting on fire rebuild requirements. He announced the permit had been approved for construction of the Malibu Community Labor Exchange building. He thanked residents for participating in the beach cleanup event. He discussed the Sheriff's Department DUI and driver's license checkpoint on Pacific Coast Highway (PCH) last week. He announced the City held an Everbridge emergency notification test for National Emergency Preparedness Month. He encouraged the public to attend the Southern California

Edison Public Safety Power Shutoff meeting on September 30, 2025. He encouraged the public to contact the Fire Safety Liaisons for more information about firewise communities or free home ignition zone assessments. He provided updates on the PCH signal synchronization project, the PCH quick-build roundabouts project, and the permanent skate park construction. He announced upcoming youth and senior programming.

Sergeant Chris Soderlund, Los Angeles County Sheriff Department, introduced Lieutenant Bradley Feder.

Lieutenant Feder discussed preparations for fire season and plans for the Sheriff's Department response.

The Council directed questions to Lieutenant Feder and Captain Dustin Carr.

Sergeant Soderlund discussed response to fires and strategies for future incidents. He discussed significant incidents from the last two weeks.

RECESS At 7:39 p.m., Mayor Riggins recessed the meeting. The meeting resumed at 7:55 p.m. with all Councilmembers present.

ITEM 4.A. PUBLIC COMMENTS

Norm Haynie discussed Water District No. 29's presentation and situations where the district has required applicants to install infrastructure equipment for new development.

Heba Rasllani deferred time to Brian Z.

Brian Z. discussed the PCH quick build roundabouts and expressed concern about the design of the project and the length of the two-year pilot program. He requested more public communication on this project.

Art Kelly expressed concern regarding the design of the PCH quick build roundabouts and suggested they may bottleneck a future evacuation.

Catherine Brichman discussed an overturned crane at 31438 Broad Beach Road.

Arnold Pernstein discussed September 25, 2025 meeting discussing rebuild policies and limitation on bulk when calculating the additional 10% for fire rebuilds.

Andrew Waymen deferred time to Abe Roy.

Fredda Ellism deferred time to Abe Roy.

John Cadaretti deferred time to Abe Roy.

Cassamara Riera deferred time to Abe Roy.

Alex Pitschka deferred time to Abe Roy.

Peter Monge deferred time to Abe Roy.

Janet Fulk deferred time to Abe Roy.

Terry Davis deferred time to Abe Roy.

Luis Tena deferred time to Abe Roy.

Lea Johnson deferred time to Abe Roy.

Abe Roy read his resignation letter for the Fire Rebuild Ambassador position.

Nora Cohen deferred time to Jo Drummond.

Rosemarie Ihd deferred time to Jo Drummond.

Jeff Green deferred time to Jo Drummond.

Julie Masterson deferred time to Jo Drummond.

Jo Drummond discussed issues raised by Mr. Roy. She discussed challenges to the fire rebuild permitting process, including geotechnical requirements and the high cost of studies. She discussed Mr. Roy's meeting with City of Los Angeles Building Safety staff and City of Los Angeles rebuild permit statistics. She expressed support for extending the Fire Rebuild Ambassador's term.

Jeff Follet stated he intended to speak on Item No. 6.A.

Paul Dougherty was not present at the time of the hearing.

Jodie Webber discussed an overturned crane next to her house and the public safety impacts of this equipment malfunction. She discussed previous safety hazards and violations at the property.

Scott Dittrich discussed the two rebuild permits issued in ten months and challenges to the fire rebuild permit process.

Michel Shane discussed the empty chair campaign acknowledging loss of life on PCH and encouraging safe driving. He stated the Office of Traffic Safety is running the campaign in conjunction with World Remembrance Day.

Patty Philips thanked Council for Covered6 safety patrols in the fire damaged area. She announced a community event at Duke's Malibu restaurant. She discussed Mr.

Roy's Fire Rebuild Ambassador role and his contributions in that role.

Joshua Klein read letter regarding the overturned crane incident. He expressed concern about the construction site.

Jimmy Petulla deferred time to Salwa Wahba.

Salwa Wahba discussed challenges to the fire rebuild permitting process. She discussed delays to streamlining and improving the process. She discussed the meetings scheduled to discuss the fire rebuild policies and delays to their approval. She discussed the importance of being flexible when reviewing and approving fire rebuild permits.

Jeremiah Jilk deferred time to Eric Smith.

Fred Gaines deferred time to Eric Smith.

Eric Smith, Jilk Construction 31483 Broad Beach Road, expressed opposition to the request from neighbors to issue a stop work notice for the project at 31483 Broad Beach Road. He discussed crane incident and report there were no injuries and the site had been cleaned up.

Jeremiah Jilk, Jilk Construction, discussed his company's work and safety record.

Kevin Keegan, Malibu Rebuild Task Force, thanked Mr. Roy for his service as the Fire Rebuild Ambassador. He discussed challenges to the fire rebuild permitting process and recommended relaxing the build code approval process and streamlining the geotechnical approval process.

Doug Masterson deferred time to Colin Drummond.

Colin Drummond stated the Fire Rebuild Ambassador position was eliminated without a reason and questioned why Mr. Roy would be removed.

Wade Major discussed lack of trust of the city from residents who need to rebuild and recommend the City do more public outreach.

Rosemary Sampson expressed concerns about the 31483 Broad Beach Road construction site.

Diane Moss was not available at the time of the hearing.

Lloyd Ahern declined the opportunity to speak.

Beatrix Zilinskas expressed support for Mr. Roy. She discussed her experience as Woolsey Fire rebuild permit applicant. She discussed Mr. Roy's Fire Rebuild Ambassador role and his contributions to the community.

Arno Koch discussed Mr. Roy's Fire Rebuild Ambassador role and his contributions to the community. He stated Mr. Roy and the Zone Captains would continue to support fire rebuilding where possible.

Jim Rogers discussed his fire rebuild permit application and challenges he experienced in the permitting process.

Darren discussed his fire rebuild applications and confusion regarding geotechnical requirements.

Sofi Gen Jack was not present at the time of the hearing.

ITEM 4.B. SUBCOMMITTEE REPORTS / COUNCIL COMMENTS

Mayor Riggins explained she discussed the commendation for Mr. Roy with the Interim City Manager and had not discussed it with any Councilmembers. She discussed the 90-day term for the Fire Rebuild Ambassador position and explained that she requested a commendation to recognize this term of service. She discussed public outreach continuing at the Zone Captain level instead of having one point of contact for the community. She stated the City was still working on clarifying and improving rebuild permitting process. She stated the City need more information on what is delaying projects that had planning approvals from moving into the building plan check process. She expressed concern that people are afraid to come into City Hall for services.

Mayor Pro Tem Silverstein thanked Mr. Roy for his service. He discussed the original conception and appointment of the Fire Rebuild Ambassador and his opposition to the three-month term. He explained that the position was meant to be reviewed by the City Council before the term expired. He discussed the public's fear of retribution from City staff or consultants and stated if there were any incidents of retribution there should be zero tolerance. He proposed bringing the geotechnical reviews in-house.

Councilmember Uhring stated he understood staff intended to continue working with the Zone Captains and holding workshops to continue soliciting public feedback and sharing information about rebuilding.

Councilmember Conrad expressed frustration that the City was not doing more to protect residents. She discussed people experiencing homelessness in the City, the overturned crane incident, the loss of the Fire Rebuild Ambassador position, the fact that only two fire rebuild permits had been issued, and residents' fear of City Hall. She stated that she felt she had failed the residents. She requested the implementation of six items to improve the fire rebuild process: 1. streamline administrative procedures, 2. strengthen in-house plan check engineering, 3. assign a City champion for rebuilders, 4. implement a standardized checklist and Archistar, 5. provide all corrections in one review, and 6. collaborate with the City

of Los Angeles Building Safety staff.

Councilmember Stewart discussed the tragic crash on Friday night on PCH. He discussed the overturned crane on Broad Beach and previous violations at the property. He discussed the importance of serving both the fire damaged portion of the City and the undamaged portion of the City. He discussed vacancies in the Building Safety Division and limited staff resources requiring the use of consultants. He discussed flood potential in Serra Creek and recommended preparing for an emergency. He discussed the Council's Palisades Fire Ad Hoc Committee. He discussed delays to applicants entering the building plan check phase. He thanked Mr. Roy for his service. He discussed the importance of moving the rebuild process forward as quickly as possible.

In response to Councilmember Uhring, Mr. Smith confirmed that workers for the project parked on Broad Beach Road.

Councilmember Uhring recommended having employees park off Broad Beach Road to lessen the traffic and access impacts of construction.

RECESS At 9:42 p.m., Mayor Riggins recessed the meeting. The meeting resumed at 9:58 p.m. with all Councilmembers present.

ITEM 5 ORDINANCES AND PUBLIC HEARINGS

A. Appeal of Planning Commission Resolution No. 25-38 Regarding Conditional Use Permit No. 22-004 – An application for a conditional use permit to allow for an emergency communication facility to serve the Los Angeles County Sheriff's substation located at the Santa Monica Community College site (23525 Civic Center Way, APN 4458-022-906; County of Los Angeles; Appellants, Malibu Township Council)
Recommended Action: Continue the item to a date uncertain

This item was continued upon approval of the agenda.

ITEM 6 OLD BUSINESS

A. Civic Center Water Treatment Facility Phase 2 Update
Recommended Action: Receive an update on the Civic Center Water Treatment Facility (CCWTF) Phase 2 project.

Public Works Director DuBoux presented the staff report.

The Council directed questions to staff.

Mayor Riggins opened the floor to public comment.

Speakers: Jeff Follet (Alex Bridgeman deferred time to Jeff Follet), Jo Drummond, Ryan, and Anne K.

As there were no other speakers present, Mayor Riggins returned the matter to the table for discussion.

The Council discussed the item and directed questions to staff.

CONSENSUS

By consensus, the Council directed staff to review language change proposed by the Regional Water Quality Control Board regarding trigger for Phase 3 of the project.

Mayor Riggins received and filed the report without objection.

MOTION Councilmember Uhring moved, Councilmember Stewart second a motion to hear Item No. 6.C. next and after 10:30 p.m. The motion carried unanimously.

C. Rebuild Policies to Facilitate the Rebuilding of Structures Damaged or Destroyed by Natural Disasters

Recommended Action: Approve Rebuild Policies -- LCP and Zoning Code Interpretation (LCP Interpretation Number 24 and Zoning Code Interpretation Number 15) to facilitate the rebuild of structures destroyed by natural disasters

Assistant Community Development Director Eaton presented the staff report.

The Council directed questions to staff.

Mayor Riggins opened the floor to public comment.

Speakers: Marissa Coughlan, Janelle Lau, Carmel McFaydenm Jennifer Hoppel, Carl Randall, Arnold Bernstein, Danny, and Darrens

As there were no other speakers present, Mayor Riggins returned the matter to the table for discussion.

The Council discussed the item and directed questions to staff and Ms. Lau.

MOTION Councilmember Stewart moved, and Mayor Pro Tem Silverstein second to: 1) approve Rebuild Policies – LCP and Zoning Code Interpretation, except for Issue No. 10, and 2) directed staff to bring back revised language for Issue No. 10 next meeting. The motion carried unanimously.

The Council discussed continuing the meeting

CONSENSUS

By consensus, the Council directed staff to schedule the remaining issue for Item No. 7.C. and Item No. 7.B. to be heard after 6:30 p.m., but before Item No. 4.A. at the October 13, 2025 Regular Meeting.

B. Fiscal Year 2025-26 Deferred General Fund Grants
Recommended Action: Review recommendation by the Administration and Finance Subcommittee concerning deferred applications of the General Fund Grant Program and provide direction regarding the deferred grant requests.

This item was continued to the October 13, 2025 Regular Meeting.

ITEM 7 NEW BUSINESS

None.

ITEM 8 COUNCIL ITEMS

None.

ADJOURNMENT

Mayor Riggins adjourned the meeting at 11:48 p.m.

Approved and adopted by the City Council of the City of Malibu on _____.

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

MINUTES
MALIBU CITY COUNCIL
SPECIAL MEETING
OCTOBER 15, 2025
COUNCIL CHAMBERS
6:30 P.M.

MEETING CALL TO ORDER

Mayor Riggins called the meeting to order at 6:05 p.m.

ROLL CALL

The following persons were recorded in attendance by the Recording Secretary:

PRESENT: Mayor Marianne Riggins; Mayor Pro Tem Bruce Silverstein; and Councilmembers Haylynn Conrad (via teleconference), Doug Stewart and Steve Uhring.

PUBLIC COMMENT ON CLOSED SESSION

Mayor Riggins opened the floor to public comment.

Speakers: Jo Drummond, and Anne K.

RECESS TO CLOSED SESSION

At 6:08 p.m., the Council recessed to Closed Session to discuss the following items listed on the Closed Session agenda:

Conference with Legal Counsel – Existing litigation pursuant to Government Code Section 54956.9(d)(1):

1. Case Name: City's Petition to Form Malibu USD from Territory in the Santa Monica-Malibu USD

Personnel Matters pursuant to Government Code Section 54957:

1. Public Employee Appointment
   Title: City Manager

Conference with Labor Negotiator pursuant to Government Code Section 54957.6:

1. City representative: Interim City Attorney Trevor Rusin
   Unrepresented employee: City Manager

REGULAR SESSION CALL TO ORDER

Mayor Riggins called the meeting to order at 7:26 p.m.

ROLL CALL

The following persons were recorded in attendance by the Recording Secretary:

PRESENT: Mayor Marianne Riggins; Mayor Pro Tem Bruce Silverstein; and Councilmembers Haylynn Conrad, Doug Stewart and Steve Uhring.

ALSO PRESENT: Trevor Rusin, Interim City Attorney; Candace Bond, Interim City Manager; Richard Rojas, Deputy City Manager; Kelsey Pettijohn, City Clerk; Yolanda Bundy, Community Development Director; Parker Davis, Media Technician; Christina Muñoz, Deputy City Clerk; and Tyler Eaton, Assistant Community Development Director

PLEDGE OF ALLEGIANCE

Mayor Riggins led the Pledge of Allegiance.

CLOSED SESSION REPORT

Interim City Attorney Rusin reported that the meeting convened at 6:00 p.m., after which time the City Council recessed to a Closed Session pursuant to Government Code Sections 54956.9(d)(1), 54957, and 54957.6, with all Councilmembers present, Councilmember Conrad remote. He stated the Council discussed the items on the Closed Session agenda and took no reportable action.

REPORT ON POSTING OF AGENDA

City Clerk Pettijohn reported that the agenda for the meeting was properly posted on October 14, 2025.

APPROVAL OF AGENDA

MOTION Councilmember Uhring moved, and Mayor Pro Tem Silverstein seconded a motion to approve the agenda, hearing Item No. 3.B. before Item No. 3.A. The question was called, and the motion carried unanimously.

ITEM 1 CONSENT CALENDAR

Mayor Riggins opened the floor to public comment on the Consent Calendar. As there were no speaker present, she returned the matter to the table for discussion.

Councilmember Stewart noted that he would recuse himself from the vote on Item No. 1.B.5 because he owned property within 700 feet of the project.

The Council directed questions to staff regarding Item No. 1.B.6.

MOTION Mayor Pro Tem Silverstein moved, and Mayor Riggins seconded a motion to approve the Consent Calendar. The motion carried unanimously, Councilmember Stewart recused from Item No. 1.B.5.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items
None.

B. New Items

1. Waive Further Reading
Recommended Action: After the City Attorney has read the title, waive full reading of ordinances considered on this agenda for introduction on first reading and/or second reading and adoption.

2. Approve Warrants
Recommended Action: Allow and approve warrant demand numbers 76726-76933 on the register from the General Fund and direct the City Manager to pay out the funds to each of the claimants listed in Warrant Register No. 776 in the amount of the warrant appearing opposite their names, for the purposes stated on the respective demands in a total amount of $7,577,644.12. City of Malibu payroll check number 5523-5524 and ACH deposits were issued in the amount of $736,911.53

3. Approval of Minutes
Recommended Action: Approve the minutes for the April 28, 2025 Regular Meeting and April 30, 2025 Special Meeting.

4. Rejection of Bids for the Legacy Park Arbors Renovations Project
Recommended Action: 1) Reject all bids received for the Legacy Parks Arbors Renovations Project, Specification No. 2114; and 2) Direct staff to reduce scope of work required to renovate the arbors at Legacy Park and rebid the project.

5. Latigo Canyon Road Retaining Walls Project
Recommended Action: 1) Approve the award and authorize the Mayor to execute a construction contract with Taylor Jane Construction LP, in the amount of $1,421,780 for the construction of the Latigo Canyon Road Retaining Walls Rehabilitation Project Specification No. 2087; and 2) Authorize the Public Works Director to approve any potential change orders up to 20% of the contract amount.

6. Commercial Property Fire Debris Abatement – Authorization to Issue Public Bid
Recommended Action: Authorize staff to issue a public bid for fire debris abatement services for commercial and multifamily properties.

ITEM 2 CEREMONIAL/PRESENTATIONS

A. Update on Fire Rebuild Process Streamlining

Community Development Director Bundy presented an update on fire rebuild permit processing and new process improvements.

ITEM 3 OLD BUSINESS

B. Rebuild Policies to Facilitate the Rebuilding of Structures Damaged or Destroyed by Natural Disasters
Recommended Action: Approve Rebuild Policies - Local Coastal Program (LCP) Interpretation Number 24 and Zoning Code Interpretation Number 15 – Issue No. 10.

Assistant Planning Director Eaton presented the staff report.

Mayor Riggins opened the floor to public comment.

Speakers: Arno Koch (Gretchen Smith, Jim Rogers, and Jo Drummond deferred time to Arno Koch), Kevin Keegan, Danny Smith, and Darren Graves

Arnold Bernstein was not present at the time of the hearing.

As there were no other speakers present, Mayor Riggins returned the matter to the table for discussion.

The Council discussed the item and directed questions to staff.

MOTION Mayor Pro Tem Silverstein moved, and Councilmember Uhring second a motion to approve Rebuild Policies - Local Coastal Program (LCP) Interpretation Number 24 and Zoning Code Interpretation Number 15 – Issue No. 10, amending the last paragraph to state "For all replacement beachfront structures, the structure's height above sea level shall be determined by the Federal Emergency Management Agency's (FEMA) flood plain regulations as stated in MMC section 17.60.020(C)(1) with no additional sea level rise requirements imposed by the City. Onsite wastewater treatment systems and seawalls that are being built along with the replacement beachfront structure will be required to be designed by the applicant's coastal engineer with no additional sea level rise requirements imposed by the City. The design must be provided in either a (i) coastal engineering or wave uprush report, or (ii) letter certified and stamped by the applicant's coastal engineer, who must be a California licensed civil engineer experienced in the practice of coastal engineering."

The question was called and the motion carried 4-1, Councilmember Conrad opposed.

A. Fiscal Year 2025-26 Deferred General Fund Grants
Recommended Action: Review recommendation by the Administration and Finance Subcommittee concerning deferred applications of the General Fund Grant Program and provide direction regarding the deferred grant requests.

Councilmember Stewart and Councilmember Conrad noted that they would recuse themselves from the Friends of Malibu Urgent Care item.

The Council determined it would consider the grant requests individually.

Deputy City Manager Rojas presented the staff report on the requests from Malibu Education Foundation, LAEPF – Community Brigade, and Mission Nirvana Malibu.

Mayor Riggins opened the floor to public comment.

Speakers: Kevin Keegan and Karin Al Hardaan.

The Council directed questions to Ms. Al Hardaan.

As there were no other speakers present, Mayor Riggins returned the matter to the table for discussion.

The Council discussed the item.

MOTION Councilmember Stewart moved, and Mayor Riggins seconded a motion to approve a $315,000 grant to the Malibu Education Foundation, to be awarded in two equal installments. The question was called, and the motion carried unanimously.

The Council discussed the item.

MOTION Mayor Pro Tem Silverstein moved to approve the Administration and Finance Subcommittee recommendations for LAEPF – Community Brigade, and Mission Nirvana Malibu grant requests, awarding a $100,000 grant to the LAEPF – Community Brigade and denying the grant request from Mission Nirvana.

The Council discussed the item.

Councilmember Uhring seconded the motion.

The question was called, and the motion carried unanimously.

Councilmember Stewart and Councilmember Conrad recused themselves at 9:57 p.m. Councilmember Stewart left the dais and Councilmember Conrad muted herself on the teleconference line.

Deputy City Manager Rojas presented the staff report on the request from Friends of Malibu Urgent Care.

Mayor Riggins opened the floor to public comment. As there were no speakers present, Mayor Riggins returned the matter to the table for discussion.

The Council discussed the item and directed questions to staff.

MOTION Mayor Pro Tem Silverstein moved, and Councilmember Uhring seconded a motion to deny the grant request for Friends of Malibu Urgent Care.

The question was called, and the motion carried 3-0, Councilmember Stewart and Councilmember Conrad absent.

ADJOURNMENT

Mayor Riggins adjourned the meeting at 10:06 p.m.

Approved and adopted by the City Council of the City of Malibu on _____.

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

City Council Meeting
06-08-26
Item 1.B.4.

Council Agenda Report

To: Mayor Silverstein and the Honorable Members of the City Council

Prepared by: Travis Hart, Deputy Public Works Director

Reviewed by: Tatiana Holden, Assistant Public Works Director/City Engineer

Approved by: Joseph D. Irvin, City Manager

Date prepared: May 7, 2026 Meeting date: June 8, 2026

Subject: Amendment to Professional Services Agreement with Yunex, LLC

RECOMMENDED ACTION: Authorize the Mayor to execute Amendment No. 1 to the Professional Services Agreement with Yunex, LLC for operations and maintenance for Traffic Signal Maintenance services.

FISCAL IMPACT: Funding for these services in the amount of $30,000 is included in the Proposed Budget for FY 2026-27 in Account Nos.100-3001-5124 (Traffic Signal Maintenance).

STRATEGIC PLAN IMPLEMENTATION: N/A.

DISCUSSION: The City currently maintains three signalized intersections along Civic Center Way at Malibu Canyon Road, Winter Canyon Road, and Webb Way. In addition, the City operates a total of three flashing beacons and twelve speed advisory feedback signs that require routine maintenance and on-call services.

In February 2023, the City issued a Request for Qualifications/Proposals (RFQ/P) for Traffic Signal Maintenance Services. On March 16, 2023, the City received proposals from Yunex, LLC and Bear Electrical Services. Following evaluation, City staff determined that Yunex, LLC demonstrated the highest level of qualifications and experience to effectively and efficiently maintain the City's traffic signal infrastructure and related devices. The City Council previously approved a Professional Services Agreement with Yunex, LLC for a three-year term set to expire on June 30, 2026.

Yunex, LLC has consistently provided satisfactory service and management. Approval of Amendment No. 1 will allow Yunex, LLC to continue providing these critical services without interruption.

Staff recommends that the City Council approve Amendment No. 1 to the Professional Services Agreement with Yunex, LLC extending the term for an additional one-year period through June 30, 2027. This amendment does not modify the compensation structure of the agreement.

ATTACHMENTS: Amendment No. 1 to Professional Services Agreement with Yunex, LLC

Docusign Envelope ID: 8BD40DDA-687E-8EAA-80F4-683F2CE48411

AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT

THIS AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT (the "Amendment" is made and entered in the City of Malibu on June 8, 2026, by and between the City of Malibu, a municipal corporation, hereinafter referred to as City, and Yunex LLC, a Delaware Limited Liability Company, hereinafter referred to as Consultant. City and Consultant are herein collectively referred to as "Parties" and separately as a "Party".

The city and the Consultant agree as follows:

RECITALS

A. On June 12, 2023, the City entered into a Professional Servies Agreement with Consultant for providing annual traffic signal maintenance (the "Agreement").

B. The Parties desires to amend the Agreement to extend the term of the Agreement for an additional year, expiring on June 30, 2027.

NOW THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Section 2.0 of the Agreement (Term of Agreement), is hereby extended to June 30, 2027.

2. Each person executing this Amendment represents and warrants that they are duly authorized to execute this Amendment on behalf of the Party for whom they are signing and to bind that Party to the terms herein.

3. The Parties agree that this Amendment will be considered signed when the signature of a Party is delivered physically or by facsimile transmission or scanned and delivered via electronic mail. Such facsimile or electronic mail copies will be treated in all respects as having the same effect as an original signature.

4. All terms and conditions of the Agreement not amended by this Amendment remain in full force and effect.

5. The effective date of this Amendment is June 1, 2026.

This Amendment is executed on _____,.

CITY OF MALIBU, a municipal corporation:

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

Docusign Envelope ID: 8BD40DDA-687E-8EAA-80F4-683F2CE48411

KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE

TREVOR RUSIN, Interim City Attorney

CONSULTANT:

DocuSigned by:
By: Joshua Ferras
40D93B9275C5452...

JOSHUA FERRAS, Regional Manager

City Council Meeting
06-08-26
Item 1.B.5.

Council Agenda Report

To: Mayor Silverstein and the Honorable Members of the City Council

Prepared by: Susan Dueñas, Public Safety Director

Approved by: Joseph D. Irvin, City Manager

Date prepared: May 26, 2026 Meeting date: June 8, 2026

Subject: Letter of Support for Los Angeles County's FY2024-25 BRIC grant application for the Santa Monica Mountains Infrastructure Wildfire Hardening Program

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RECOMMENDED ACTION: Authorize the Mayor to sign a Letter of Support for Los Angeles County's FY2024-25 Build Resilient Infrastructure and Communities (BRIC) grant application for the Santa Monica Mountains Infrastructure Wildfire Hardening Program.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action.

STRATEGIC PLAN IMPLEMENTATION: This item supports the City's 2025 Strategic Plan Goal 4: Improve Public Safety, Objective 4.2: Increase Wildfire Resiliency.

DISCUSSION: Los Angeles County is submitting a FY2024-25 BRIC grant application for the Santa Monica Mountains Infrastructure Wildfire Hardening Program. The program will harden 340 residential parcels located within the communities of Calabasas, Malibu, Topanga, Agoura Hills, and Pacific Palisades. The California Office of Emergency Services has advised the County that letters of support can significantly strengthen the application's competitiveness.

They are proposing a home hardening incentive program to eligible homes in Santa Monica Mountains communities, with a large portion of homes within the City of Malibu. Through the program, the County would offer up to $50k per single-family home, and homeowners would be expected to contribute 25% toward the total cost of their project. Program offerings would include defensible space, roof replacements, window retrofits, gutter guards and fire-resistant eaves and soffit upgrades. The County anticipates enrolling 340 homes into the program.

Staff recommend that the Council support this grant request that benefits the Malibu community and does not require City resources to implement.

ATTACHMENTS: Letter of Support for Los Angeles County's FY2024-25 BRIC grant application for the Santa Monica Mountains Infrastructure Wildfire Hardening Program.

City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

June 8, 2026

Federal Emergency Management Agency
Building Resilient Infrastructure and Communities Program (BRIC)
U.S. Department of Homeland Security

RE: Letter of Support for FY 24-25 BRIC Grant Application – Internal Services Department
Santa Monica Mountains Infrastructure Wildfire Hardening Program

To Whom It May Concern:

As the Mayor of the City of Malibu, I submit this Letter of Support for Los Angeles County's FY2024-25 BRIC grant application for the Santa Monica Mountains Infrastructure Wildfire Hardening Program. The program will harden 340 residential parcels located in CAL FIRE designated high and very high Fire Hazard Severity Zones within the communities of Calabasas, Malibu, Topanga, Agoura Hills, and Pacific Palisades. This critical investment will help safeguard vital community infrastructure, located in close proximity to single-family homes, including above-ground power lines, water pumping stations, and cellular towers.

The 2025 wildfires underscored the growing fire threat in the region posed by longer warm, dry periods and Santa Ana wind events. Homes located within the Wildland-Urban Interface remain especially vulnerable to ember intrusion, radiant heat exposure, and structure-to-structure ignition. The proposed project represents a critical investment in proactive mitigation measures designed to reduce future losses, protect life and property, and strengthen long-term community resilience.

The proposed scope of work, defensible space implementation and ignition-resistant construction retrofits, aligns directly with FEMA's BRIC program objectives and the City's broader hazard mitigation priorities. This initiative is particularly important for parcels located in Very High Fire Hazard Severity Zones, where residents face elevated wildfire risk and recovery challenges. By prioritizing hardening investments in these vulnerable areas, the project will help reduce future disaster costs, improve emergency preparedness and emergency response rates, and enhance the safety and stability of affected neighborhoods.

The City recognizes the importance of regional collaboration in wildfire mitigation efforts and supports continued coordination among local, state and federal agencies, community organizations, emergency management professionals, and residents. We believe this project will serve as an important model for neighborhood-scale resilience strategies in fire-prone areas of California.

Recycled Paper

For these reasons, the Malibu City Council fully supports this BRIC funding request and respectfully urges favorable consideration of the application.

Should you require additional information, please do not hesitate to contact Public Safety Director, Susan Duenas, at 310-456-2489 x313.

Sincerely,

Bruce Silverstein, Mayor
City of Malibu

Recycled Paper

City Council Meeting
06-08-26
Item 1.B.6.

Council Agenda Report

To: Mayor Silverstein and the Honorable Members of the City Council

Prepared by: Didier Murillo, Principal Planner

Reviewed by: Yolanda Bundy, Community Development Director
Tyler Eaton, Assistant Community Development Director

Approved by: Joseph D. Irvin, City Manager

Date prepared: May 20,2026 Meeting date: June 8, 2026

Subject: Issuance Report: Emergency Coastal Development Permits

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RECOMMENDED ACTION: Receive and file the report of emergency coastal development permits (ECDPs) that were issued since the last report provided on September 29, 2025.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action.

STRATEGIC PLAN IMPLEMENTATION: N/A.

DISCUSSION: This agenda item is for informational and reporting purposes only. Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.14.1(a), the Planning Manager shall report in writing to the City Council ECDPs that have been issued by the City of Malibu.

An ECDP allows for the approval of temporary work to prevent the loss of life or property. Pursuant to LIP Section 13.14, these permits allow for a temporary solution to mitigate disaster-related damage. Examples of work that may be authorized through an ECDP include temporary stabilization of failed slopes, seawalls, retaining walls; and installation of dewatering systems and structural shoring. Any development or structures constructed pursuant to an ECDP are considered temporary until authorized by a follow-up CDP. Within 90 days of an ECDP issuance, the applicant is required to: 1) file for a regular CDP; 2) file for a CDP exemption if the project meets the requirements for an exemption; or 3) remove the development. Applicants who fail to apply for a follow-up regular CDP and obtain approval must remove any work completed.

The decision to issue an ECDP is at the discretion of the Community Development Director. Nine ECDPs have been issued since the previous report to Council on September 29, 2025. Seven of the nine issued ECDPs have not submitted the corresponding follow-up CDP within 90 days of the ECDP issuance date. Staff is currently working with those applicants to bring them into compliance.

ATTACHMENT: List of ECDPs issued since the report provided on September 29, 2025

CITY OF MALIBU
Planning Division
Decision Dates from 09/26/2025 to 05/20/2026
Emergency Coastal Development Permits - Decision Report

Case Type	Case #	APN	Street Address	Status	Decision	Project Description
ECDP	24-007	4451-002-026	21434 PACIFIC COAST HWY	Waiting for CDP	01/21/2026	Replacement of exposed and damaged OWTS
ECDP	24-014	4460-008-005	6447 SYCAMORE MEADOWS DR	Follow-Up CDP Submitted	04/07/2026	Remedial grading for slope failure
ECDP	24-018	4460-035-007	27498 LATIGO BAY VIEW DR	Waiting for CDP	04/10/2026	Installation of hydrauger dewatering system and construction of friction piles, tiebacks and whaler beams for slope failure
ECDP	25-009	4466-001-005	28128 PACIFIC COAST HWY	Waiting for CDP	04/27/2026	Replacement of a long portion of a collapsed retaining wall abuting the eastern edge of Ramirez Canyon Creek
ECDP	25-011	4470-001-010	31656 SEA LEVEL DR	Waiting for CDP	10/06/2025	Repair of failed concrete seawall causing driveway collapse and threat to OWTS
ECDP	25-013	4451-022-007	3849 RAMBLA PACIFICO ST	Waiting for CDP	09/26/2025	Slope remediation and replacement of retaining wall
ECDP	25-017	4459-006-270	4000 CORRAL CANYON RD	Waiting for CDP	03/24/2026	Temporary Los Angeles Department of Water and Power laydown yard to support fire restoration efforts in the Pacific Palisades
ECDP	25-018	4467-002-037	5830 RAMIREZ CANYON RD	Waiting for CDP	05/14/2026	Temporary stabilization and temporary re-routing of a failed shared driveway due to creek-bank erosion and scouring along the back of the drainage course
ECDP	26-001	4466-001-005	28128 PACIFIC COAST HWY	Follow-Up CDP Submitted	02/19/2026	Emergency replacement of failed seawall to prevent complete failure of seawall and portions of adjacent parking lot

Projects: 9

City Council Meeting
06-08-26
Item 1.B.7.

Council Agenda Report

To: Mayor Silverstein and the Honorable Members of the City Council

Prepared by: Kelsey Pettijohn, City Clerk

Approved by: Joseph D. Irvin, City Manager

Date prepared: May 20, 2026 Meeting date: June 8, 2026

Subject: November 3, 2026 General Municipal Election

RECOMMENDED ACTION: 1) Adopt Resolution No. 26-32 calling and giving notice of the holding of a General Municipal Election to be held on Tuesday, November 3, 2026, for the election of certain officers as required by the provisions of the laws of the State of California relating to general law cities; 2) Adopt Resolution No. 26-33 requesting the Board of Supervisors of the County of Los Angeles to consolidate a General Municipal Election to be held on November 3, 2026, with the Statewide General Election to be held on the date pursuant to California Elections Code Section 10403; and 3) Adopt Resolution No. 26-34 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 repealing Resolution No. 16-24.

FISCAL IMPACT: No additional appropriation is required. Funding in the amount of $40,000 for the General Municipal Election is included in the Proposed Budget for FY 2026-7 in Account No. 100-7007-5150 (Elections).

STRATEGIC PLAN IMPLEMENTATION: N/A.

DISCUSSION: State law requires adoption of various resolutions in order to conduct a General Municipal Election. Staff has prepared the 2026 Election resolutions for Council consideration and adoption. Resolution No. 26-32 (Attachment 1) calls the election and sets the date on Tuesday, November 3, 2026, Resolution No. 26-33 (Attachment 2) requests the Board of Supervisors of the County of Los Angeles to consolidate the General Municipal Election with the Statewide General Election, and Resolution No. 26-34 adopts regulations for candidates for elective office pertaining to candidate statements submitted to the voters.

For information purposes, attached to the staff report is a list of important dates (Attachment 4) related to the November 3, 2026 General Municipal Election.

ATTACHMENTS:

1. Resolution No. 26-32
2. Resolution No. 26-33
3. Resolution No. 26-34
4. November 3, 2026 General Municipal Election Important Dates

RESOLUTION NO. 26-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU CALLING AND FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES

The City Council of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. 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.

SECTION 2. 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 Malibu, California, on Tuesday, November 3, 2026, a General Municipal Election for the purpose of electing two members of the City Council for the full term of four years.

SECTION 3. The ballots to be used at the election shall be in form and content as required by law.

SECTION 4. The City Clerk is authorized, instructed and directed to coordinate with the County of Los Angeles Registrar-Recorder/County Clerk 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.

SECTION 5. The vote center locations and hours of operations, ballot drop box locations, and hours of operation, vote-by-mail procedures and timing, the election officers, and all other persons and procedures for the General Municipal Election shall be the same as those utilized by the County of Los Angeles and in compliance with the Elections Code for the State of California. In addition, the vote centers for the election shall be open as required during the identified voting period pursuant to Elections Code sections 4007 and 14401.

SECTION 6. In all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 7. 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 8. Pursuant to Resolution No. 99-86 and California Elections Code section 15651(b), in the event of a tie vote as certified by the County of Los Angeles Registrar-Recorder/County Clerk, the City Council shall conduct a special runoff election to resolve the tie vote and such special runoff election is to be held on a Tuesday not less than 40 days nor more than 125 days after the administrative or judicial certification of the election which resulted in a tie vote.

SECTION 9. The City Council authorizes the City Clerk to administer said election and all reasonable and actual election expenses shall be paid by the City upon presentation of a properly submitted bill.

SECTION 10. This Resolution shall become effective immediately upon its passage and adoption.

SECTION 11. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this __th day of ____ 2026.

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE

_____
TREVOR RUSIN, Interim City Attorney

RESOLUTION NO. 26-33

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

The City Council of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. The City Council of the City of Malibu called a General Municipal Election to be held on November 3, 2026, for the purpose of the election of two members of the City Council for the full term of four years.

B. 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, polling places, and election officers of the two elections be the same, and that the County election department of 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.

SECTION 2. Pursuant to the requirements of Elections Code Section 10403, 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 two members of the City Council for the full term of four years.

SECTION 3. The County election department 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 law regulating the statewide or special election including Elections Code Section 10418.

SECTION 4. The Board of Supervisors is requested to issue instructions to the County election department to take any and all steps necessary, with the exception of candidate filing services, for the holding of the consolidated election.

SECTION 5. The City of Malibu recognizes that additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County for any costs.

SECTION 6. The City Clerk is hereby directed to file a certified copy of this resolution with the Board of Supervisors and the election department of the County of Los Angeles.

SECTION 7. This Resolution shall become effective immediately upon its passage and adoption.

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

PASSED, APPROVED, and ADOPTED this __th day of ____ 2026.

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE

_____
TREVOR RUSIN, Interim City Attorney

RESOLUTION NO. 26-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES' STATEMENTS SUBMITTED OT THE VOTES AT AN ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026 AND REPEALING RESOLUTION NO. 16-24

The City Council of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Elections Code Section 13307 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.

SECTION 2. GENERAL PROVISIONS.

Pursuant to Elections Code Section 13307 and 13308, each candidate for elective office to be voted for at an Election to be held in the City of Malibu 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 and shall not in any way make reference to other candidates for that office or to another candidate's qualifications, character, or activities. The statement shall not include party affiliation of the candidate, nor membership or activity in partisan political organizations. 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. 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 3. ELECTRONIC STATEMENTS

Pursuant to Elections Code Section 13307(c), the governing body of the City of Malibu authorizes the preparation of candidate statements for the purpose of electronic distribution. Candidates will prepare statements for electronic distribution pursuant to Elections Code Section 13307(a). A statement prepared pursuant to this subdivision shall be posted on the internet website of the County Elections Official. Pursuant to Elections Code Section 13307.7(a), candidates shall provide payment of the requisite fee to cover the duties and procedures set forth in Elections Code Sections 13307(b) and (d).

SECTION 4. FOREIGN LANGUAGE POLICY.

A. Pursuant to the Federal Voting Rights Act, candidate's statements will be translated into all languages required by the County of Los Angeles. The County is required to translate candidate's statements into the following languages: Armenian, Bengali, Burmese, Chinese, Cambodian/Khmer, Farsi, Filipino/Tagalog, Gujarati, Hindi, Indonesian, Japanese, Korean, Mongolian, Russian, Spanish, Telugu, Thai, and Vietnamese

B. The County will mail separate voter information guides and candidates' statements in Armenian, Bengali, Burmese, Chinese, Cambodian/Khmer, Farsi, Filipino/Tagalog, Gujarati, Hindi, Indonesian, Japanese, Korean, Mongolian, Russian, Spanish, Telugu, Thai, and Vietnamese to only those voters who are on the county voter file as having requested a voter

information guide in a particular language. 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.

SECTION 5. PAYMENT.

A. Translations:

1. The candidate shall be required to pay for the cost of translating the candidate's statement into any required foreign language as specified in (A) and/or (B) of Section 4 above pursuant to Federal and\or State law.

2. The candidate shall be required to pay for the cost of translating the candidate's statement into any foreign language that is not required as specified in (A) and/or (B) of Section 4 above, pursuant to Federal and\or State law, but is requested as an option by the candidate.

B. Printing:

1. The candidate shall be required to pay for the cost of printing the candidate's statement in English in the main voter pamphlet.

2. The candidate shall be required to pay for the cost of printing the candidates statement in a foreign language required in (A) of Section 3 above., in the main voter pamphlet.

3. The candidate shall be required to pay for the cost of printing the candidate's statement in a foreign language requested by the candidate per (B) of Section 2 above, in the main voter pamphlet.

4. The candidate shall be required to pay for the cost of printing the candidate's statement in a foreign language required Section 3.A., in the facsimile voter pamphlet.

5. The candidate shall be required to pay for the cost of electronically distributing candidate's statements.

The City Clerk shall estimate the total cost of printing, handling, translating, and mailing the candidate's 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 voter's 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 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 clerk may require the

candidate to pay the balance of the cost incurred. In the event of overpayment, the clerk shall prorate the excess amount among the candidates and refund the excess amount paid within 30 days of the election.

SECTION 6. MISCELLANEOUS.

A. All translations shall be provided by professionally-certified translators.

B. The City Clerk shall allow bold type, underlining, capitalization, indentations, bullets, and leading hyphens to the same extent and manner as allowed in previous City elections.

C. The City Clerk shall comply with all recommendations and standards set forth by the California Secretary of State regarding occupational designations and other matters relating to elections.

D. No candidate will be permitted to include additional materials in the voter information guide.

SECTION 7. The City Clerk shall provide each candidate or the candidate's representative a copy of this Resolution at the time nominating petitions are issued.

SECTION 8. Resolution No. 16-24 is hereby repealed.

SECTION 9. This resolution shall apply at the next ensuing municipal election and at each municipal election after that time.

SECTION 10. This Resolution shall become effective immediately upon its passage and adoption.

SECTION 11. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this __th day of ____ 2026.

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE

TREVOR RUSIN, Interim City Attorney

November 3, 2026 General Municipal Election

Important Dates

July 13, 2026	First Day of period for Nomination Papers
August 7, 2026	Last Day to Call Election for Ballot Measures
August 7, 2026	Last day to file Nomination Papers[1]
August 13, 2026	Secretary of State to determine order of names on ballot
August 20, 2026	Last day to cancel election for insufficient candidates
September 7 – October 20, 2026	Filing period for Write-in Candidate
October 19, 2026	Last day to register to vote
NOVEMBER 3, 2026	ELECTION DAY
December 3, 2026	Canvass of election results
December 14, 2026	Council reorganization

[1] *Date to be extended to August 12, 2926, in the event the incumbent does not file.*

ATTACHMENT 4

City Council Meeting
06-08-26
Item 5.A.

Council Agenda Report

To: Mayor Silverstein and the Honorable Members of the City Council

Prepared by: Lyndsey Baughman, Environmental Sustainability Analyst
Tracey Rossine, Environmental Programs Manager

Reviewed by: Tatiana Holden, Assistant Public Works Director/City Engineer

Approved by: Joseph D. Irvin, City Manager

Date prepared: May 20, 2026 Meeting date: June 8, 2026

Subject: Collection of Fees for the Implementation of the California Integrated Waste Management Act within the Malibu Garbage Disposal District

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RECOMMENDED ACTION: 1) Conduct the public hearing; and 2) Adopt Resolution No. 26-28 authorizing collection on the County Tax Roll of a fee from residential and commercial premises for the cost of preparing, adopting and implementing the City's Source Reduction and Recycling Element and Household Hazardous Waste Element imposed by Resolution No. 03-30.

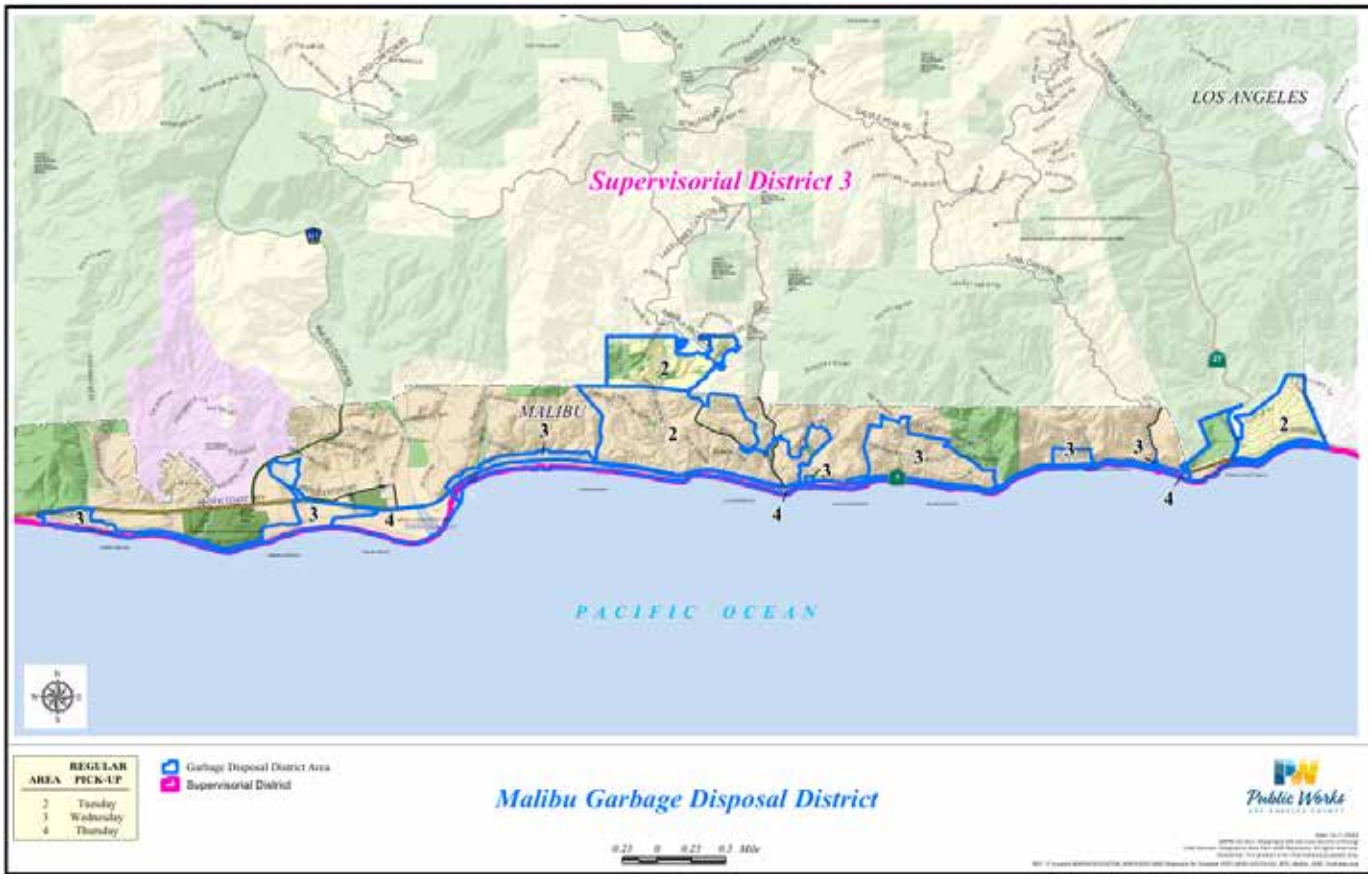
FISCAL IMPACT: The District fees will generate approximately $14,875.45 to the Solid Waste Management Fund (207-0000-3434-00). This action does not increase the fee imposed and collected on the subject properties. Revenue in the amount of $17,000 was included in the Proposed Budget for Fiscal Year (FY) 2026-27.

STRATEGIC PLAN IMPLEMENTATION: N/A.

DISCUSSION: In 1993, the City Council approved a policy for the reduction and diversion of solid waste from local landfills in conjunction with the requirements of the California Integrated Waste Management Act of 1989, also called AB 939. To fund the costs of the City's waste reduction and recycling program, the City Council adopted Resolution No. 93-169, establishing fees of $0.60 per single-family household per month, $0.50 per cubic yard disposed per commercial site per month, and $7.20 per single-family household within the Malibu Garbage Disposal District (MGDD) per year, for all properties within city limits. The resolution authorized the City to collect this fee and delegated the solid waste

hauling companies to assess this fee in conjunction with the cost for solid waste collection services.

Solid waste collection for portions of Malibu within the MGDD is administered by the County of Los Angeles, which assesses properties directly for hauling and disposal costs on an annual basis. Property owners in this district pay the fee authorized by Resolution No. 93-169 to the City, plus the County's administrative fee through the County Assessor's Office tax roll. Customers outside of this district pay the solid waste fee directly to their hauler, who then reimburses the City on a quarterly basis.



In June 2003, Council adopted Resolution No. 03-30 authorizing this fee to be assessed on the tax rolls annually. This process is repeated at the start of every new fiscal year as required by the County.

The fees for the MGDD must be placed on the property tax rolls for FY 2026-27 by August 10, 2026. Resolution No. 26-28 authorizes the County to collect the fees along with the property tax. The total to be collected is detailed in Attachment 3, subject to any minor parcel adjustments by the County Assessor. Residents outside the MGDD will continue to pay their fee directly to the hauler.

ATTACHMENTS:

1. Resolution No. 26-28
2. Notice of Public Hearing
3. Malibu Garbage Disposal District Report of Parcels

RESOLUTION NO. 26-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU AUTHORIZING COLLECTION ON THE COUNTY TAX ROLL OF A FEE FROM RESIDENTIAL AND COMMERCIAL PREMISES FOR THE COST OF PREPARING, ADOPTING AND IMPLEMENTING THE CITY'S SOURCE REDUCTION AND RECYCLING ELEMENT AND HOUSEHOLD HAZARDOUS WASTE ELEMENT IMPOSED BY RESOLUTION NO. 03-30

The City Council of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. On July 26, 1993, the City Council adopted Resolution No. 93-169 imposing a fee on the collection of solid waste for preparing, adopting and implementing the City's source reduction and recycling element and household hazardous waste element.

B. On July 14, 2003, the City Council adopted Resolution No. 03-30 authorizing the collection of the fee imposed by Resolution 93-169 on the County tax roll.

C. The City Council desires to collect the fee of $7.20, plus the County's $0.25 administrative fee per unit on the County tax roll as authorized by California Health and Safety Code Section 5473, and Resolution Nos. 93-169 and 03-30.

D. Section 8.32.370.B. of the Malibu Municipal Code expressly authorizes collection of the fee in this manner.

E. On June 8, 2026, a duly noticed public hearing was held relating to the continued collection of the Fee on the tax rolls, at which time the City Council heard and considered public comment.

F. This resolution does not increase the amount of the fee imposed and collected on the subject properties during the prior fiscal year.

SECTION 2. Pursuant to the California Integrated Waste Management Act of 1989 [Public Resources Code Section 40000, et seq., (Act)], the City is obligated to prepare, adopt, and implement a Source Reduction and Recycling Element and a Household Hazardous Waste Element (Elements)

SECTION 3. Pursuant to Public Resources Code Section 41901, the City Council is authorized to impose a fee (Fee) on the collection of solid waste from all residential and commercial premises in the City in amounts sufficient to pay the costs of preparing, adopting, and implementing the element. The Fee was approved and imposed by way of Resolution No. 93-169.

SECTION 4. The City Council hereby finds that notice of the time and place of the public hearing regarding the proposed assessment has been given as required.

SECTION 5. The City Council, by the requisite two-thirds vote of its membership, hereby elects and approves collection of the Fee imposed by Resolution No. 93-169 on the County tax roll, including an additional administrative charge of $.25 per parcel, on each of the parcels. The Council hereby approves the Malibu Garbage Disposal District Report of Parcels contemplated by Health and Safety Code Section 5473, containing a description of each parcel of real property receiving solid waste services and the amount of the Fee for each parcel computed in accordance with Resolution No. 93-169.

SECTION 6. The Fee shall be collected by the County Tax Collector at the same time and in the same manner and together with City and County property taxes and shall constitute a lien on the parcels from which it is due.

SECTION 7. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this 8th day of June 2026.

BRUCE SILVERSTEIN, Mayor

ATTEST:

KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE

TREVOR RUSIN, Interim City Attorney

NOTICE OF PUBLIC HEARING
CITY OF MALIBU
CITY COUNCIL

The Malibu City Council will hold a public hearing on **MONDAY, June 8, 2026, at 5:30 p.m. on the item listed below in the Council Chambers at Malibu City Hall, located at 23825 Stuart Ranch Road, Malibu, CA.**

Public comment can be submitted ahead of the public hearing to citycouncil@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COLLECTION OF FEES FOR THE IMPLEMENTATION OF THE CALIFORNIA INTEGRATED WASTE MANAGEMENT ACT WITHIN THE MALIBU GARBAGE DISPOSAL DISTRICT

IF YOU CHALLENGE THE CITY COUNCIL'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR OTHERWISE HELD BY THE CITY, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, EITHER AT OR PRIOR TO THE PUBLIC HEARING.

If there are any questions regarding this notice, please contact Assistant Public Works Director, Tatiana Holden, at (310) 456-2489, ext. 338. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the City Council on, or before, the date of the meeting.

_____
Tatiana Holden, Assistant Public Works Director

Publish Date: May 28, 2026 and June 4, 2026

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4443001002	18412	PACIFIC COAST HWY	2100	6.0	$ 43.20	$ 0.25	$ 43.45
4443002029			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4443003005			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4443003006			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4443003009			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4443003010	18541	PACIFIC COAST HWY	2500	3.0	$ 21.60	$ 0.25	$ 21.85
4443003011			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4443003023			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4443003024			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4443003027			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4443003028			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4443003031			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4443003040			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4443003041			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4443003043			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4443009045			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4443022011			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4449001007	18856	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449001008			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4449001009	18850	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449001010	18842	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449001011	18834	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449001012	18830	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449001013	18824	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449001014	18814	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449001015	18808	TOPANGA BEACH DR	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4449001016	18820	PACIFIC COAST HWY	1200	4.0	$ 28.80	$ 0.25	$ 29.05
4449001018	18862	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449001019	18862	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449001020	18860	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449001022	18878	PACIFIC COAST HWY	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4449001023			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4449001024	18888	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449001026			0109	1.0	$ 7.20	$ 0.25	$ 7.45
4449002009			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4449002021	18970	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4449002022	18980	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4449002040			0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449002041	18964	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449002042	18960	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449002043	18954	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449002044			0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449002045			0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449002046			0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449002047			0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449002048			0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449002049			0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449002050	18922	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449002051			0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449002052	18914	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449002053			0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449002054			0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449002055	18904	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449002056	18904	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4449003005	19112	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003017	19042	PACIFIC COAST HWY	010C	0.5	$ 3.60	$ 0.25	$ 3.85
4449003018	19044	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4449003019	19046	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4449003056	19130	PACIFIC COAST HWY	0500	0.5	$ 3.60	$ 0.25	$ 3.85
4449003057	19126	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003058	19124	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003059	19118	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003060	19110	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003061	19108	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003062	19100	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449003063	19068	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003064	19064	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003065	19062	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003066	19056	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003067	19054	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003068	19052	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003069	19050	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003070	19040	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003071	19036	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003072	19034	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003073	19030	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003074	19028	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003075	19024	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449003076	19020	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003077	19016	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449003078	19014	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449003079	19010	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449004001	19260	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449004002	19256	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449004003	19252	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449004045			0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449004046	19238	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449004047	19236	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449004048			0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449004049	19228	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449004050	19222	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449004051	19220	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449004052	19216	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449004053	19214	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449004054	19210	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449004055	19206	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449004056	19204	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449004057	19200	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449004058	19158	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449004059	19154	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449004060	19150	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449004061	19146	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449004062	19144	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449004063	19140	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449004064	19136	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449005009	19324	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449005013	19310	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449005014	19308	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4449005015	19306	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449005016	19302	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449005017	19300	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449005018	19264	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449005019	19320	PACIFIC COAST HWY	0300	0.5	$ 3.60	$ 0.25	$ 3.85
4449006001	19562	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449007001	19728	PACIFIC COAST HWY	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4449007002	19722	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449007003	19718	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449007004	19710	PACIFIC COAST HWY	0108	1.0	$ 7.20	$ 0.25	$ 7.45
4449007005	19706	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449007006	19702	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449007007	19688	PACIFIC COAST HWY	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4449007008	19640	PACIFIC COAST HWY	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4449007009	19632	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449007010			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4449007011	19620	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449008001	19858	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449008002	19854	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449008003	19850	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4449008004	19848	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4449008005	19846	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4449008006	19834	PACIFIC COAST HWY	0300	3.0	$ 21.60	$ 0.25	$ 21.85
4449008007	19830	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449008008	19824	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449008009	19820	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4449008010	19816	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4449008011	19812	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449008012	19768	PACIFIC COAST HWY	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4449008013	19750	PACIFIC COAST HWY	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4449008014	19742	PACIFIC COAST HWY	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4449008015	19734	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449009006			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4449010004	19453	PACIFIC COAST HWY	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4449010007			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4449010009	19419	PACIFIC COAST HWY	0201	2.0	$ 14.40	$ 0.25	$ 14.65
4449010010	19355	PACIFIC COAST HWY	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4449010011	19433	PACIFIC COAST HWY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4449012003	20109	BIG ROCK DR	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4449012004	20085	BIG ROCK DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449013001			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4449013002	20400	LITTLE ROCK WAY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449013003	20402	LITTLE ROCK WAY	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4449013004	20404	LITTLE ROCK WAY	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4449013005	20507	BIG ROCK DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449013006	20505	BIG ROCK DR	0103	0.5	$ 3.60	$ 0.25	$ 3.85
4449013007	20503	BIG ROCK DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449013008	20509	BIG ROCK DR	0104	0.5	$ 3.60	$ 0.25	$ 3.85
4449013009	20431	LITTLE ROCK WAY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449013011	20529	BIG ROCK DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449013012			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4449013016	20415	LITTLE ROCK WAY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449015004	20860	BIG ROCK DR	0103	0.5	$ 3.60	$ 0.25	$ 3.85
4449015009	20826	BIG ROCK DR	0101	0.5	$ 3.60	$ 0.25	$ 3.85

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4449015010	20734	BIG ROCK DR	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4449015011	20776	BIG ROCK DR	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4449015012	20721	BIG ROCK DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449015013	20693	BIG ROCK DR	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4449015014	20743	BIG ROCK DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449015015	20765	BIG ROCK DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449015016	20771	BIG ROCK DR	0103	1.0	$ 7.20	$ 0.25	$ 7.45
4449015017	20773	BIG ROCK DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4449015018	20781	BIG ROCK DR	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4449015019	20779	BIG ROCK DR	0103	0.5	$ 3.60	$ 0.25	$ 3.85
4449015020	20777	BIG ROCK DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4449015022	20730	BIG ROCK DR	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4449015023	20832	BIG ROCK DR	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4449016007	03651	MCANANY WAY	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450001024	20000	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450001025	19958	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4450001026	19954	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450001027	19950	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450001031	19936	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450001032	19932	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4450001033	19926	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4450001034	19922	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4450001035	19916	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4450001036	19912	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450001037	19906	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4450001038	19902	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4450001041	20010	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4450001042	20006	PACIFIC COAST HWY	0400	0.5	$ 3.60	$ 0.25	$ 3.85
4450001044			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450001045			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450002037	20136	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450002038	20132	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450002039	20124	PACIFIC COAST HWY	0300	0.5	$ 3.60	$ 0.25	$ 3.85
4450002040	20120	PACIFIC COAST HWY	0300	0.5	$ 3.60	$ 0.25	$ 3.85
4450002041	20112	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4450002042	20108	PACIFIC COAST HWY	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450002043	20102	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450002044	20062	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4450002045	20058	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4450002046	20054	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4450002047	20048	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450002048	20044	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4450002049	20038	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4450002050	20032	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450002051	20026	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450002052	20020	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450002053	20016	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450003010	20228	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450003011	20224	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450003012	20222	PACIFIC COAST HWY	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450003013	20218	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450003014	20214	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450003015	20212	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450003016	20202	PACIFIC COAST HWY	1820	0.5	$ 3.60	$ 0.25	$ 3.85

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4450003017	20152	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4450003018	20140	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4450004028	20422	PACIFIC COAST HWY	2700	1.0	$ 7.20	$ 0.25	$ 7.45
4450004029	20356	PACIFIC COAST HWY	2100	0.5	$ 3.60	$ 0.25	$ 3.85
4450004030			2700	1.0	$ 7.20	$ 0.25	$ 7.45
4450004031	20330	PACIFIC COAST HWY	0500	0.5	$ 3.60	$ 0.25	$ 3.85
4450004032	20320	PACIFIC COAST HWY	1820	5.0	$ 36.00	$ 0.25	$ 36.25
4450004033	20314	PACIFIC COAST HWY	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4450004034	20308	PACIFIC COAST HWY	1820	0.5	$ 3.60	$ 0.25	$ 3.85
4450004035	20300	PACIFIC COAST HWY	0300	0.5	$ 3.60	$ 0.25	$ 3.85
4450004036	20288	PACIFIC COAST HWY	0400	0.5	$ 3.60	$ 0.25	$ 3.85
4450005040	20620	PACIFIC COAST HWY	0400	0.5	$ 3.60	$ 0.25	$ 3.85
4450005041	20542	PACIFIC COAST HWY	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450005042	20536	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450005043	20534	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450005046	20438	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450005047	20436	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450005048	20466	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450005049	20464	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450005050	20462	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450005051	20460	PACIFIC COAST HWY	010E	0.5	$ 3.60	$ 0.25	$ 3.85
4450005052	20454	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450005053	20452	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450005054	20450	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450005055	20448	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450005056	20446	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450005057	20444	PACIFIC COAST HWY	010E	0.5	$ 3.60	$ 0.25	$ 3.85
4450005058	20612	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450005059	20610	PACIFIC COAST HWY	010E	0.5	$ 3.60	$ 0.25	$ 3.85
4450005060	20604	PACIFIC COAST HWY	010E	0.5	$ 3.60	$ 0.25	$ 3.85
4450005061	20602	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450005062	20560	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450005063	20558	PACIFIC COAST HWY	010E	0.5	$ 3.60	$ 0.25	$ 3.85
4450005064	20526	PACIFIC COAST HWY	010H	0.5	$ 3.60	$ 0.25	$ 3.85
4450005065	20524	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450005066	20532	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450005067	20530	PACIFIC COAST HWY	010E	0.5	$ 3.60	$ 0.25	$ 3.85
4450005068	20540	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450005069	20538	PACIFIC COAST HWY	010E	0.5	$ 3.60	$ 0.25	$ 3.85
4450005070	20522	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450005071	20520	PACIFIC COAST HWY	010E	0.5	$ 3.60	$ 0.25	$ 3.85
4450005072	20458	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450005073	20456	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450005074	20616	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450005075	20614	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450005076	20600	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450005077	20562	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450005078	20556	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450005079	20554	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450005080	20548	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450005081	20546	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450005082	20608	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450005083	20606	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450005084	20442	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4450005085	20440	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450005086	20516	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450005087	20550	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4450006037	20630	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450006038	20644	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4450006039	20648	PACIFIC COAST HWY	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4450006041	20700	PACIFIC COAST HWY	0500	6.0	$ 43.20	$ 0.25	$ 43.45
4450006042	20710	PACIFIC COAST HWY	0500	0.5	$ 3.60	$ 0.25	$ 3.85
4450006044	20638	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4450006045	20638	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4450006046	20638	PACIFIC COAST HWY	010C	0.5	$ 3.60	$ 0.25	$ 3.85
4450006047	20638	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4450006048	20638	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4450006049	20638	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4450006050	20638	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4450006051	20638	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4450006052	20638	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4450006053	20638	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4450006054	20638	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4450006055	20624	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450006064	20718	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4450006065	20718	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4450006066	20718	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4450006067	20718	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4450006068	20718	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4450006069	20718	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4450006070	20656	PACIFIC COAST HWY	0500	10.0	$ 72.00	$ 0.25	$ 72.25
4450007018			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450007019	20759	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450007020	20747	PACIFIC COAST HWY	0500	0.5	$ 3.60	$ 0.25	$ 3.85
4450007021			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450007022	20717	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450007023	20705	PACIFIC COAST HWY	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450007024	20812	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450007025	20810	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4450007026	20806	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4450007027	20802	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450007029	20762	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450007030			0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450007031	20752	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450007032	20748	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450007033	20742	PACIFIC COAST HWY	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450007034	20738	PACIFIC COAST HWY	0300	3.0	$ 21.60	$ 0.25	$ 21.85
4450007037	20722	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450007039	20766	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450007040	20770	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450007042	20726	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450007043	20732	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450008034	20816	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450008035	20820	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450008036	20826	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450008037	20828	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450008038	20830	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450008039	20832	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4450008040	20836	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450008041	20838	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450008042	20840	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4450008043	20842	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4450008044	20848	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450008045	20852	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4450008046	20858	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450008047	20862	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450008048	20866	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4450008049	20900	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450008050	20906	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450008051	20910	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4450008052	20914	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450008053	20920	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450008054	20928	PACIFIC COAST HWY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450008055	20932	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450009015	20940	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450009016	20942	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4450009018	20954	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450009019	20958	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4450009020	20962	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450009021	20966	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4450009022	21000	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450009023	21006	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450009024	21010	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450009025	21016	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450009026	21022	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450009027	21026	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450009028	21030	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450009029	21036	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450009030	21036	PACIFIC COAST HWY	0109	1.0	$ 7.20	$ 0.25	$ 7.45
4450009032	20944	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4450009033	20946	PACIFIC COAST HWY	010C	0.5	$ 3.60	$ 0.25	$ 3.85
4450010017	21048	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4450010018	21056	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450010019	21062	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450010021	21070	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4450010022	21100	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4450010023	21106	PACIFIC COAST HWY	010V	1.0	$ 7.20	$ 0.25	$ 7.45
4450010024	21110	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450010025	21116	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450010026	21122	PACIFIC COAST HWY	0300	3.0	$ 21.60	$ 0.25	$ 21.85
4450010027			2700	1.0	$ 7.20	$ 0.25	$ 7.45
4450010028	21150	PACIFIC COAST HWY	2100	6.0	$ 43.20	$ 0.25	$ 43.45
4450010030	21064	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450010031	21066	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4450011023			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450011024	20054	BIG ROCK DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450011025	20110	ROCKPORT WAY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450011027	20178	ROCKPORT WAY	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450011028	20121	ROCKPORT WAY	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450011031			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450011034	20220	INLAND LN	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450011035			010V	0.5	$ 3.60	$ 0.25	$ 3.85

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4450011036			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450011037	20252	INLAND LN	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450011038			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450011040			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450011041	20130	ROCKPORT WAY	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450011042	20202	INLAND LN	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450011043	20173	ROCKPORT WAY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450012022	20464	ROCA CHICA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450012023	20458	ROCA CHICA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450012024	20454	ROCA CHICA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450012025	20452	ROCA CHICA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450012026	20450	ROCA CHICA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450012027	20444	ROCA CHICA DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450012028	20279	INLAND LN	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450012029	20283	INLAND LN	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450012030	20282	INLAND LN	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450012031	20276	INLAND LN	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450012032	20272	INLAND LN	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450012033	20270	INLAND LN	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450012034	20260	INLAND LN	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450012036	20269	INLAND LN	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450012037	20259	INLAND LN	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450012038	20474	ROCA CHICA DR	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450012039	20484	ROCA CHICA DR	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450012040	20494	ROCA CHICA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450013058	20249	INLAND LN	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450013059	20239	INLAND LN	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450013060	20229	INLAND LN	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450013061	20219	INLAND LN	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450013062	20205	INLAND LN	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450013063	20206	PIEDRA CHICA RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450013064	20218	PIEDRA CHICA RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450013067	20246	PIEDRA CHICA RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450013068	20243	PIEDRA CHICA RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450013069	20241	PIEDRA CHICA RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450013070	20235	PIEDRA CHICA RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450013071	20223	PIEDRA CHICA RD	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450013072	20207	PIEDRA CHICA RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4450013073	20324	SEABOARD RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450013074	20404	ROCA CHICA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450013075	20412	ROCA CHICA DR	0104	0.5	$ 3.60	$ 0.25	$ 3.85
4450013076	20414	ROCA CHICA DR	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450013077	20418	ROCA CHICA DR	0103	0.5	$ 3.60	$ 0.25	$ 3.85
4450013078	20426	ROCA CHICA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450013079	20434	ROCA CHICA DR	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450013080	20436	ROCA CHICA DR	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450013081	20440	ROCA CHICA DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450013082	20247	PIEDRA CHICA RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450013083	20245	PIEDRA CHICA RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450013084	20238	PIEDRA CHICA RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450014062	20407	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450014063	20419	SEABOARD RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450014065	20358	BIG ROCK DR	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450014066	20380	BIG ROCK DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4450014067	20395	SEABOARD RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450014068	20385	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450014069	20375	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450014070	20365	SEABOARD RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450014071	20355	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450014072	20345	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450014073	20325	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450014074	20309	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450014075	20290	BIG ROCK DR	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450014076	20310	BIG ROCK DR	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450014077	20330	BIG ROCK DR	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450014078	20340	BIG ROCK DR	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450014079	20350	BIG ROCK DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450015016	20495	ROCA CHICA DR	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450015018	20475	ROCA CHICA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450015019	20455	ROCA CHICA DR	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450015020	20435	ROCA CHICA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450015021	20470	ROYAL STONE DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450015023	20494	ROYAL STONE DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450015024	20491	ROYAL STONE DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450015025	20481	ROYAL STONE DR	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450015026	20471	ROYAL STONE DR	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450015027	20425	ROCA CHICA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450015028	20413	ROCA CHICA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450015029	20405	ROCA CHICA DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450015030	20364	SEABOARD RD	0109	1.0	$ 7.20	$ 0.25	$ 7.45
4450015031	20374	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450015032	20384	SEABOARD RD	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450015033	20394	SEABOARD RD	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450015034	20434	SEABOARD RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450015035	20418	SEABOARD RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450015036	20406	SEABOARD RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450015037	03812	SEAMOOR DR	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450015038	03810	SEAMOOR DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450015039			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450015040	03800	SEAMOOR DR	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4450015041	03801	SEAMOOR DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450015042	03811	SEAMOOR DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450015043	20521	ROCA CHICA DR	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450015044	20531	ROCA CHICA DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450015045	20541	ROCA CHICA DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450015046	20545	ROCA CHICA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450015047	20520	SEABOARD RD	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450015048	20490	SEABOARD RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450015049	20470	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450015050	20468	SEABOARD RD	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450015051	20485	ROCA CHICA DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450015052	20480	ROYAL STONE DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450016009			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450016010			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450016011	20542	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450016012	20540	SEABOARD RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450016013	20538	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450016014	20536	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4450016017	20522	ROCA CHICA DR	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450016018	20514	ROCA CHICA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450016019	20504	ROCA CHICA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450016023	20534	ROCA CHICA DR	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450017008			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450017009	20797	ROCKPOINT WAY	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450017011	20790	ROCKPOINT WAY	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450017012	20782	ROCKPOINT WAY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450017014	20676	ROCKPOINT WAY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450017015	20674	ROCKPOINT WAY	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450017016	20672	ROCKPOINT WAY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450017017	20670	ROCKPOINT WAY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450017018			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450017021	20678	ROCKPOINT RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450017022			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450017023	20700	ROCKPOINT WAY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450018013	20520	PINNACLE WAY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450018014	20540	PINNACLE WAY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450018015	20548	PINNACLE WAY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450018016			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450018017	20585	SEABOARD RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450018018	20595	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450018019	20564	PINNACLE WAY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450018020	20566	PINNACLE WAY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450018021			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450018022	20616	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450018023	20544	SEABOARD RD	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450018025	20433	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450019021	20520	BIG ROCK DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450019022	20525	LITTLE ROCK WAY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450019023	20533	LITTLE ROCK WAY	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450019024	20537	LITTLE ROCK WAY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450019025	20549	LITTLE ROCK WAY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450019026	20632	BIG ROCK DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450019027	20644	BIG ROCK DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450019028	20568	PINNACLE WAY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450019029	20555	LITTLE ROCK WAY	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450019030	20565	LITTLE ROCK WAY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450019031	20573	LITTLE ROCK WAY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450019032	20512	LITTLE ROCK WAY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450019033	20572	LITTLE ROCK WAY	0104	0.5	$ 3.60	$ 0.25	$ 3.85
4450019034	20556	LITTLE ROCK WAY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450020022	20645	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450020025	20771	COOL OAK WAY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450020026	20753	COOL OAK WAY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450020027	20749	COOL OAK WAY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450020028	20737	COOL OAK WAY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450020029	20754	COOL OAK WAY	0104	0.5	$ 3.60	$ 0.25	$ 3.85
4450020030	20786	COOL OAK WAY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450020031	20799	COOL OAK WAY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450020032	20795	COOL OAK WAY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450021043	20706	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450021044	20725	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450021045	20651	SEABOARD RD	0101	0.5	$ 3.60	$ 0.25	$ 3.85

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4450021046	20649	SEABOARD RD	0103	1.0	$ 7.20	$ 0.25	$ 7.45
4450021047			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450021048	20643	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450021049	20647	SEABOARD RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450021050	20677	ROCKPOINT WAY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450021051	20653	SEABOARD RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450021052	20756	SEABOARD RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450021053	20743	ROCKPOINT WAY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450021054			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450021055	20706	ROCKPOINT WAY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450022047	20755	SEABOARD RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450022049	20762	ROCKPOINT WAY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450022051	20765	ROCKPOINT WAY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450022052			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450024036			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450024037	20967	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450024038	21003	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450024039			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450024040	21027	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450025034	03923	SIERKS WAY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450025035	03915	SIERKS WAY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450025036			010X	0.5	$ 3.60	$ 0.25	$ 3.85
4450025037	03909	SIERKS WAY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450025038	03966	LAS FLORES CANYON RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450025039	03950	LAS FLORES CANYON RD	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4450025040	03948	LAS FLORES CANYON RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450025041			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450025042	03938	LAS FLORES CANYON RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450025043	03932	LAS FLORES CANYON RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450025044	03918	LAS FLORES CANYON RD	0501	22.0	$ 158.40	$ 0.25	$ 158.65
4450025045	03910	SIERKS WAY	0109	0.5	$ 3.60	$ 0.25	$ 3.85
4450026067	21160	LAS FLORES MESA DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450026068	21132	LAS FLORES MESA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450026070	21108	LAS FLORES MESA DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450026071	21100	LAS FLORES MESA DR	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450026072	21070	LAS FLORES MESA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450026073	21066	LAS FLORES MESA DR	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450026074	21056	LAS FLORES MESA DR	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450026075	21036	LAS FLORES MESA DR	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450026076	03908	LAS FLORES CANYON RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450026077	03900	LAS FLORES CANYON RD	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4450026078	03872	LAS FLORES CANYON RD	0400	0.5	$ 3.60	$ 0.25	$ 3.85
4450026079	03864	LAS FLORES CANYON RD	1700	0.5	$ 3.60	$ 0.25	$ 3.85
4450026081	03768	LAS FLORES CANYON RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450026082	03806	LAS FLORES CANYON RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450026084	03760	LAS FLORES CANYON RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450026089	03766	LAS FLORES CANYON RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4450026092			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450026093	03740	LAS FLORES CANYON RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450026094	03764	LAS FLORES CANYON RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450026095	21114	LAS FLORES MESA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450026096			300V	0.5	$ 3.60	$ 0.25	$ 3.85
4450026097	03860	LAS FLORES CANYON RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450027010			010V	0.5	$ 3.60	$ 0.25	$ 3.85

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4450027011			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450027012	21119	LAS FLORES MESA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450027013	21021	LAS FLORES MESA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450027014	21025	LAS FLORES MESA DR	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450027015	21023	LAS FLORES MESA DR	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450027016	21017	LAS FLORES MESA DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450027017	20963	LAS FLORES MESA DR	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450027018	20977	LAS FLORES MESA DR	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450027019	20991	LAS FLORES MESA DR	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4450028027	20966	LAS FLORES MESA DR	010X	1.0	$ 7.20	$ 0.25	$ 7.45
4450028028	20990	LAS FLORES MESA DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450029018	20810	LAS FLORES MESA DR	0109	0.5	$ 3.60	$ 0.25	$ 3.85
4450029019			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450029020	20704	EAGLEPASS DR	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450029022	20654	EAGLEPASS DR	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450029023	20642	EAGLEPASS DR	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450029024	20626	EAGLEPASS DR	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450029025	20607	EAGLEPASS DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450029026	20629	EAGLEPASS DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450029027	20635	EAGLEPASS DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450029028	20645	EAGLEPASS DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450029029	20729	EAGLEPASS DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450029032	20750	LAS FLORES MESA DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4450029033	20734	LAS FLORES MESA DR	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4450029034	20732	LAS FLORES MESA DR	0109	1.0	$ 7.20	$ 0.25	$ 7.45
4450029035	20730	LAS FLORES MESA DR	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450029036	20728	LAS FLORES MESA DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450029037	20706	LAS FLORES MESA DR	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4450029040	20731	EAGLEPASS DR	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4450029041	20740	LAS FLORES MESA DR	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451001004	21400	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001005	21368	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001006	21366	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001007	21360	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001008	21358	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001009	21348	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001010	21344	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001011	21340	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001012	21336	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001013	21332	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001014	21330	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001015	21324	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001016	21322	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001017	21316	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001018	21314	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001019	21310	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001020	21306	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001021	21300	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001022	21250	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001023	21246	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001024	21244	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001025	21240	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001026	21236	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451001029	21216	PACIFIC COAST HWY	2511	3.0	$ 21.60	$ 0.25	$ 21.85

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4451001030	21228	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4451001031	21226	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4451001032	21224	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4451001033	21222	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4451001034	21220	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4451001035	21218	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4451001036	21214	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4451001037	21212	PACIFIC COAST HWY	010C	0.5	$ 3.60	$ 0.25	$ 3.85
4451001038	21210	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4451001039	21208	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4451001040	21206	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4451001041	21202	PACIFIC COAST HWY	100V	1.0	$ 7.20	$ 0.25	$ 7.45
4451001042	21200	PACIFIC COAST HWY	100V	1.0	$ 7.20	$ 0.25	$ 7.45
4451002006	21606	PACIFIC COAST HWY	0103	0.5	$ 3.60	$ 0.25	$ 3.85
4451002007	21602	PACIFIC COAST HWY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451002008	21562	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451002009	21558	PACIFIC COAST HWY	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4451002010	21554	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451002011	21550	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451002012	21546	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451002013	21544	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451002014	21540	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451002017	21528	PACIFIC COAST HWY	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451002018	21520	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451002019	21516	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451002020	21510	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451002021	21506	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451002022	21500	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451002023	21468	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451002024	21462	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451002025	21460	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451002026	21434	PACIFIC COAST HWY	6400	5.0	$ 36.00	$ 0.25	$ 36.25
4451002027	21424	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451002028	21422	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451002029	21416	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451002030	21414	PACIFIC COAST HWY	0104	0.5	$ 3.60	$ 0.25	$ 3.85
4451002031	21408	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451002032	21404	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451002033	21536	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451003020	21660	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451003021	21658	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451003022	21650	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4451003023	21644	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451003024	21640	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451003025	21634	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451003026	21632	PACIFIC COAST HWY	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4451003027	21628	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451003028	21624	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451003031	21614	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451003032	21622	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451004010	21920	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451004011	21916	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451004012	21910	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451004013	21906	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4451004014	21900	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451004015	21854	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451004016	21848	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451004017	21844	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451004018	21840	PACIFIC COAST HWY	0104	0.5	$ 3.60	$ 0.25	$ 3.85
4451004019	21836	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451004020	21830	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451004021	21822	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451004022	21818	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451004023	21812	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451004024	21808	PACIFIC COAST HWY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451004026	21756	PACIFIC COAST HWY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451004027	21750	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451004028	21746	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451004032			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451005007	22102	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451005008	22070	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451005009	22068	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451005010	22062	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451005011	22058	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451005012	22050	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451005013	22048	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451005016	22038	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451005017	22030	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451005018	22028	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451005019	22024	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451005020	22020	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451005021	22012	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451005024	21970	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451005027	21950	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451005028	21942	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451005029	21938	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451005030	21934	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451005031	21932	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451005032	21928	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451005033	21922	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451005034	22040	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451005035	21958	PACIFIC COAST HWY	0109	1.0	$ 7.20	$ 0.25	$ 7.45
4451005036	22008	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451006012	22258	PACIFIC COAST HWY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451006013	22254	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451006014			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451006015	22244	PACIFIC COAST HWY	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451006016	22240	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451006017	22234	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451006022	22202	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451006023	22170	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451006024	22164	PACIFIC COAST HWY	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4451006025	22160	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451006026	22150	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451006027	22148	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451006034			0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451006035	22108	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451006038	22140	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4451006039	22126	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451006041	22210	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451007001	22585	CARBON MESA RD	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451007002	22575	CARBON MESA RD	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451007003	22561	CARBON MESA RD	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4451007004	22545	CARBON MESA RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451007005	22531	CARBON MESA RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451007006	22511	CARBON MESA RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451007007	22509	CARBON MESA RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451007008			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451007009	03849	CARBON CANYON RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451007012	22007	PACIFIC COAST HWY	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451007013	22029	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451007014	22041	PACIFIC COAST HWY	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4451007015	22053	PACIFIC COAST HWY	0500	6.0	$ 43.20	$ 0.25	$ 43.45
4451007018	22003	PACIFIC COAST HWY	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451007020	22065	PACIFIC COAST HWY	011C	1.0	$ 7.20	$ 0.25	$ 7.45
4451007021	22065	PACIFIC COAST HWY	011C	1.0	$ 7.20	$ 0.25	$ 7.45
4451007022	22065	PACIFIC COAST HWY	011C	1.0	$ 7.20	$ 0.25	$ 7.45
4451007023	22065	PACIFIC COAST HWY	011C	1.0	$ 7.20	$ 0.25	$ 7.45
4451007024	22065	PACIFIC COAST HWY	011C	1.0	$ 7.20	$ 0.25	$ 7.45
4451007025	22065	PACIFIC COAST HWY	011C	1.0	$ 7.20	$ 0.25	$ 7.45
4451007026	22065	PACIFIC COAST HWY	011C	1.0	$ 7.20	$ 0.25	$ 7.45
4451007027	22065	PACIFIC COAST HWY	011C	1.0	$ 7.20	$ 0.25	$ 7.45
4451007028	22001	PACIFIC COAST HWY	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451008001			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451008002	22253	PACIFIC COAST HWY	1700	5.0	$ 36.00	$ 0.25	$ 36.25
4451008003	22241	PACIFIC COAST HWY	1100	3.0	$ 21.60	$ 0.25	$ 21.85
4451008004	22235	PACIFIC COAST HWY	1210	4.0	$ 28.80	$ 0.25	$ 29.05
4451008005			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451008007	22203	PACIFIC COAST HWY	0300	3.0	$ 21.60	$ 0.25	$ 21.85
4451008008	22165	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4451008009	22159	PACIFIC COAST HWY	0500	0.5	$ 3.60	$ 0.25	$ 3.85
4451008010	22147	PACIFIC COAST HWY	0500	8.0	$ 57.60	$ 0.25	$ 57.85
4451008014	22227	PACIFIC COAST HWY	1210	4.0	$ 28.80	$ 0.25	$ 29.05
4451008015			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451008016	22261	PACIFIC COAST HWY	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451008017	22125	PACIFIC COAST HWY	0500	10.0	$ 72.00	$ 0.25	$ 72.25
4451008018			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451009016	03821	CARBON CANYON RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451009017	21930	CARBON MESA RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451009018			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451009019			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451009022	21956	CARBON MESA RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451009023	22002	CARBON MESA RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451009024	22042	CARBON MESA RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451009025	22062	CARBON MESA RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451009026	22080	CARBON MESA RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451009028	22420	CARBON MESA RD	0113	1.0	$ 7.20	$ 0.25	$ 7.45
4451009029	22456	CARBON MESA RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451009030	22476	CARBON MESA RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451009031	22516	CARBON MESA RD	0103	1.0	$ 7.20	$ 0.25	$ 7.45
4451009032	22540	CARBON MESA RD	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451009033	22560	CARBON MESA RD	0101	0.5	$ 3.60	$ 0.25	$ 3.85

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4451009034	22576	CARBON MESA RD	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451009037	22350	CARBON MESA RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451009038	22202	CARBON MESA RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451009039	22250	CARBON MESA RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451009044			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451009045			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451010002	03859	CARBON CANYON RD	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451010009	21999	PACIFIC COAST HWY	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451010010	21967	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451010015			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451010016	03853	CARBON CANYON RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451010018	03873	CARBON CANYON RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451010019			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451010020			0103	0.5	$ 3.60	$ 0.25	$ 3.85
4451011001			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451011003			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451011005			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451011007	03900	CARBON CANYON	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451011011	03989	VILLA COSTERA	0108	1.0	$ 7.20	$ 0.25	$ 7.45
4451011018	03367	RAMBLA PACIFICO	0103	1.0	$ 7.20	$ 0.25	$ 7.45
4451011019	03359	RAMBLA PACIFICO	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451011020	03343	RAMBLA PACIFICO	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451011021	03341	RAMBLA PACIFICO	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451011022	03345	RAMBLA PACIFICO	010V	1.0	$ 7.20	$ 0.25	$ 7.45
4451011023			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451011028	03339	RAMBLA PACIFICO	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451011031	03337	RAMBLA PACIFICO	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451011032	03305	RAMBLA PACIFICO	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451011033			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451011034			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451011035	03287	RAMBLA PACIFICO	0104	0.5	$ 3.60	$ 0.25	$ 3.85
4451011036	03279	RAMBLA PACIFICO	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451011037	21605	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451011038	21607	RAMBLA VISTA	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451011039			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451011040	21613	RAMBLA VISTA	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451011041	03235	RAMBLA PACIFICO	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451011042	03233	RAMBLA PACIFICO	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451011045			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451011050	03903	VILLA COSTERA	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451011051	21647	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451011052			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451011053	03909	VILLA COSTERA	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451011054	03919	VILLA COSTERA	0108	1.0	$ 7.20	$ 0.25	$ 7.45
4451011055	21665	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451011056	03939	VILLA COSTERA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451011063	21488	CALLE DEL BARCO	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451011064			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451011065	03900	VILLA COSTERA	0103	0.5	$ 3.60	$ 0.25	$ 3.85
4451011066	03910	VILLA COSTERA	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451011067			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451011068	21500	CALLE DEL BARCO	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451011069			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451011070			010V	0.5	$ 3.60	$ 0.25	$ 3.85

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4451011071			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451011073	03229	RAMBLA PACIFICO	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451011074	03227	RAMBLA PACIFICO	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451011075	03347	RAMBLA PACIFICO	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451011076	03231	RAMBLA PACIFICO	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451011077	21653	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451012013	03701	CARBON CANYON RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451012014			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451012015			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451012016			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451012017	03709	CARBON CANYON	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451012018	03711	CARBON CANYON RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451012019			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451012021	22251	CARBON MESA RD	0103	0.5	$ 3.60	$ 0.25	$ 3.85
4451012022	22223	CARBON MESA RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451012023	22201	CARBON MESA RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451012024	22165	CARBON MESA RD	0109	1.0	$ 7.20	$ 0.25	$ 7.45
4451012025	22139	CARBON MESA RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451012026	22105	CARBON MESA RD	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451012027			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451012028	22035	CARBON MESA RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451012031			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451012032	21965	CARBON MESA RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451012033	22451	CARBON MESA RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451012034			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451012035	22407	CARBON MESA RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451012036	22355	CARBON MESA RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451012038	22329	CARBON MESA RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451012039			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451012040	22313	CARBON MESA RD	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451012041	22031	CARBON MESA RD	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451012042			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451012043	22271	CARBON MESA RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451012044	22281	CARBON MESA RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451012045	22291	CARBON MESA RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451013002	03712	CARBON CANYON RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451013013	03083	RAMBLA PACIFICO	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451013016	03085	RAMBLA PACIFICO	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4451013021	03203	RAMBLA PACIFICO	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451013023	03211	RAMBLA PACIFICO	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451013024	03714	CARBON CANYON RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451013025	03045	RAMBLA PACIFICO	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451013026	03095	RAMBLA PACIFICO	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451013027	03083	RAMBLA PACIFICO	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451013028			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451013030	03079	RAMBLA PACIFICO	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451013031	03081	RAMBLA PACIFICO	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451013032	03077	RAMBLA PACIFICO	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451013034			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451014044			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451014045	21544	RAMBLA VISTA	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451014046			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451014047			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451014048	21566	RAMBLA VISTA	0100	1.0	$ 7.20	$ 0.25	$ 7.45

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4451014049	21570	RAMBLA VISTA	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451014050	21569	PASEO SERRA ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451014051	21580	RAMBLA VISTA	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451014052	21588	RAMBLA VISTA	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451014053			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451014063			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451014064	21587	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451014065	21583	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451014066	21577	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451014067	21571	RAMBLA VISTA	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451014068	21565	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451014069	21561	RAMBLA VISTA	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451014074			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451014076	21551	RAMBLA VISTA	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451014077	21547	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451014078	21609	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451014079	21601	RAMBLA VISTA	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451014080			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451014081			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451014082	21617	RAMBLA VISTA	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451014083	21623	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451015015	03413	RAMBLA PACIFICO	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451015016	03375	RAMBLA PACIFICO ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451015021	21472	CALLE DEL BARCO	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015022	21472	CALLE DEL BARCO	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015023			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015024	21454	CALLE DEL BARCO	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015025			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015027	21434	CALLE DEL BARCO	0104	0.5	$ 3.60	$ 0.25	$ 3.85
4451015028			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015029	03949	RAMBLA ORIENTA ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451015030	03947	RAMBLA ORIENTA ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451015031	21426	CALLE DEL BARCO	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451015032	21420	CALLE DEL BARCO	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451015033	21410	CALLE DEL BARCO	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451015034	03840	PASEO HIDALGO ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451015035	03897	RAMBLA ORIENTA ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451015036	03889	RAMBLA ORIENTA ST	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015037	03885	RAMBLA ORIENTA ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451015038	03881	RAMBLA ORIENTA ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451015039	03851	RAMBLA ORIENTA ST	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015041	03832	PASEO HIDALGO ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451015042	03824	PASEO HIDALGO ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451015043	03820	PASEO HIDALGO ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451015045	03812	PASEO HIDALGO ST	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015048			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015050			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015051	03801	PASEO HIDALGO ST	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015053	03823	PASEO HIDALGO ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451015054	03833	PASEO HIDALGO ST	0103	1.0	$ 7.20	$ 0.25	$ 7.45
4451015055	21401	CALLE DEL BARCO	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451015058			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015059			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015060			010V	0.5	$ 3.60	$ 0.25	$ 3.85

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4451015061			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015062	21437	CALLE DEL BARCO	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451015063			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015064	21455	CALLE DEL BARCO	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451015065			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015071			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015072	21497	CALLE DEL BARCO	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015073			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015074	21501	CALLE DEL BARCO	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015078	21471	CALLE DEL BARCO	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015079	21409	CALLE DEL BARCO	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451015082	21463	CALLE DEL BARCO	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451015083	03433	RAMBLA PACIFICO	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451015085			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015086			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015087	03849	RAMBLA ORIENTA ST	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451015088	03816	PASEO HIDALGO ST	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451016001	03320	SUMAC RIDGE RD	0103	1.0	$ 7.20	$ 0.25	$ 7.45
4451016002	03327	SUMAC RIDGE RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451016007	03220	SUMAC RIDGE RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451016008	03240	SUMAC RIDGE RD	0106	1.0	$ 7.20	$ 0.25	$ 7.45
4451016009	03237	SUMAC RIDGE RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451016010	03255	SUMAC RIDGE RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451016011	03270	SUMAC RIDGE RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451016015	03286	SUMAC RIDGE RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451016016	21535	DEERPATH LN	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451016020	21500	DEERPATH LN	0108	1.0	$ 7.20	$ 0.25	$ 7.45
4451016021	03294	RAMBLA PACIFICO	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4451016022	03222	RAMBLA PACIFICO	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451016023	21531	DEERPATH LN	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451016024	21415	DEERPATH LN	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451016025	21511	DEERPATH LN	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451016027	03217	SUMAC RIDGE RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451016030	03112	SUMAC RIDGE RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451016033	03140	SUMAC RIDGE RD	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451016034			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451016036	03205	SUMAC RIDGE RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451016037	21424	DEERPATH LN	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451016038	21412	DEERPATH LN	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451016039	21501	DEERPATH LN	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451016040	21425	DEERPATH LN	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451016043			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451016044	03180	SUMAC RIDGE RD	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451016049	03179	SUMAC RIDGE RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451016050			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451016055	21533	DEERPATH LN	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451016056	21515	DEERPATH LN	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451017014	21537	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451017015	21543	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451017016	21549	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017017	21555	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017018	21559	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451017019	21563	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017020	21603	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4451017021	21609	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017022	21613	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017023	21619	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017024	21625	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017025	21629	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017026	21633	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017027	21641	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017028	21649	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017029	21657	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017030	21663	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017031	21701	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017032	21711	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451017033	21715	RAMBLA VISTA	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451017036	21634	RAMBLA VISTA	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017037	21628	RAMBLA VISTA	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451017038	21612	RAMBLA VISTA	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017039	21604	PASEO SERRA ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017040	21590	PASEO SERRA ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017041	21584	PASEO SERRA ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017042			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451017043	21566	PASEO SERRA ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017044	21550	PASEO SERRA ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017045	21540	PASEO SERRA ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451017046			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451017047	21532	PASEO SERRA ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017048	21525	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451017049	21531	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451017050	21642	RAMBLA VISTA	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4451018005	03880	RAMBLA ORIENTA ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451018006	03884	RAMBLA ORIENTA ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451018007	03890	RAMBLA ORIENTA ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451018008	03898	RAMBLA ORIENTA ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451018009	03900	RAMBLA ORIENTA ST	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451018010	03908	RAMBLA ORIENTA ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451018011	03916	RAMBLA ORIENTA ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451018012	03922	RAMBLA ORIENTA ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451018013	03930	RAMBLA ORIENTA ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451018014	03936	RAMBLA ORIENTA ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451018015	03942	RAMBLA ORIENTA ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451018020			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451018021	21421	RAMBLA VISTA	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4451018022			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451018023	21407	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451018024			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451018025			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451018026	21389	RAMBLA VISTA	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451018027	21385	RAMBLA VISTA	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451018028			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451018030			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451018031	21446	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451018032	21458	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451018033	21466	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451018034	21470	RAMBLA VISTA	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451018037			010V	0.5	$ 3.60	$ 0.25	$ 3.85

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4451018038			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451018039			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451018040	21536	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451018042	03950	RAMBLA ORIENTA ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451018043			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451018044	03958	RAMBLA ORIENTA ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451018045	21463	RAMBLA VISTA	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451018046	21533	PASEO SERRA ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451018047			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451019023	03709	LAS FLORES CANYON RD	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4451019036	03713	LAS FLORES CANYON RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451020001	03850	RAMBLA PACIFICO	6550	2.0	$ 14.40	$ 0.25	$ 14.65
4451020002			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451020003			100V	1.0	$ 7.20	$ 0.25	$ 7.45
4451020008	03927	LAS FLORES CANYON RD	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4451020009	03931	LAS FLORES CANYON RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451020010			100V	1.0	$ 7.20	$ 0.25	$ 7.45
4451020011	03945	LAS FLORES CANYON RD	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4451020012	21201	PACIFIC COAST HWY	1010	2.0	$ 14.40	$ 0.25	$ 14.65
4451020013	21201	PACIFIC COAST HWY	1100	3.0	$ 21.60	$ 0.25	$ 21.85
4451021001	21217	PACIFIC COAST HWY	1200	4.0	$ 28.80	$ 0.25	$ 29.05
4451021002	21229	PACIFIC COAST HWY	1210	4.0	$ 28.80	$ 0.25	$ 29.05
4451021005	21235	PACIFIC COAST HWY	1210	4.0	$ 28.80	$ 0.25	$ 29.05
4451021006	21247	PACIFIC COAST HWY	1210	4.0	$ 28.80	$ 0.25	$ 29.05
4451021007	03931	RAMBLA PACIFICO	2600	3.0	$ 21.60	$ 0.25	$ 21.85
4451021010			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451021011			2700	1.0	$ 7.20	$ 0.25	$ 7.45
4451022001			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022002			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022003	03865	RAMBLA PACIFICO	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022004	03863	RAMBLA PACIFICO	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451022008	03868	RAMBLA ORIENTA ST	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022009	03870	RAMBLA ORIENTA ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451022010			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022011	21369	RAMBLA VISTA	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451022014	21349	RAMBLA VISTA	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451022015	21341	RAMBLA VISTA	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4451022016	21335	RAMBLA VISTA	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4451022017	21331	RAMBLA VISTA	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451022019			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022020	21351	RAMBLA VISTA	0500	0.5	$ 3.60	$ 0.25	$ 3.85
4451022022			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022023	03833	RAMBLA PACIFICO	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022024			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022025			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022027			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022028			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022032	03816	RAMBLA ORIENTA ST	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022033			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022034			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022035			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022036			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022037			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022038	03850	RAMBLA ORIENTA ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4451022039	03854	RAMBLA ORIENTA ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451022040	03858	RAMBLA ORIENTA ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451022041	03864	RAMBLA ORIENTA ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451022042	21323	PACIFIC COAST HWY	1700	0.5	$ 3.60	$ 0.25	$ 3.85
4451022043	21337	PACIFIC COAST HWY	1100	0.5	$ 3.60	$ 0.25	$ 3.85
4451022044	21344	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451022045			100V	1.0	$ 7.20	$ 0.25	$ 7.45
4451022046	21350	RAMBLA VISTA	0200	0.5	$ 3.60	$ 0.25	$ 3.85
4451022048	21356	RAMBLA VISTA	0400	0.5	$ 3.60	$ 0.25	$ 3.85
4451022050	21361	PACIFIC COAST HWY	1210	0.5	$ 3.60	$ 0.25	$ 3.85
4451022051	21362	RAMBLA VISTA	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4451022052	21368	RAMBLA VISTA	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4451022053	21370	RAMBLA VISTA	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451022054	21371	PACIFIC COAST HWY	0500	0.5	$ 3.60	$ 0.25	$ 3.85
4451022057	21355	PACIFIC COAST HWY	1700	0.5	$ 3.60	$ 0.25	$ 3.85
4451022059	21323	RAMBLA VISTA	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4451022060	21323	RAMBLA VISTA	010C	0.5	$ 3.60	$ 0.25	$ 3.85
4451022061	03861	RAMBLA PACIFICO	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022062	03859	RAMBLA PACIFICO	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451022063			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451022068	03855	RAMBLA PACIFICO	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4451022069	03849	RAMBLA PACIFICO	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451023022			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451023023			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451023024			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451023025	21415	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451023026	21419	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451023027	21423	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451023028	21429	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451023029	21433	PACIFIC COAST HWY	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451023030	21439	PACIFIC COAST HWY	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451023031	21443	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451023032	21469	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451023033	21501	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451023034	21507	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451023035	21513	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451023036	21519	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451023037	21490	PASEO PORTOLA ST	0109	1.0	$ 7.20	$ 0.25	$ 7.45
4451023038	21484	PASEO PORTOLA ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451023039	21476	PASEO PORTOLA ST	0101	0.5	$ 3.60	$ 0.25	$ 3.85
4451023040	21465	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451023041	21466	PASEO PORTOLA ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451023042	21461	PACIFIC COAST HWY	0104	0.5	$ 3.60	$ 0.25	$ 3.85
4451023043	21460	PASEO PORTOLA ST	010X	1.0	$ 7.20	$ 0.25	$ 7.45
4451023044	21453	PACIFIC COAST HWY	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451023045	21452	PASEO PORTOLA ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451023046			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4451023047	21442	PASEO PORTOLA ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451023050	21410	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451023051	21400	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4451023052	21390	RAMBLA VISTA	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451023053	21384	RAMBLA VISTA	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4451023054	21420	RAMBLA VISTA	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4452001006	22360	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4452001007	22350	PACIFIC COAST HWY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452001011	22322	PACIFIC COAST HWY	0109	1.0	$ 7.20	$ 0.25	$ 7.45
4452001018	22314	PACIFIC COAST HWY	0113	1.0	$ 7.20	$ 0.25	$ 7.45
4452001019	22338	PACIFIC COAST HWY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452001020	22368	PACIFIC COAST HWY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452001021	22310	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452002005	22420	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452002014	22470	PACIFIC COAST HWY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452002015	22400	PACIFIC COAST HWY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452002016	22426	PACIFIC COAST HWY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452002017	22432	PACIFIC COAST HWY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452002018	22440	PACIFIC COAST HWY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452002019	22446	PACIFIC COAST HWY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452002020	22416	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452002021	22466	PACIFIC COAST HWY	0103	1.0	$ 7.20	$ 0.25	$ 7.45
4452003002	22648	PACIFIC COAST HWY	0500	10.0	$ 72.00	$ 0.25	$ 72.25
4452003011	22600	PACIFIC COAST HWY	100V	1.0	$ 7.20	$ 0.25	$ 7.45
4452003016	22514	PACIFIC COAST HWY	1210	4.0	$ 28.80	$ 0.25	$ 29.05
4452003017	22506	PACIFIC COAST HWY	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452003027	22660	PACIFIC COAST HWY	0500	15.0	$ 108.00	$ 0.25	$ 108.25
4452003028	22640	PACIFIC COAST HWY	0500	7.0	$ 50.40	$ 0.25	$ 50.65
4452003029	22616	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452003030	22524	PACIFIC COAST HWY	1720	5.0	$ 36.00	$ 0.25	$ 36.25
4452003032	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003033	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003034	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003035	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003036	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003037	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003038	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003039	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003040	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003041	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003042	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003043	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003044	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003045	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003046	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003047	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003048	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003049	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003050	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003051	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003052	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003053	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003054	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003055	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003056	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003057	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003058	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003059	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003060	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003061	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003062	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4452003063	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003064	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003065	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003066	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003067	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003068	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003069	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003070	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003071	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003072	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003073	22548	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003075	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003076	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003077	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003078	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003079	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003080	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003081	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003082	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003083	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003084	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003085	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003086	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003087	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003088	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003089	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003090	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003091	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003092	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003093	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003094	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003095	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003096	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003097	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003098	22626	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003100	22630	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003101	22630	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003102	22630	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452003103	22630	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452004022	22828	PACIFIC COAST HWY	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4452004025	22816	PACIFIC COAST HWY	0500	6.0	$ 43.20	$ 0.25	$ 43.45
4452004027	22852	PACIFIC COAST HWY	0500	6.0	$ 43.20	$ 0.25	$ 43.45
4452004028	22844	PACIFIC COAST HWY	0500	6.0	$ 43.20	$ 0.25	$ 43.45
4452004029	22838	PACIFIC COAST HWY	020A	2.0	$ 14.40	$ 0.25	$ 14.65
4452004030	22832	PACIFIC COAST HWY	0300	3.0	$ 21.60	$ 0.25	$ 21.85
4452004032	22800	PACIFIC COAST HWY	1210	4.0	$ 28.80	$ 0.25	$ 29.05
4452004033	22772	PACIFIC COAST HWY	1210	4.0	$ 28.80	$ 0.25	$ 29.05
4452004034	22762	PACIFIC COAST HWY	1200	4.0	$ 28.80	$ 0.25	$ 29.05
4452004035	22752	PACIFIC COAST HWY	1820	5.0	$ 36.00	$ 0.25	$ 36.25
4452004038	22706	PACIFIC COAST HWY	100V	1.0	$ 7.20	$ 0.25	$ 7.45
4452004040			2700	1.0	$ 7.20	$ 0.25	$ 7.45
4452004042	22706	PACIFIC COAST HWY	2100	6.0	$ 43.20	$ 0.25	$ 43.45
4452004043	22810	PACIFIC COAST HWY	1210	4.0	$ 28.80	$ 0.25	$ 29.05
4452004044	22806	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4452004047	22820	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452004048	22822	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452004049	22824	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452004050	22826	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452004056	22766	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4452004057	22766	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4452004058	22766	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4452004059	22766	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4452004060	22766	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4452004061	22766	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4452004062	22766	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4452004063	22766	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4452004064	22766	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4452004065	22766	PACIFIC COAST HWY	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4452004066	22664	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452004067	22664	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452004068	22664	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452004069	22664	PACIFIC COAST HWY	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4452004070	22716	PACIFIC COAST HWY	2100	6.0	$ 43.20	$ 0.25	$ 43.45
4452005001	23038	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452005002	23034	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452005004	23018	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452005018	23030	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452005019			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4452005020	22860	PACIFIC COAST HWY	0500	12.0	$ 86.40	$ 0.25	$ 86.65
4452005022	23022	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452005023			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4452005024			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4452005025	23006	PACIFIC COAST HWY	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452005029			2700	1.0	$ 7.20	$ 0.25	$ 7.45
4452005030			2700	1.0	$ 7.20	$ 0.25	$ 7.45
4452005031	22878	PACIFIC COAST HWY	1803	5.0	$ 36.00	$ 0.25	$ 36.25
4452007002			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4452007003			6600	5.0	$ 36.00	$ 0.25	$ 36.25
4452008014	23318	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452008016	23316	MALIBU COLONY RD	0103	1.0	$ 7.20	$ 0.25	$ 7.45
4452008017	23314	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452008018	23406	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452008019	23402	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452008020	23360	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452008021	23356	MALIBU COLONY RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4452008022	23354	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452008023	23350	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452008024	23346	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452008025	00112	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452008026	23338	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452008027	23334	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452008028	23330	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452008030	23324	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452009001			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4452009014			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4452009015	23456	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452009016	23418	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452009017	23416	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4452009018	23438	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452009019	23440	MALIBU COLONY RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4452009020	23450	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452009021	23446	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452009022	23444	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452009023	23430	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452009024	23426	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452009025	23422	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452009026	23414	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452009027	23410	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452010002	23501	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452010003	23457	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452010005	23449	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452010008	23425	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452010009	23435	MALIBU COLONY RD	0109	1.0	$ 7.20	$ 0.25	$ 7.45
4452010010	23405	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452010011	23403	MALIBU COLONY RD	010V	1.0	$ 7.20	$ 0.25	$ 7.45
4452010012	23401	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452010017	23325	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452010019	23505	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452010022	23457	MALIBU COLONY RD	0109	1.0	$ 7.20	$ 0.25	$ 7.45
4452010023	23337	MALIBU COLONY RD	0109	1.0	$ 7.20	$ 0.25	$ 7.45
4452010024	23331	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452010027	23445	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452010028	23431	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452010029	23441	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4452010031	23351	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452010032	23349	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4452019001			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4452019002	23033	PACIFIC COAST HWY	1820	5.0	$ 36.00	$ 0.25	$ 36.25
4452019003	23017	PACIFIC COAST HWY	2100	6.0	$ 43.20	$ 0.25	$ 43.45
4452019004	22969	PACIFIC COAST HWY	2100	6.0	$ 43.20	$ 0.25	$ 43.45
4452019005			2700	1.0	$ 7.20	$ 0.25	$ 7.45
4452019008	22931	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4452019009	22941	PACIFIC COAST HWY	1100	3.0	$ 21.60	$ 0.25	$ 21.85
4452019010	22935	PACIFIC COAST HWY	1100	3.0	$ 21.60	$ 0.25	$ 21.85
4452019011	22917	PACIFIC COAST HWY	1700	5.0	$ 36.00	$ 0.25	$ 36.25
4452020031	22853	PACIFIC COAST HWY	1700	5.0	$ 36.00	$ 0.25	$ 36.25
4452020097			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4452021002	22837	PACIFIC COAST HWY	1202	4.0	$ 28.80	$ 0.25	$ 29.05
4452021004	22821	PACIFIC COAST HWY	2100	6.0	$ 43.20	$ 0.25	$ 43.45
4452021006			100V	1.0	$ 7.20	$ 0.25	$ 7.45
4452021007	22821	PACIFIC COAST HWY	2700	1.0	$ 7.20	$ 0.25	$ 7.45
4452021008	22809	PACIFIC COAST HWY	1700	5.0	$ 36.00	$ 0.25	$ 36.25
4452021009	22775	PACIFIC COAST HWY	1200	4.0	$ 28.80	$ 0.25	$ 29.05
4452022003	22669	PACIFIC COAST HWY	1210	4.0	$ 28.80	$ 0.25	$ 29.05
4452022004	22619	PACIFIC COAST HWY	1700	5.0	$ 36.00	$ 0.25	$ 36.25
4452022005	22653	PACIFIC COAST HWY	1820	5.0	$ 36.00	$ 0.25	$ 36.25
4452022006	22625	PACIFIC COAST HWY	1100	3.0	$ 21.60	$ 0.25	$ 21.85
4452022007	22661	PACIFIC COAST HWY	100V	1.0	$ 7.20	$ 0.25	$ 7.45
4452022010	22729	PACIFIC COAST HWY	2500	3.0	$ 21.60	$ 0.25	$ 21.85
4452022013	22751	PACIFIC COAST HWY	2100	6.0	$ 43.20	$ 0.25	$ 43.45
4452022014	22761	PACIFIC COAST HWY	1702	5.0	$ 36.00	$ 0.25	$ 36.25
4452022015	22725	PACIFIC COAST HWY	2100	6.0	$ 43.20	$ 0.25	$ 43.45

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4452022017	22741	PACIFIC COAST HWY	1700	5.0	$ 36.00	$ 0.25	$ 36.25
4452023001	22535	PACIFIC COAST HWY	1700	5.0	$ 36.00	$ 0.25	$ 36.25
4452023002	22541	PACIFIC COAST HWY	1820	5.0	$ 36.00	$ 0.25	$ 36.25
4452023003			100V	1.0	$ 7.20	$ 0.25	$ 7.45
4452023004	22601	PACIFIC COAST HWY	1200	4.0	$ 28.80	$ 0.25	$ 29.05
4452023007	22525	PACIFIC COAST HWY	1200	4.0	$ 28.80	$ 0.25	$ 29.05
4452023009	22483	PACIFIC COAST HWY	1700	5.0	$ 36.00	$ 0.25	$ 36.25
4452023010	22467	PACIFIC COAST HWY	1700	5.0	$ 36.00	$ 0.25	$ 36.25
4452023011	22455	PACIFIC COAST HWY	0500	8.0	$ 57.60	$ 0.25	$ 57.85
4452023012	22445	PACIFIC COAST HWY	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4452023013	22449	PACIFIC COAST HWY	0300	3.0	$ 21.60	$ 0.25	$ 21.85
4452023015	22605	PACIFIC COAST HWY	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4452023016	22611	PACIFIC COAST HWY	1700	5.0	$ 36.00	$ 0.25	$ 36.25
4452023017	22523	PACIFIC COAST HWY	1100	3.0	$ 21.60	$ 0.25	$ 21.85
4452024001			010V	1.0	$ 7.20	$ 0.25	$ 7.45
4452024002	22377	PACIFIC COAST HWY	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4452024005	22333	PACIFIC COAST HWY	1202	4.0	$ 28.80	$ 0.25	$ 29.05
4452024006	22411	PACIFIC COAST HWY	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4452024012	22343	PACIFIC COAST HWY	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4452024013	22347	PACIFIC COAST HWY	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4452024015	22357	PACIFIC COAST HWY	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4452024016	22351	PACIFIC COAST HWY	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4452024017			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4452024018			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4452024019			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4452024020			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4452024021			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453007001			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453007009			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453007010	02899	RAMBLA PACIFICO ST	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453009003			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453010002			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453010005			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453010008			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453012012			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453012013			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453013002			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453013005			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453013006			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453013008			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453014014	02683	RAMBLA PACIFICO ST	0100	0.5	$ 3.60	$ 0.25	$ 3.85
4453015001	02677	RAMBLA PACIFICO ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4453016003			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453016005			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453016006	03705	CARBON CANYON RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4453016007	03704	CARBON CANYON RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4453020007			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453020009			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453020025			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453020026			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453020028			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453020029			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453027004	03021	RAMBLA PACIFICO ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4453027005			010V	0.5	$ 3.60	$ 0.25	$ 3.85

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4453027008			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453027009			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453036001	02651	RAMBLA PACIFICO ST	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453036002			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453036003	02653	RAMBLA PACIFICO ST	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4453036004			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453036005			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4453036012			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458001002			2700	1.0	$ 7.20	$ 0.25	$ 7.45
4458001003	23664	MALIBU RD	2700	1.0	$ 7.20	$ 0.25	$ 7.45
4458001006			6600	5.0	$ 36.00	$ 0.25	$ 36.25
4458001008			6600	5.0	$ 36.00	$ 0.25	$ 36.25
4458001009			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458001010	23644	MALIBU RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458002003	23709	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458002004	23705	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458002006	23687	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458002008	23681	MALIBU COLONY RD	100V	1.0	$ 7.20	$ 0.25	$ 7.45
4458002010	23673	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458002011	23667	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458002014	23661	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458002017	23713	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458002018	23730	MALIBU RD	1700	5.0	$ 36.00	$ 0.25	$ 36.25
4458002019	23700	MALIBU RD	1200	4.0	$ 28.80	$ 0.25	$ 29.05
4458002020			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458002021			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458003001			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458003004	23641	MALIBU COLONY RD	0109	1.0	$ 7.20	$ 0.25	$ 7.45
4458003007			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458003008	23629	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458003009	23623	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458003012	23601	MALIBU COLONY RD	0109	1.0	$ 7.20	$ 0.25	$ 7.45
4458003013	23567	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458003014	23561	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458003015	23555	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458003017	23543	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458003018	23533	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458003019	23531	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458003020	00077	MALIBU COLONY RD	0109	1.0	$ 7.20	$ 0.25	$ 7.45
4458003021	23517	MALIBU COLONY RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4458003022	23515	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458003023	23511	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458003024	23543	MALIBU COLONY RD	0109	1.0	$ 7.20	$ 0.25	$ 7.45
4458003025			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458003026	23615	MALIBU COLONY RD	0105	1.0	$ 7.20	$ 0.25	$ 7.45
4458003027	23611	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458003028	23655	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458003029	23649	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458003030	23639	MALIBU COLONY RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4458004031	23460	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458004032	23500	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458004033	23506	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458004034	23510	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458004035	23512	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4458004036	23516	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458004037	23520	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458004038	23524	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458004039	23526	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458004040	23530	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458004041	23536	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458004042	23538	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458004043	23544	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458004044	00070	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458004045	23554	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458004046	23556	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458004047	23560	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458004048	23562	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458004049	23566	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458004050	23570	MALIBU COLONY RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4458004051	23600	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458004052	23604	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458004053	23608	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458004054	23610	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458004055	23614	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458005021	23700	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458005022	23684	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458005023	23678	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458005024	23674	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458005025	23672	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458005026	23668	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458005027	23664	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458005028	23660	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458005029	23654	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458005030	23652	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458005031	23648	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458005032	23644	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458005033	23640	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458005034	23634	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458005035	23632	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458005036	23630	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458005037	23626	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458005038	23622	MALIBU COLONY RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4458005039	23620	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458005040	23618	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458006022	23808	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458006023	23800	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458006024			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458006025	23768	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458006026	23764	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458006027	23762	MALIBU RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4458006028	23758	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458006029	23754	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458006030	23752	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458006031	23750	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458006032	23746	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458006033	23740	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458006034	23736	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458006035	23730	MALIBU COLONY RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4458006036	23720	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458006037	23716	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458006038	23712	MALIBU COLONY RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4458006039			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458006040	23708	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458006041	23704	MALIBU COLONY RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458007015	23864	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458007016	23858	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458007017	23910	MALIBU RD	0103	1.0	$ 7.20	$ 0.25	$ 7.45
4458007018	23900	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458007019	23872	MALIBU RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4458007020	23868	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458007021	23850	MALIBU RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4458007022	23844	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458007023	23834	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458007024	23832	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458007025	23826	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458007026	23822	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458007027	23816	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458007028	23812	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458008001	23956	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458008002	23952	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458008003	23950	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458008013	23936	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458008014	23930	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458008015	23926	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458008016	23920	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458008017	23916	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458008018	23940	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458009001	24056	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458009002	24052	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458009003			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458009005			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458009006			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458009007	24024	MALIBU RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458009008	24018	MALIBU RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458009009	24016	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458009012	24000	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458009013	23962	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458009014	24008	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458010001	24172	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458010002	24166	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458010003	24154	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458010004	24150	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458010005	24146	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458010006	24142	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458010007	24138	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458010008	24134	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458010009	24132	MALIBU RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458010010	24128	MALIBU RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4458010011	24124	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458010012	24120	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458010015	24058	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458010016	24102	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4458010017	24108	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458010018	24116	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458010019	24112	MALIBU RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4458010020			030V	0.5	$ 3.60	$ 0.25	$ 3.85
4458011001	24208	MALIBU RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458011002	24212	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011003	24216	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011004	24222	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011005	24228	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011006	24230	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011007	24236	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011008	24246	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011009	24254	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011010	24266	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011011	24300	MALIBU RD	010V	1.0	$ 7.20	$ 0.25	$ 7.45
4458011012	24314	MALIBU RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4458011013	24320	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458011018	24348	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011019	24352	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011020	24358	MALIBU RD	010V	1.0	$ 7.20	$ 0.25	$ 7.45
4458011021	24380	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011022	24402	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011023	24408	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011024	24414	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011025	24420	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011028	24436	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011029	24444	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011030	24450	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011031	24456	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011032	24330	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458011033			0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458012001	24460	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012002	24466	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012003	24470	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012004	24476	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012005	24508	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012006	24514	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012007	24518	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012008	24524	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012009	24528	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012010	24534	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012011	24538	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012012	24542	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012013	24548	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012014	24554	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012017	24604	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012018	24608	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012019	24612	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012020	24616	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012021	24620	MALIBU RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4458012022	24626	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012023	24632	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012024	24638	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012025	24644	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4458012028	24680	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012029	24700	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012030	24702	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012031	24708	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012032	24712	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012033	24654	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012035	24560	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458012036	24572	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458013001			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458013002	24742	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013003	24748	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013004	24752	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013005	24758	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013006	24762	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013007	24802	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013008	24806	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013009	24814	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013010	24818	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013011	24822	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013012	24826	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013013	24832	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013014	24836	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013015	24844	MALIBU RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4458013016	24848	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013017	24854	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013018	24858	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013019	24864	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013020	24902	MALIBU RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4458013021	24908	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013022	24912	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013023	24916	MALIBU RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4458013024	24920	MALIBU RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4458013025	24928	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013026	24932	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013027	24936	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013030	24942	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013031	24948	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013032	24956	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013033	24958	MALIBU RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4458013034	25000	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013035	25002	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013036	25004	MALIBU RD	0110	1.0	$ 7.20	$ 0.25	$ 7.45
4458013037	25006	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013038	25022	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013041	25036	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013042	25042	MALIBU RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458013043	25030	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458013044	25026	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458018010	24157	MALIBU RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458018011	24109	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458018012	24111	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458018013			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458018020	24031	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458018021			010V	0.5	$ 3.60	$ 0.25	$ 3.85

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4458018022			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458018026	24001	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458018027			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458018028	23919	MALIBU RD	0103	1.0	$ 7.20	$ 0.25	$ 7.45
4458018029	23921	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4458018030	23923	MALIBU RD	0103	1.0	$ 7.20	$ 0.25	$ 7.45
4458018031			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4458018032			1210	4.0	$ 28.80	$ 0.25	$ 29.05
4458018033			1210	4.0	$ 28.80	$ 0.25	$ 29.05
4458019003	23907	MALIBU RD	100V	1.0	$ 7.20	$ 0.25	$ 7.45
4458019008	23614	PACIFIC COAST HWY	100V	1.0	$ 7.20	$ 0.25	$ 7.45
4458019009	23670	PACIFIC COAST HWY	2500	3.0	$ 21.60	$ 0.25	$ 21.85
4458019010	23841	MALIBU RD	1500	18.0	$ 129.60	$ 0.25	$ 129.85
4458021013			010C	1.0	$ 7.20	$ 0.25	$ 7.45
4458027023	03625	WINTER CANYON RD	7200	3.0	$ 21.60	$ 0.25	$ 21.85
4458027024	03625	WINTER CANYON RD	7100	1.0	$ 7.20	$ 0.25	$ 7.45
4458027025	03625	WINTER CANYON RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4458027036	03601	VISTA PACIFICA	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4458027037	03601	VISTA PACIFICA	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4458027038	03601	VISTA PACIFICA	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4458027039	03601	VISTA PACIFICA	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4458027042	03601	VISTA PACIFICA	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4458027043	03601	VISTA PACIFICA	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4458027044	03601	VISTA PACIFICA	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4458027045	03601	VISTA PACIFICA	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4458027046	03601	VISTA PACIFICA	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4458027047	03601	VISTA PACIFICA	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4458027048	03601	VISTA PACIFICA	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4458027049	03601	VISTA PACIFICA	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4458027050	03601	VISTA PACIFICA	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4458027051	03601	VISTA PACIFICA	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4458027052	03601	VISTA PACIFICA	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4458027055	03601	VISTA PACIFICA	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4458027056	03601	VISTA PACIFICA	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4459012001	25103	MALIBU RD	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4459012002	25113	MALIBU RD	0300	3.0	$ 21.60	$ 0.25	$ 21.85
4459012003	25119	MALIBU RD	0300	3.0	$ 21.60	$ 0.25	$ 21.85
4459012004	25129	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459012005	25135	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459012006	25143	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459012007	25147	MALIBU RD	0300	3.0	$ 21.60	$ 0.25	$ 21.85
4459012008	25157	MALIBU RD	010V	1.0	$ 7.20	$ 0.25	$ 7.45
4459012009	25159	MALIBU RD	0300	3.0	$ 21.60	$ 0.25	$ 21.85
4459012010	25165	MALIBU RD	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4459013001			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4459013002	25307	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459013003	25301	MALIBU RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4459013004			0109	1.0	$ 7.20	$ 0.25	$ 7.45
4459013005	25265	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4459013010	25253	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4459013011			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4459013019			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4459013021	25200	PACIFIC COAST HWY	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4459013022	25205	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4459013023			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4459013024	25225	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459014001	25315	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459014002	25321	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459014003	25325	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459014004	25331	MALIBU RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4459014005			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4459014006			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4459014009			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4459014010	25377	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459014011	25377	MALIBU RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4459014012	25411	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4459014013	25423	MALIBU RD	010V	1.0	$ 7.20	$ 0.25	$ 7.45
4459014014	25429	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459014018			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4459014021	25447	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4459014022	25439	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4459014023			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4459015001	25102	MALIBU RD	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4459015002	25110	MALIBU RD	0104	1.0	$ 7.20	$ 0.25	$ 7.45
4459015003	25116	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459015009	25150	MALIBU RD	0300	3.0	$ 21.60	$ 0.25	$ 21.85
4459015010	25154	MALIBU RD	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4459015011	25160	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459015012	25164	MALIBU RD	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4459015015	25206	MALIBU RD	0300	3.0	$ 21.60	$ 0.25	$ 21.85
4459015016	25212	MALIBU RD	0300	3.0	$ 21.60	$ 0.25	$ 21.85
4459015017	25216	MALIBU RD	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4459015018	25144	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459015020	25134	MALIBU RD	0500	6.0	$ 43.20	$ 0.25	$ 43.45
4459015023	25120	MALIBU RD	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4459015024	25122	MALIBU RD	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4459015025	25124	MALIBU RD	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4459015026	25126	MALIBU RD	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4459015028	25200	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459015029	25200	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459015030	25200	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459015031	25200	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459015032	25200	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459015033	25200	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459016001			010V	0.5	$ 3.60	$ 0.25	$ 3.85
4459016002	25228	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459016003	25234	MALIBU RD	040F	4.0	$ 28.80	$ 0.25	$ 29.05
4459016004	25236	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459016005	25240	MALIBU RD	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4459016006	25250	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459016007	25252	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459016008	25256	MALIBU RD	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4459016009	25260	MALIBU RD	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4459016010	25266	MALIBU RD	0300	3.0	$ 21.60	$ 0.25	$ 21.85
4459016012	25302	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459016013	25306	MALIBU RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4459016014	25308	MALIBU RD	0200	2.0	$ 14.40	$ 0.25	$ 14.65
4459016015	25316	MALIBU RD	0400	4.0	$ 28.80	$ 0.25	$ 29.05

PARCEL	ADDRESS No.	ADDRESS STREET	USE CODE	CODE UNITS	CITY SOLID WASTE FEE	COUNTY ADMIN FEE	TOTAL FEE
4459016016	25322	MALIBU RD	0101	1.0	$ 7.20	$ 0.25	$ 7.45
4459016017	25328	MALIBU RD	0300	3.0	$ 21.60	$ 0.25	$ 21.85
4459016018	25330	MALIBU RD	0300	3.0	$ 21.60	$ 0.25	$ 21.85
4459016020	25272	MALIBU RD	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4459016021	25274	MALIBU RD	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4459017002	25342	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459017003	25346	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459017004	25350	MALIBU RD	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4459017005	25360	MALIBU RD	010V	0.5	$ 3.60	$ 0.25	$ 3.85
4459017006	25362	MALIBU RD	0500	5.0	$ 36.00	$ 0.25	$ 36.25
4459017011	25406	MALIBU RD	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4459017012	25410	MALIBU RD	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4459017013	25416	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459017015	25426	MALIBU RD	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4459017016	25432	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459017017	25438	MALIBU RD	0100	1.0	$ 7.20	$ 0.25	$ 7.45
4459017018	25442	MALIBU RD	0400	4.0	$ 28.80	$ 0.25	$ 29.05
4459017019	25338	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459017020	25338	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459017021	25338	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459017022	25338	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459017024	25376	MALIBU RD	010F	1.0	$ 7.20	$ 0.25	$ 7.45
4459017025	25376	MALIBU RD	010F	1.0	$ 7.20	$ 0.25	$ 7.45
4459017026	25376	MALIBU RD	010F	1.0	$ 7.20	$ 0.25	$ 7.45
4459017027	25376	MALIBU RD	010F	1.0	$ 7.20	$ 0.25	$ 7.45
4459017030	25370	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459017031	25372	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459017032	25370	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459017033	25372	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459017034	25422	MALIBU RD	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4459017035	25422	MALIBU RD	010C	1.0	$ 7.20	$ 0.25	$ 7.45
4459017036	25404	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459017037	25402	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459017039	25366	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459017040	25366	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459017041	25366	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45
4459017042	25366	MALIBU RD	010E	1.0	$ 7.20	$ 0.25	$ 7.45

GRAND TOTAL	**$ 14,875.45**

City Council Meeting
06-08-26
Item 5.B.

Council Agenda Report

To: Mayor Silverstein and the Honorable Members of the City Council

Prepared by: Brandie Ayala, Interim Public Works Administration Manager

Reviewed by: Tatiana Holden, Interim Public Works Director/City Engineer

Approved by: Joseph D. Irvin, City Manager

Date prepared: May 18, 2026 Meeting date: June 8, 2026

Subject: Assessment District 98-1 (Big Rock Mesa)

RECOMMENDED ACTION: 1) Conduct the Public Hearing; and 2) Adopt Resolution No. 26-29 levying an assessment for the maintenance, repair, and improvement works, systems and facilities pertaining to Assessment District 98-1 (Big Rock Mesa) for Fiscal Year (FY) 2026-27.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action. All revenues and expenditures are recorded in the Big Rock Mesa Landslide Maintenance District Fund 290 (District). The total FY 2026-27 budget for this District is $401,686.50, which is an increase of approximately 3.3% from the previous year's budget. This year's budget includes continued operation, maintenance, and capital improvements.

The assessment collected for this District will generate the revenue to offset the operation and maintenance budget, the reserve amount, and delinquencies. The proposed assessment for this District is $395,023.96, which is approximately 3.4% greater than last year's assessments. Assessments in this District can be increased by the Consumer Price Index up to a maximum of 5%.

Each single-family home and condominium/apartment in this District will be assessed depending on the property's land use and associated benefits received. The following is a summary of the proposed assessments for this district:

Land Use	FY 2025-26 Actual Assessments	FY 2026-27 Proposed Assessments	Difference
Single-family Home	$1,082.10	$1,118.89	$36.79
Condominium/Apartment	$892.73	$923.09	$30.36

(see Table IV-1 on page 5 of Assessment Engineer's Report – Attachment 1).

STRATEGIC PLAN IMPLEMENTATION: N/A.

DISCUSSION: The City administers the Big Rock Mesa Landslide Assessment District on behalf of the District's homeowners. The District was originally established by Los Angeles County as County Improvement District No. 2629R2 following a major landslide in 1983, with the purpose of improving the stability of the landslide. As a result of the "El Nino" storms in 1998 and landslide movement, the City Council formed Assessment District 98-1 (Big Rock Mesa) pursuant to the Municipal Improvement Act of 1913. This District was formed to build new dewatering and monitoring facilities in the eastern mesa area and to take over maintenance of the entire dewatering system, replacing the Los Angeles County assessment district's maintenance function.

Yeh & Associates, Inc., under contract with the City of Malibu, monitors and maintains the District facilities that include 24 dewatering wells, 36 hydraugers, and numerous slope inclinometers and standpipe piezometers. The systems and water levels are monitored monthly. Monitoring subsurface land movement is done using slope inclinometers, drilled into the ground up to 400 ft. The inclinometers are recorded quarterly to annually. In addition, the quality of the water extracted is monitored on a quarterly basis in accordance with the Districts' National Pollutant Discharge Elimination System (NPDES) permit.

For the upcoming fiscal year, anticipated work budgeted includes NPDES water quality monitoring, recording discharge from dewatering wells and hydraugers, slope inclinometer surveys, crack and ground surface monitoring, groundwater level monitoring, performing maintenance to dewatering wells, hydraugers, collection piping, and equipment, and data management, administration, and reporting. Capital improvement work planned for FY 2026-27 includes the replacement of well-box enclosures, upgrading an existing inclinometer, equipment upgrades for remote readings and dewatering well replacement.

Both the Annual Assessment District report and the Annual Maintenance District reports are posted on the City's website. In May 2026, a letter was sent to all property owners in the District advising them of the availability of these reports (Attachment 2).

ATTACHMENTS:

1. Resolution No. 26-29
2. Letter sent to property owners on availability of annual reports
3. Notice of Public Hearing

RESOLUTION NO. 26-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU LEVYING AN ASSESSMENT FOR THE MAINTENANCE, REPAIR AND IMPROVEMENT OF WORKS, SYSTEMS AND FACILITIES OF ASSESSMENT DISTRICT NO. 98-1 (BIG ROCK MESA) FOR FISCAL YEAR 2026-27

The City Council of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. The City Council of the City of Malibu, State of California, did on May 11, 1998, adopt its resolution of intention, Resolution No. 98-030, pursuant to the Municipal Improvement Act of 1913, Division 12 of the Streets and Highways Code (commencing with Section 10000) (the "1913 Act") and the alternative proceedings under the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, Part 7.5 of Division 4 of the Streets and Highways Code (commencing with Section 2960), for the reconstruction and annual maintenance of certain public improvements, together with appurtenances and appurtenant work in connection therewith (collectively, the "Improvements"), in a special assessment district known and designated as Assessment District No. 98-1 (Big Rock Mesa) (hereinafter referred to as the "Assessment District").

B. Section 5 of the Resolution of Intention No. 98-030 declared the Council's intention to levy an assessment to maintain, repair or improve the Improvements pursuant to Section 10100.8 of the 1913 Act.

C. On June 29, 1998, the City Council adopted Resolution No. 98-049 confirming assessments and ordering improvements made for Assessment District No. 98-1.

D. The City Council proposes to levy an assessment for the maintenance, repair and improvement of the Improvements for Fiscal Year 2026-2027 pursuant to the authorization contained in Section 5 of the Resolution of Intention No. 98-030.

E. The City Clerk fixed a time and place for a public hearing relating to the proposed assessment.

F. At the time set for the public hearing, all comments, objections and protests were duly heard and considered.

G. All evidence, both oral and written, relative to the necessity for the proposed assessment was heard and considered.

H. The City Council is now satisfied as to the proposed assessment.

I. The City Council previously designated the City Engineer to perform the duties of the Superintendent of Streets for purposes of the proceedings in connection with the annual levy of assessments for the maintenance and repair or improvement of the Improvements pursuant to Section 10100.8 of the 1913 Act.

SECTION 2. The Annual Assessment Report for Assessment District No. 98-1, City of Malibu, Big Rock Mesa, dated June 8, 2026 (Attachment A) is hereby accepted.

SECTION 3. The City Council hereby approves the estimate of expenditures for the maintenance, repair and improvement of the Improvements for Fiscal Year 2026-2027 as shown on Exhibit A of the Annual Assessment Report, attached hereto and incorporated herein by reference. The City Council hereby determines to levy and collect a special assessment in the amount of the estimate of expenditures contained in Exhibit B of the Engineer's Report, attached hereto and incorporated herein by reference, such special assessment to provide for the maintenance, repair and improvement of the Improvements for Fiscal Year 2026-2027.

SECTION 4. The apportionment and the method of spread of the special assessment, as shown in Exhibit C of the Engineer's Report, attached hereto and incorporated herein by reference, are hereby approved and adopted as being a correct and proper apportionment, the assessment having been spread in accordance with benefits to be received.

SECTION 5. The assessments set forth in Exhibit B of the Engineer's Report, attached hereto and incorporated herein by reference are hereby confirmed and the City Council hereby determines that the assessments as set forth in Exhibit B shall be levied, collected and enforced at the same time, in the same manner, by the same officers, and with the same interest and penalties as in the case of the assessment levied to pay for the Improvements.

SECTION 6. The City Council hereby finds that, due to the marginal stability of the Big Rock area and the nature of the Big Rock Mesa landslide mitigation system and facilities, the approved maintenance, repair and improvement expenses have to be incurred in order to maintain the level of benefit to the assessed parcels. The City Council further finds that the level of benefit derived from the Improvements would otherwise decline more rapidly than usual for other public works of the type involved because of the circumstances which do not ordinarily affect such public works, to wit, geologic instability.

SECTION 7. The City Council hereby finds that notice of the time and place of the public hearing regarding the proposed assessment has been given as required by law.

SECTION 8. A special fund was established to be maintained and administered in accordance with the provisions of Section 10100.8 of the 1913 Act, into which all payments received upon the assessment shall be deposited.

SECTION 9. The officers of the City are hereby authorized and directed to take such actions as may, in the view of such officers, be necessary or appropriate to implement the matters contemplated by this Resolution and the other documents and instruments related thereto.

SECTION 10. The levy of the proposed assessment is for the maintenance, repair or minor alteration of existing facilities to provide landslide mitigation services. Therefore, the City Council hereby finds that the assessment and this Resolution have no significant effect on the environment for the purposes of the California Environmental Quality Act ("CEQA"). The assessment and this Resolution are therefore exempt from CEQA pursuant to Title 14 of the California Code of Regulations Section 15061 (b) (3) and Section 15301.

SECTION 11. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this ____ day of June 2026.

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE

_____
TREVOR RUSIN, Interim City Attorney

ATTACHMENT A

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-1
BIG ROCK MESA

ANNUAL ADMINISTRATION REPORT
FY 2026-27

June 8, 2026

PREPARED FOR:
City of Malibu
Public Works Department
23825 Stuart Ranch Road
Malibu, CA 90265-4861

PREPARED BY:
30 Three Sixty Public Finance, Inc.
5860 Owens Avenue, Suite 210
Carlsbad, CA 92008

TABLE OF CONTENTS

I. Introduction 1
II. Background 2
III. Facilities and Maintenance Financed 3
IV. Cost Estimate 4
V. Annual Assessments and Diagram 6

Exhibit A Budget and Cost Estimate
Exhibit B Assessment Roll
Exhibit C Method of Assessment
Exhibit D Assessment Diagram

I. Introduction

This report provides an analysis of the financial and administrative obligations of Assessment District No. 98-1 (Big Rock Mesa) ("AD No. 98-1" or the "District") to be paid through the collection of assessments in fiscal year (FY) 2026-27.

This report is organized into the following sections:

Section I - Background
Section I provides information regarding the formation of AD No. 98-1.

Section II - Facilities and Maintenance Financed
Section II provides information regarding the facilities and maintenance financed by AD No. 98-1.

Section III - Cost Estimate
Section III presents the projected budget for FY 2026-27, the budget for FY 2025-26, and projected year-end costs for maintenance of the landslide maintenance facilities.

Section IV - Annual Assessments
Section IV contains the proposed assessment of the total FY 2026-27 maintenance costs upon the parcels within AD No. 98-1 in proportion to the estimated benefits to be received by such parcels from said maintenance, and a reduced copy of the assessment diagram.

II. Background

The Board of Supervisors of the County of Los Angeles adopted a Resolution of Intention pursuant to the Municipal Improvement Act of 1913, Division 12 of the Streets and Highways Code commencing with Section 10000 (the "1913 Act"), and the alternative proceedings under the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, Part 7.5 of Division 4 of the Streets and Highways Code (commencing with Section 2960), for the acquisition of necessary rights-of-way and certain landslide mitigation facilities and the design and construction of landslide mitigation improvements, together with appurtenances and appurtenant work (collectively the "Improvements") in a special assessment district designated County Improvement District No. 2629R2 (Big Rock Mesa Area) ("CI No. 2629R2"). Section 5 of said Resolution of Intention declared the Board's intention to levy an assessment to maintain, repair or improve the Improvements pursuant to Section 10100.8 of the 1913 Act. On November 7, 1989, following a duly noticed public hearing, the Board of Supervisors adopted a resolution confirming assessments and ordering improvements be made for CI No. 2629R2.

The Board of Supervisors also adopted Ordinance No. 89-0141 on November 7, 1989. This ordinance, which was subsequently amended by Ordinance No. 90-0054, adopted on April 17, 1990, established Integrated Financing District (IFD) No. 2 (the "IFD"), in conjunction with CI No. 2629R2, for the contingent assessment of undeveloped or underdeveloped properties in the Big Rock Mesa area.

On March 10, 1992, having determined that the improvements were substantially complete, the County notified the City that as of July 1, 1992, the County relinquished its jurisdiction over CI No. 2629R2 to the City of Malibu for the purpose of levying assessments to maintain, repair and improve the Improvements pursuant to Section 10100.8 of the 1913 Act. The County is still responsible for the levying of annual assessments to repay bonds sold on behalf of CI No. 2629R2.

As part of the City's maintenance of the existing system of improvements, the City's Geotechnical Consultant monitors ground movement, dewatering activities, groundwater levels, and water usage within AD No. 98-1. As a result of the intense winter storms of 1997- 98, the City's Geotechnical Consultant recommended reconstruction of the existing dewatering and monitoring system, including the installation of additional dewatering wells and horizontal drains in the eastern mesa.

On June 29, 1998, the City Council of the City of Malibu held a public hearing regarding the Resolution of Intention and Engineer's Report for the reconstruction and annual maintenance of these improvements by AD No. 98-1. A majority of the assessment ballots tabulated at the public hearing were in favor of the assessment and a Resolution approving the Engineer's Report, confirming the assessments, and ordering the construction of the improvements was adopted.

IV. Cost Estimate

The maximum annual assessment for FY 2026-27 is $559.45 per benefit assessment unit which reflects an increase of 3.40%. The maximum annual increase in the maximum assessment is limited to the percentage change in the Consumer Price Index, All Urban Consumers, Los Angeles-Long Beach-Anaheim, CA (the "CPI") or 5.00%. The change in the CPI is 3.40%. The benefit assessment units applicable to each parcel depend upon land use.

The FY 2026-27 budget is $401,686.50, which consists of costs for operation/maintenance, replacement/special projects, energy, and administration. This is based on projected needs for an average rainfall year. In addition to estimated costs, the District's budget typically includes reserves to cover possible expenses associated with an above-average rainfall year and delinquent assessments. The desired wet-year contingency is equal to 100% of the costs for operation/maintenance and replacement/special projects for an above-average rainfall year, or $330,000. However, approximately 30.18% of the Fiscal Year 2025-26 annual assessments were unpaid as of April 22, 2026, and assuming the same rate of collections for Fiscal Year 2026-27, there will be insufficient annual assessments to fund any portion of the desired wet-year contingency. In fact, the Fiscal Year 2026-27 budget can only support an unpaid annual assessment rate of approximately 24.85%.

Therefore, the total budgeted reserves are equal to $98,181.62 or approximately 24.44% of the estimated FY 2026-27 budget. The total amount necessary to cover the budgeted costs and reserves is $499,868.12; subtracting the estimated FY 2025-26 year-end fund balance of $104,844.16 results in an assessment levy of $395,023.96. Any funds not used in the current year are held in the assessment district account and applied to the next fiscal year.

A comparison of FY 2026-27 and FY 2025-26 assessment amounts for selected land uses is shown in Table IV-1 below.

III. Facilities and Maintenance Financed

The City proposes to levy assessments in FY 2026-27 to finance the inspection, maintenance and repair of the dewatering system, which includes, but is not limited to, (i) monitoring of inclinometers, piezometers, dewatering wells, hydraugers, and survey, (ii) maintenance of wells, hydraugers, conveyance pipeing, and repairs, (iii) replacement of well box enclosures, (iv) replacement of a dewatering well, (v) an inclinometer upgrade project, (vi) annual reporting, and (vii) energy costs. Pursuant to the FY24/25 Maintenance and Monitoring, AD98-1, Big Rock Mesa report, the facilities inventory is as follows:

- Standpipes/monitoring wells (29 active locations);
- Vibrating wire piezometers (4 active locations);
- Slope inclinometers (23 active locations);
- Time domain reflectometry cables (1 active location);
- Dewatering wells (24 active locations);
- Hydraugers (36 active locations);
- Crack gauges (5 active locations);
- Water quality monitoring for ten (10) discharge points;
- LADPW rain gauge (1); and
- LADPW water meter (1).

IV. Cost Estimate

TABLE IV-1

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-01
(BIG ROCK MESA)

SUMMARY OF ANNUAL MAINTENANCE ASSESSMENT

		ACTUAL ANNUAL ASSESSMENT		MAXIMUM ANNUAL ASSESSMENT	
LAND USE	BENEFIT UNITS	FY 2025-26	FY 2026-27	FY 2025-26	FY 2026-27
Single-Family Home	2.00	$1,082.10	$1,118.89	$1,082.10	$1,118.89
Condominium/Apartment	1.65	$892.73	$923.08	$892.73	$923.09
Total Budget		$382,035.39	$395,023.96	$382,035.39	$395,023.96
Total Benefit Units		706.10	706.10	706.10	706.10

EXHIBIT A

BUDGET AND COST ESTIMATE

V. Annual Assessment and Diagram

A. Annual Assessments

Pursuant to the provisions of law, the costs and expenses of the facilities inspection, maintenance, and repair to be performed in AD No. 98-1 have been assessed to the parcels of land benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Roll, a copy of which is attached hereto as Exhibit B. For particulars as to the determination of benefit, reference is made to the Method of Assessment, a copy of which is attached hereto as Exhibit C.

B. Assessment Diagram

The assessment diagram is attached hereto as Exhibit D.

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-01
(BIG ROCK MESA)

FISCAL YEAR 2026-27 BUDGET

FISCAL YEAR 2025-26 RESOURCES[a]		
1	Beginning Fund Balance (Audited)	$139,810.00
2	Assessment Proceeds[b]	$266,720.66
3	Transfer from Contingent Assessment Fund	$0.00
4	Total FY 2025-26 Resources Available (Line 1 + Line 2 + Line 3)	$406,530.66
FISCAL YEAR 2025-26 EXPENDITURES[a]		
5	Operation & Maintenance and Other Expenditures (Projected)	($301,686.50)
6	FY 2025-26 Ending Fund Balance (Line 4 + Line 5)	$104,844.16
FISCAL YEAR 2026-27 EXPENDITURES[a]		
7	Estimated Operation/Maintenance and Replacement/Special Projects (See attached FY 2026-27 Cost Estimate)	($330,000.00)
8	Estimated City Administration and Energy Costs (See attached FY 2026-27 Cost Estimate)	($71,686.50)
9	Reserve Amount[c] (0.00% x Line 7)	($0.00)
10	Delinquency Contingency[d] (24.85% x Line 12)	($98,181.62)
11	Total FY 2026-27 Expenditures	($499,868.12)
12	Assessment (Line 6 + Line 11)	$395,023.96
13	Estimated FY 2026-27 Surplus/Deficit (Line 6 + Line 11 + Line 12)	$0.00

[a] Numbers in parentheses represent expenditures. Positive numbers represent revenue sources.
[b] Represents estimated assessment revenue for FY 2025-26 based on April 22, 2026 collection data from the County Tax Collector.
[c] The desired reserve amount for an above average rainfall year and other unknowns is equal to 100.00% of FY 2026-27 estimated operation/maintenance and replacement/special projects costs. There is no budgeted reserve for an above average rainfall year due to the current low collection rate.
[d] The desired delinquency contingency collection rate is equal to 30.18% or the percentage of unpaid annual assessments as of April 22, 2026. The actual delinquency contingency is funded at 82.34% of the desired amount.

A-1

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-01
(BIG ROCK MESA)

FY 2026-27 MAINTENANCE COST ESTIMATE

TASK	FY 2025-26 BUDGET SUMMARY	FY 2025-26 PROJECTED YEAR END COSTS	FY 2026-27 BUDGET SUMMARY	% CHANGE
I. CITY ADMINISTRATION				
REPORT PREPARATION, ASSESSMENT ROLL, NOTICING	$13,555.00	$13,555.00	$13,555.00	0.00%
PROJECT ADMINISTRATION	$17,000.00	$17,000.00	$17,000.00	0.00%
LEGAL FEES	$0.00	$0.00	$0.00	N/A
TAX COLLECTOR'S FEE	$131.50	$131.50	$131.50	0.00%
PERMIT FEES	$15,000.00	$15,000.00	$15,000.00	0.00%
SUBTOTAL	$45,686.50	$45,686.50	$45,686.50	0.00%
II. DEWATERING SYSTEM MONITORING AND MAINTENANCE				
MONITORING[a]	$130,000.00	$120,000.00	$135,000.00	12.50%
MAINTENANCE[b]	$24,000.00	$24,000.00	$22,000.00	-8.33%
DATA MANAGEMENT	$16,000.00	$16,000.00	$16,000.00	0.00%
REPORTING[c]	$16,000.00	$16,000.00	$16,000.00	0.00%
PUBLIC OUTREACH	$4,000.00	$4,000.00	$4,000.00	0.00%
EMERGENCY SERVICES	$0.00	$0.00	$0.00	N/A
ADMINISTRATION	$12,000.00	$12,000.00	$12,000.00	0.00%
FACILITY INVENTORY	$0.00	$0.00	$0.00	N/A
SUBTOTAL	$202,000.00	$192,000.00	$205,000.00	6.77%
III. CAPITAL IMPROVEMENT REPLACEMENTS & SPECIAL PROJECTS				
REPLACE WELL BOX ENCLOSURES	$0.00	$0.00	$5,000.00	N/A
INCLINOMETER UPGRADE PROJECT	$40,000.00	$6,000.00	$50,000.00	733.33%
STORM DRAIN HYDRAUGER REPAIRS	$0.00	$0.00	$0.00	N/A
EQUIPMENT UPGRADES FOR REMOTE READINGS	$25,000.00	$30,000.00	$0.00	-100.00%
REPLACE INCLINOMETER SP-26	$0.00	$0.00	$0.00	N/A
INSAR OR AERIAL LIDAR	$0.00	$0.00	$0.00	N/A
NPDES RELATED INVESTIGATION	$0.00	$2,000.00	$0.00	-100.00%
DEWATERING WELL REPLACEMENT	$50,000.00	$0.00	$70,000.00	N/A
SUBTOTAL	$115,000.00	$38,000.00	$125,000.00	228.95%
IV. ENERGY	$26,000.00	$26,000.00	$26,000.00	0.00%
V. GRAND TOTAL	$388,686.50	$301,686.50	$401,686.50	33.15%

[a] Monitoring: slope inclinometers, piezometers, dewatering wells, hydraugers, and surface survey.
[b] Maintenance: dewatering wells, hydraugers, conveyance piping, and miscellaneous repairs.
[c] Reporting: annual LAD report and NPDES compliance reports.

A-2

EXHIBIT B

ASSESSMENT ROLL

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-01
(BIG ROCK MESA)

FISCAL YEAR 2026-27 ASSESSMENT ROLL

ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4449-012-001	004	3.30	$1,846.17
4449-012-002	003	2.00	$1,118.89
4449-012-003	002	2.00	$1,118.89
4449-012-004	001	2.00	$1,118.89
4449-013-001	007	2.00	$1,118.89
4449-013-002	008	2.00	$1,118.89
4449-013-003	009	2.00	$1,118.89
4449-013-004	010	2.00	$1,118.89
4449-013-005	011	2.00	$1,118.89
4449-013-006	012	2.00	$1,118.89
4449-013-007	013	2.00	$1,118.89
4449-013-008	014	2.00	$1,118.89
4449-013-009	015	2.00	$1,118.89
4449-013-011	017	2.00	$1,118.89
4449-013-014	018	2.00	$1,118.89
4449-013-015	006	2.00	$1,118.89
4449-013-016	016	2.00	$1,118.89
4449-014-001	037	2.00	$1,118.89
4449-014-002	036	2.00	$1,118.89
4449-014-003	035	2.00	$1,118.89
4449-014-004	032	2.00	$1,118.89
4449-014-006	030	2.00	$1,118.89
4449-014-007	031	2.00	$1,118.89
4449-014-009	022	2.00	$1,118.89
4449-014-011	021	2.00	$1,118.89
4449-014-012	025	2.00	$1,118.89
4449-014-013	019	2.00	$1,118.89
4449-014-015	024	2.00	$1,118.89
4449-014-016	028	2.00	$1,118.89
4449-014-017	027	2.00	$1,118.89
4449-014-018	034	2.00	$1,118.89

B - 1

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-01
(BIG ROCK MESA)

FISCAL YEAR 2026-27 ASSESSMENT ROLL

ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4449-014-019	033	2.00	$1,118.89
4449-014-020	023	2.00	$1,118.89
4449-014-021	029	2.00	$1,118.89
4449-015-004	049	2.00	$1,118.89
4449-015-009	052	2.00	$1,118.89
4449-015-010	054	2.00	$1,118.89
4449-015-011	053	2.00	$1,118.89
4449-015-012	055	2.00	$1,118.89
4449-015-013	057	2.00	$1,118.89
4449-015-014	056	2.00	$1,118.89
4449-015-015	058	2.00	$1,118.89
4449-015-016	059	2.00	$1,118.89
4449-015-017	063	2.00	$1,118.89
4449-015-018	060	2.00	$1,118.89
4449-015-019	061	2.00	$1,118.89
4449-015-020	062	2.00	$1,118.89
4449-015-021	047A	2.00	$1,118.89
4449-015-022	050A	2.00	$1,118.89
4449-015-023	051	2.00	$1,118.89
4449-016-001	046	2.00	$1,118.89
4449-016-002	045	2.00	$1,118.89
4449-016-003	044	2.00	$1,118.89
4449-016-004	043	2.00	$1,118.89
4449-016-005	042	2.00	$1,118.89
4449-016-006	041	2.00	$1,118.89
4449-016-007	040	2.00	$1,118.89
4449-016-008	039	2.00	$1,118.89
4449-016-900	038	2.00	$1,118.89
4450-001-024	265	3.30	$1,846.17
4450-001-025	264	3.30	$1,846.17
4450-001-026	263	2.00	$1,118.89

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-01
(BIG ROCK MESA)

FISCAL YEAR 2026-27 ASSESSMENT ROLL

ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4450-001-027	262	2.00	$1,118.89
4450-001-041	267	3.30	$1,846.17
4450-001-042	266	2.00	$1,118.89
4450-001-044	261	2.00	$1,118.89
4450-002-037	284	2.00	$1,118.89
4450-002-038	283	2.00	$1,118.89
4450-002-039	282	4.95	$2,769.25
4450-002-040	281	4.95	$2,769.25
4450-002-041	280	2.00	$1,118.89
4450-002-042	279	2.00	$1,118.89
4450-002-043	278	2.00	$1,118.89
4450-002-044	277	3.30	$1,846.17
4450-002-045	276	3.30	$1,846.17
4450-002-046	275	3.30	$1,846.17
4450-002-047	274	2.00	$1,118.89
4450-002-048	273	3.30	$1,846.17
4450-002-049	272	3.30	$1,846.17
4450-002-050	271	2.00	$1,118.89
4450-002-051	270	3.30	$1,846.17
4450-002-052	269	2.00	$1,118.89
4450-002-053	268	3.30	$1,846.17
4450-003-010	293	2.00	$1,118.89
4450-003-011	292	2.00	$1,118.89
4450-003-012	291	2.00	$1,118.89
4450-003-013	290	2.00	$1,118.89
4450-003-014	289	2.00	$1,118.89
4450-003-015	288	2.00	$1,118.89
4450-003-016	287	8.25	$4,615.42
4450-003-017	286	3.30	$1,846.17
4450-003-018	285	3.30	$1,846.17
4450-004-028	302	2.00	$1,118.89

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-01
(BIG ROCK MESA)

FISCAL YEAR 2026-27 ASSESSMENT ROLL

ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4450-004-029	301	6.60	$3,692.34
4450-004-030	300	2.00	$1,118.89
4450-004-031	299	9.90	$5,538.51
4450-004-032	298	4.95	$2,769.25
4450-004-033	297	4.95	$2,769.25
4450-004-034	296	6.60	$3,692.34
4450-004-035	295	4.95	$2,769.25
4450-004-036	294	6.60	$3,692.34
4450-005-040	327	6.60	$3,692.34
4450-005-042	315A	1.65	$923.08
4450-005-043	315	1.65	$923.08
4450-005-046	303A	1.65	$923.08
4450-005-047	303	1.65	$923.08
4450-005-048	310A	1.65	$923.08
4450-005-049	310	1.65	$923.08
4450-005-050	309A	1.65	$923.08
4450-005-051	309	1.65	$923.08
4450-005-052	307A	1.65	$923.08
4450-005-053	307	1.65	$923.08
4450-005-054	306A	1.65	$923.08
4450-005-055	306	1.65	$923.08
4450-005-056	305A	1.65	$923.08
4450-005-057	305	1.65	$923.08
4450-005-058	325A	1.65	$923.08
4450-005-059	325	1.65	$923.08
4450-005-060	323A	1.65	$923.08
4450-005-061	323	1.65	$923.08
4450-005-062	321A	1.65	$923.08
4450-005-063	321	1.65	$923.08
4450-005-064	313A	1.65	$923.08
4450-005-065	313	1.65	$923.08

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-01
(BIG ROCK MESA)

FISCAL YEAR 2026-27 ASSESSMENT ROLL

ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4450-005-066	314A	1.65	$923.08
4450-005-067	314	1.65	$923.08
4450-005-068	316A	1.65	$923.08
4450-005-069	316	1.65	$923.08
4450-005-070	312A	1.65	$923.08
4450-005-071	312	1.65	$923.08
4450-005-072	308A	1.65	$923.08
4450-005-073	308	1.65	$923.08
4450-005-074	326A	1.65	$923.08
4450-005-075	326	1.65	$923.08
4450-005-076	322A	1.65	$923.08
4450-005-077	322	1.65	$923.08
4450-005-078	320A	1.65	$923.08
4450-005-079	320	1.65	$923.08
4450-005-080	318A	1.65	$923.08
4450-005-081	318	1.65	$923.08
4450-005-082	324A	1.65	$923.08
4450-005-083	324	1.65	$923.08
4450-005-084	304	1.65	$923.08
4450-005-085	304A	1.65	$923.08
4450-005-086	311 & 311A	3.30	$1,846.17
4450-005-087	319	3.30	$1,846.17
4450-006-055	328	2.00	$1,118.89
4450-011-023	255	2.00	$1,118.89
4450-011-024	254	2.00	$1,118.89
4450-011-025	253	2.00	$1,118.89
4450-011-027	257	2.00	$1,118.89
4450-011-028	252	2.00	$1,118.89
4450-011-031	249	2.00	$1,118.89
4450-011-034	248	2.00	$1,118.89
4450-011-035	245	2.00	$1,118.89

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-01
(BIG ROCK MESA)

FISCAL YEAR 2026-27 ASSESSMENT ROLL

ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4450-011-037	243	2.00	$1,118.89
4450-011-041	256	2.00	$1,118.89
4450-011-042	246	2.00	$1,118.89
4450-011-043	250	2.00	$1,118.89
4450-012-022	201	2.00	$1,118.89
4450-012-023	202	2.00	$1,118.89
4450-012-024	203	2.00	$1,118.89
4450-012-025	204	2.00	$1,118.89
4450-012-026	205	2.00	$1,118.89
4450-012-027	206	2.00	$1,118.89
4450-012-028	207	2.00	$1,118.89
4450-012-029	208	2.00	$1,118.89
4450-012-030	209	2.00	$1,118.89
4450-012-031	210	2.00	$1,118.89
4450-012-032	211	2.00	$1,118.89
4450-012-033	212	2.00	$1,118.89
4450-012-034	213	2.00	$1,118.89
4450-012-036	215	2.00	$1,118.89
4450-012-037	214	2.00	$1,118.89
4450-012-038	200	2.00	$1,118.89
4450-012-039	199	2.00	$1,118.89
4450-012-040	198	2.00	$1,118.89
4450-013-058	241	2.00	$1,118.89
4450-013-059	240	2.00	$1,118.89
4450-013-060	239	2.00	$1,118.89
4450-013-061	238	2.00	$1,118.89
4450-013-062	237	2.00	$1,118.89
4450-013-063	236	2.00	$1,118.89
4450-013-064	235	2.00	$1,118.89
4450-013-067	232	2.00	$1,118.89
4450-013-068	226	2.00	$1,118.89

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-01 (BIG ROCK MESA) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4450-013-069	227	2.00	$1,118.89
4450-013-070	230	2.00	$1,118.89
4450-013-071	229	2.00	$1,118.89
4450-013-072	228	2.00	$1,118.89
4450-013-073	225	2.00	$1,118.89
4450-013-074	224	2.00	$1,118.89
4450-013-075	223	2.00	$1,118.89
4450-013-076	222	2.00	$1,118.89
4450-013-077	221	2.00	$1,118.89
4450-013-078	220	2.00	$1,118.89
4450-013-079	219	2.00	$1,118.89
4450-013-080	217	2.00	$1,118.89
4450-013-081	218	2.00	$1,118.89
4450-013-082	216	2.00	$1,118.89
4450-013-083	231	2.00	$1,118.89
4450-013-084	233 & 234	4.00	$2,237.78
4450-014-062	136	2.00	$1,118.89
4450-014-063	135	2.00	$1,118.89
4450-014-065	138	2.00	$1,118.89
4450-014-066	137	2.00	$1,118.89
4450-014-067	151	2.00	$1,118.89
4450-014-068	150	2.00	$1,118.89
4450-014-069	149	2.00	$1,118.89
4450-014-070	148	2.00	$1,118.89
4450-014-071	147	2.00	$1,118.89
4450-014-072	146	2.00	$1,118.89
4450-014-073	145	2.00	$1,118.89
4450-014-074	144	2.00	$1,118.89
4450-014-075	143	2.00	$1,118.89
4450-014-076	142	2.00	$1,118.89
4450-014-077	141	2.00	$1,118.89

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-01
(BIG ROCK MESA)

FISCAL YEAR 2026-27 ASSESSMENT ROLL

ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4450-014-078	140	2.00	$1,118.89
4450-014-079	139	2.00	$1,118.89
4450-015-016	172	2.00	$1,118.89
4450-015-018	170	2.00	$1,118.89
4450-015-019	169	2.00	$1,118.89
4450-015-020	168	2.00	$1,118.89
4450-015-021	167	2.00	$1,118.89
4450-015-023	165	2.00	$1,118.89
4450-015-024	164	2.00	$1,118.89
4450-015-025	163	2.00	$1,118.89
4450-015-026	162	2.00	$1,118.89
4450-015-027	161	2.00	$1,118.89
4450-015-028	160	2.00	$1,118.89
4450-015-029	159	2.00	$1,118.89
4450-015-030	158	2.00	$1,118.89
4450-015-031	157	2.00	$1,118.89
4450-015-032	156	2.00	$1,118.89
4450-015-033	155	2.00	$1,118.89
4450-015-034	152	2.00	$1,118.89
4450-015-035	153	2.00	$1,118.89
4450-015-036	154	2.00	$1,118.89
4450-015-037	173	2.00	$1,118.89
4450-015-038	174	2.00	$1,118.89
4450-015-040	175	2.00	$1,118.89
4450-015-041	176	2.00	$1,118.89
4450-015-042	177	2.00	$1,118.89
4450-015-043	178	2.00	$1,118.89
4450-015-044	179	2.00	$1,118.89
4450-015-045	180	2.00	$1,118.89
4450-015-046	181	2.00	$1,118.89
4450-015-047	185	2.00	$1,118.89

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-01 (BIG ROCK MESA) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4450-015-048	184	2.00	$1,118.89
4450-015-049	183	2.00	$1,118.89
4450-015-050	182	2.00	$1,118.89
4450-015-051	171	2.00	$1,118.89
4450-015-052	166	2.00	$1,118.89
4450-016-009	191	2.00	$1,118.89
4450-016-010	190	2.00	$1,118.89
4450-016-011	189	2.00	$1,118.89
4450-016-012	188	2.00	$1,118.89
4450-016-013	187	2.00	$1,118.89
4450-016-014	186	2.00	$1,118.89
4450-016-017	194	2.00	$1,118.89
4450-016-018	195	2.00	$1,118.89
4450-016-019	196	2.00	$1,118.89
4450-016-023	193	2.00	$1,118.89
4450-016-900	192	2.00	$1,118.89
4450-017-008	329	2.00	$1,118.89
4450-017-009	114	2.00	$1,118.89
4450-017-011	113	2.00	$1,118.89
4450-017-012	112	2.00	$1,118.89
4450-017-014	119	2.00	$1,118.89
4450-017-016	122	2.00	$1,118.89
4450-017-017	120	2.00	$1,118.89
4450-017-018	115	2.00	$1,118.89
4450-017-021	118	2.00	$1,118.89
4450-017-023	117	2.00	$1,118.89
4450-018-013	133	2.00	$1,118.89
4450-018-014	131	2.00	$1,118.89
4450-018-015	130	2.00	$1,118.89
4450-018-017	126	2.00	$1,118.89
4450-018-018	127	2.00	$1,118.89

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-01 (BIG ROCK MESA) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4450-018-019	128	2.00	$1,118.89
4450-018-020	129	2.00	$1,118.89
4450-018-022	124	2.00	$1,118.89
4450-018-023	125	2.00	$1,118.89
4450-018-025	134	2.00	$1,118.89
4450-019-021	064	2.00	$1,118.89
4450-019-022	065	2.00	$1,118.89
4450-019-023	066	2.00	$1,118.89
4450-019-024	067	2.00	$1,118.89
4450-019-025	074	2.00	$1,118.89
4450-019-026	075	2.00	$1,118.89
4450-019-027	076	2.00	$1,118.89
4450-019-028	077	2.00	$1,118.89
4450-019-029	073	2.00	$1,118.89
4450-019-030	072	2.00	$1,118.89
4450-019-031	071	2.00	$1,118.89
4450-019-032	070	2.00	$1,118.89
4450-019-033	069	2.00	$1,118.89
4450-019-034	068	2.00	$1,118.89
4450-020-022	086	2.00	$1,118.89
4450-020-025	083	2.00	$1,118.89
4450-020-026	082	2.00	$1,118.89
4450-020-027	081	2.00	$1,118.89
4450-020-028	080	2.00	$1,118.89
4450-020-029	079	2.00	$1,118.89
4450-020-030	078	2.00	$1,118.89
4450-020-031	085	2.00	$1,118.89
4450-020-032	084	2.00	$1,118.89
4450-021-043	096	2.00	$1,118.89
4450-021-044	093	2.00	$1,118.89
4450-021-045	092	2.00	$1,118.89

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-01 (BIG ROCK MESA) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4450-021-046	091	2.00	$1,118.89
4450-021-048	087	2.00	$1,118.89
4450-021-049	089	2.00	$1,118.89
4450-021-050	094	2.00	$1,118.89
4450-021-051	088	2.00	$1,118.89
4450-021-052	098	2.00	$1,118.89
4450-021-053	099	2.00	$1,118.89
4450-021-054	097	2.00	$1,118.89
4450-021-055	095	2.00	$1,118.89
4450-022-044	104	2.00	$1,118.89
4450-022-047	102	2.00	$1,118.89
4450-022-049	100	2.00	$1,118.89
4450-022-051	101	2.00	$1,118.89
4450-022-052	103	2.00	$1,118.89
4450-022-053	105	2.00	$1,118.89
4450-022-054	106	2.00	$1,118.89
		706.10	$395,023.96

EXHIBIT C

METHOD OF ASSESSMENT APPORTIONMENT

METHOD OF SPREAD OF ASSESSMENT

Assessments levied pursuant to the Municipal Improvement Act of 1913 (hereinafter referred to the "Act") must be based on the benefit which each property receives from the system of improvements. Furthermore, as a result of Proposition 218, more stringent standards have been imposed for determining benefit. For example, Proposition 218 requires that special and general benefits be separated. with the amount of any assessment limited to the special benefits so conferred. Neither the Act nor Proposition 218 specify the method or formula for apportioning benefit or distinguishing special from general benefits.

Identification of the benefit the reconstruction and maintenance of the system of improvements will render to the properties in the Assessment District is the first step in developing the assessment spread methodology. The next step is to determine if the properties in the Assessment District receive a direct and special benefit from the system of improvements which is distinct from benefit received by the general public. For this Assessment District these determinations were made by David Taussig and Associates, Inc., the Assessment Engineer; in consultation with the City's Geotechnical Consultant; and the City of Malibu Public Works Department.

Project Need
The primary purpose of the dewatering system is the reduction of groundwater, from both rainfall and residential effluent, percolating down to the slide plane. This reduction in groundwater stabilizes the landslide outlined on the assessment diagram (Exhibit DJ. Stabilization of the landslide plane provides two distinct types of benefit to property within the Assessment District: protection of the property (i.e., the parcels) located on the slide plane and protection of the following roads within the landslide area:

Assessment District Boundary
The District boundary as shown in Exhibit D was established to encompass those properties which are specifically benefited by the system of improvements. This includes all properties which are located in whole or in part within the ancient landslide area.

Specific Benefit
The system of improvements to be installed and maintained by the District specifically benefit the properties within the District in one or two distinct ways: protection of the property and protection of the roads. First, properties located within the ancient slide boundary are reducing the risk and degree of damage or distress suffered from slope failure and/or movement (the "Protection" benefit). Second, access is maintained for those properties which are reached using roads affected by the slide (the "Access" benefit). The benefits associated with Protection and Access are deemed to be equal, since use of the property cannot be fully enjoyed without either one.

Since the roads within the District, except for Pacific Coast Highway (PCH), do not convey through traffic, there is no general benefit to the public for such road access. With respect to PCH, which does convey through traffic, properties located on PCH west and east of the slide area would have access via other roadways, whereas no access would be available to properties located on PCH within the landslide area. Clearly, stabilization of the slide confers a special benefit enjoyed only by the properties which may be impacted by slope failure or

movements. The April 1998 analysis prepared by City's Geotechnical Consultant, confirms that the impacted properties are all located either within or on the slide boundary.

Method of Assessment

After the boundary of the District has been established and the determination of specific benefits has been made, the assessment to individual properties must be determined. As previously discussed, there are two types of direct and special benefit conferred upon property within the District, Protection and Access.

Protection benefits are allocated based on land use designation. The reason for this allocation is twofold. First, the proposed system of improvements has been sized to provide adequate dewatering capacity at full buildout. Second, the Protection benefit conferred upon each parcel of property is a function of each parcel's land use designation and number of dwelling units. Each dwelling unit is deemed to be equally protected, therefore, no differentiation is made between single-family or condominium/apartment units. For purposes of assigning Protection Benefits to each parcel, one dwelling unit equals one Benefit Assessment Unit (BAU).

Access benefits are allocated to each parcel of land based on the estimated number of trips for that parcel's land use designation. Trip factor source data are from the Institute of Transportation Engineers Trip Generation study (5th Edition). The trip generation factors are shown on the next page.

TABLE C-1

TRIP GENERATION FACTORS AND BENEFIT ASSESSMENT UNITS

LAND USE	AVERAGE WEEKDAY TRIPS/UNIT	BENEFIT ASSESSMENT UNITS (BAUs)
SINGLE-FAMILY	9.55	1.00
CONDOMINIUM/APARTMENT	6.23	0.65

Three examples of the assignment of benefit assessment units are provided below for the following: (1) a single-family residential parcel, (2) a parcel with a single condominium unit, and (3) a parcel with four apartment units.

1. Single-Family Residential Parcel
   - BAU for Protection Benefit 1.00
   - BAU for Access Benefit 1.00
   - Total BAUs 2.00
2. Parcel with Single Condominium Unit
   - BAU for Protection Benefit 1.00
   - BAU for Access Benefit 0.65
   - Total BAUS 1.65

3. Parcel with Four Apartment Units

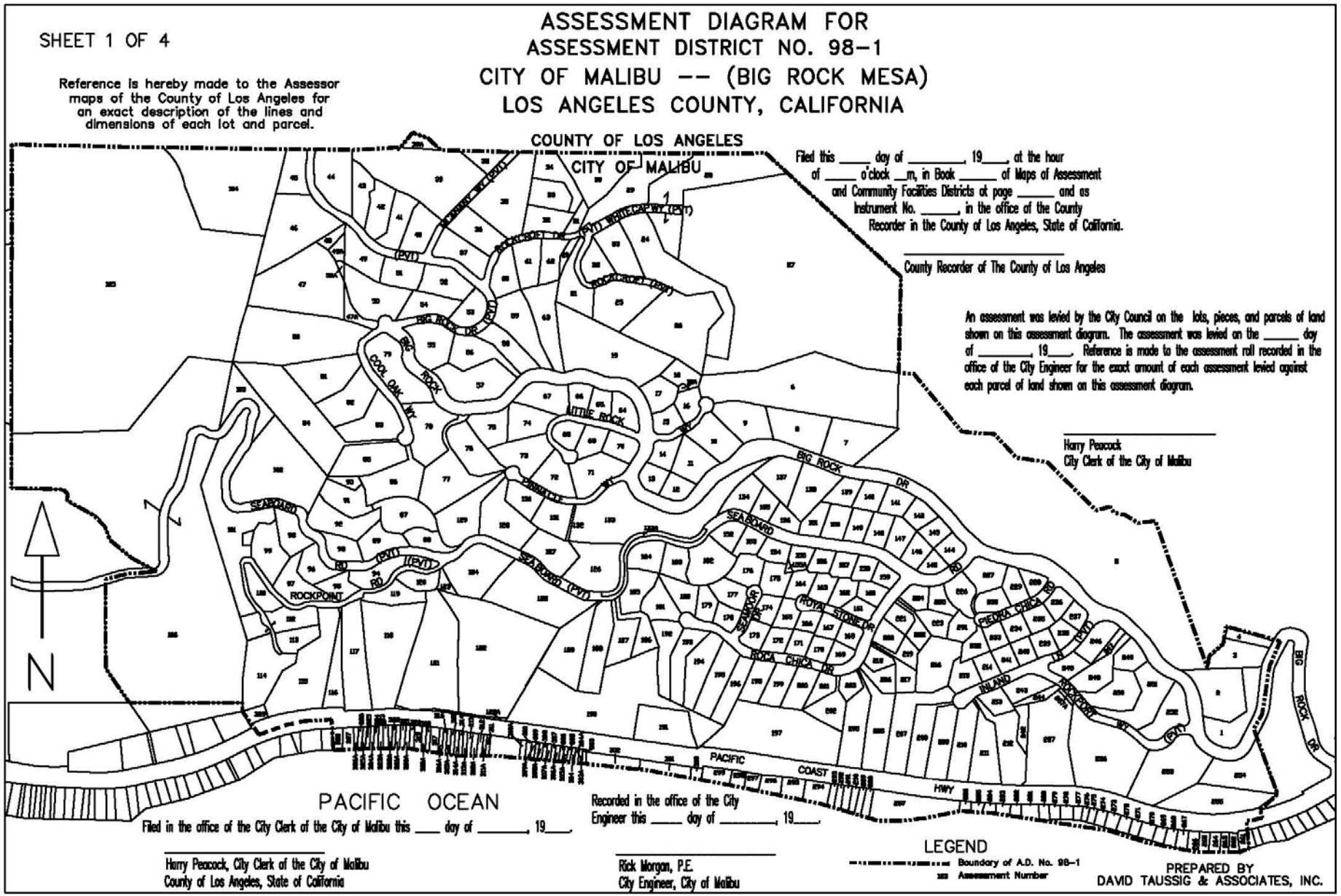
BAU for Protection Benefit	4.00 (4 units x 1 BAU/unit)
BAU for Access Benefit	2.60 (4 units x 0.65 BAU/unit)
Total BAUs	6.60

Exemption from Annual Assessment

Any property within the District that is restricted in use as open space or against which a deed restriction preventing development is recorded may be deemed exempt from the levy of annual maintenance assessments by the City Council of the City of Malibu.

EXHIBIT D

ASSESSMENT DIAGRAM



ATTACHMENT 1

SHEET 2 OF 4

ASSESSMENT DIAGRAM FOR
ASSESSMENT DISTRICT NO. 98-1
CITY OF MALIBU -- (BIG ROCK MESA)
LOS ANGELES COUNTY, CALIFORNIA

ASSESSMENT NUMBER	A.P.N.	SITUS ADDRESS
001	4449-012-004	20085 BIG ROCK DR
002	4449-012-003	20109 BIG ROCK DR
003	4449-012-002	20201 BIG ROCK DR
004	4449-012-001	20203 BIG ROCK DR
005	4449-011-001	
006	4449-013-015	
007	4449-013-001	
008	4449-013-002	20400 LITTLE ROCK WAY
009	4449-013-003	20402 LITTLE ROCK WAY
010	4449-013-004	20404 LITTLE ROCK WAY
011	4449-013-005	20507 BIG ROCK DR
012	4449-013-006	20505 BIG ROCK DR
013	4449-013-007	20503 BIG ROCK DR
014	4449-013-008	20509 BIG ROCK DR
015	4449-013-009	20431 LITTLE ROCK WAY
016	4449-013-016	20415 LITTLE ROCK WAY
017	4449-013-011	20529 BIG ROCK DR
018	4449-013-014	20527 BIG ROCK DR
018A	4449-013-012	
019	4449-014-013	20563 BIG ROCK DR
020	4449-014-010	
021	4449-014-011	20646 ROCKCROFT DR
022	4449-014-009	20659 ROCKCROFT DR
023	4449-014-020	20650 WHITECAP WAY
024	4449-014-015	
025	4449-014-012	20628 ROCKCROFT DR
026	4449-014-014	20600 ROCKCROFT DR
027	4449-014-017	
028	4449-014-016	
029	4449-014-021	
030	4449-014-006	
031	4449-014-007	
032	4449-014-004	20723 ROCKCROFT DR
033	4449-014-019	20725 ROCKCROFT DR
034	4449-014-018	
035	4449-014-003	20729 ROCKCROFT DR
036	4449-014-002	3648 MCANANY WAY
037	4449-014-001	20815 BIG ROCK DR
038	4449-016-009	
039	4449-016-008	3655 MCANANY WAY
039A	4448-030-019	
040	4449-016-007	3651 MCANANY WAY
041	4449-016-006	20851 BIG ROCK DR
042	4449-016-005	20863 BIG ROCK DR
043	4449-016-004	20871 BIG ROCK DR
044	4449-016-003	20933 BIG ROCK DR
045	4449-016-002	20940 BIG ROCK DR
046	4449-016-001	20727 BIG ROCK DR
047A	4449-015-021	

ASSESSMENT NUMBER	A.P.N.	SITUS ADDRESS
048	4449-015-002	
049	4449-015-004	20860 BIG ROCK DR
049A	4449-015-003	
050A	4449-015-022	
051	4449-015-023	20832 BIG ROCK DR
052	4449-015-009	20826 BIG ROCK DR
053	4449-015-011	20776 BIG ROCK DR
054	4449-015-010	20734 BIG ROCK DR
055	4449-015-012	20721 BIG ROCK DR
056	4449-015-014	20743 BIG ROCK DR
057	4449-015-013	20693 BIG ROCK DR
058	4449-015-015	20765 BIG ROCK DR
059	4449-015-016	20771 BIG ROCK DR
060	4449-015-018	20781 BIG ROCK DR
061	4449-015-019	20779 BIG ROCK DR
062	4449-015-020	20777 BIG ROCK DR
063	4449-015-017	20773 BIG ROCK DR
064	4450-019-021	20520 BIG ROCK DR
065	4450-019-022	20525 LITTLE ROCK WAY
066	4450-019-023	20533 LITTLE ROCK WAY
067	4450-019-024	20537 LITTLE ROCK WAY
068	4450-019-034	20556 LITTLE ROCK WAY
069	4450-019-033	20572 LITTLE ROCK WAY
070	4450-019-032	20512 LITTLE ROCK WAY
071	4450-019-031	20573 LITTLE ROCK WAY
072	4450-019-030	20565 LITTLE ROCK WAY
073	4450-019-029	20555 LITTLE ROCK WAY
074	4450-019-025	20549 LITTLE ROCK WAY
075	4450-019-026	20632 BIG ROCK DR
076	4450-019-027	20644 BIG ROCK DR
077	4450-019-028	20568 PINNACLE WAY
078	4450-020-030	20786 COOL OAK WAY
079	4450-020-029	20754 COOL OAK WAY
080	4450-020-028	20737 COOL OAK WAY
081	4450-020-027	20749 COOL OAK WAY
082	4450-020-026	20753 COOL OAK WAY
083	4450-020-025	20771 COOL OAK WAY
084	4450-020-032	20795 COOL OAK WAY
085	4450-020-031	20799 COOL OAK WAY
086	4450-020-022	20645 SEABOARD RD
087	4450-021-048	20643 SEABOARD RD
088	4450-021-051	20653 SEABOARD RD
089	4450-021-049	20647 SEABOARD RD
090	4450-021-047	
091	4450-021-046	20649 SEABOARD RD
092	4450-021-045	20651 SEABOARD RD
093	4450-021-044	20725 SEABOARD RD
094	4450-021-050	20677 ROCKPOINT WAY
095	4450-021-055	20706 ROCKPOINT WAY

ASSESSMENT NUMBER	A.P.N.	SITUS ADDRESS
096	4450-021-043	20706 SEABOARD RD
097	4450-021-054	
098	4450-021-052	20756 SEABOARD RD
099	4450-021-053	20743 ROCKPOINT WAY
100	4450-022-049	20762 ROCKPOINT WAY
101	4450-022-051	20765 ROCK POINT RD
102	4450-022-047	20755 SEABOARD RD
103	4450-022-052	
104	4450-022-044	
105	4450-022-053	
106	4450-022-054	
112	4450-017-012	20782 ROCKPOINT WAY
113	4450-017-011	20790 ROCKPOINT WAY
114	4450-017-009	20797 ROCKPOINT WAY
115	4450-017-018	
116	4450-017-019	
117	4450-017-020	
118	4450-017-021	
119	4450-017-014	20676 ROCKPOINT WAY
120	4450-017-017	20670 ROCKPOINT WAY
121	4450-017-015	20674 ROCKPOINT WAY
122	4450-017-016	20672 ROCKPOINT WAY
122A	4450-017-022	
123	4450-018-021	
124	4450-018-022	20616 SEABOARD RD
125	4450-018-023	20544 SEABOARD RD
126	4450-018-017	20585 SEABOARD RD
127	4450-018-018	20595 SEABOARD RD
128	4450-018-019	20564 PINNACLE WAY
129	4450-018-020	20566 PINNACLE WAY
130	4450-018-015	20548 PINNACLE WAY
131	4450-018-014	20540 PINNACLE WAY
132	4450-018-016	
133	4450-018-013	20520 PINNACLE WAY
133A	4450-018-024	
134	4450-014-064	20433 SEABOARD RD
135	4450-014-063	20419 SEABOARD RD
136	4450-014-062	20407 SEABOARD RD
137	4450-014-066	20380 BIG ROCK DR
138	4450-014-065	20358 BIG ROCK DR
139	4450-014-079	20350 BIG ROCK DR
140	4450-014-078	20340 BIG ROCK DR
141	4450-014-077	20330 BIG ROCK DR
142	4450-014-076	20310 BIG ROCK DR
143	4450-014-075	20290 BIG ROCK DR
144	4450-014-074	20309 SEABOARD RD
145	4450-014-073	20325 SEABOARD RD
146	4450-014-072	20345 SEABOARD RD
147	4450-014-071	20355 SEABOARD RD

SHEET 3 OF 4

ASSESSMENT DIAGRAM FOR
ASSESSMENT DISTRICT NO. 98-1
CITY OF MALIBU -- (BIG ROCK MESA)
LOS ANGELES COUNTY, CALIFORNIA

ASSESSMENT NUMBER	A.P.N.	SITUS ADDRESS
148	4450-014-070	20365 SEABOARD RD
149	4450-014-069	20375 SEABOARD RD
150	4450-014-068	20385 SEABOARD RD
151	4450-014-067	20395 SEABOARD RD
152	4450-015-034	20434 SEABOARD RD
153	4450-015-035	20418 SEABOARD RD
154	4450-015-036	20406 SEABOARD RD
155	4450-015-033	20394 SEABOARD RD
155A	4450-015-039	
156	4450-015-032	20384 SEABOARD RD
157	4450-015-031	20374 SEABOARD RD
158	4450-015-030	20364 SEABOARD RD
159	4450-015-029	20405 ROCA CHICA DR
160	4450-015-028	20413 ROCA CHICA DR
161	4450-015-027	20425 ROCA CHICA DR
162	4450-015-026	20471 ROYAL STONE DR
163	4450-015-025	20481 ROYAL STONE DR
164	4450-015-024	20491 ROYAL STONE DR
165	4450-015-023	20494 ROYAL STONE DR
166	4450-015-052	20480 ROYAL STONE DR
167	4450-015-021	20470 ROYAL STONE DR
168	4450-015-020	20435 ROCA CHICA DR
169	4450-015-019	20455 ROCA CHICA DR
170	4450-015-018	20475 ROCA CHICA DR
171	4450-015-051	20485 ROCA CHICA DR
172	4450-015-016	20495 ROCA CHICA DR
173	4450-015-037	3812 SEAMOOR DR
174	4450-015-038	3810 SEAMOOR DR
175	4450-015-040	3800 SEAMOOR DR
176	4450-015-041	3801 SEAMOOR DR
177	4450-015-042	3811 SEAMOOR DR
178	4450-015-043	20521 ROCA CHICA DR
179	4450-015-044	20531 ROCA CHICA DR
180	4450-015-045	20541 ROCA CHICA DR
181	4450-015-046	20545 ROCA CHICA DR
182	4450-015-050	20468 SEABOARD RD
183	4450-015-049	20470 SEABOARD RD
184	4450-015-048	20490 SEABOARD RD
185	4450-015-047	20520 SEABOARD RD
186	4450-016-014	20536 SEABOARD RD
187	4450-016-013	20538 SEABOARD RD
188	4450-016-012	20540 SEABOARD RD
189	4450-016-011	20542 SEABOARD RD
190	4450-016-010	
191	4450-016-009	
192	4450-016-900	20544 ROCA CHICA DR
193	4450-016-023	20534 ROCA CHICA DR
194	4450-016-017	20522 ROCA CHICA DR
195	4450-016-018	20514 ROCA CHICA DR

ASSESSMENT NUMBER	A.P.N.	SITUS ADDRESS
196	4450-016-019	20504 ROCA CHICA DR
197	4450-012-041	
198	4450-012-040	20494 ROCA CHICA DR
199	4450-012-039	20484 ROCA CHICA DR
200	4450-012-038	20474 ROCA CHICA DR
201	4450-012-022	20464 ROCA CHICO DR
202	4450-012-023	20458 ROCA CHICA DR
203	4450-012-024	20454 ROCA CHICA DR
204	4450-012-025	20452 ROCA CHICA DR
205	4450-012-026	20450 ROCA CHICA DR
206	4450-012-027	20444 ROCA CHICA DR
207	4450-012-028	20279 INLAND LN
208	4450-012-029	20283 INLAND LN
209	4450-012-030	20282 INLAND LN
210	4450-012-031	20276 INLAND LN
211	4450-012-032	20272 INLAND LN
212	4450-012-033	20270 INLAND LN
213	4450-012-034	20260 INLAND LN
214	4450-012-037	20259 INLAND LN
215	4450-012-036	20269 INLAND LN
216	4450-013-082	20247 PIEDRA CHICA RD
217	4450-013-080	20436 ROCA CHICA DR
218	4450-013-081	20440 ROCA CHICA DR
219	4450-013-079	20434 ROCA CHICA DR
220	4450-013-078	20426 ROCA CHICA DR
221	4450-013-077	20418 ROCA CHICA DR
222	4450-013-076	20414 ROCA CHICA DR
223	4450-013-075	20412 ROCA CHICA DR
224	4450-013-074	20404 ROCA CHICA DR
225	4450-013-073	20324 SEABOARD RD
226	4450-013-068	20243 PIEDRA CHICA RD
227	4450-013-069	20241 PIEDRA CHICA RD
228	4450-013-072	20207 PIEDRA CHICA RD
229	4450-013-071	20223 PIEDRA CHICA RD
230	4450-013-070	20235 PIEDRA CHICA RD
231	4450-013-083	20245 PIEDRA CHICA RD
232	4450-013-067	20246 PIEDRA CHICA RD
233	4450-013-066	20238 PIEDRA CHICA RD
234	4450-013-065	
235	4450-013-064	20218 PIEDRA CHICA RD
236	4450-013-063	20206 PIEDRA CHICA RD
237	4450-013-062	20205 INLAND LN
238	4450-013-061	20219 INLAND LN
239	4450-013-060	20229 INLAND LN
240	4450-013-059	20239 INLAND LN
241	4450-013-058	20249 INLAND LN
242	4450-011-038	
243	4450-011-037	20252 INLAND LN
244	4450-011-036	

ASSESSMENT NUMBER	A.P.N.	SITUS ADDRESS
245	4450-011-035	
246	4450-011-042	
248	4450-011-034	20220 INLAND LN
249	4450-011-031	
250	4450-011-030	20173 ROCKPORT WAY
251	4450-011-029	
252	4450-011-028	
253	4450-011-025	20110 ROCKPORT WAY
254	4450-011-024	20054 BIG ROCK DR
255	4450-011-023	
256	4450-011-041	20130 ROCKPORT WAY
257	4450-011-027	20178 ROCKPORT WAY
257A	4450-011-040	
261	4450-001-028	
262	4450-001-027	19950 PACIFIC COAST HWY
263	4450-001-026	19954 PACIFIC COAST HWY
264	4450-001-025	19958 PACIFIC COAST HWY
265	4450-001-024	20000 PACIFIC COAST HWY
266	4450-001-042	20006 PACIFIC COAST HWY
267	4450-001-041	20010 PACIFIC COAST HWY
268	4450-002-053	20016 PACIFIC COAST HWY
269	4450-002-052	20020 PACIFIC COAST HWY
270	4450-002-051	20026 PACIFIC COAST HWY
271	4450-002-050	20032 PACIFIC COAST HWY
272	4450-002-049	20038 PACIFIC COAST HWY
273	4450-002-048	20044 PACIFIC COAST HWY
274	4450-002-047	20048 PACIFIC COAST HWY
275	4450-002-046	20054 PACIFIC COAST HWY
276	4450-002-045	20058 PACIFIC COAST HWY
277	4450-002-044	20062 PACIFIC COAST HWY
278	4450-002-043	20102 PACIFIC COAST HWY
279	4450-002-042	20108 PACIFIC COAST HWY
280	4450-002-041	20112 PACIFIC COAST HWY
281	4450-002-040	20120 PACIFIC COAST HWY
282	4450-002-039	20124 PACIFIC COAST HWY
283	4450-002-038	20132 PACIFIC COAST HWY
284	4450-002-037	20136 PACIFIC COAST HWY
285	4450-003-018	20140 PACIFIC COAST HWY
286	4450-003-017	20152 PACIFIC COAST HWY
287	4450-003-016	20202 PACIFIC COAST HWY
288	4450-003-015	20212 PACIFIC COAST HWY
289	4450-003-014	20214 PACIFIC COAST HWY
290	4450-003-013	20218 PACIFIC COAST HWY
291	4450-003-012	20222 PACIFIC COAST HWY
292	4450-003-011	20224 PACIFIC COAST HWY
293	4450-003-010	20228 PACIFIC COAST HWY
294	4450-004-036	20288 PACIFIC COAST HWY
295	4450-004-035	20300 PACIFIC COAST HWY
296	4450-004-034	20308 PACIFIC COAST HWY

SHEET 4 OF 4

ASSESSMENT DIAGRAM FOR
ASSESSMENT DISTRICT NO. 98-1
CITY OF MALIBU -- (BIG ROCK MESA)
LOS ANGELES COUNTY, CALIFORNIA

ASSESSMENT NUMBER	A.P.N.	SITUS ADDRESS
297	4450-004-033	20314 PACIFIC COAST HWY
298	4450-004-032	20320 PACIFIC COAST HWY
299	4450-004-031	20330 PACIFIC COAST HWY
300	4450-004-030	
301	4450-004-029	20356 PACIFIC COAST HWY
302	4450-004-028	20422 PACIFIC COAST HWY
303	4450-005-047	20436 PACIFIC COAST HWY
303A	4450-005-046	20438 PACIFIC COAST HWY
304	4450-005-084	20442 PACIFIC COAST HWY
304A	4450-005-085	20440 PACIFIC COAST HWY
305	4450-005-057	20444 PACIFIC COAST HWY
305A	4450-005-056	20446 PACIFIC COAST HWY
306	4450-005-055	20448 PACIFIC COAST HWY
306A	4450-005-054	20450 PACIFIC COAST HWY
307	4450-005-053	20452 PACIFIC COAST HWY
307A	4450-005-052	20454 PACIFIC COAST HWY
308	4450-005-073	20456 PACIFIC COAST HWY
308A	4450-005-072	20458 PACIFIC COAST HWY
309	4450-005-051	20460 PACIFIC COAST HWY
309A	4450-005-050	20462 PACIFIC COAST HWY
310	4450-005-049	20464 PACIFIC COAST HWY
310A	4450-005-048	20466 PACIFIC COAST HWY
311	4450-005-045	20516 PACIFIC COAST HWY
311A	4450-005-044	20518 PACIFIC COAST HWY
312	4450-005-071	20520 PACIFIC COAST HWY
312A	4450-005-070	20522 PACIFIC COAST HWY
313	4450-005-065	20524 PACIFIC COAST HWY
313A	4450-005-064	20526 PACIFIC COAST HWY
314	4450-005-067	20530 PACIFIC COAST HWY
314A	4450-005-066	20532 PACIFIC COAST HWY
315	4450-005-043	20534 PACIFIC COAST HWY
315A	4450-005-042	20536 PACIFIC COAST HWY
316	4450-005-069	20538 PACIFIC COAST HWY
316A	4450-005-068	20540 PACIFIC COAST HWY
317	4450-005-041	
318	4450-005-081	20546 PACIFIC COAST HWY
318A	4450-005-080	20548 PACIFIC COAST HWY
319	4450-005-024	20550 PACIFIC COAST HWY
320	4450-005-079	20554 PACIFIC COAST HWY
320A	4450-005-078	20556 PACIFIC COAST HWY
321	4450-005-063	20558 PACIFIC COAST HWY
321A	4450-005-062	20560 PACIFIC COAST HWY
322	4450-005-077	20562 PACIFIC COAST HWY
322A	4450-005-076	20600 PACIFIC COAST HWY
323	4450-005-061	20602 PACIFIC COAST HWY
323A	4450-005-060	20604 PACIFIC COAST HWY
324	4450-005-083	20606 PACIFIC COAST HWY
324A	4450-005-082	20608 PACIFIC COAST HWY
325	4450-005-059	20610 PACIFIC COAST HWY
325A	4450-005-058	20612 PACIFIC COAST HWY
326	4450-005-075	20614 PACIFIC COAST HWY
326A	4450-005-074	20616 PACIFIC COAST HWY
327	4450-005-040	20620 PACIFIC COAST HWY
328	4450-006-055	20624 PACIFIC COAST HWY
329	4450-017-008	

City of Malibu

23825 Stuart Ranch Road ♦ Malibu, California ♦ 90265-4861
Phone (310) 456-2489 ♦ Fax (310) 317-0950 ♦ www.malibucity.org

May 20, 2026

Re: Internet Access to Annual Reports -- Assessment District No. 98-1

Assessment No.: 4 Assessor's Parcel No.: 4449-012-001
Situs Address:

Dear Property Owner:

The City of Malibu will hold a public hearing on June 8, 2026 to hear comments and consider a resolution levying assessments for the maintenance, repair and improvements of works, systems and facilities for Assessment District No. 98-1 (Big Rock Mesa). The geologist's annual report for the previous fiscal year, which is entitled "FY24/25 Maintenance and Monitoring AD98-1, Big Rock Mesa," is posted on the City of Malibu's website. The report presents detailed discussions on the status of the district and maintenance and monitoring activities for the past fiscal year.

The fiscal year 2026-27 annual assessment report for the assessment district, which is entitled "City of Malibu Assessment District No. 98-1 Big Rock Mesa Annual Administration Report FY 2026-2027," is also posted on the City of Malibu's website. Staff anticipates that this year's assessments will increase by 3.40%, which is equal to the annual change in the CPI (March 2026), as specified in the annual assessment report. Please follow the steps below to access the reports.

PRIOR YEAR GEOLOGIST AND ANNUAL ASSESSMENT REPORTS
1. Go to https://www.malibucity.org/
2. Click on *City Government* (top of page)
3. Click on *Public Works* (left side of page)
4. Click on *Assessment Districts* (left side of page)
5. Click on *Big Rock Mesa*. Within the district's homepage, click on the desired report under *Annual Assessment Reports* or *Geologist's Annual Reports*.

If you would like additional information, please contact Brandie Ayala at (310) 456-2489 ext. 352.

Sincerely yours,

Mitch Mosesman
30 Three Sixty Public Finance, Inc.
for
Tatiana Holden
Interim Public Works Director / City Engineer

Recycled Paper

NOTICE OF PUBLIC HEARING
CITY OF MALIBU
CITY COUNCIL

The City of Malibu City Council will hold a public hearing on **MONDAY, June 8, 2026, at 5:30 p.m. on the item listed below in the Council Chambers at Malibu City Hall, located at 23825 Stuart Ranch Road, Malibu, CA, and via teleconference.**

Public comment can be submitted ahead of the public hearing to citycouncil@malibucity.org for inclusion in the public record. To view and participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

PUBLIC HEARING TO HEAR COMMENTS AND CONSIDER RESOLUTION LEVYING ASSESSMENTS FOR THE MAINTENANCE, REPAIR AND IMPROVEMENT OF WORKS, SYSTEMS AND FACILITIES FOR THE FOLLOWING:

Assessment District No. 98-1 (Big Rock)

Written objections or comments regarding the Assessment Districts may be submitted to the City Clerk by email to cityclerk@malibucity.org between now and **Monday, June 8, 2026**. If you are unable to submit your objections by email please contact the City Clerk at (310) 456-2489, ext. 228 to make alternative arrangements. All written objections or comments must be received prior to the opening of the public hearing.

A copy of all relevant material, including resolutions, staff reports, and Engineer's Reports, are on file and available by request. Requests or questions about this notice should be directed to Assistant Public Works Director Tatiana Holden at (310) 456-2489 ext. 338 or tholden@malibucity.org.

IF YOU CHALLENGE THE COUNCIL'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, EITHER AT OR PRIOR TO THE PUBLIC HEARING.

_____
Tatiana Holden, Interim Public Works Director

Publish Date: May 28 and June 4, 2026

ATTACHMENT 3

City Council Meeting
06-08-26
Item
5.C.

Council Agenda Report

To: Mayor Silverstein and the Honorable Members of the City Council

Prepared by: Brandie Ayala, Interim Public Works Administration Manager

Reviewed by: Tatiana Holden, Assistant Public Works Director/City Engineer

Approved by: Joseph D. Irvin, City Manager

Date prepared: May 20, 2026 Meeting date: June 8, 2026

Subject: Assessment District 98-2 (Calle Del Barco)

RECOMMENDED ACTION: 1) Conduct the Public Hearing; and 2) Adopt Resolution No. 26-30 levying an assessment for the maintenance, repair and improvements works, systems and facilities of Assessment District 98-2 (Calle Del Barco) for Fiscal Year (FY) 2026-27.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action. All revenues and expenditures are recorded in Calle Del Barco Landslide Maintenance District Fund 291 (District). The total FY 2026-27 budget for this District is $84,137, which is a decrease of 3.7% from the previous year's budget. This year's budget includes continued operation, maintenance, and capital improvements.

The assessment collected for this District will generate the revenue to offset the operation and maintenance budget, the reserve amount, and delinquencies. The proposed assessment for this District is $63,821.69, which is approximately 32.8% lower than last year's assessments due to the available reserves and lower projected expenditures. Assessments in this District can be increased by the Consumer Price Index up to a maximum of 5%.

Each single-family home and condominium/apartment in this District will be assessed depending on the property's location and associated benefits received. The following is a summary of the proposed assessments for this district:

Zone	FY 2025-26 Actual Assessments	FY 2026-27 Proposed Assessments	Difference
A – Single-family Home	$1,999.26	$1,343.62	($655.64)
A – Condominium/Apartment	$1,649.39	$1,108.49	($540.90)
B – Single-family Home	$999.63	$671.81	($327.82)
B – Condominium/Apartment	$649.76	$436.68	($213.08)
C – Single-family Home	$999.63	$671.81	($327.82)
C – Condominium/Apartment	$999.63	$671.81	($327.82)

(see Table IV-1 on page 5 of Assessment Engineer's Report - Attachment 1).

STRATEGIC PLAN IMPLEMENTATION: N/A.

DISCUSSION: The City administers the Calle Del Barco Landslide Assessment District on behalf of the district's homeowners. The district was originally established by Los Angeles County as County Improvement District Nos. 2608 and 2639 with the purpose of improving the stability of the landslide activated by the heavy winter storms in 1977-1978. As a result of the "El Nino" storms in 1998 and landslide movement, the City Council formed the new Assessment District 98-2 (Calle Del Barco) pursuant to the Municipal Improvement Act of 1913. This district was formed to construct new dewatering and monitoring facilities and take over maintenance of the entire dewatering system, replacing the original Los Angeles County assessment district's maintenance function.

Yeh & Associates, Inc., under contract with the City of Malibu, monitors and maintains the district facilities that include 11 dewatering wells, 11 hydraugers, and numerous slope inclinometers and standpipe piezometers. The dewatering wells and hydraugers lower the groundwater level in the landslide area, improving the stability of the hillside. Hydraugers (horizontal drainage systems) are monitored monthly. Discharge volume is recorded from the dewatering wells monthly. Water levels are measured within the inclinometers/standpipe piezometers monthly. Monitoring subsurface land movement is done using the slope inclinometers, drilled into the ground to depths up to 130 ft. The inclinometers are recorded quarterly to annually.

For the upcoming fiscal year, anticipated work budgeted includes recording discharge from dewatering wells and hydraugers, slope inclinometer surveys, crack and ground surface monitoring, groundwater level monitoring, data plotting and analysis, and performing maintenance to dewatering wells, hydraugers, collection piping, and equipment. Capital improvement work planned for FY 2026-27 includes inclinometer rehabilitation.

Both the Annual Assessment District report and the Annual Maintenance District reports are posted on the City's website. In May 2026, a letter was sent to all property owners in the district advising them of the availability of these reports (Attachment 2).

ATTACHMENTS:

1. Resolution No. 26-30
2. Letter sent to property owners on availability of annual reports
3. Notice of Public Hearing

RESOLUTION NO. 26-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU LEVYING AN ASSESSMENT FOR THE MAINTENANCE, REPAIR AND IMPROVEMENT OF WORKS, SYSTEMS AND FACILITIES OF ASSESSMENT DISTRICT NO. 98-2 (CALLE DEL BARCO) FOR FISCAL YEAR 2026-2027

The City Council of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. The City Council of the City of Malibu, State of California, did on May 11, 1998, adopt its resolution of intention, Resolution No. 98-033, pursuant to the Municipal Improvement Act of 1913, Division 12 of the Streets and Highways Code (commencing with Section 10000) (the "1913 Act") and the alternative proceedings under the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, Part 7.5 of Division 4 of the Streets and Highways Code (commencing with Section 2960), for the reconstruction and annual maintenance of certain public improvements, together with appurtenances and appurtenant work in connection therewith (collectively, the "Improvements"), in a special assessment district known and designated as Assessment District No. 98-2 (Calle Del Barco) (hereinafter referred to as the "Assessment District").

B. Section 5 of the Resolution of Intention No. 98-033 declared the Council's intention to levy an assessment to maintain, repair or improve the Improvements pursuant to Section 10100.8 of the 1913 Act.

C. On June 29, 1998, the City Council adopted Resolution No. 98-051 confirming assessments and ordering improvements made for Assessment District No. 98-2.

D. The City Council proposes to levy an assessment for the maintenance, repair and improvement of the Improvements for Fiscal Year 2026-2027 pursuant to the authorization contained in Section 5 of the Resolution of Intention No. 98-033.

E. The City Clerk fixed a time and place for a public hearing relating to the proposed assessment.

F. At the time set for the public hearing, all comments, objections and protests were duly heard and considered.

G. All evidence, both oral and written, relative to the necessity for the proposed assessment was heard and considered.

H. The City Council is now satisfied as to the proposed assessment.

I. The City Council previously designated the City Engineer to perform the duties of the Superintendent of Streets for purposes of the proceedings in connection with the annual levy of assessments for the maintenance and repair or improvement of the Improvements pursuant to Section 10100.8 of the 1913 Act.

SECTION 2. The Annual Assessment Report for Assessment District No. 98-2, City of Malibu, Calle Del Barco, dated June 8, 2026 (Attachment A) is hereby accepted.

SECTION 3. The City Council hereby approves the estimate of expenditures for the maintenance, repair and improvement of the Improvements for Fiscal Year 2026-2027 as shown on Exhibit A of the Annual Assessment Report, attached hereto and incorporated herein by reference. The City Council hereby determines to levy and collect a special assessment in the amount of the estimate of expenditures contained in Exhibit B of Engineer's Report, attached hereto and incorporated herein by reference, such special assessment to provide for the maintenance, repair and improvement of the Improvements for Fiscal Year 2026-2027.

SECTION 4. The apportionment and the method of spread of the special assessment, as shown in Exhibit C of Engineer's Report, attached hereto and incorporated herein by reference, are hereby approved and adopted as being a correct and proper apportionment, the assessment having been spread in accordance with benefits to be received.

SECTION 5. The assessments set forth in Exhibit B of Engineer's Report, attached hereto and incorporated herein by reference, are hereby confirmed and the City Council hereby determines that the assessments as set forth in Exhibit B shall be levied, collected and enforced at the same time, in the same manner, by the same officers, and with the same interest and penalties as in the case of the assessment levied to pay for the Improvements.

SECTION 6. The City Council hereby finds that, due to the marginal stability of the Calle Del Barco area and the nature of the Calle Del Barco landslide mitigation system and facilities, the approved maintenance, repair and improvement expenses have to be incurred in order to maintain the level of benefit to the assessed parcels. The City Council further finds that the level of benefit derived from the Improvements would otherwise decline more rapidly than usual for other public works of the type involved because of the circumstances which do not ordinarily affect such public works, to wit, geologic instability.

SECTION 7. The City Council hereby finds that notice of the time and place of the public hearing regarding the proposed assessment has been given as required by law.

SECTION 8. A special fund was established to be maintained and administered in accordance with the provisions of Section 10100.8 of the 1913 Act, into which all payments received upon the assessment shall be deposited.

SECTION 9. The officers of the City are hereby authorized and directed to take such actions as may, in the view of such officers, be necessary or appropriate to implement the matters contemplated by this resolution and the other documents and instruments related thereto.

SECTION 10. The levy of the proposed assessment is for the maintenance, repair or minor alteration of existing facilities to provide landslide mitigation services. Therefore, the City Council hereby finds that the assessment and this Resolution have no significant effect on the environment for the purposes of the California Environmental Quality Act ("CEQA"). The assessment and this Resolution are therefore exempt from CEQA pursuant to Title 14 of the California Code of Regulations Section 15061 (b) (3) and Section 15301.

SECTION 11. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this _____ day of June 2026.

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE

_____
TREVOR RUSIN, Interim City Attorney

ATTACHMENT A

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-2
CALLE DEL BARCO

ANNUAL ADMINISTRATION REPORT
FY 2026-27

June 8, 2026

PREPARED FOR:
City of Malibu
Public Works Department
23825 Stuart Ranch Road
Malibu, CA 90265-4861

PREPARED BY:
30 Three Sixty Public Finance, Inc.
5860 Owens Avenue, Suite 210
Carlsbad, CA 92008

TABLE OF CONTENTS

I. Introduction 1
II. Background 2
III. Facilities and Maintenance Financed 3
IV. Cost Estimate 4
V. Annual Assessments and Diagram 6

Exhibit A Budget and Cost Estimate
Exhibit B Assessment Roll
Exhibit C Method of Assessment
Exhibit D Assessment Diagram

I. Introduction

This report provides an analysis of the financial and administrative obligations of Assessment District No. 98-2 (Calle Del Barco) ("AD No. 98-2" or the "District") to be paid through the collection of assessments in fiscal year (FY) 2026-27.

This report is organized into the following sections:

Section I - Background
Section I provides information regarding the formation of AD No. 98-2.

Section II - Facilities and Maintenance Financed
Section II provides information regarding the facilities and maintenance financed by AD No. 98-2.

Section III - Cost Estimate
Section III presents the projected budget for FY 2026-27, the budget for FY 2025-26, and projected year-end costs for maintenance of the landslide maintenance facilities.

Section IV - Annual Assessments
Section IV contains the proposed assessment of the total FY 2026-27 maintenance costs upon the parcels within AD No. 98-2 in proportion to the estimated benefits to be received by such parcels from said maintenance, and a reduced copy of the assessment diagram.

II. Background

County Improvement District (CI District) Nos. 2608 and 2639 were formed by the County of Los Angeles to fund the construction of slide monitoring equipment and dewatering facilities in the Calle Del Barco landslide area. The improvements were installed following above normal precipitation during the 1977-78 winter storms, when stress fractures in the roadway along Calle Del Barco were observed. CI District No. 2608 was formed to construct remedial improvements for the slide.

In December 1985, the Los Angeles County Department of Public Works prepared a report summarizing geotechnical data compiled since the completion of the remedial improvements constructed under CI District No. 2608. The report indicated incipient movement was developing in the Calle Del Barco slide and, unless rising groundwater levels were lowered, movement could persist, and a major slide could develop. In May 1986, the Board of Supervisors formed CI District No. 2639 and ordered dewatering facilities constructed and appurtenant rights-of-way acquired. The assessment district proceedings for CI District Nos. 2608 and 2639 did not include provisions for maintenance. While the County retains its authority over the two assessment districts for collection of the assessments levied against the parcels to fund the original construction of the improvements, the City is responsible for the ongoing maintenance of the public facilities.

As part of the City's maintenance of the existing system of improvements, the City's Geotechnical Consultant monitors ground movement, dewatering activities, groundwater levels, and water usage within AD No. 98-2. As a result of the intense winter storms of 1997-98, the City's Geotechnical Consultant recommended a new analysis of the reactivated landslide and reconstruction of the existing dewatering and monitoring system, including the installation of additional dewatering wells and slope inclinometers.

On June 29, 1998, the City Council of the City of Malibu held a public hearing regarding the Resolution of Intention and Engineer's Report for the reconstruction and annual maintenance of these improvements by AD No. 98-2. A majority of the assessment ballots tabulated at the public hearing were in favor of the assessment and a Resolution approving the Engineer's Report, confirming the assessments, and ordering the construction of the improvements was adopted.

Based on its 2000 findings, the City's Geotechnical Consultant recommended that a new dewatering well be constructed to replace dewatering facilities lost in the 1998 slope failure and increase the dewatering capacity of the current dewatering system. On June 11, 2001, the City Council of the City of Malibu held a public hearing regarding the Resolution of Intention to order changes in connection with AD No. 98-2 and Changes and Modifications to Engineer's Report for the construction of a new dewatering well, annual maintenance of the existing and additional improvements, and increased annual maintenance assessment. A majority of the assessment ballots tabulated at the public hearing were in favor of the assessment and a Resolution approving the Changes and Modifications to Engineer's Report, confirming the assessments, and ordering the construction of the additional improvement was adopted.

III. Facilities and Maintenance Financed

The City proposes to levy assessments in FY 2026-27 to finance the inspection, maintenance and repair of the dewatering system, which includes, but is not limited to, (i) monitoring of inclinometers, piezometers, dewatering wells, hydraugers, and survey, (ii) maintenance of wells, hydraugers, conveyance pipeing, and repairs, (iii) inclinometer rehabilitation/replacement, (iv) annual reporting, and (v) energy costs. Pursuant to the FY24/25 Maintenance and Monitoring, AD98-2, Calle del Barco report, the facilities inventory is as follows:

- Standpipe piezometers (9 locations);
- Slope inclinometers (12 locations);
- Shape array (1 location);
- Dewatering wells (11 locations);
- Hydraugers (11 locations); and
- LADPW rain gauge (1 location).

IV. Cost Estimate

The maximum annual assessment for FY 2026-27 is $1,504.08 per benefit assessment unit which reflects an increase of 3.40%. The maximum annual increase in the maximum assessment is limited to the percentage change in the Consumer Price Index, All Urban Consumers, Los Angeles-Long Beach-Anaheim, CA (the "CPI") or 5.00%. The change in the CPI is 3.40%. The benefit assessment units applicable to each parcel depend upon land use.

The FY 2026-27 budget is $84,137, which consists of costs for operation/maintenance, replacement/special projects, energy, and administration. This is based on projected needs for an average rainfall year. In addition to estimated costs, the assessment levy includes reserves to cover possible expenses associated with an above-average rainfall year and delinquent assessments. The desired wet-year contingency is equal to 100% of the costs for operation/maintenance and replacement/special projects for an above-average rainfall year, or $69,000. The actual wet-year contingency for FY 2026-27 is equal to the desired full wet-year contingency.

Total budgeted reserves, including reserves for estimated delinquent assessments, are approximately $87,475, or approximately 103.97% of the estimated FY 2026-27 budgeted costs (100.00% of the costs for operation/maintenance and replacement/special projects for an above-average rainfall year and 28.95% of the total assessment for a delinquency contingency which is based on the FY 2025-26 delinquency rate as of April 22, 2026). The total amount necessary to cover the budgeted costs and reserves is $171,611; subtracting the estimated FY 2025-26 year-end fund balance of $107,790 from this amount results in an assessment levy of $63,822. Any funds not used in the current year are held in the assessment district account and applied to the next fiscal year.

The benefit assessment units applicable to each parcel depend upon location and land use. Properties located within Zone A are assigned benefit assessment units for both slide protection and road access. Properties located within Zone B are assigned benefit units for road access only. Properties located within Zone C are assigned benefit units for slide protection only. A comparison of FY 2026-27 and FY 2025-26 assessment amounts by zone and for selected land uses is shown in Table IV-1 on the next page.

IV. Cost Estimate

TABLE IV-1

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-02
(CALLE DEL BARCO)

SUMMARY OF ANNUAL MAINTENANCE ASSESSMENT

ZONE/LAND USE	BENEFIT UNITS	ACTUAL ANNUAL ASSESSMENT		MAXIMUM ANNUAL ASSESSMENT	
		FY 2025-26	FY 2026-27	FY 2025-26	FY 2026-27
Zone A – Protection & Access					
Single-Family Home	2.00	$1,999.26	$1,343.62	$2,909.25	$3,008.16
Condominium/Apartment	1.65	$1,649.39	$1,108.49	$2,400.13	$2,481.73
Zone B – Access Only					
Single-Family Home	1.00	$999.63	$671.81	$1,454.62	$1,504.08
Condominium/Apartment	0.65	$649.76	$436.68	$945.51	$977.65
Zone C – Protection Only					
Single-Family Home	1.00	$999.63	$671.81	$1,454.62	$1,504.08
Condominium/Apartment	1.00	$999.63	$671.81	$1,454.62	$1,504.08
Total Budget		$94,964.86	$63,821.69	$138,189.10	$142,887.60
Total Benefit Units		95.00	95.00	95.00	95.00

V. Annual Assessment and Diagram

A. Annual Assessments

Pursuant to the provisions of law, the costs and expenses of the facilities inspection, maintenance, and repair to be performed in AD No. 98-2 have been assessed to the parcels of land benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Roll, a copy of which is attached hereto as Exhibit B. For particulars as to the determination of benefit, reference is made to the Method of Assessment, a copy of which is attached hereto as Exhibit C.

B. Assessment Diagram

The assessment diagram is attached hereto as Exhibit D.

EXHIBIT A

BUDGET AND COST ESTIMATE

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-02
(CALLE DEL BARCO)

FISCAL YEAR 2026-27 BUDGET

FISCAL YEAR 2025-26 RESOURCES[a]		
1	Beginning Fund Balance (Audited)	$115,451.00
2	Assessment Proceeds[b]	$67,475.02
3	Total FY 2025-2026 Resources Available (Line 1 + Line 2)	$182,926.02
FISCAL YEAR 2025-26 EXPENDITURES[a]		
4	Operation & Maintenance and Other Expenditures (Projected)	($75,136.50)
5	FY 2025-2026 Ending Fund Balance (Line 3 + Line 4)	$107,789.52
FISCAL YEAR 2026-27 EXPENDITURES[a]		
6	Estimated Operation/Maintenance and Replacement/Special Projects (See attached FY 2026-2027 Cost Estimate)	($69,000.00)
7	Estimated City Administration and Energy Costs (See attached FY 2026-2027 Cost Estimate)	($15,136.50)
8	Reserve Amount[c] (100.00% x Line 6)	($69,000.00)
9	Delinquency Contingency[d] (28.95% x Line 11)	($18,474.71)
10	Total FY 2026-2027 Expenditures	($171,611.21)
11	Assessment (Line 5 + Line 10)	$63,821.69
12	Estimated FY 2026-2027 Surplus/Deficit (Line 5 + Line 10 + Line 11)	$0

[a] Numbers in parentheses represent expenditures. Positive numbers represent revenue sources.
[b] Represents estimated assessment revenue for FY 2025-26 based on April 22, 2026 collection data from the County Tax Collector.
[c] Desired reserve amount for above average rainfall and other unknowns is equal to 100.00% of FY 2026-27 estimated operation/maintenance and replacement/special projects. The actual funded reserve amount is equal to the desired amount.
[d] Desired delinquency contingency is equal to 28.95% (based on the FY 2025-26 delinquency rate as of April 22, 2026). Delinquency contingency is funded at the desired amount.

A-1

APPENDIX A

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-02
(CALLE DEL BARCO)

FY 2026-27 MAINTENANCE COST ESTIMATE

TASK	FY 2025-26 BUDGET SUMMARY	FY 2025-26 PROJECTED YEAR END COSTS	FY 2026-27 BUDGET SUMMARY	% CHANGE
I. CITY ADMINISTRATION				
REPORT PREPARATION, ASSESSMENT ROLL, NOTICING	$5,568.00	$5,568.00	$5,568.00	0.00%
PROJECT ADMINISTRATION	$8,500.00	$8,500.00	$8,500.00	0.00%
LEGAL FEES	$0.00	$0.00	$0.00	N/A
TAX COLLECTOR'S FEE	$68.50	$68.50	$68.50	0.00%
SUBTOTAL	$14,136.50	$14,136.50	$14,136.50	0.00%
II. DEWATERING SYSTEM MONITORING AND MAINTENANCE				
MONITORING[a]	$16,000.00	$16,000.00	$20,000.00	25.00%
MAINTENANCE[b]	$10,000.00	$10,000.00	$10,000.00	0.00%
DATA MANAGEMENT	$7,500.00	$7,500.00	$7,500.00	0.00%
REPORTING[c]	$4,500.00	$4,500.00	$4,500.00	0.00%
PUBLIC OUTREACH	$1,000.00	$1,000.00	$1,000.00	0.00%
EMERGENCY SERVICES	$0.00	$0.00	$0.00	N/A
ADMINISTRATION	$6,000.00	$6,000.00	$6,000.00	0.00%
FACILITY INVENTORY	$0.00	$0.00	$0.00	N/A
SUBTOTAL	$45,000.00	$45,000.00	$49,000.00	8.89%
III. CAPITAL IMPROVEMENT REPLACEMENTS & SPECIAL PROJECTS				
INCLINOMETER REHAB/REPLACEMENT	$17,000.00	$0.00	$20,000.00	N/A
DESIGN FOR SLOPE REPAIR HYDRAUGER PROTECTION	$0.00	$0.00	$0.00	N/A
EQUIPMENT UPGRADES FOR REMOTE READINGS	$10,000.00	$15,000.00	$0.00	-100.00%
AERIAL LIDAR	$0.00	$0.00	$0.00	N/A
HYDRAUGER INSTALLATIONS	$0.00	$0.00	$0.00	N/A
SUBTOTAL	$27,000.00	$15,000.00	$20,000.00	33.33%
IV. ENERGY	$1,000.00	$1,000.00	$1,000.00	0.00%
V. GRAND TOTAL	$87,136.50	$75,136.50	$84,136.50	11.98%

[a] Monitoring: slope inclinometers, piezometers, dewatering wells, hydraugers, and surface survey.
[b] Maintenance: dewatering wells, hydraugers, conveyance piping, and miscellaneous repairs.
[c] Reporting: annual LAD report.

EXHIBIT B

ASSESSMENT ROLL

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-02 (CALLE DEL BARCO) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4451-011-023	B47	1.00	$671.81
4451-011-063	A27	2.00	$1,343.62
4451-011-068	A25	2.00	$1,343.62
4451-011-070	A26	2.00	$1,343.62
4451-015-015	C03	1.00	$671.81
4451-015-021	A19	2.00	$1,343.62
4451-015-025	A15	2.00	$1,343.62
4451-015-027	B50	1.00	$671.81
4451-015-028	A33	2.00	$1,343.62
4451-015-029	A34	2.00	$1,343.62
4451-015-030	B25	1.00	$671.81
4451-015-031	B24	1.00	$671.81
4451-015-032	B23	1.00	$671.81
4451-015-033	B22	1.00	$671.81
4451-015-034	B21	1.00	$671.81
4451-015-035	B20	1.00	$671.81
4451-015-036	B19	1.00	$671.81
4451-015-037	B18	1.00	$671.81
4451-015-038	B17	1.00	$671.81
4451-015-039	B16	1.00	$671.81
4451-015-041	B15	1.00	$671.81
4451-015-042	B14	1.00	$671.81
4451-015-043	B13	1.00	$671.81
4451-015-053	B10	1.00	$671.81
4451-015-054	B09	1.00	$671.81
4451-015-055	B08	1.00	$671.81
4451-015-058	B06	1.00	$671.81
4451-015-059	B05	1.00	$671.81
4451-015-060	B04	1.00	$671.81
4451-015-061	B03	1.00	$671.81
4451-015-062	B49	1.00	$671.81

B - 1

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-02 (CALLE DEL BARCO) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4451-015-063	A11	2.00	$1,343.62
4451-015-064	A09	2.00	$1,343.62
4451-015-065	A10	2.00	$1,343.62
4451-015-071	A06	2.00	$1,343.62
4451-015-072	A05	2.00	$1,343.62
4451-015-074	B48	1.00	$671.81
4451-015-075	B02	1.00	$671.81
4451-015-078	A07	2.00	$1,343.62
4451-015-079	B07	1.00	$671.81
4451-015-080	B01	1.00	$671.81
4451-015-082	A08	2.00	$1,343.62
4451-015-083	A02	2.00	$1,343.62
4451-015-084	A01	2.00	$1,343.62
4451-015-087	B12-A	0.50	$335.91
4451-015-088	B12-B	0.50	$335.91
4451-015-901	B11	1.00	$671.81
4451-015-903	A24	2.00	$1,343.62
4451-015-904	A23	2.00	$1,343.62
4451-016-037	COL	1.00	$671.81
4451-016-038	CO2	1.00	$671.81
4451-018-005	B33	1.00	$671.81
4451-018-006	B34	1.00	$671.81
4451-018-007	B35	1.00	$671.81
4451-018-008	B36	1.00	$671.81
4451-018-009	B37	1.00	$671.81
4451-018-010	B38	1.00	$671.81
4451-018-011	B39	1.00	$671.81
4451-018-012	B40	1.00	$671.81
4451-018-013	B41	1.00	$671.81
4451-018-014	B42	1.00	$671.81
4451-018-015	B43	1.00	$671.81

B - 2

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-02 (CALLE DEL BARCO) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4451-018-042	B44	1.00	$671.81
4451-018-043	B45	1.00	$671.81
4451-018-044	A35	2.00	$1,343.62
4451-018-045	B46	1.00	$671.81
4451-018-047	A38	4.00	$2,687.24
4451-022-008	B31	1.00	$671.81
4451-022-009	B32	1.00	$671.81
4451-022-025	B26	1.00	$671.81
4451-022-038	B27	1.00	$671.81
4451-022-039	B28	1.00	$671.81
4451-022-040	B29	1.00	$671.81
4451-022-041	B30	1.00	$671.81
		95.00	$63,821.96

B - 3

EXHIBIT C

METHOD OF ASSESSMENT APPORTIONMENT

METHOD OF SPREAD OF ASSESSMENT

Assessments levied pursuant to the Municipal Improvement Act of 1913 (hereinafter referred to the "Act") must be based on the benefit which each property receives from the system of improvements. Furthermore, as a result of Proposition 218, more stringent standards have been imposed for determining benefit. For example, Proposition 218 requires that special and general benefits be separated. with the amount of any assessment limited to the special benefits so conferred. Neither the Act nor Proposition 218 specify the method or formula for apportioning benefit or distinguishing special from general benefits.

Identification of the benefit the reconstruction and maintenance of the system of improvements will render to the properties in the Assessment District is the first step in developing the assessment spread methodology. The next step is to determine if the properties in the Assessment District receive a direct and special benefit from the system of improvements which is distinct from benefit received by the general public. For this Assessment District these determinations were made by David Taussig and Associates, Inc., the Assessment Engineer; in consultation with the City's Geotechnical Consultant; and the City of Malibu Public Works Department.

Project Need
The primary purpose of the dewatering system is the reduction of groundwater, from both rainfall and residential effluent, percolating down to the slide plane. This reduction in groundwater stabilizes the landslide outlined on the assessment diagram (Exhibit DJ. Stabilization of the landslide plane provides two distinct types of benefit to property within the Assessment District: protection of the property (i.e., the parcels) located on the slide plane and protection of the following roads within the landslide area:

- Calle Del Barco;
- Paseo Hidalgo;
- Rambla Orienta;
- Rambla Pacifico; and
- Rambla Vista.

Assessment District Boundary
The District boundary as shown in Exhibit D was established to encompass those properties which are specifically benefited by the system of improvements. This includes all properties which are located in whole or in part within the ancient landslide area and all properties which are accessed via streets within the landslide area. The District boundary does not include any properties which are located northeast of the Headscarp of the Rambla Landslide, since there is no access to properties located beyond this point.

Specific Benefit
The system of improvements to be installed and maintained by the District specifically benefit the properties within the District in one or two distinct ways: protection of the property and protection of the roads. First, properties located within the ancient slide boundary are reducing the risk and degree of damage or distress suffered from slope failure and/or movement (the "Protection" benefit). Second, access is maintained for those properties which are reached using roads affected by the slide (the "Access" benefit). The benefits associated

with Protection and Access are deemed to be equal, since use of the property cannot be fully enjoyed without either one.

As the roads located within the District do not convey any through traffic, there is no general benefit to the public for such road access. Clearly, stabilization of the slide confers a special benefit enjoyed only by the properties which may be impacted by slope failure or movements. The April 1998 analysis prepared by the City's Geotechnical Consultant, indicates the impacted properties are al\ located either within or on the slide boundary.

Method of Assessment

After the boundary of the District has been established and the determination of specific benefits has been made, the assessment to individual properties must be determined. As previously discussed, there are two types of direct and special benefit conferred upon property within the District, Protection and Access. Since not all properties receive both benefits, three zones have been established which correspond to the benefits received by the properties in the District.

Zone A: Encompasses those properties that are located within the landslide boundary and must be accessed via roads within the landslide boundary (Protection and Access benefit).

Zone B: Encompasses those properties that are located outside the landslide boundary and must be accessed via roads within the landslide boundary (Access benefit only).

Zone C: Encompasses those properties that are located within the landslide boundary and which may be accessed via roads outside of the landslide boundary (Protection benefit only).

Protection benefits are allocated based on land use designation. The reason for this allocation is twofold. First, the proposed system of improvements has been sized to provide adequate dewatering capacity at full buildout. Second, the Protection benefit conferred upon each parcel of property is a function of each parcel's land use designation and the number of dwelling units. Each dwelling unit is deemed to be equally protected, therefore, no differentiation is made between single-family or condominium/apartment units. For purposes of assigning Protection Benefits to each parcel, one dwelling unit equals one Benefit Assessment Unit (BAU).

Access benefits are allocated to each parcel of land based on the estimated number of trips for that parcel's land use designation. Trip factor source data are from the Institute of Transportation Engineers Trip Generation study (5th Edition). The trip generation factors are shown on the next page.

C - 2

TABLE C-1

TRIP GENERATION FACTORS AND BENEFIT ASSESSMENT UNITS

LAND USE	AVERAGE WEEKDAY TRIPS/UNIT	BENEFIT ASSESSMENT UNITS (BAUs)
SINGLE-FAMILY	9.55	1.00
CONDOMINIUM/APARTMENT	6.23	0.65

Examples of the assignment of benefit assessment units are provided below for three different parcels; (1) a single-family residential parcel in Zone A, (2) a single-family residential parcel in Zone B, and (3) a single-family residential parcel in Zone C.

1. Single-Family Residential Parcel in Zone A
   BAU for Protection Benefit 1.00
   BAU for Access Benefit 1.00
   Total BAUs 2.00
2. Single-Family Residential Parcel in Zone B
   BAU for Protection Benefit
   BAU for Access Benefit 0.00
   Total BAUS 1.00
3. Single-Family Residential Parcel in Zone C
   BAU for Protection Benefit 1.00
   BAU for Access Benefit 0.00
   Total BAUs 1.00

Exemption from Annual Assessment

Any property within the District that is restricted in use as open space or against which a deed restriction preventing development is recorded may be deemed exempt from the levy of annual maintenance assessments by the City Council of the City of Malibu. To date, the following seven parcels have been exempted:

- 4451-015-022;
- 4451-015-023;
- 4451-015-024;
- 4451-015-073;
- 4451-015-085;
- 4451-015-086; and
- 4451-018-037.

C - 3

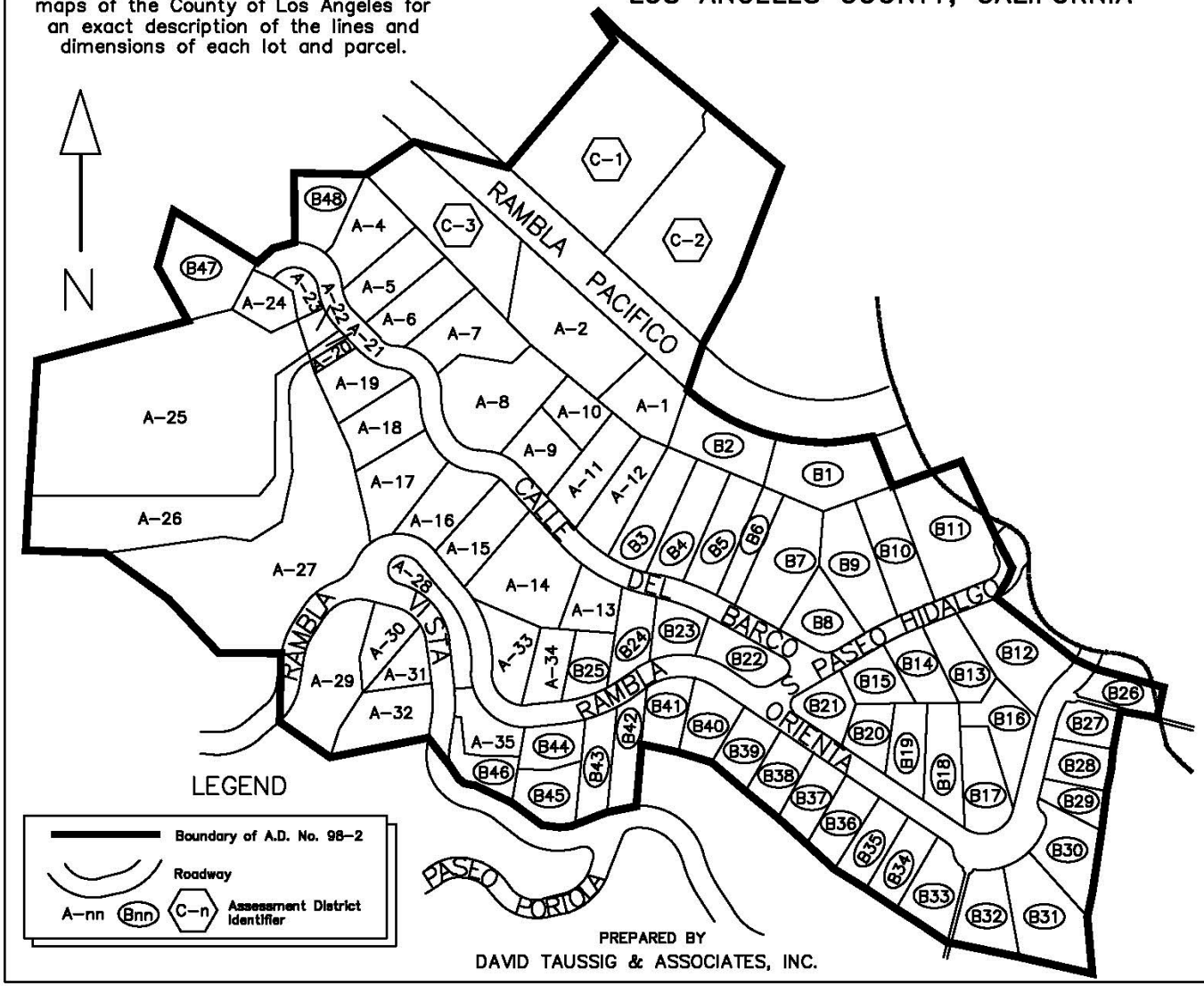
EXHIBIT D

ASSESSMENT DIAGRAM

SHEET 1 OF 2

ASSESSMENT DIAGRAM FOR ASSESSMENT DISTRICT NO. 98-2 CITY OF MALIBU -- (CALLE DEL BARCO) LOS ANGELES COUNTY, CALIFORNIA

Reference is hereby made to the Assessor maps of the County of Los Angeles for an exact description of the lines and dimensions of each lot and parcel.



PREPARED BY
DAVID TAUSSIG & ASSOCIATES, INC.

Filed in the office of the City Clerk of the City of Malibu this ____ day of _____, 19____.

_____
Harry Peacock
City Clerk of the City of Malibu
County of Los Angeles, State of California

Recorded in the office of the City Engineer this _____ day of _____, 19____.

_____
Rick Morgan, P.E.
City Engineer, City of Malibu

Filed this _____ day of _____, 19____, at the hour of _____ o'clock __m, in Book _____ of Maps of Assessment and Community Facilities Districts at page _____ and as Instrument No. _____, in the office of the County Recorder in the County of Los Angeles, State of California.

_____
County Recorder of The County of Los Angeles

SHEET 2 OF 2

ASSESSMENT DIAGRAM FOR
ASSESSMENT DISTRICT NO. 98-2
CITY OF MALIBU -- (CALLE DEL BARCO)
LOS ANGELES COUNTY, CALIFORNIA

ASSESSMENT NUMBER	A.P.N.	SITUS ADDRESS
A01	4451-015-084	3443 RAMBLA PACIFICO ST
A02	4451-015-083	3433 RAMBLA PACIFICO ST
A04	4451-015-073	
A05	4451-015-072	
A06	4451-015-071	
A07	4451-015-078	21471 CALLE DEL BARCO
A08	4451-015-082	21463 CALLE DEL BARCO
A09	4451-015-064	21455 CALLE DEL BARCO
A10	4451-015-065	
A11	4451-015-063	
A12	4451-015-062	21437 CALLE DEL BARCO
A13	4451-015-027	21434 CALLE DEL BARCO
A14	4451-015-026	21440 CALLE DEL BARCO
A15	4451-015-025	
A16	4451-015-024	21454 CALLE DEL BARCO
A17	4451-015-023	
A18	4451-015-022	
A19	4451-015-021	
A20	4451-011-064	
A21	4451-011-071	
A22	4451-011-069	
A23	4451-015-017	21510 CALLE DEL BARCO
A24	4451-011-024	
A25	4451-011-068	21500 CALLE DEL BARCO
A26	4451-011-070	
A27	4451-011-063	21488 CALLE DEL BARCO
A28	4451-018-019	
A29	4451-018-038	
A30	4451-018-037	
A31	4451-018-036	
A32	4451-018-035	
A33	4451-015-028	
A34	4451-015-029	3949 RAMBLA ORIENTA ST
A35	4451-018-044	3958 RAMBLA ORIENTA ST
B01	4451-015-080	
B02	4451-015-075	3453 RAMBLA PACIFICO ST
B03	4451-015-061	
B04	4451-015-060	
B05	4451-015-059	
B06	4451-015-058	
B07	4451-015-079	21409 CALLE DEL BARCO
B08	4451-015-055	21401 CALLE DEL BARCO
B09	4451-015-054	3833 PASEO HIDALGO ST
B10	4451-015-053	3823 PASEO HIDALGO ST
B11	4451-015-901	3811 PASEO HIDALGO ST
B12	4451-015-077	3816 PASEO HIDALGO ST
B13	4451-015-043	3820 PASEO HIDALGO ST
B14	4451-015-042	3824 PASEO HIDALGO ST
B15	4451-015-041	3832 PASEO HIDALGO ST
B16	4451-015-039	3851 RAMBLA ORIENTA ST
B17	4451-015-038	3881 RAMBLA ORIENTA ST
B18	4451-015-037	3885 RAMBLA ORIENTA ST
B19	4451-015-036	3889 RAMBLA ORIENTA ST
B20	4451-015-035	3897 RAMBLA ORIENTA ST
B21	4451-015-034	3840 PASEO HIDALGO ST
B22	4451-015-033	21410 CALLE DEL BARCO
B23	4451-015-032	21420 CALLE DEL BARCO
B24	4451-015-031	21426 CALLE DEL BARCO
B25	4451-015-030	3947 RAMBLA ORIENTA ST
B26	4451-022-025	
B27	4451-022-038	
B28	4451-022-039	3854 RAMBLA ORIENTA ST
B29	4451-022-040	3858 RAMBLA ORIENTA ST
B30	4451-022-041	3864 RAMBLA ORIENTA ST
B31	4451-022-008	3868 RAMBLA ORIENTA ST
B32	4451-022-009	3870 RAMBLA ORIENTA ST
B33	4451-018-005	3880 RAMBLA ORIENTA ST
B34	4451-018-006	3884 RAMBLA ORIENTA ST
B35	4451-018-007	3890 RAMBLA ORIENTA ST
B36	4451-018-008	3898 RAMBLA ORIENTA ST
B37	4451-018-009	3900 RAMBLA ORIENTA ST
B38	4451-018-010	3908 RAMBLA ORIENTA ST
B39	4451-018-011	3916 RAMBLA ORIENTA ST
B40	4451-018-012	3922 RAMBLA ORIENTA ST
B41	4451-018-013	3930 RAMBLA ORIENTA ST
B42	4451-018-014	3936 RAMBLA ORIENTA ST
B43	4451-018-015	3942 RAMBLA ORIENTA ST
B44	4451-018-042	3950 RAMBLA ORIENTA ST
B45	4451-018-043	
B46	4451-018-045	
B47	4451-011-023	
B48	4451-015-074	
C01	4451-016-037	21424 DEER PATH LANE
C02	4451-016-038	
C03	4451-015-015	3413 RAMBLA PACIFICO ST

Reference is hereby made to the Assessor maps of the County of Los Angeles for an exact description of the lines and dimensions of each lot and parcel.

An assessment was levied by the City Council on the lots, pieces, and parcels of land shown on this assessment diagram. The assessment was levied on the _____ day of _____, 19____. Reference is made to the assessment roll recorded in the office of the City Engineer for the exact amount of each assessment levied against each parcel of land shown on this assessment diagram.

_____
Harry Peacock
City Clerk of the City of Malibu

PREPARED BY
DAVID TAUSSIG & ASSOCIATES, INC.

City of Malibu

23825 Stuart Ranch Road ♦ Malibu, California ♦ 90265-4861
Phone (310) 456-2489 ♦ Fax (310) 317-0950 ♦ www.malibucity.org

May 20, 2026

Re: Internet Access to Annual Reports -- Assessment District No. 98-2

Assessment No.: B47 Assessor's Parcel No.: 4451-011-023
Situs Address:

Dear Property Owner:

The City of Malibu will hold a public hearing on June 8, 2026 to hear comments and consider a resolution levying assessments for the maintenance, repair and improvements of works, systems and facilities for Assessment District No. 98-2 (Calle Del Barco). The geologist's annual report for the previous fiscal year, which is entitled "FY24/25 Maintenance and Monitoring AD98-2, Calle del Barco," is posted on the City of Malibu's website. The report presents detailed discussions on the status of the district and maintenance and monitoring activities for the past fiscal year.

The fiscal year 2026-27 annual assessment report for the assessment district, which is entitled "City of Malibu Assessment District No. 98-2 Calle del Barco Annual Administration Report FY 2026-2027," is also posted on the City of Malibu's website. Staff anticipates that this year's assessments will decrease by 32.79%, which is below the annual change in the CPI (March 2026), as specified in the annual assessment report. Please follow the steps below to access the reports.

PRIOR YEAR GEOLOGIST AND ANNUAL ASSESSMENT REPORTS
1. Go to https://www.malibucity.org/
2. Click on *City Government* (top of page)
3. Click on *Public Works* (left side of page)
4. Click on *Assessment Districts* (left side of page)
5. Click on *Calle del Barco*. Within the district's homepage, click on the desired report under *Annual Assessment Reports* or *Geologist's Annual Reports*.

If you would like additional information, please contact Brandie Ayala at (310) 456-2489 ext. 352.

Sincerely yours,

Mitch Mosesman
30 Three Sixty Public Finance, Inc.
for
Tatiana Holden
Interim Public Works Director / City Engineer

Recycled Paper

NOTICE OF PUBLIC HEARING
CITY OF MALIBU
CITY COUNCIL

The City of Malibu City Council will hold a public hearing on **MONDAY, June 8, 2026, at 5:30 p.m. on the item listed below in the Council Chambers at Malibu City Hall, located at 23825 Stuart Ranch Road, Malibu, CA.**

Public comment can be submitted ahead of the public hearing to citycouncil@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

PUBLIC HEARING TO HEAR COMMENTS AND CONSIDER RESOLUTION LEVYING ASSESSMENTS FOR THE MAINTENANCE, REPAIR AND IMPROVEMENT OF WORKS, SYSTEMS AND FACILITIES FOR THE FOLLOWING:

Assessment District No. 98-2 (Calle Del Barco)

Written objections or comments regarding the Assessment Districts may be submitted to the City Clerk by email to cityclerk@malibucity.org between now and **Monday, June 8, 2026**. If you are unable to submit your objections by email please contact the City Clerk at (310) 456-2489, ext. 228 to make alternative arrangements. All written objections or comments must be received prior to the opening of the public hearing.

A copy of all relevant material, including resolutions, staff reports, and Engineer's Reports, are on file and available by request. Requests or questions about this notice should be directed to Assistant Public Works Director Tatiana at (310) 456-2489 ext. 338 or tholden@malibucity.org.

IF YOU CHALLENGE THE CITY COUNCIL'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR OTHERWISE HELD BY THE CITY, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, EITHER AT OR PRIOR TO THE PUBLIC HEARING.

_____
Tatiana Holden, Assistant Public Works Director

Publish Date: May 28 and June 4, 2026

City Council Meeting
06-08-26
Item 5.D.

Council Agenda Report

To: Mayor Silverstein and the Honorable Members of the City Council

Prepared by: Brandie Ayala, Interim Public Works Administration Manager

Reviewed by: Tatiana Holden, Assistant Public Works Director/City Engineer

Approved by: Joseph D. Irvin, City Manager

Date prepared: May 21, 2026 Meeting date: June 8, 2026

Subject: Assessment District 98-3 (Malibu Road)

RECOMMENDED ACTION: 1) Conduct the Public Hearing; and 2) Adopt Resolution No. 26-31 levying an assessment for the maintenance, repair and improvements works, systems and facilities of Assessment District 98-3 (Malibu Road) for Fiscal Year (FY) 2026-27.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action. All revenues and expenditures are recorded in Malibu Road Landslide Maintenance District (District) Fund 292. The total District budget for FY 2026-27 is $87,127.25, which is an increase of approximately 4.8% from the previous year's budget. This year's budget includes continued operation, maintenance, and capital improvements.

The assessment collected for this District will generate the revenue to offset the operation and maintenance budget, the reserve amount, and delinquencies. The proposed assessment for this District is $71,624.04, which is 3.4% greater than last year's assessments. Assessments in this District can be increased by the Consumer Price Index up to a maximum of 5%.

Each single-family home and condominium/apartment in this District will be assessed depending on the property's location and associated benefits received. The following is a summary of the proposed assessments for this district:

Zone	FY 2025-26 Actual Assessments	FY 2026-27 Proposed Assessments	Difference
A – Single-family Home	$1,385.38	$1,432.48	$47.10
A – Condominium/Apartment	$1,142.94	$1,181.80	$38.86
B – Single-family Home	$692.69	$716.24	$23.55
B – Condominium/Apartment	$450.25	$465.56	$15.31

(see Table IV-1 on page 5 of Assessment Engineer's Report – Attachment 1).

STRATEGIC PLAN IMPLEMENTATION: N/A.

DISCUSSION: The City administers the Malibu Road Landslide Assessment District on behalf of the District's homeowners. The District was originally established by Los Angeles County as County Service Area No. 2 with the purpose of improving the stability of the landslide activated by the heavy winter storms in 1977-1978. As a result of the "El Nino" storms in 1998 and landslide movement, the City Council formed Assessment District 98-3 (Malibu Road) pursuant to the Municipal Improvement Act of 1913. This District was formed to construct new dewatering facilities and take over maintenance of the entire dewatering system, replacing the original Los Angeles County assessment district's maintenance function.

Yeh & Associates, Inc., under contract with the City of Malibu, monitors and maintains the District facilities that include 14 dewatering wells, 19 hydraugers, and numerous slope inclinometers and standpipe piezometers. The dewatering wells and hydraugers lower the groundwater level in the landslide area, improving the stability of the hillside. Hydraugers (horizontal drainage systems) are monitored and recorded monthly. Discharge volume is recorded from the dewatering wells monthly. Water levels are measured within the inclinometers/standpipe piezometers monthly. Monitoring subsurface land movement is done using slope inclinometers, drilled into the ground to depths up to 80 ft. The inclinometers are recorded quarterly to annually.

For the upcoming fiscal year, anticipated work budgeted includes recording discharge from dewatering wells and hydraugers, slope inclinometer surveys, crack and ground surface monitoring, groundwater level monitoring, performing maintenance to dewatering wells, hydraugers, collection piping, related equipment, as well as data management, administration, and reporting. Capital improvement work planned for FY 2026-27 includes transducers and inclinometer replacements.

Both the Annual Assessment District report and the Annual Maintenance District reports are posted on the City's website. In May 2026, a letter was sent to all property owners in the District advising them of the availability of these reports (Attachment 2).

ATTACHMENTS:

1. Resolution No. 26-31
2. Letter sent to property owners on availability of annual reports
3. Notice of Public Hearing

RESOLUTION NO. 26-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU LEVYING AN ASSESSMENT FOR THE MAINTENANCE, REPAIR AND IMPROVEMENT OF WORKS, SYSTEMS AND FACILITIES OF ASSESSMENT DISTRICT NO. 98-3 (MALIBU ROAD) FOR FISCAL YEAR 2026-2027

The City Council of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. The City Council of the City of Malibu, State of California, did on May 11, 1998, adopt its resolution of intention, Resolution No. 98-036, pursuant to the Municipal Improvement Act of 1913, Division 12 of the Streets and Highways Code (commencing with Section 10000) (the "1913 Act") and the alternative proceedings under the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, Part 7.5 of Division 4 of the Streets and Highways Code (commencing with Section 2960), for the reconstruction and annual maintenance of certain public improvements, together with appurtenances and appurtenant work in connection therewith (collectively, the "Improvements"), in a special assessment district known and designated as Assessment District No. 98-3 (Malibu Road) (hereinafter referred to as the "Assessment District").

B. Section 5 of the Resolution of Intention No. 98-036 declared the Council's intention to levy an assessment to maintain, repair or improve the Improvements pursuant to Section 10100.8 of the 1913 Act.

C. On June 29, 1998, the City Council adopted Resolution No. 98-053 confirming assessments and ordering improvements made for Assessment District No. 98-3.

D. The City Council proposes to levy an assessment for the maintenance, repair and improvement of the Improvements for Fiscal Year 2026-2027 pursuant to the authorization contained in Section 5 of the Resolution of Intention No. 98-036.

E. The City Clerk fixed a time and place for a public hearing relating to the proposed assessment.

F. At the time set for the public hearing, all comments, objections and protests were duly heard and considered.

G. All evidence, both oral and written, relative to the necessity for the proposed assessment was heard and considered.

H. The City Council is now satisfied as to the proposed assessment.

I. The City Council previously designated the City Engineer to perform the duties of the Superintendent of Streets for purposes of the proceedings in connection with the annual levy of assessments for the maintenance and repair or improvement of the Improvements pursuant to Section 10100.8 of the 1913 Act.

SECTION 2. The Annual Assessment Report for Assessment District No. 98-3, City of Malibu, Malibu Road, dated June 8, 2026 (Attachment A) is hereby accepted.

SECTION 3. The City Council hereby approves the estimate of expenditures for the maintenance, repair and improvement of the Improvements for Fiscal Year 2026-2027 as shown on Exhibit A of the Annual Assessment Report, attached hereto and incorporated herein by reference. The City Council hereby determines to levy and collect a special assessment in the amount of the estimate of expenditures contained in Exhibit B of Engineer's Report, attached hereto and incorporated herein by reference, such special assessment to provide for the maintenance, repair and improvement of the Improvements for Fiscal Year 2026-2027.

SECTION 4. The apportionment and the method of spread of the special assessment, as shown in Exhibit C of Engineer's Report, attached hereto and incorporated herein by reference, are hereby approved and adopted as being a correct and proper apportionment, the assessment having been spread in accordance with benefits to be received.

SECTION 5. The assessments set forth in Exhibit B of Engineer's Report, attached hereto and incorporated herein by reference, are hereby confirmed and the City Council hereby determines that the assessments as set forth in Exhibit B shall be levied, collected and enforced at the same time, in the same manner, by the same officers, and with the same interest and penalties as in the case of the assessment levied to pay for the Improvements.

SECTION 6. The City Council hereby finds that, due to the marginal stability of the Malibu Road area and the nature of the Malibu Road landslide mitigation system and facilities, the approved maintenance, repair and improvement expenses have to be incurred in order to maintain the level of benefit to the assessed parcels. The City Council further finds that the level of benefit derived from the Improvements would otherwise decline more rapidly than usual for other public works of the type involved because of the circumstances which do not ordinarily affect such public works, to wit, geologic instability.

SECTION 7. The City Council hereby finds that notice of the time and place of the public hearing regarding the proposed assessment has been given as required by law.

SECTION 8. A special fund was established to be maintained and administered in accordance with the provisions of Section 10100.8 of the 1913 Act, into which all payments received upon the assessment shall be deposited.

SECTION 9. The officers of the City are hereby authorized and directed to take such actions as may, in the view of such officers, be necessary or appropriate to implement the matters contemplated by this resolution and the other documents and instruments related thereto.

SECTION 10. The levy of the proposed assessment is for the maintenance, repair or minor alteration of existing facilities to provide landslide mitigation services. Therefore, the City Council hereby finds that the assessment and this Resolution have no significant effect on the environment for the purposes of the California Environmental Quality Act ("CEQA"). The assessment and this Resolution are therefore exempt from CEQA pursuant to Title 14 of the California Code of Regulations Section 15061 (b) (3) and Section 15301.

SECTION 11. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this _____ day of June 2026.

_____
BRUCE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE

_____
TREVOR RUSIN, Interim City Attorney

ATTACHMENT A

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-3
MALIBU ROAD

ANNUAL ADMINISTRATION REPORT
FY 2026-27

June 8, 2026

PREPARED FOR:
City of Malibu
Public Works Department
23825 Stuart Ranch Road
Malibu, CA 90265-4861

PREPARED BY:
30 Three Sixty Public Finance, Inc.
5860 Owens Avenue, Suite 210
Carlsbad, CA 92008

TABLE OF CONTENTS

I. Introduction 1
II. Background 2
III. Facilities and Maintenance Financed 3
IV. Cost Estimate 4
V. Annual Assessments and Diagram 6

Exhibit A Budget and Cost Estimate
Exhibit B Assessment Roll
Exhibit C Method of Assessment
Exhibit D Assessment Diagram

I. Introduction

This report provides an analysis of the financial and administrative obligations of Assessment District No. 98-3 (Malibu Road) ("AD No. 98-3" or the "District") to be paid through the collection of assessments in fiscal year (FY) 2026-27.

This report is organized into the following sections:

Section I - Background
Section I provides information regarding the formation of AD No. 98-3.

Section II - Facilities and Maintenance Financed
Section II provides information regarding the facilities and maintenance financed by AD No. 98-3.

Section III - Cost Estimate
Section III presents the projected budget for FY 2026-27, the budget for FY 2025-26, and projected year-end costs for maintenance of the landslide maintenance facilities.

Section IV - Annual Assessments
Section IV contains the proposed assessment of the total FY 2026-27 maintenance costs upon the parcels within AD No. 98-3 in proportion to the estimated benefits to be received by such parcels from said maintenance, and a reduced copy of the assessment diagram.

II. Background

On February 26, 1981, the Board of Supervisors of the County of Los Angeles (the "Board") established County Service Area (CSA) No. 2 pursuant to the County Service Area Law (Government Code Sections 25210.1 et. seq.). CSA No. 2 was formed to provide a source of funding for the installation of a system of permanent pumps for wells (installed in response to the 1978 storms) and other facilities in addition to funding the maintenance of these wells and facilities. Upon incorporation of the City of Malibu, the CSA ceased to exist, and the City became responsible for the operation and maintenance of these facilities.

As part of the City's maintenance of the existing system of improvements, the City's Geotechnical Consultant monitors ground movement, dewatering activities, groundwater levels, and water usage within AD No. 98-3. As a result of the intense winter storms of 1997-98, the City's Geotechnical Consultant recommended a new analysis of the reactivated landslide plane and reconstruction of the existing dewatering and monitoring system, including installation of the following: a new surface conveyance line, additional dewatering wells, hydraugers, and slope inclinometers.

On June 29, 1998, the City Council of the City of Malibu held a public hearing regarding the Resolution of Intention and Engineer's Report for the reconstruction and annual maintenance of these improvements by AD No. 98-3. A majority of the assessment ballots tabulated at the public hearing were in favor of the assessment and a Resolution approving the Engineer's Report, confirming the assessments, and ordering the construction of the improvements was adopted.

III. Facilities and Maintenance Financed

The City proposes to levy assessments in FY 2026-27 to finance the inspection, maintenance and repair of the dewatering system, which includes, but is not limited to, (i) monitoring of inclinometers, piezometers, dewatering wells, hydraugers, and surface survey, (ii) maintenance of wells, hydraugers, conveyance pipeing, and repairs, (iii) installation of transmitting or logging pressure transducers in certain piezometers to resolve access issues and for continuous water level recording, (iv) annual reporting, and (v) energy costs. Pursuant to the FY24/25 Maintenance and Monitoring, AD98-3, Malibu Road report, the facilities inventory is as follows:

- Standpipe piezometers (9 locations);
- Slope inclinometers (5 locations);
- Shape array (1 location);
- Dewatering wells (14 locations);
- Hydraugers (19 locations); and
- LADPW rain gauge (1 location).

IV. Cost Estimate

The maximum annual assessment for FY 2026-27 is $716.24 per benefit assessment unit which reflects an increase of 3.40%. The maximum annual increase in the maximum assessment is limited to the percentage change in the Consumer Price Index, All Urban Consumers, Los Angeles-Long Beach-Anaheim, CA (the "CPI") or 5.00%. The change in the CPI is 3.40%. The benefit assessment units applicable to each parcel depend upon land use.

The FY 2026-27 budget is $87,127, which consists of costs for operation/maintenance, replacement/special projects, energy, and administration. This is based on projected needs for an average rainfall year. In addition to estimated costs, the assessment levy includes reserves to cover possible expenses associated with an above-average rainfall year and delinquent assessments. Any funds not used in the current year are held in the assessment district account and applied to the next fiscal year. The desired wet-year contingency is equal to 100% of costs for operation/maintenance and replacement/special projects for an above-average rainfall year, or $71,700. However, there are insufficient revenues to fund any of the actual wet-year contingency for FY 2026-27.

Reserves for estimated delinquent assessments, are $5,573 or approximately 7.78% of the estimated FY 2026-27 budget (6.40% of the total assessment which is based on the FY 2025-26 delinquency rate as of April 22, 2026). The total amount necessary to cover the budget costs and reserves is $92,700; subtracting the estimated FY 2025-26 year-end fund balance of $21,076 from this amount results in a desired assessment levy of $71,624.

The number of benefit assessment units applicable to each parcel depends upon location and land use. Properties located within Zone A are assigned benefit assessment units for both slide protection and road access. Properties located within Zone B are assigned benefit units for slide protection only. A comparison of FY 2026-27 and FY 2025-26 assessment amounts by zone and for selected land uses is shown in Table IV-1 below.

IV. Cost Estimate

TABLE IV-1

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-03
(MALIBU ROAD)

SUMMARY OF ANNUAL MAINTENANCE ASSESSMENT

ZONE/LAND USE	BENEFIT UNITS	ACTUAL ANNUAL ASSESSMENT		MAXIMUM ANNUAL ASSESSMENT	
		FY 2025-26	FY 2026-27	FY 2025-26	FY 2026-27
Zone A – Protection & Access					
Single-Family Home	2.00	$1,385.38	$1,432.48	$1,385.38	$1,432.48
Condominium/Apartment	1.65	$1,142.94	$1,181.80	$1,142.94	$1,181.80
Zone B – Access Only					
Single-Family Home	1.00	$692.69	$716.24	$692.69	$716.24
Condominium/Apartment	0.65	$450.25	$465.56	$450.25	$465.56
Total Budget		$69,269.02	$71,624.04	$69,269.02	$71,624.04
Total Benefit Units		100.00	100.00	100.00	100.00

V. Annual Assessment and Diagram

A. Annual Assessments

Pursuant to the provisions of law, the costs and expenses of the facilities inspection, maintenance, and repair to be performed in AD No. 98-3 have been assessed to the parcels of land benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Roll, a copy of which is attached hereto as Exhibit B. For particulars as to the determination of benefit, reference is made to the Method of Assessment, a copy of which is attached hereto as Exhibit C.

B. Assessment Diagram

The assessment diagram is attached hereto as Exhibit D.

EXHIBIT A

BUDGET AND COST ESTIMATE

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-03
(MALIBU ROAD)

FISCAL YEAR 2026-2027 BUDGET

FISCAL YEAR 2025-26 RESOURCES[a]		
1	Beginning Fund Balance (Audited)	$51,005.00
2	Assessment Proceeds[b]	$53,198.60
3	Total FY 2025-2026 Resources Available (Line 1 + Line 2)	$104,203.60
FISCAL YEAR 2025-26 EXPENDITURES[a]		
4	Operation & Maintenance and Other Expenditures (Projected)	($83,127.25)
5	FY 2025-2026 Ending Fund Balance (Line 3 + Line 4)	$21,076.35
FISCAL YEAR 2026-27 EXPENDITURES[a]		
6	Estimated Operation/Maintenance and Replacement/Special Projects (See attached FY 2026-2027 Cost Estimate)	($71,700.00)
7	Estimated City Administration and Energy Costs (See attached FY 2026-2027 Cost Estimate)	($15,427.25)
8	Reserve Amount[c] (0.00% x Line 6)	$0.00
9	Delinquency Contingency[d] (7.78% x Line 11)	($5,573.14)
10	Total FY 2026-2027 Expenditures	($92,700.39)
11	Assessment (Line 5 + Line 10)	$71,624.04
12	Estimated FY 2026-2027 Surplus/Deficit (Line 5 + Line 10 + Line 11)	$0.00

[a] Numbers in parentheses represent expenditures. Positive numbers represent revenue sources.
[b] Represents estimated assessment revenue FY 2025-26 based on April 22, 2026 collection data from the County Tax Collector.
[c] Desired reserve amount for above average rainfall and other unknowns is equal to 100.00% of FY 2026-27 estimated operation/maintenance and replacement/special projects. The actual funded reserve amount is equal to 0.00% of such amount.
[d] Desired delinquency contingency is equal to 7.78% (based on the FY 2025-26 delinquency rate as of April 22, 2026). Delinquency contingency is funded at the 33.54% of the desired amount.

A-1

APPENDIX A

CITY OF MALIBU
ASSESSMENT DISTRICT NO. 98-03
(MALIBU ROAD)

FY 2026-27 MAINTENANCE COST ESTIMATE

TASK	FY 2025-26 BUDGET SUMMARY	FY 2025-26 PROJECTED YEAR END COSTS	FY 2026-27 BUDGET SUMMARY	% CHANGE
I. CITY ADMINISTRATION				
REPORT PREPARATION, ASSESSMENT ROLL, NOTICING	$5,568.00	$5,568.00	$5,568.00	0.00%
PROJECT ADMINISTRATION	$8,500.00	$8,500.00	$8,500.00	0.00%
LEGAL FEES	$0.00	$0.00	$0.00	N/A
TAX COLLECTOR'S FEE	$59.25	$59.25	$59.25	0.00%
SUBTOTAL	$14,127.25	$14,127.25	$14,127.25	0.00%
II. DEWATERING SYSTEM MONITORING AND MAINTENANCE				
MONITORING[a]	$16,000.00	$16,000.00	$20,000.00	25.00%
MAINTENANCE[b]	$10,000.00	$10,000.00	$10,000.00	0.00%
DATA MANAGEMENT	$7,200.00	$7,200.00	$7,200.00	0.00%
REPORTING[c]	$5,000.00	$5,000.00	$5,000.00	0.00%
PUBLIC OUTREACH	$1,000.00	$1,000.00	$1,000.00	0.00%
EMERGENCY SERVICES	$0.00	$0.00	$0.00	N/A
ADMINISTRATION	$6,000.00	$6,000.00	$6,000.00	0.00%
FACILITY INVENTORY	$0.00	$0.00	$0.00	N/A
SUBTOTAL	$45,200.00	$45,200.00	$49,200.00	8.85%
III. CAPITAL IMPROVEMENT REPLACEMENTS & SPECIAL PROJECTS				
BUILD PROTECTION AROUND ELECTRICAL BOXES ON MALIBU ROAD	$0.00	$0.00	$0.00	N/A
TRANSDUCERS	$4,000.00	$4,000.00	$7,500.00	87.50%
W-6 ELECTRONICS AND VAULT REPAIRS/REPLACEMENT	$0.00	$0.00	$0.00	N/A
AERIAL LIDAR	$0.00	$0.00	$0.00	N/A
DESIGN FOR SURFACE DRAIN IMPROVEMENTS	$0.00	$0.00	$0.00	N/A
LIDAR OR SCANNING	$0.00	$0.00	$0.00	N/A
DEWATERING METER UPGRADES	$16,000.00	$16,000.00	$0.00	-100.00%
INCLINOMETER REPLACEMENT	$0.00	$0.00	$15,000.00	N/A
SI-4A IN-PLACE SHAPE ARRAY SENSORS	$2,500.00	$2,500.00	$0.00	-100.00%
SUBTOTAL	$22,500.00	$22,500.00	$22,500.00	0.00%
IV. ENERGY	$1,300.00	$1,300.00	$1,300.00	0.00%
V. GRAND TOTAL	$83,127.25	$83,127.25	$87,127.25	4.81%

[a] Monitoring: slope inclinometers, piezometers, dewatering wells, hydraugers, and surface survey.
[b] Maintenance: wells, hydraugers, conveyance piping, and miscellaneous repairs.
[c] Reporting: annual LAD report.

EXHIBIT B

ASSESSMENT ROLL

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-03 (MALIBU ROAD) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4459-013-001	A11	2.00	$1,432.48
4459-013-002	A12	2.00	$1,432.48
4459-013-021	B01	1.00	$716.24
4459-014-001	A10	2.00	$1,432.48
4459-014-002	A09	2.00	$1,432.48
4459-014-003	A08	2.00	$1,432.48
4459-014-004	A07	2.00	$1,432.48
4459-014-005	A06	2.00	$1,432.48
4459-014-006	A05	2.00	$1,432.48
4459-014-023	A03 AND A04	4.00	$2,864.96
4459-014-009	A02	2.00	$1,432.48
4459-014-010	A01	2.00	$1,432.48
4459-014-018	B02	1.00	$716.24
4459-016-012	A13	2.00	$1,432.48
4459-016-013	A14	2.00	$1,432.48
4459-016-014	A15	3.30	$2,363.59
4459-016-015	A16	6.60	$4,727.18
4459-016-016	A17	3.30	$2,363.59
4459-016-017	A18	4.95	$3,545.39
4459-016-018	A19	4.95	$3,545.39
4459-017-002	A24	6.60	$4,727.18
4459-017-003	A25	2.00	$1,432.48
4459-017-004	A26	8.25	$5,908.98
4459-017-005	A27	2.00	$1,432.48
4459-017-006	A28	8.25	$5,908.98
4459-017-019	A21	1.65	$1,181.80
4459-017-020	A20	1.65	$1,181.80
4459-017-021	A22	1.65	$1,181.80
4459-017-022	A23	1.65	$1,181.80
4459-017-030	A30	1.65	$1,181.80
4459-017-031	A31	1.65	$1,181.80

B - 1

CITY OF MALIBU ASSESSMENT DISTRICT NO. 98-03 (MALIBU ROAD) FISCAL YEAR 2026-27 ASSESSMENT ROLL			
ASSESSOR'S PARCEL NUMBER	ASSESSMENT NUMBER	BAU	FY 2026-27 ASSESSMENT
4459-017-032	A32	1.65	$1,181.80
4459-017-033	A33	1.65	$1,181.80
4459-017-039	A29-A	1.65	$1,181.80
4459-017-040	A29-B	1.65	$1,181.80
4459-017-041	A29-C	1.65	$1,181.80
4459-017-042	A29-D	1.65	$1,181.80
		100.00	$71,624.04

B - 2

EXHIBIT C

METHOD OF ASSESSMENT APPORTIONMENT

Method of Spread of Assessment

Assessments levied pursuant to the Municipal Improvement Act of 1913 (hereinafter referred to as the "Act") must be based on the benefit which each property receives from the system of improvements. Furthermore, as a result of Proposition 218, more stringent standards have been imposed for determining benefit. For example, Proposition 218 requires that special and general benefits be separated, with the amount of any assessment limited to the special benefits so conferred. Neither the Act nor Proposition 218 specify the method or formula for apportioning benefit or distinguishing special from general benefits.

Identification of the benefit the reconstruction and maintenance of the system of improvements will render to the properties in the Assessment District is the first step in developing the assessment spread methodology. The next step is to determine if the properties in the Assessment District receive a direct and special benefit from the system of improvements which is distinct from benefit received by the general public. For this Assessment District these determinations were made by David Taussig & Associates, the Assessment Engineer; in consultation with the City's Geotechnical Consultant; and the City of Malibu Public Works Department.

Project Need
The primary purpose of the dewatering and monitoring system to be reconstructed and maintained by the AD No. 98-3 is the reduction of groundwater from rainfall and residential effluent percolating down to the slide plane. This reduction in groundwater stabilizes the landslide outlined on the assessment diagram attached as Exhibit D. Stabilization of the landslide plane provides two distinct types of benefit to property within AD No. 98-3: protection of the property (i.e., the parcels) located on the slide plane and protection of the roads within the District.

Assessment District Boundary
The District boundary as shown in Exhibit D was established to encompass those properties which are specifically benefited by the system of improvements. This includes all properties which are located in whole or in part within the ancient landslide area and all properties which are accessed via streets within the landside area.

Specific Benefit
The system of improvements to be installed and maintained by the District specifically benefit the properties within the District in two distinct ways: protection of the property and protection of the roads. First, the dewatering system protects properties located within the ancient slide boundary by reducing the risk and degree of damage or distress suffered from slope failure and/or movement (the "protection" benefit). Second, access is maintained for those properties which are reached using roads affected by the slide (the "access" benefit). The benefits associated with Protection and Access are deemed to be equal, since the use of the property cannot be fully enjoyed without either one.

Malibu Road is currently a one-way road conveying traffic to the west. However, in the event the road was blocked by a landslide event, the traffic pattern could be changed to allow access from the east, to properties located west of the slide area. Therefore, there is no general benefit to the public and the Access benefit is specific to the properties within the slide area. Clearly, stabilization of the slide confers a special benefit enjoyed only by the properties which may be impacted by slope failure or movements. The April 1998 analysis prepared by City's Geotechnical Consultant, indicates the impacted properties

are all located either within or on the slide boundary, or are located within the ancient slide boundary and would become unstable in the event of a landslide.

Method of Assessment

After the boundary of the District has been established and the determination of specific benefits has been made, the assessment to individual properties must be determined. As previously discussed, there are two types of direct and special benefit conferred upon property within the District, Protection and Access. Since not all properties receive both benefits, two zones have been established to distinguish those properties which only receive Access benefits from those which are within or on the ancient slide boundary and receive Protection benefits and Access benefits. Zone A encompasses those properties which receive both Protection and Access benefits, whereas Zone B encompasses those properties which receive Protection benefits only.

Protection benefits are allocated based on land use designation. The reason for this allocation is twofold. First, the proposed system of improvements has been sized to provide adequate dewatering capacity at full buildout. Second, the Protection benefit conferred upon each parcel of property is a function of each parcel's land use designation and the number of dwelling units. Each dwelling unit is deemed to be equally protected, therefore, no differentiation is made between single-family or condominium/apartment units. For purposes of assigning Protection Benefits to each parcel, one dwelling unit equals one Benefit Assessment Unit (BAU).

Access benefits are allocated to each parcel of land based on the estimated number of trips for that parcel's land use designation. Trip factor source data are from the Institute of Transportation Engineers Trip Generation study (5th Edition). The trip generation factors are shown below:

TABLE C-1

TRIP GENERATION FACTORS AND BENEFIT ASSESSMENT UNITS

LAND USE	AVERAGE WEEKDAY TRIPS/UNIT	BENEFIT ASSESSMENT UNITS (BAUs)
SINGLE-FAMILY	9.55	1.00
CONDOMINIUM/APARTMENT	6.23	0.65

Examples of the assignment of benefit assessment units are provided below for four different parcels: (1) a single-family residential parcel in Zone A, (2) a single-family residential parcel in Zone B, (3) a parcel with a single condominium unit in Zone A, and (4) a parcel with four apartment units in Zone A.

1. Single-Family Residential Parcel in Zone A

BAU for Protection Benefit	1.00
BAU for Access Benefit	1.00
Total BAUs	2.00

2. Single-Family Residential Parcel in Zone B

BAU for Protection Benefit	1.00
BAU for Access Benefit	0.00
Total BAUs	1.00

3. Parcel with Single Condominium Unit in Zone A

BAU for Protection Benefit	1.00
BAU for Access Benefit	0.65
Total BAUs	1.65

4. Parcel with Four Apartment Units in Zone A

BAU for Protection Benefit	4.00 (4 units x 1 BAU/unit)
BAU for Access Benefit	2.60 (4 units x 1 BAU/unit)
Total BAUs	6.60

Exemption from Annual Assessment

Any property within the District that is restricted in use as open space or against which a deed restriction preventing development is recorded may be deemed exempt from the levy of annual maintenance assessments by the City Council of the City of Malibu.

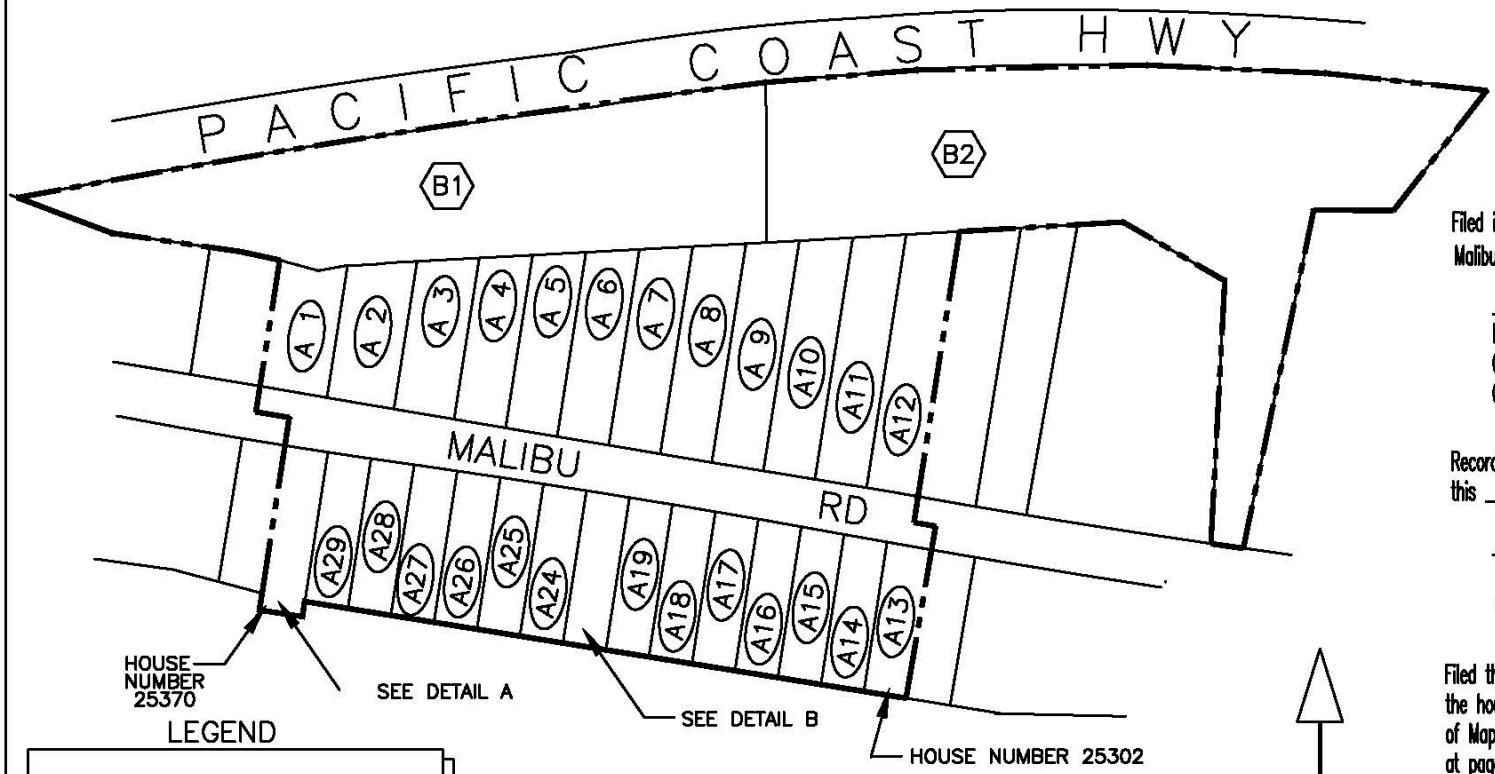
EXHIBIT D

ASSESSMENT DIAGRAM

SHEET 1 OF 2

ASSESSMENT DIAGRAM FOR ASSESSMENT DISTRICT NO. 98-3 CITY OF MALIBU -- (MALIBU ROAD) LOS ANGELES COUNTY, CALIFORNIA

Reference is hereby made to the Assessor maps of the County of Los Angeles for an exact description of the lines and dimensions of each lot and parcel.



LEGEND

Boundary of A.D. No. 98-3

Ann Bn Assessment District Identifier

PREPARED BY
DAVID TAUSSIG & ASSOCIATES, INC.

Filed in the office of the City Clerk of the City of Malibu this ____ day of _____, 19___.

_____
Harry Peacock
City Clerk of the City of Malibu
County of Los Angeles, State of California

Recorded in the office of the City Engineer this ____ day of _____, 19___.

_____
Rick Morgan, P.E.
City Engineer, City of Malibu

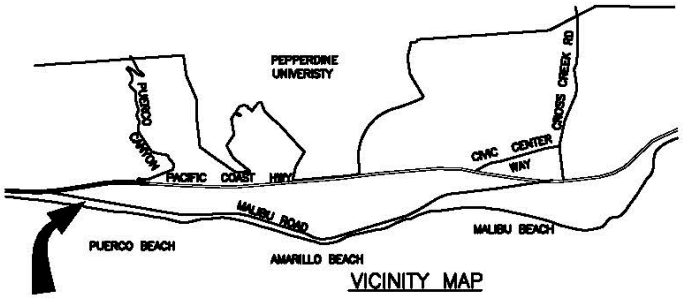
Filed this ____ day of _____, 19___, at the hour of ____ o'clock __m, in Book _____ of Maps of Assessment and Community Facilities Districts at page _____ and as Instrument No. _____, in the office of the County Recorder in the County of Los Angeles, State of California.

_____
County Recorder of The County of Los Angeles

SHEET 2 OF 2

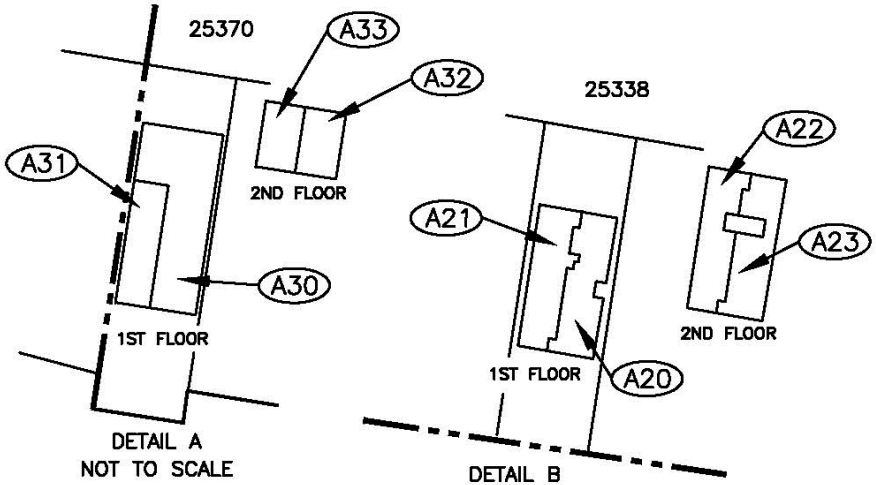
ASSESSMENT DIAGRAM FOR
ASSESSMENT DISTRICT NO. 98-3
CITY OF MALIBU -- (MALIBU ROAD)
LOS ANGELES COUNTY, CALIFORNIA

Reference is hereby made to the Assessor maps of the County of Los Angeles for an exact description of the lines and dimensions of each lot and parcel.



VICINITY MAP
NOT TO SCALE

N



DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

PREPARED BY
DAVID TAUSSIG & ASSOCIATES, INC.

ASSESSMENT NUMBER	A.P.N.	SITUS ADDRESS
A01	4459-014-010	25377 MALIBU RD
A02	4459-014-009	
A03	4459-014-008	
A04	4459-014-007	
A05	4459-014-006	
A06	4459-014-005	
A07	4459-014-004	25331 MALIBU RD
A08	4459-014-003	25325 MALIBU RD
A09	4459-014-002	25321 MALIBU RD
A10	4459-014-001	25315 MALIBU RD
A11	4459-013-001	
A12	4459-013-002	25307 MALIBU RD
A13	4459-016-012	25302 MALIBU RD
A14	4459-016-013	25306 MALIBU RD
A15	4459-016-014	25308 MALIBU RD
A16	4459-016-015	25316 MALIBU RD
A17	4459-016-016	25322 MALIBU RD
A18	4459-016-017	25328 MALIBU RD
A19	4459-016-018	25330 MALIBU RD
A20	4459-017-020	25338 MALIBU RD
A21	4459-017-019	25338 MALIBU RD
A22	4459-017-021	25338 MALIBU RD
A23	4459-017-022	25338 MALIBU RD
A24	4459-017-002	25342 MALIBU RD
A25	4459-017-003	25346 MALIBU RD
A26	4459-017-004	25350 MALIBU RD
A27	4459-017-005	25360 MALIBU RD
A28	4459-017-006	25362 MALIBU RD
A29	4459-017-007	25366 MALIBU RD
A30	4459-017-030	25370 MALIBU RD
A31	4459-017-031	25372 MALIBU RD
A32	4459-017-032	25370 MALIBU RD
A33	4459-017-033	25372 MALIBU RD
B01	4459-013-021	
B02	4459-014-018	

An assessment was levied by the City Council on the lots, pieces, and parcels of land shown on this assessment diagram. The assessment was levied on the _____ day of _____, 19____. Reference is made to the assessment roll recorded in the office of the City Engineer for the exact amount of each assessment levied against each parcel of land shown on this assessment diagram.

_____
Harry Peacock
City Clerk of the City of Malibu

ATTACHMENT 1

City of Malibu

23825 Stuart Ranch Road ♦ Malibu, California ♦ 90265-4861
Phone (310) 456-2489 ♦ Fax (310) 317-0950 ♦ www.malibucity.org

May 20, 2026

Re: Internet Access to Annual Reports -- Assessment District No. 98-3
Assessment No.: A11 Assessor's Parcel No.: 4459-013-001
Situs Address:

Dear Property Owner:

The City of Malibu will hold a public hearing on June 8, 2026 to hear comments and consider a resolution levying assessments for the maintenance, repair and improvements of works, systems and facilities for Assessment District No. 98-3 (Malibu Road). The geologist's annual report for the previous fiscal year, which is entitled "FY24/25 Maintenance and Monitoring AD98-3, Malibu Road," is posted on the City of Malibu's website. The report presents detailed discussions on the status of the district and maintenance and monitoring activities for the past fiscal year.

The fiscal year 2026-27 annual assessment report for the assessment district, which is entitled "City of Malibu Assessment District No. 98-3 Malibu Road Annual Administration Report FY 2026-2027,"is also posted on the city of Malibu's website. Staff anticipates that this year's assessments will increase by 3.40%, which is equal to the annual change in the CPI (March 2026), as specified in the annual assessment report. Please follow the steps below to access the reports.

PRIOR YEAR GEOLOGIST AND ANNUAL ASSESSMENT REPORTS
1. Go to https://www.malibucity.org/
2. Click on *City Government* (top of page)
3. Click on *Public Works* (left side of page)
4. Click on *Assessment Districts* (left side of page)
5. Click on *Malibu Road*. Within the district's homepage, click on the desired report under *Annual Assessment Reports* or *Geologist's Annual Reports*.

If you would like additional information, please contact Brandie Ayala at (310) 456-2489 ext. 352.

Sincerely yours,

Mitch Mosesman
30 Three Sixty Public Finance, Inc.
for
Tatiana Holden
Interim Public Works Director / City Engineer

Recycled Paper

NOTICE OF PUBLIC HEARING
CITY OF MALIBU
CITY COUNCIL

The City of Malibu City Council will hold a public hearing on **MONDAY, June 8, 2026, at 5:30 p.m. on the item listed below in the Council Chambers at Malibu City Hall, located at 23825 Stuart Ranch Road, Malibu, CA.**

Public comment can be submitted ahead of the public hearing to citycouncil@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

PUBLIC HEARING TO HEAR COMMENTS AND CONSIDER RESOLUTION LEVYING ASSESSMENTS FOR THE MAINTENANCE, REPAIR AND IMPROVEMENT OF WORKS, SYSTEMS AND FACILITIES FOR THE FOLLOWING:

Assessment District No. 98-3 (Malibu Road)

Written objections or comments regarding the Assessment Districts may be submitted to the City Clerk by email to cityclerk@malibucity.org between now and **Monday, June 8, 2026**. If you are unable to submit your objections by email please contact the City Clerk at (310) 456-2489, ext. 228 to make alternative arrangements. All written objections or comments must be received prior to the opening of the public hearing.

A copy of all relevant material, including resolutions, staff reports, and Engineer's Reports, are on file and available by request. Requests or questions about this notice should be directed to Assistant Public Works Director Tatiana Holden at (310) 456-2489 ext. 338 or tholden@malibucity.org.

IF YOU CHALLENGE THE CITY COUNCIL'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR OTHERWISE HELD BY THE CITY, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, EITHER AT OR PRIOR TO THE PUBLIC HEARING.

_____
Tatiana Holden, Assistant Public Works Director

Publish Date: May 28 and June 4, 2026

City Council Meeting
06-08-26
Item 5.E.

Council Agenda Report

To: Mayor Silverstein and the Honorable Members of the City Council

Prepared by: Patrick Achis, Senior Planner

Reviewed by: Yolanda Bundy, Community Development Director
Tyler Eaton, Assistant Community Development Director

Approved by: Joseph D. Irvin, City Manager
Trevor Rusin, Interim City Attorney

Date prepared: May 20, 2026 Meeting date: June 8, 2026

Subject: Zoning Text Amendment No. 25-003 – An Amendment Incorporating New State Law and Clarifications To Title 17 (Zoning) of the Malibu Municipal Code to Update Regulations Related to Accessory Dwelling Units

---

RECOMMENDED ACTION: 1) After the City Attorney reads the title of the ordinance, introduce on first reading Ordinance No. 535 (Attachment 1), approving an amendment to Title 17 (Zoning) of the Malibu Municipal Code (MMC) approving Zoning Text Amendment (ZTA) No. 25-003 to update Accessory Dwelling Unit (ADU) regulations and determining the amendments are exempt from the California Environmental Quality Act (CEQA); and 2) Direct staff to schedule second reading and adoption of Ordinance No. 535 for the June 22, 2026 Regular City Council meeting.

FISCAL IMPACT: Funding for this project is included in the Adopted Budget for Fiscal Year 2025-26.

STRATEGIC IMPLEMENTATION PLAN: This item advances Goal 1, Objective 1.2 of the 2025–2028 Strategic Plan by modernizing development policies and streamlining permitting procedures consistent with state housing law.

DISCUSSION: The item before the City Council is consideration of amendments to the City's ADU ordinance in MMC Chapter 17.44 to ensure compliance with State laws. The proposed ordinance is in response to a letter issued by the California Department of Housing and Community Development (HCD) on November 13, 2024. This letter

addresses the City's prior ADU ordinance, specifically Ordinance No. 511, that amended the MCC. The ordinance also reflects recent changes to State ADU/JADU law.[1] In its November 2024 letter, HCD found that the City would need to revise its MMC Chapter 17.44, to incorporate mandatory statutory corrections and interpretive clarifications that align with HCD's view of ADU law.

The ordinance also includes the Planning Commission's recommendations from its August 18, 2025, January 20, 2026, and April 20, 2026, public hearings related to: 1) emergency fire access; 2) the relationship between the Local Coastal Program (LCP) and MMC when applied to ADUs; and 3) a setback exception for attached ADUs associated with fire rebuilds on beachfront parcels. The amendments will ensure the City's ADU ordinance remains consistent with state law.

The draft ordinance amendments are provided within Attachment 1 and represent the operative ordinance text recommended for adoption. A redline of Chapter 17.44 is provided as Attachment 2 for reference.

Background and Prior Actions

On January 8, 2024, the City Council adopted Ordinance Nos. 510 and 511, which updated second-unit regulations and established the City's ADU/JADU framework in the LCP and the MMC, respectively.

In accordance with Government Code section 66326, the City transmitted Ordinance No. 511 to HCD for review on February 1, 2024. On November 13, 2024, HCD issued a written findings letter identifying ten issues that HCD believes require amendment or clarification (Attachment 4). The issues include outdated Government Code references, the 20-foot ingress/egress standard, prohibition of attached ADUs on multifamily lots, application of the LCP, processing timelines, separate-sale and deed-restriction language, unit size and height limits, and a parking cross-reference. Staff has coordinated with HCD over the past year to revise the ordinance to respond to HCD.

On March 19, 2024, the City transmitted the LCP amendments (LCPA) to the California Coastal Commission (CCC) for processing, and City staff continues to work toward certification. While the LCPA remains pending, staff is requesting that the City Council consider adoption of an ordinance amending Title 17 (Zoning) of the MMC. Staff will

[1] Under Government Code Section 66326, jurisdictions are required to submit adopted ADU ordinances to HCD within 60 days of adoption, and HCD has statutory authority to review local ADU ordinances and issue findings letters regarding consistency with State ADU law. State law requires jurisdictions either to amend their ordinance to address HCD's findings or to adopt findings explaining why they believe their ordinance complies despite HCD's comments. Objective 1.e in the City's Housing Element also provides that the ADU ordinance must be updated within six months of receipt of comments from HCD or within six months of adoption of the Housing Element, whichever occurs later.

return at a later date with a corresponding LCPA for Planning Commission and City Council consideration. Therefore, the action before the City Council at this time is limited to adoption of the MMC ordinance; the Council is not being asked to consider or endorse LCP amendments as part of this action.

State ADU Law Changes

Since Ordinance Nos. 510 (LCP) and 511 (MMC) were adopted, several bills have further amended state ADU and JADU law. Some of the provisions of these bills were not in the City's prior ordinances but are included in the proposed ordinance and are summarized below.

- **SB 9 (2025)** strengthens HCD's oversight of local ADU ordinances by invalidating a city ADU ordinance if the city fails to submit it to HCD for review within the 60-day period imposed by statute or if the city fails to timely respond to HCD comments on a submitted ordinance. Invalidation of the city's ordinance leaves the city subject to just the few standards imposed by state law itself until the city complies.

- **SB 543 (2025)** clarifies that ADU and JADU size must be measured as *interior livable space*, aligns fee exemptions with these size definitions, and extends certain ADU enforcement and nullification provisions to JADUs.

- **SB 1211 (2024)** increases the number of detached ADUs permitted on lots with an existing multifamily dwelling from two to up to eight detached ADUs (provided the number of detached ADUs does not exceed the number of primary dwelling units on the lot) and prohibits requiring replacement of certain uncovered off-street parking spaces when the spaces are converted for ADUs.

- **AB 462 (2025)** requires that Coastal Development Permits (CDPs) for ADUs be processed within 60 days, similar to the 60-day deadline for processing ADUs under the MMC; eliminates appeals of ADU CDPs to the CCC; and provides a narrow exception allowing certificates of occupancy for detached ADUs to be issued before the primary dwelling in certain disaster-related circumstances. [Staff note: AB 462 will be addressed as part of a future LCPA and is not part of the proposed ordinance]

- **AB 1154 (2025)** revises JADU owner-occupancy standards so that an owner must reside on the property only when the JADU shares sanitation facilities with the primary dwelling and codifies a prohibition on short-term-rental use of JADUs.

More detailed descriptions of these laws are provided in Attachment 6. The proposed ordinance addresses these statutory changes and incorporates revisions in alignment with recommendations from the City Attorney and HCD.

Planning Commission Recommendation

On August 18, 2025, the Planning Commission adopted Resolution No. 25-65 recommending that the City Council approve ZTA No. 25-003 with amendments clarifying 1) the City's 20-foot emergency access language and 2) how the LCP and MMC apply to ADUs. Following the August 18, 2025 Planning Commission hearing, ZTA No. 25-003 was paused without adoption by the Council, so that the City could revise the amendment to incorporate additional state ADU and JADU legislation that has taken effect or will take effect later in 2026. The revised amendments were presented to the Planning Commission.

On January 20, 2026, the Planning Commission adopted Resolution No. 26-03, recommending that the City Council approve the revised ADU ordinance. The revised ordinance reflects recent state law. It also contains updated language for MMC Section 17.44.050(C) (Areas with Adequate Ingress and Egress) to implement emergency access through the Fire Code framework and avoid any possible unintended zoning restriction that could conflict with State-required ministerial ADU approvals.

On April 20, 2026, the Planning Commission adopted Resolution No. 26-16 (Attachment 3), as amended, revising the Planning Commission's prior recommendation from January 20, 2026 (Resolution No. 26-03) to include a setback provision for ADUs attached to beachfront fire rebuild replacement structures and recommending that the City Council approve the revised ADU ordinance. No other changes to the draft ordinance were proposed.

Summary of Proposed Amendments by MMC Section

The proposed amendments address HCD's findings letter, implement recent state ADU and JADU law changes, and include technical cleanup and cross-reference updates. All newly proposed changes to the ordinance since the Council's adoption of Ordinance No. 511 are indicated in <u>underline</u> text in the attached redlined document (Attachment 2). The City Council may recommend revisions to the draft ordinance, provided that the revisions comply with state law and are not more restrictive than state law allows.

<u>§ 17.44.040. Definitions.</u>

The definitions section is updated to add and refine terms such as "accessory structure," "livable space," "living area," "public transit," and "very high fire hazard severity zone." Several definitions were added verbatim from state law. The JADU definition is revised

to clarify that the 500-square-foot limit is based on interior livable space (per SB 543) and further clarification related to the internal connection to the main residence and sanitation.

§ 17.44.050. Permitted Locations

Amendments to this section clarify that ADUs are allowed on multifamily lots consistent with the State's categories for converted and detached units and removes the prior prohibition on ADUs that are attached to a multifamily structure (due to HCD's insistence that the prohibition is inconsistent with state law).

Amendments to this section also revise the prior draft 20-foot ingress and egress language to clarify that emergency access requirements are addressed through the California Fire Code and enforced by the Los Angeles County Fire Department. This avoids application of a categorical zoning requirement that could conflict with state ADU approvals and is consistent with guidance from HCD.

§ 17.44.060. Approvals (Class 1 and Class 2 ADUs)

This section reorganizes the approval structure into two ministerial categories.

- Class 1 "Statutorily Regulated" ADUs and JADUs correspond to the State-mandated scenarios, including one internal conversion ADU or JADU and one detached ADU on single-family lots and both converted and detached ADUs on multifamily lots. In all cases, compliant ADUs and JADUs are processed ministerially through an ADU permit (which replaces the prior discretionary Administrative Plan Review (APR) model for ADUs) and a building permit.

- Class 2 "Locally Regulated" ADUs encompass additional ADU configurations authorized by the City within the State's framework.

Per SB 1211, lots with an existing multifamily dwelling can have up to eight detached ADUs, or as many detached ADUs as there are primary dwelling units on the lot, whichever is less. The section also clarifies that applications are reviewed for compliance with both the MMC and the LCP and confirms that, if an ADU application is exempt from the need to obtain a CDP, then only the MMC applies.

Allowable ADU combinations are also updated in accordance with SB 543. For single-family lots, one converted ADU and one JADU may be combined with one limited detached ADU. For multifamily lots, detached ADUs may be combined with converted ADUs, subject to existing unit-count limits.

§ 17.44.070. Process and Timing

Amendments to this section replace the prior requirement to "act on" an application with the statutory requirement to "approve or deny" a complete application within 60 days, with applications deemed approved if the City does not act and no statutory exception applies.

For consistency with SB 543, new language is added to reflect that the City must determine completeness of ADU applications within 15 business days, provide a written list of any missing items, and limit subsequent requests to those items. Resubmittals are reviewed within another 15 business days, and applications are deemed complete if the City does not respond within the deadline. Applicants may appeal completeness determinations and denials to the Planning Commission, which must issue a final written decision within 60 business days.

§ 17.44.080. General ADU and JADU Requirements

Amendments to this section clarify zoning eligibility for Class 1 and Class 2 ADUs and confirms that JADUs may be created only on lots zoned for single-family residences. Deed restriction provisions are narrowed by removing certain conditions from the City's prior ordinance. HCD flagged ADU deed restrictions as inconsistent with state law.

Amendments to the section add JADU owner-occupancy exceptions consistent with AB 1154, including exceptions when the JADU has separate sanitation from the single-family residence or the property is owned by a public agency, land trust, or housing organization.

Under AB 462, a certificate of occupancy for a detached ADU may be issued before a certificate of occupancy for the primary dwelling if specific requirements are met, including the primary dwelling was substantially damaged or destroyed by an event referenced in the Governor's state of emergency proclamation.

§ 17.44.090. Specific Requirements for Class 2 ADUs

This section applies only to Class 2 (locally regulated) ADUs.

To maintain consistency with the City's existing floor area limits (referred to as Total Development Square Footage or TDSF), the proposed ordinance introduces a 38 percent Floor Area Ratio (FAR) for ADUs on lots subject to the City's local ADU standards. Similarly, this section has also been updated to add standards for lot coverage (per MMC impermeable lot coverage standards). However, FAR and impermeable coverage limits must yield as necessary to allow an ADU to be up to 800 square feet.

Consistent with current ADU statutes, the ordinance maintains a 1,000-square-foot maximum floor area but clarifies that attached ADUs may be allowed at least 800 square feet of interior livable space, regardless of percentage-based limits or (as noted above) FAR/lot-coverage standards. It reflects the state-law allowance for the reconstruction of an ADU in the footprint of a legally demolished accessory structure. The updated section further clarifies that required parking is one space per ADU or per bedroom, whichever is less, and specifies that replacement parking may not be required when covered or uncovered parking spaces are converted or demolished to create an ADU.

§ 17.44.090(B). Reduced Setbacks for ADUs Associated with Fire Rebuilds on Beachfront Lots

This exception allows attached ADUs in fire rebuilds on beachfront parcels to match the setbacks of the replacement structure.[2] Many fire-destroyed beachfront parcels are only 35 to 40 feet wide. MMC Section 17.60.020(C) authorizes replacement structures to retain the prior legally established setbacks, but any ADU portion extending beyond that footprint must meet the standard four-foot side and rear setbacks. On constrained parcels, this often makes attached ADUs infeasible and forces applicants to forgo the unit or seek discretionary relief. Housing Element Program 4.1 and state law both prioritize streamlined ADU production. The provision grants no setback reduction beyond what is already authorized for the replacement structure, and California Building Code requirements for openings near property lines apply equally to the ADU. Both the Los Angeles County Fire Department and the City Building Official must determine that the structure complies with all applicable Building and Fire Code requirements before the reduced setback applies. All other ADU development standards, including maximum unit size, height, and impermeable lot coverage, would continue to apply.

§17.44.100. Fees and Utilities

Per SB 543, the fee section now clarifies that ADUs and JADUs under 500 square feet of interior livable space do not increase assessable area for school impact fee purposes. Utility-connection provisions are reorganized to specify when separate connections and related connection fees and capacity charges are required and to ensure that any charges or fees are proportionate to the additional burden created by the ADU and do not exceed the reasonable cost of service.

[2] Under the Governor of California's Executive Order N-20-25, the Coastal Act and the California Environmental Quality Act (CEQA) are suspended for new ADUs built in conjunction with a rebuild of a primary structure that was destroyed in the 2025 Palisades Fire. As a result, any ADU built in conjunction with a rebuild does not need a coastal development permit. Instead, such ADUs may be permitted so long as they comply with MMC Section 17.44.

ENVIRONMENTAL REVIEW: The proposed actions are exempt from the requirements of CEQA pursuant to Public Resources Code Section 21080.17, which states that CEQA does not apply to the adoption of local ordinances that implement state ADU and JADU law and by CEQA Guidelines Section 15282(h) that exempts adoption of an ordinance regarding second units in single-family and multifamily residential zones.

Furthermore, the Planning Commission has analyzed the proposed amendments. CEQA applies only to projects that have potential to cause a significant effect on the environment. Under CEQA Guidelines section 15061(b)(3), if it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Planning Commission determined that the proposed amendments are required by state law and will not change existing development standards, such as density limits and environmental resource protection standards; consequently, there is no possibility that the amendment will have a significant effect on the environment, so the exemption set forth in Section 15061(b)(3) applies.

PUBLIC NOTICE: The City published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu on May 14, 2026 (Attachment 6). Additionally, the interested parties list for ADUs and Zoning Text Amendments were sent a courtesy email with the date of the agendized City Council item and instructions for participation. The City's ADU webpage (www.malibucity.org/adu) was also updated with notification of this meeting. As of the writing of the report, staff has not received public comments.

SUMMARY: Staff recommends that the City Council introduce Ordinance No. 535 approving ZTA No. 25-003 amending the regulations for ADUs and JADUs. Following City Council adoption, the ordinance will be transmitted to HCD for its required review. If HCD provides additional comments, staff will work with the agency to address the comments consistent with state law and the City's Housing Element obligations. If HCD finds that the ordinance is consistent with state law, the City will have satisfied its obligation under Government Code Section 66326 and the ordinance will remain in effect as adopted.

As part of the City's Housing Element Implementation Program, staff will continue work on Program 4.1. (Support Development of Accessory Dwelling Units), including creating a preapproved program ("plans off-the-shelf"), monitoring trends, and implementing additional actions if ADU production is lacking. Notably, the City issued permits for five new ADUs in 2025, a pace on track with the Housing Element's projections of 28 ADUs over the 2021–2029 cycle.

ATTACHMENTS:

1. Ordinance No. 535
2. Proposed Redline Amendments to MMC Chapter 17.44 (Reference)
3. Planning Commission Resolution No. 26-016
4. November 13, 2024 HCD Letter
5. Summary of Recent ADU State Law Changes
6. Public Hearing Notice

ORDINANCE NO. 535

AN ORDINANCE OF THE CITY OF MALIBU APPROVING ZONING TEXT AMENDMENT NO. 25-003 AN AMENDMENT TO TITLE 17 (ZONING) OF THE MALIBU MUNICIPAL CODE TO UPDATE ACCESSORY DWELLING UNIT REGULATIONS AND DETERMINING THE AMENDMENTS ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council of the City of Malibu does ordain as follows.

SECTION 1. Recitals.

A. State law authorizes cities to act by ordinance to provide for the creation and regulation of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).

B. On January 8, 2024, the City Council adopted Ordinance No. 511 to update the second-unit regulations and establish the City's ADU/JADU framework.

C. On February 1, 2024, the City transmitted Ordinance No. 511 to the California Department of Housing and Community Development (HCD) for review pursuant to Government Code section 66326.

D. On November 13, 2024, HCD issued a written findings letter identifying required amendments and clarifications to ensure consistency with State ADU and JADU law.

E. On August 11, 2025, the City Council adopted Resolution No. 25-41 to: 1) initiate Zoning Text Amendment (ZTA) No. 25-003 to update ADU regulations consistent with State law; and 2) direct the Planning Commission to schedule a public hearing regarding the ZTA and provide a recommendation to the Council whether to approve, modify, or reject the amendments.

F. On August 18, 2025, the Planning Commission held a duly noticed public hearing on the proposed ADU amendments on ZTA No. 25-003, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information on the record and recommended adoption of Resolution No. 25-65 as amended.

G. To remain valid and enforceable, the City's ADU ordinance must be updated to reflect the most recent changes to State ADU and JADU law.

H. Since the August 18, 2025 hearing, ZTA No. 25-003 was not adopted so that the City could revise the amendment to incorporate additional State ADU and JADU legislation has taken effect or will take effect later in 2026, including, but not limited to, Assembly Bill (AB) 462, AB 1154, Senate Bill (SB) 9 (2025), SB 543, and SB 1211.

I. On January 20, 2026, the Planning Commission held a duly noticed public hearing on the revised draft of ZTA No. 25-003 incorporating new state law and clarifications, reviewed

the agenda report, written materials, public testimony, and all evidence in the record, and adopted Resolution No. 26-03 recommending City Council approval.

J. Following the January 20, 2026, hearing, staff identified the need for a reduced setback provision for ADUs attached to fire rebuild replacement structures authorized under Malibu Municipal Code (MMC) Section 17.60.020(C) and returned the item to the Planning Commission for consideration of the additional provision.

K. On March 26, 2026, a Notice of Planning Commission Public Hearing was timely published in a newspaper of general circulation within the City of Malibu and mailed to interested parties.

L. On April 20, 2026, the Planning Commission held a duly noticed public hearing on the revised draft of ZTA No. 25-003 to include a reduced setback provision for fire rebuilds; and reviewed the agenda report, written materials, public testimony, and all evidence in the record; and adopting Resolution No. 26-16, amending the Commission's prior recommendation on January 20, 2026 (Resolution No. 26-03) to include a setback provision for ADUs attached to beachfront fire rebuild replacement structures and recommending that the City Council approve revised ZTA No. 25-003, with no other changes to the proposed amendments.

M. On May 14, 2026, a Notice of City Council Public Hearing was published in a newspaper of general circulation within the City of Malibu and mailed to interested parties.

N. On June 8, 2026, the City Council held a duly noticed public hearing on the proposed ZTA No 25-003, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information on the record. The City Council conducted a first reading and introduction of the Ordinance and directed staff to set a second reading for adoption of Ordinance No. XXX, approving ZTA No. 25-003.

SECTION 2. Environmental Review.

The actions before the City Council are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17, which states that CEQA does not apply to the adoption of local ordinances regulating the construction of second units and by CEQA Guidelines Section 15282(h) that exempts adoption of an ordinance regarding second units in single-family and multifamily residential zones.

Furthermore, the City Council has analyzed the proposed amendments. CEQA applies only to projects which have the potential for causing a significant effect on the environment. Pursuant to CEQA Guidelines Section 15061(b)(3), where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The City Council determined that the proposed amendments are required by State law and will not result in changes from existing development standards, such as density limits and environmental resource protection standards; consequently, there is no possibility the amendment will have a significant effect on the environment and accordingly, and the exemption set forth in Section 15061(b)(3) applies.

SECTION 3. Zoning Text Amendment Findings.

Pursuant to MMC Section 17.74.040(C), the City Council hereby makes the following findings to approve ZTA No. 25-003 as stated in Section 4 of this ordinance.

A. The subject ZTA is consistent with the objectives, policies, general land uses and programs specified in the General Plan. Specifically, it fulfills programs specified in Housing Element Goal 1 (Adequate Housing for the Existing and Projected Needs of All Economic Segments of the Community), and Housing Element Program 4.1 (Support Development of Accessory Dwelling Units) and Objective 1.e (timely updates to the ADU ordinance to maintain compliance with State law).

B. The City Council held a public hearing, reviewed the subject ZTA for compliance with the City of Malibu General Plan and MMC, and finds that the ZTA is consistent with the General Plan and MMC. The City Council finds that the adoption of the Ordinance is consistent with the General Plan as a matter of law under Government Code section 66314(c).

SECTION 4. Zoning Text Amendments.

Pursuant to MMC Section 17.74.040(D), the MMC shall be amended as follows:

A. Amend MMC Chapter 17.44 in its entirety as set forth below:

CHAPTER 17.44

ACCESSORY DWELLING UNITS

17.44.010. Title.

This chapter shall be known as the "Malibu Accessory Dwelling Unit Ordinance."

17.44.020. Purpose.

The purpose of this chapter is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with Chapter 13 of Division 1 of Title 7 of the California Government Code. The entire city of Malibu is located in a designated “Very High Fire Hazard Severity Zone,” and this chapter ensures that ADUs and JADUs are developed and operated on adequate sites, at proper and desirable locations, and that the goals and objectives of the general plan are observed.

17.44.030. Effect of conforming.

An ADU or JADU that conforms to the standards in this chapter will be:

A. Deemed to be consistent with the city's general plan and zoning designation for the lot on which the ADU or JADU is located.

B. Deemed not to exceed the allowable density for the lot on which the ADU or JADU is located.

C. Considered not to be subject to the application of any local ordinance, policy, or program to limit residential growth.

D. Approved without requiring the correction of a nonconforming zoning condition. This does not prevent the city from enforcing compliance with applicable building standards in accordance with Health and Safety Code Section 17980.12. For purposes of this chapter, "nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.

17.44.040. Definitions.

A. "Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:

    1. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and

    2. A manufactured home, as defined by Section 18007 of the California Health and Safety Code.

B. “Accessory structure” means a structure that is accessory and incidental to a dwelling located on the same lot.

C. “Complete independent living facilities” means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or

multifamily dwelling is or will be situated.

D. "Efficiency kitchen" means a kitchen that satisfies all of the following:

1. A cooking facility with appliances;

2. A food preparation counter and storage cabinets that are of a reasonable size in relation to the size of the JADU.

E. "Junior accessory dwelling unit" means a residential unit that

1. Is no more than 500 square feet of interior livable space in size;

2. Is contained entirely within an existing or proposed single-family structure; an enclosed use within the residence, such as an attached garage, is considered to be a part of and contained within the single-family structure;

3. Has an independent exterior entrance, apart from that of the primary dwelling;

4. Either includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure, and if the latter, the JADU includes an interior entrance to the main living area of the existing or proposed single-family structure in addition to the exterior entrance to the JADU; and

5. Includes an efficiency kitchen, as defined in this subsection D.

F. “Livable space” means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

G. “Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

H. "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit or junior accessory dwelling unit.

I. "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

J. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, or subways and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

K. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

L. Very high fire hazard severity zone" means zone as defined by Government Code Section 51177 and designated by Ordinance No. 299 and the City's adopted Local Responsibility Area Fire Hazard Severity Zone Maps, as may be amended from time to time.

17.44.050. Permitted locations.

A. ADUs and JADUs under Section 17.44.060(A) are allowed on lots that are in a residential or mixed-use zone.

B. ADUs under Section 17.44.060(B) are allowed on lots zoned to allow single-family or multifamily dwelling residential use.

C. Areas with Adequate Ingress and Egress. Since the entire City is located within a designated "Very High Fire Hazard Severity Zone," emergency ingress and egress shall be evaluated consistent with the City's adopted Fire Code (2025 California Fire Code, as amended), including the fire apparatus access road requirements set forth in California Fire Code Section 503, as enforced by the Los Angeles County Fire Department. Nothing in this subsection is intended to establish a zoning-based prohibition on ADUs or JADUS. Compliance with Fire Code and Building Code requirements is required; however, such requirements shall not be used as a zoning-based basis to deny an ADU or JADU that must be approved ministerially under State law.

17.44.060. Approvals.

The following approvals apply to ADUs and JADUs developed under this chapter. Because the city of Malibu lies entirely within the Coastal Zone, ADU applications may be subject to the requirements in the Local Coastal Program (LCP) in addition to the provisions of this chapter. If an ADU application is exempt from the need to obtain a coastal development permit, then only this chapter governs.

A. Class 1: Statutorily Regulated. Class 1 ADUs and JADUs are approved under Government Code Section 66323. If an ADU or JADU complies with each of the general requirements in Section 17.44.080 below, it is allowed subject to an ADU permit and a building permit in the following scenarios provided in this subsection (A). An ADU and JADU approved under subsection (A)(1) may be combined with an ADU approved under subsection (A)(2), and ADUs approved under subsection (A)(3) may be combined with ADUs approved under subsection (A)(4).

1. Converted on a Lot with Single-Family. One ADU as described in this subsection (A)(1) and one JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:

a. Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or (in the case

of an ADU only) within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress; and

b. Has exterior access that is independent of that for the single-family dwelling; and

c. Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.

d. The JADU complies with the requirements of Government Code Sections 66333 through 66339.

2. Limited Detached on a Lot with Single-Family. One detached, new-construction ADU on a lot with a proposed or existing single-family dwelling (in addition to any JADU that might otherwise be established on the lot under subsection (A)(1) above if the detached ADU satisfies each of the following limitations:

a. The side- and rear-yard setbacks are at least four feet.

b. The total floor area is 800 square feet or smaller.

c. The peak height above grade does not exceed the applicable height limit in subsection 17.44.080(K) below.

3. Converted on a Lot with Multifamily. One or more ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. Under this subsection (A)(3) at least one converted ADU is allowed within an existing multifamily dwelling, up to a quantity equal to 25 percent of the existing multifamily dwelling units.

4. Limited Detached on a Lot with Multifamily. No more than two detached ADUs on a lot that has a proposed multifamily dwelling, or up to eight detached ADUs on a lot with an existing multifamily dwelling, if each detached ADU satisfies both of the following limitations:

a. The side- and rear-yard setbacks are at least four feet. If the existing multifamily dwelling has a rear or side yard setback of less than four feet, the city will not require any modification to the multifamily dwelling as a condition of approving the ADU.

b. The peak height above grade does not exceed the applicable height limit provided in subsection 17.44.080(K) below.

c. If the lot has an existing multifamily dwelling, the quantity of detached

ADUs does not exceed the number of primary dwelling units on the lot.

B. Class 2: Locally Regulated. Class 2 ADUs are approved under Government Code sections 66314–66322.

1. Except as allowed under subsection A, all ADUs require an ADU permit and a building permit and must comply with the standards set forth in Sections 17.44.080 and 17.44.090.

2. The city may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the city's ADU ordinance. The ADU permit processing fee is determined by the city council by resolution.

17.44.070. Process and timing.

A. Completeness.

1. Determination in 15 days. The city will determine whether an application to create or serve an ADU or JADU is complete and will provide written notice of the determination to the applicant within 15 business days after the city receives the application submittal.

2. Incomplete items. If the city’s determination under subsection (A)(1) above is that the application is incomplete, the city’s notice must list the incomplete items and describe how the application can be made complete.

3. Cure. After receiving a notice that the application is incomplete, the applicant may cure and address the items that were deemed by the city to be incomplete.

4. Subsequent submittals. If the applicant submits additional information to address incomplete items, within 15 business days of the subsequent submittal the city will determine in writing whether the additional information remedies all the incomplete items that the city identified in its original notice. The city may not require the application to include an item that was not included in the original notice.

5. Deemed complete. If the city does not make a timely determination as required by this subsection (A), the application or resubmitted application is deemed complete for the purposes of subsection (C) below.

6. Appeal of incompleteness. An applicant may appeal the city’s determination that the application is incomplete by submitting a written appeal to the city clerk. The planning commission will review the written appeal and affirm or reverse the completeness determination and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

B. No Discretion or Hearing. An ADU permit is considered and approved ministerially by the community development director without discretionary review or a hearing.

C. Deadline to Approve or Deny Ministerial Approvals. The city must approve or deny an application to create an ADU or JADU within 60 days from the date that the city receives a complete application. If the city has not approved or denied the completed application within 60 days, the application is deemed approved, unless either:

1. The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or

2. When an application to create an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the city may delay ~~acting on~~ approving or denying the permit application for the ADU or JADU until the city acts on the permit application to create the new single-family or multifamily dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.

D. Denial. If the city denies an application to create an ADU or JADU, the city must provide the applicant with comments that include, among other things, a list of all the defective or deficient items and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments must be provided to the applicant within the 60-day time period established by subsection C above.

E. Appeal of Denial. An applicant may appeal the city's denial of the application by submitting a written appeal to the city clerk. The planning commission will review the written appeal and affirm or reverse the denial and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

F. Concurrent Review of Demolition**.** A demolition permit for a detached garage that is to be replaced with an ADU is reviewed with the application for the ADU and issued at the same time.

17.44.080. General requirements.

The following requirements apply to all Class 1 and Class 2 ADUs and JADUs:

A. Zoning.

1. A Class 1 Statutorily Regulated ADU approved under Section 17.44.060(A) may be created on a lot in a residential or mixed-use zone.

2. A Class 2 Locally Regulated ADU approved under Section 17.44.060(B) may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.

3. In accordance with Government Code section 66333(a), a JADU may only be created on a lot zoned to allow single-family residences.

B. Rental Term. An ADU or JADU may not be rented for a term that is shorter than 30 days. This prohibition applies regardless of when the ADU or JADU was created.

C. Rental Rate Reporting. To facilitate the city's obligation to identify adequate sites in accordance with Government Code Sections 65583.1 and 66330, and to help ADUs and JADUs to count towards the city's Regional Housing Needs Assessment (RHNA) requirements, within 90 days after each January 1 following issuance of the building permit, the owner shall report the actual rent charged for the ADU or JADU during the prior year.

D. No Separate Conveyance. An ADU or JADU may be rented, but, except as otherwise provided in Government Code Section 66341, no ADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot). A JADU may not be sold or otherwise conveyed separately from the lot and the primary dwelling.

E. Septic System. If the ADU or JADU will connect to an on-site water treatment system, the owner must include with the application a percolation test completed within the last five years or, if the percolation test has been recertified, within the last 10 years.

F. Fire Sprinklers.

1. Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.

2. The construction of an ADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

G. Owner Occupancy with JADU.

a. Generally. As required by state law, JADUs are generally subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person’s legal domicile and permanent residence.

b. Exceptions. The owner-occupancy requirement in this subsection (G) does not apply in either of the following situations:

1. The JADU has separate sanitation facilities (i.e., does not share sanitation facilities with the existing primary dwelling unit structure).

2. The property is entirely owned by another governmental agency, land trust, or housing organization.

c. ADUs. ADUs are not subject to an owner-occupancy requirement.

H. Deed Restriction. Prior to issuance of a certificate of occupancy for a JADU, a deed restriction must be recorded against the title of the property in the County Recorder's office and a copy filed with the Community Development Director. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the city and must provide that:

1. The JADU may not be sold separately from the primary dwelling.

2. A JADU created cannot be rented for less than 30 days.

3. The JADU is restricted to the approved size and to the other attributes allowed by this section.

4. The deed restriction runs with the land and may be enforced against future property owners.

5. The deed restriction is enforceable by the director or his or her designee for the benefit of the city. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the city is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the JADU in violation of the recorded restrictions or abatement of the illegal unit.

I. Building and Safety.

a. Must Comply With Building Code. Subject to subsection (I)(b) below, all ADUs and JADUs must comply with all local building code requirements.

b. No Change of Occupancy. Construction of an ADU does not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code, unless the building official or Code Enforcement Division officer makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this subsection (I)(b) prevents the city from changing the occupancy code of a space that was uninhabitable space or that was only permitted for nonresidential use and was subsequently converted for residential use in accordance with this section.

J. Certificate of Occupancy Timing.

a. Generally. No certificate of occupancy for an ADU or JADU may be issued before the certificate of occupancy is issued for the primary dwelling unit.

b. Limited Exception for State-Declared Emergencies. Notwithstanding

subsection (J)(a) above, a certificate of occupancy for an ADU may be issued before a certificate of occupancy for the primary dwelling if each of the following requirements are met:

1. The county is subject to a proclamation of a state of emergency made by the California Governor on or after February 1, 2025.

2. The primary dwelling was substantially damaged or destroyed by an event referenced in the Governor's state of emergency proclamation.

3. The ADU has been issued construction permits and has passed all required inspections.

4. The ADU is not attached to the primary dwelling.

K. Height.

a. No ADU subject to this chapter may exceed 16 feet in height above grade, except as provided in subsections (K)(b) through (K)(d) of this section.

b. A detached ADU may be up to 18 feet in height if it is created on a lot with an existing or proposed single-family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of 20 feet) if necessary to accommodate a roof pitch on the ADU that matches the roof pitch of the primary dwelling unit.

c. A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed 18 feet in height.

d. An ADU that is attached to the primary dwelling may not exceed 25 feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this subsection (K)(d) may not exceed two stories.

17.44.090. Specific ADU requirements.

The following requirements apply only to Class 2 - Locally Regulated ADUs under Section 17.44.060 (B) above. This section does not apply to Class 1 Statutorily Regulated ADUs and JADUs under Section 17.44.060 (A) above.

A. Size.

1. The maximum floor area of a detached or attached ADU is 1,000 square feet.

2. Notwithstanding subsection (A)(1), an ADU that is created on a lot with an existing primary dwelling and that is attached to the primary dwelling is limited to 50 percent of the floor area of the existing primary dwelling, subject to subsection (A)(3).

3. Application of other development standards in this Section might further limit the size of the ADU, but no application of the percent-based size limit in subsection A.2 or of a FAR, front-setback, lot-coverage, or open-space requirement may require the ADU to be less than 800 square feet of interior livable space.

4. By definition, a JADU may not be larger than 500 square feet.

B. Setbacks.

1. The front yard setback of an ADU located on a non-beach front lot, subject to this Section, shall be at least 20 percent of the total depth of the lot, or 65 feet, whichever is less. On a beachfront lot, the front yard setback shall be 20 feet maximum or the average of the two immediate neighbors, whichever is less.

2. No part of any ADU that is subject to this Section may be located within four feet of a side or rear property line.

3. No setback is required for an ADU that is subject to this Section if the ADU is constructed in the same location and to the same dimensions as an existing structure.

4. On a beachfront lot, an ADU proposed in conjunction with, and attached to, a legally authorized replacement structure reconstructed pursuant to Section 17.60.020(C) following damage or destruction by a natural disaster, and which is located outside the footprint or envelope of the approved replacement structure, may maintain the same setback as the replacement structure it is attached to so long as the Los Angeles County Fire Department and City Building Official have determined the structure will comply will all necessary building and fire code requirements.

C. Floor Area Ratio (FAR). No ADU subject to Section 17.44.090 may cause the total FAR of the lot to exceed 38 percent, subject to subsection 17.44.090(A)(3).

D. Lot Coverage. No ADU subject to this Section may cause the total lot coverage of the lot to exceed 45% for up to ¼ acre; 35% of the net area for lots ¼ to ½ acre and 30% of the net area up to a maximum of 25,000 square feet per parcel for lots ½ acre of more in size, subject to subsection 17.44.090(A)(3).

E. Passageway. No passageway, as defined by Section 17.44.040, is required for an ADU.

F. Parking.

1. Generally. One off-street enclosed or unenclosed parking space is required for each ADU or bedroom, whichever is less. Unenclosed parking spaces may be provided in setback areas or as tandem parking, as defined by Section 17.44.040.

2. Exceptions. No parking under subsection (F)(1) above is required in the following situations:

a. The ADU is located within one-half mile walking distance of public transit, as defined in Section 17.44.040.

b. The ADU is located within an architecturally and historically significant historic district.

c. The ADU is part of the proposed or existing primary residence or part of an existing accessory structure, under Section 17.44.060(A)(1).

d. When on-street parking permits are required but not offered to the occupant of the ADU.

e. When there is an established car share vehicle stop located within one block of the ADU.

f. When the permit application to create an ADU is submitted with an application to create a new single-family or new multifamily dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in subsections (D)(2)(a) through (D)(2)(f).

3. No Replacement Parking Required. When a garage, carport, covered parking structure, or uncovered parking space is: (a) demolished in conjunction with the construction of an ADU; or (b) converted to an ADU, those off-street parking spaces are not required to be replaced. If replacement parking is proposed by the owner, the parking must be located on hardscape.

G. Internal Connection. An attached ADU shall not be connected internally to the main residence. A detached ADU shall not be connected internally to any accessory structure except to a legally established garage that serves the ADU.

17.44.100. Fees.

A. Impact Fees.

1. No impact fee shall be charged for an ADU that is less than 750 square feet of interior livable space.

2. Any impact fee that is required for an ADU that is 750 square feet or more of

interior livable space must be charged proportionately in relation to the floor area of the primary dwelling unit. (e.g., the square footage of the ADU, divided by the square footage of the primary dwelling, times the typical fee amount charged for a new dwelling.)

3. A JADU or ADU with less than 500 square feet of interior livable space does not increase assessable space by 500 square feet for purposes of Education Code section 17620(a)(1)(C), and is therefore not subject to school fees under Education Code section 17620.

4. For purposes of this Section, "impact fee" means a "fee" under the Mitigation Fee Act (Government Code Section 66000(b)) and a fee under the Quimby Act (Government Code Section 66477). It does not include any connection fee or capacity charge for water or sewer service.

B. Utility Fees.

1. An ADU that is constructed with a single-family dwelling shall be subject to standard utility-connection requirements and fees for a new residential use.

2. Converted ADUs created under Section 17.44.060(A)(1) are not required to have a new or separate utility connection directly between the ADU and the utility. Nor is a connection fee or capacity charge required unless the ADU is constructed with a new single-family home (per subsection (B)(1) above).

3. All ADUs not covered by subsection (B)(1) or (B)(2) above require a new, separate utility connection directly between the ADU and the utility for any utility service that is provided by the City.

a. All utilities that are not provided by the City are subject to the connection and fee requirements of the utility provider.

b. The connection is subject to a connection fee or capacity charge that is proportionate to the burden created by the ADU, based on either the square footage or the number of drainage-fixture units (DFU) values, as defined by the Uniform Plumbing Code, upon the water or sewer system. The fee or charge may not exceed the reasonable cost of providing this service.

17.44.110. Nonconforming Zoning Code conditions, Building Code violations, and unpermitted structures.

A. Generally. The city will not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.

B. Unpermitted ADUs and JADUs Constructed Before 2020.

1. Permit to Legalize. As required by state law, the city may not deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if denial is based on either of the following grounds:

    a. The ADU or JADU violates applicable building standards, or

    b. The ADU does not comply with the state ADU or JADU law or with this Chapter 17.44.

2. Exceptions:

    a. Notwithstanding subsection (B)(1) above the city may deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if the city makes a finding that correcting a violation is necessary to comply with the standards specified in California Health and Safety Code Section 17920.3.

    b. Subsection (B)(1) above does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code Section 17920.3.

SECTION 5. Effective Date.

In accordance with California Government Code section 36937, this Ordinance shall become effective on the 30th day following its passage and adoption.

SECTION 6. Severability.

Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality or the remaining portions of this Ordinance; it being hereby expressly declared and this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phases be declared invalid or unconstitutional.

SECTION 7. The City Clerk shall certify the adoption of this ordinance.

PASSED, APPROVED AND ADOPTED this ____ day of ____ 2026.

_____

BRUCE SILVERSTEIN, Mayor

ATTEST:

KELSEY PETTIJOHN, City Clerk
(seal)

Date: _____

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE

TREVOR RUSIN, Interim City Attorney

EXHIBIT A

CHAPTER 17.44

ACCESSORY DWELLING UNITS

§ 17.44.010. Title.

This chapter shall be known as the "Malibu Accessory Dwelling Unit Ordinance."

§ 17.44.020. Purpose.

The purpose of this chapter is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with Chapter 13 of Division 1 of Title 7 of the California Government Code. The entire city of Malibu is located in a designated “Very High Fire Hazard Severity Zone,” and this chapter ensures that ADUs and JADUs are developed and operated on adequate sites, at proper and desirable locations, and that the goals and objectives of the general plan are observed.

§ 17.44.030. Effect of conforming.

An ADU or JADU that conforms to the standards in this chapter will be:

E. Deemed to be consistent with the city's general plan and zoning designation for the lot on which the ADU or JADU is located.

F. Deemed not to exceed the allowable density for the lot on which the ADU or JADU is located.

G. Considered not to be subject to the application of any local ordinance, policy, or program to limit residential growth.

H. Approved without requiring the correction of a nonconforming zoning condition. This does not prevent the city from enforcing compliance with applicable building standards in accordance with Health and Safety Code Section 17980.12. For purposes of this chapter, "nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.

§ 17.44.040. Definitions.

M. "Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:

1. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and

2. A manufactured home, as defined by Section 18007 of the California Health and Safety Code.

N. “Accessory structure” means a structure that is accessory and incidental to a dwelling located on the same lot.

O. “Complete independent living facilities” means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

P. "Efficiency kitchen" means a kitchen that satisfies all of the following:

1. A cooking facility with appliances;

2. A food preparation counter and storage cabinets that are of a reasonable size in relation to the size of the JADU.

Q. "Junior accessory dwelling unit" means a residential unit that

1. Is no more than 500 square feet of interior livable space in size;

2. Is contained entirely within an existing or proposed single-family structure; an enclosed use within the residence, such as an attached garage, is considered to be a part of and contained within the single-family structure;

3. Has an independent exterior entrance, apart from that of the primary dwelling;

4. Either includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure, and if the latter, the JADU includes an interior entrance to the main living area of the existing or proposed single-family structure in addition to the exterior entrance to the JADU; and

5. Includes an efficiency kitchen, as defined in this subsection D.

R. “Livable space” means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

S. “Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

T. "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit or junior accessory dwelling unit.

U. "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

V. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, or subways and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

W. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

X. "Very high fire hazard severity zone" means zone as defined by Government Code Section 51177 and designated by Ordinance No. 299 and the City's adopted Local Responsibility Area Fire Hazard Severity Zone Maps, as may be amended from time to time.

§ 17.44.050. Permitted locations.

D. ADUs and JADUs under Section 17.44.060(A) are allowed on lots that are in a residential or mixed-use zone.

E. ADUs under Section 17.44.060(B) are allowed on lots zoned to allow single-family or multifamily dwelling residential use.

F. Areas with Adequate Ingress and Egress. Since the entire City is located within a designated "Very High Fire Hazard Severity Zone," emergency ingress and egress shall be evaluated consistent with the City's adopted Fire Code (2025 California Fire Code, as amended), including the fire apparatus access road requirements set forth in California Fire Code Section 503, as enforced by the Los Angeles County Fire Department. Nothing in this subsection is intended to establish a zoning-based prohibition on ADUs or JADUS. Compliance with Fire Code and Building Code requirements is required; however, such requirements shall not be used as a zoning-based basis to deny an ADU or JADU that must be approved ministerially under State law.

§ 17.44.060. Approvals.

The following approvals apply to ADUs and JADUs developed under this chapter. Because the city of Malibu lies entirely within the Coastal Zone, ADU applications may be subject to the requirements in the Local Coastal Program (LCP) in addition to the provisions of this chapter. If an ADU application is exempt from the need to obtain a coastal development permit, then only this chapter governs.

C. Class 1: Statutorily Regulated. Class 1 ADUs and JADUs are approved under Government Code Section 66323. If an ADU or JADU complies with each of the general requirements in Section 17.44.080 below, it is allowed subject to an ADU permit and a building permit in the following scenarios provided in this subsection (A). An ADU and JADU approved under subsection (A)(1) may be combined with an ADU approved under subsection (A)(2), and ADUs approved under subsection (A)(3) may be combined with ADUs approved under subsection (A)(4).

5. Converted on a Lot with Single-Family. One ADU as described in this subsection (A)(1) and one JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:

    e. Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or (in the case of an ADU only) within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress; and

    f. Has exterior access that is independent of that for the single-family dwelling; and

    g. Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.

    h. The JADU complies with the requirements of Government Code Sections 66333 through 66339.

6. Limited Detached on a Lot with Single-Family. One detached, new-construction ADU on a lot with a proposed or existing single-family dwelling (in addition to any JADU that might otherwise be established on the lot under subsection (A)(1) above if the detached ADU satisfies each of the following limitations:

    a. The side- and rear-yard setbacks are at least four feet.

    b. The total floor area is 800 square feet or smaller.

    c. The peak height above grade does not exceed the applicable height limit in subsection 17.44.080(K) below.

7. Converted on a Lot with Multifamily. One or more ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. Under this subsection (A)(3) at least one converted ADU is allowed within an existing multifamily dwelling, up to a quantity equal to 25 percent of the existing multifamily dwelling units.

8. Limited Detached on a Lot with Multifamily. No more than two detached ADUs on a lot that has a proposed multifamily dwelling, or up to eight detached ADUs on a lot with an existing multifamily dwelling, if each detached ADU satisfies both of the following limitations:

    a. The side- and rear-yard setbacks are at least four feet. If the existing multifamily dwelling has a rear or side yard setback of less than four feet, the city will not require any modification to the multifamily

dwelling as a condition of approving the ADU.

b. The peak height above grade does not exceed the applicable height limit provided in subsection 17.44.080(K) below.

c. If the lot has an existing multifamily dwelling, the quantity of detached ADUs does not exceed the number of primary dwelling units on the lot.

D. Class 2: Locally Regulated. Class 2 ADUs are approved under Government Code sections 66314–66322.

1. Except as allowed under subsection A, all ADUs require an ADU permit and a building permit and must comply with the standards set forth in Sections 17.44.080 and 17.44.090.

2. The city may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the city's ADU ordinance. The ADU permit processing fee is determined by the city council by resolution.

§ 17.44.070. Process and timing.

G. Completeness.

1. Determination in 15 days. The city will determine whether an application to create or serve an ADU or JADU is complete and will provide written notice of the determination to the applicant within 15 business days after the city receives the application submittal.

2. Incomplete items. If the city’s determination under subsection (A)(1) above is that the application is incomplete, the city’s notice must list the incomplete items and describe how the application can be made complete.

3. Cure. After receiving a notice that the application is incomplete, the applicant may cure and address the items that were deemed by the city to be incomplete.

4. Subsequent submittals. If the applicant submits additional information to address incomplete items, within 15 business days of the subsequent submittal the city will determine in writing whether the additional information remedies all the incomplete items that the city identified in its original notice. The city may not require the application to include an item that was not included in the original notice.

5. Deemed complete. If the city does not make a timely determination as required by this subsection (A), the application or resubmitted application is deemed complete for the purposes of subsection (C) below.

6. Appeal of incompleteness. An applicant may appeal the city’s determination that

the application is incomplete by submitting a written appeal to the city clerk. The planning commission will review the written appeal and affirm or reverse the completeness determination and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

H. No Discretion or Hearing. An ADU permit is considered and approved ministerially by the community development director without discretionary review or a hearing.

I. Deadline to Approve or Deny Ministerial Approvals. The city must approve or deny an application to create an ADU or JADU within 60 days from the date that the city receives a complete application. If the city has not approved or denied the completed application within 60 days, the application is deemed approved, unless either:

1. The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or

2. When an application to create an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the city may delay ~~acting on~~ approving or denying the permit application for the ADU or JADU until the city acts on the permit application to create the new single-family or multifamily dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.

J. Denial. If the city denies an application to create an ADU or JADU, the city must provide the applicant with comments that include, among other things, a list of all the defective or deficient items and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments must be provided to the applicant within the 60-day time period established by subsection C above.

K. Appeal of Denial. An applicant may appeal the city's denial of the application by submitting a written appeal to the city clerk. The planning commission will review the written appeal and affirm or reverse the denial and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

L. Concurrent Review of Demolition**.** A demolition permit for a detached garage that is to be replaced with an ADU is reviewed with the application for the ADU and issued at the same time.

§ 17.44.080. General requirements.

The following requirements apply to all Class 1 and Class 2 ADUs and JADUs:

J. Zoning.

4. A Class 1 Statutorily Regulated ADU approved under Section 17.44.060(A) may be created on a lot in a residential or mixed-use zone.

5. A Class 2 Locally Regulated ADU approved under Section 17.44.060(B) may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.

6. In accordance with Government Code section 66333(a), a JADU may only be created on a lot zoned to allow single-family residences.

K. Rental Term. An ADU or JADU may not be rented for a term that is shorter than 30 days. This prohibition applies regardless of when the ADU or JADU was created.

L. Rental Rate Reporting. To facilitate the city's obligation to identify adequate sites in accordance with Government Code Sections 65583.1 and 66330, and to help ADUs and JADUs to count towards the city's Regional Housing Needs Assessment (RHNA) requirements, within 90 days after each January 1 following issuance of the building permit, the owner shall report the actual rent charged for the ADU or JADU during the prior year.

M. No Separate Conveyance. An ADU or JADU may be rented, but, except as otherwise provided in Government Code Section 66341, no ADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot). A JADU may not be sold or otherwise conveyed separately from the lot and the primary dwelling.

N. Septic System. If the ADU or JADU will connect to an on-site water treatment system, the owner must include with the application a percolation test completed within the last five years or, if the percolation test has been recertified, within the last 10 years.

O. Fire Sprinklers.

1. Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.

2. The construction of an ADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

P. Owner Occupancy with JADU.

a. Generally. As required by state law, JADUs are generally subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person’s legal domicile and permanent residence.

b. Exceptions. The owner-occupancy requirement in this subsection (G) does not

apply in either of the following situations:

3. The JADU has separate sanitation facilities (i.e., does not share sanitation facilities with the existing primary dwelling unit structure).

4. The property is entirely owned by another governmental agency, land trust, or housing organization.

c. ADUs. ADUs are not subject to an owner-occupancy requirement.

Q. Deed Restriction. Prior to issuance of a certificate of occupancy for a JADU, a deed restriction must be recorded against the title of the property in the County Recorder's office and a copy filed with the Community Development Director. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the city and must provide that:

6. The JADU may not be sold separately from the primary dwelling.

7. A JADU created cannot be rented for less than 30 days.

8. The JADU is restricted to the approved size and to the other attributes allowed by this section.

9. The deed restriction runs with the land and may be enforced against future property owners.

10. The deed restriction is enforceable by the director or his or her designee for the benefit of the city. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the city is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the JADU in violation of the recorded restrictions or abatement of the illegal unit.

R. Building and Safety.

a. Must Comply With Building Code. Subject to subsection (I)(b) below, all ADUs and JADUs must comply with all local building code requirements.

b. No Change of Occupancy. Construction of an ADU does not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code, unless the building official or Code Enforcement Division officer makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this subsection (I)(b) prevents the city from changing the occupancy code of a space that was uninhabitable space or that was only permitted for nonresidential use and was subsequently converted for residential use in accordance with this section.

L. Certificate of Occupancy Timing.

a. Generally. No certificate of occupancy for an ADU or JADU may be issued before the certificate of occupancy is issued for the primary dwelling unit.

b. Limited Exception for State-Declared Emergencies. Notwithstanding subsection (J)(a) above, a certificate of occupancy for an ADU may be issued before a certificate of occupancy for the primary dwelling if each of the following requirements are met:

1. The county is subject to a proclamation of a state of emergency made by the California Governor on or after February 1, 2025.

2. The primary dwelling was substantially damaged or destroyed by an event referenced in the Governor's state of emergency proclamation.

3. The ADU has been issued construction permits and has passed all required inspections.

4. The ADU is not attached to the primary dwelling.

M. Height.

a. No ADU subject to this chapter may exceed 16 feet in height above grade, except as provided in subsections (K)(b) through (K)(d) of this section.

b. A detached ADU may be up to 18 feet in height if it is created on a lot with an existing or proposed single-family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of 20 feet) if necessary to accommodate a roof pitch on the ADU that matches the roof pitch of the primary dwelling unit.

c. A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed 18 feet in height.

d. An ADU that is attached to the primary dwelling may not exceed 25 feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this subsection (K)(d) may not exceed two stories.

§ 17.44.090. Specific ADU requirements.

The following requirements apply only to Class 2 - Locally Regulated ADUs under Section 17.44.060 (B) above. This section does not apply to Class 1 Statutorily Regulated ADUs and JADUs under Section 17.44.060 (A) above.

H. Size.

1. The maximum floor area of a detached or attached ADU is 1,000 square feet.

2. Notwithstanding subsection (A)(1), an ADU that is created on a lot with an existing primary dwelling and that is attached to the primary dwelling is limited to 50 percent of the floor area of the existing primary dwelling, subject to subsection (A)(3).

3. Application of other development standards in this Section might further limit the size of the ADU, but no application of the percent-based size limit in subsection A.2 or of a FAR, front-setback, lot-coverage, or open-space requirement may require the ADU to be less than 800 square feet of interior livable space.

4. By definition, a JADU may not be larger than 500 square feet.

I. Setbacks.

1. The front yard setback of an ADU located on a non-beach front lot, subject to this Section, shall be at least 20 percent of the total depth of the lot, or 65 feet, whichever is less. On a beachfront lot, the front yard setback shall be 20 feet maximum or the average of the two immediate neighbors, whichever is less.

2. No part of any ADU that is subject to this Section may be located within four feet of a side or rear property line.

3. No setback is required for an ADU that is subject to this Section if the ADU is constructed in the same location and to the same dimensions as an existing structure.

4. On a beachfront lot, an ADU proposed in conjunction with, and attached to, a legally authorized replacement structure reconstructed pursuant to Section 17.60.020(C) following damage or destruction by a natural disaster, and which is located outside the footprint or envelope of the approved replacement structure, may maintain the same setback as the replacement structure it is attached to so long as the Los Angeles County Fire Department and City Building Official have determined the structure will comply will all necessary building and fire code requirements.

J. Floor Area Ratio (FAR). No ADU subject to Section 17.44.090 may cause the total

FAR of the lot to exceed 38 percent, subject to subsection 17.44.090(A)(3).

K. Lot Coverage. No ADU subject to this Section may cause the total lot coverage of the lot to exceed 45% for up to ¼ acre; 35% of the net area for lots ¼ to ½ acre and 30% of the net area up to a maximum of 25,000 square feet per parcel for lots ½ acre of more in size, subject to subsection 17.44.090(A)(3).

L. Passageway. No passageway, as defined by Section 17.44.040, is required for an ADU.

M. Parking.

1. Generally. One off-street enclosed or unenclosed parking space is required for each ADU or bedroom, whichever is less. Unenclosed parking spaces may be provided in setback areas or as tandem parking, as defined by Section 17.44.040.

2. Exceptions. No parking under subsection (F)(1) above is required in the following situations:

a. The ADU is located within one-half mile walking distance of public transit, as defined in Section 17.44.040.

b. The ADU is located within an architecturally and historically significant historic district.

c. The ADU is part of the proposed or existing primary residence or part of an existing accessory structure, under Section 17.44.060(A)(1).

d. When on-street parking permits are required but not offered to the occupant of the ADU.

e. When there is an established car share vehicle stop located within one block of the ADU.

f. When the permit application to create an ADU is submitted with an application to create a new single-family or new multifamily dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in subsections (D)(2)(a) through (D)(2)(f).

3. No Replacement Parking Required. When a garage, carport, covered parking structure, or uncovered parking space is: (a) demolished in conjunction with the construction of an ADU; or (b) converted to an ADU, those off-street parking spaces are not required to be replaced. If replacement parking is proposed by the owner, the parking must be located on hardscape.

N. Internal Connection. An attached ADU shall not be connected internally to the main residence. A detached ADU shall not be connected internally to any accessory structure except to a legally established garage that serves the ADU.

§ 17.44.100. Fees.

C. Impact Fees.

1. No impact fee shall be charged for an ADU that is less than 750 square feet of interior livable space.

2. Any impact fee that is required for an ADU that is 750 square feet or more of interior livable space must be charged proportionately in relation to the floor area of the primary dwelling unit. (e.g., the square footage of the ADU, divided by the square footage of the primary dwelling, times the typical fee amount charged for a new dwelling.)

3. A JADU or ADU with less than 500 square feet of interior livable space does not increase assessable space by 500 square feet for purposes of Education Code section 17620(a)(1)(C), and is therefore not subject to school fees under Education Code section 17620.

4. For purposes of this Section, "impact fee" means a "fee" under the Mitigation Fee Act (Government Code Section 66000(b)) and a fee under the Quimby Act (Government Code Section 66477). It does not include any connection fee or capacity charge for water or sewer service.

D. Utility Fees.

1. An ADU that is constructed with a single-family dwelling shall be subject to standard utility-connection requirements and fees for a new residential use.

2. Converted ADUs created under Section 17.44.060(A)(1) are not required to have a new or separate utility connection directly between the ADU and the utility. Nor is a connection fee or capacity charge required unless the ADU is constructed with a new single-family home (per subsection (B)(1) above).

3. All ADUs not covered by subsection (B)(1) or (B)(2) above require a new, separate utility connection directly between the ADU and the utility for any utility service that is provided by the City.

   c. All utilities that are not provided by the City are subject to the connection and fee requirements of the utility provider.

   d. The connection is subject to a connection fee or capacity charge that is proportionate to the burden created by the ADU, based on either the square footage or the number of drainage-fixture units (DFU) values, as defined by the Uniform Plumbing Code, upon the water or sewer system. The fee or charge may not exceed the reasonable cost of providing this service.

§ 17.44.110. Nonconforming Zoning Code conditions, Building Code violations, and unpermitted structures.

C. Generally. The city will not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.

D. Unpermitted ADUs and JADUs Constructed Before 2020.

1. Permit to Legalize. As required by state law, the city may not deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if denial is based on either of the following grounds:

a. The ADU or JADU violates applicable building standards, or

b. The ADU does not comply with the state ADU or JADU law or with this Chapter 17.44.

2. Exceptions:

a. Notwithstanding subsection (B)(1) above the city may deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if the city makes a finding that correcting a violation is necessary to comply with the standards specified in California Health and Safety Code Section 17920.3.

b. Subsection (B)(1) above does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code Section 17920.3.

Legend

Black Text – Adopted Malibu Municipal Code (MMC)
Red Text – Proposed Additions to Currently Adopted MMC
~~Red Strikethrough Text~~ – Deletions from the Currently Adopted MMC
Blue Text/~~Strikethrough~~ – Changes Since August 19, 2025 Planning Commission Meeting

CHAPTER 17.44
ACCESSORY DWELLING UNITS

§ 17.44.010. Title.

This chapter shall be known as the "Malibu Accessory Dwelling Unit Ordinance."

§ 17.44.020. Purpose.

The purpose of this chapter is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with Chapter 13 of Division 1 of Title 7 of the California Government Code ~~Sections 65852.2 and 65852.22~~. The entire city of Malibu is located in a designated "Very High Fire Hazard Severity Zone," and this chapter ensures that ADUs and JADUs are developed and operated on adequate sites, at proper and desirable locations, and that the goals and objectives of the general plan are observed.

§ 17.44.030. Effect of conforming.

An ADU or JADU that conforms to the standards in this chapter will be:

A. Deemed to be consistent with the city's general plan and zoning designation for the lot on which the ADU or JADU is located.

B. Deemed not to exceed the allowable density for the lot on which the ADU or JADU is located.

C. Considered not to be subject to the application of any local ordinance, policy, or program to limit residential growth.

D. ~~Permitted to maintain~~Approved without requiring the correction of a nonconforming zoning condition. This does not prevent the city from enforcing compliance with applicable building standards in accordance with Health and Safety Code Section 17980.12. For purposes of this chapter, "nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.

§ 17.44.040. Definitions.

A. "Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:

a. An efficiency unit, as defined by Section 17958.1 of the California **Health and Safety**

Code ~~and the California Building Code~~; and

b. A manufactured home, as defined by Section 18007 of the California **Health and Safety Code**.

B. "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

C. "Complete independent living facilities" means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

D. "Efficiency kitchen" means a kitchen that satisfies all of the following:

a. A cooking facility with appliances;

b. A food preparation counter and storage cabinets that are of a reasonable size in relation to the size of the JADU.

E. "Junior accessory dwelling unit" means a residential unit that

a. Is no more than 500 square feet of interior livable space in size;

b. Is contained entirely within an existing or proposed single-family structure; an enclosed use within the residence, such as an attached garage, is considered to be a part of and contained within the single-family structure;

c. Has an independent exterior entrance, apart from that of the primary dwelling;

d. ~~Includes~~Either includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure, and if the latter, the JADU includes an interior entrance to the main living area of the existing or proposed single-family structure in addition to the exterior entrance to the JADU; and

e. Includes an efficiency kitchen, as defined in this subsection D.

F. "Livable space" means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

G. "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

H. "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit or junior accessory dwelling unit.

I. "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

J. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, or subways and other forms of transportation that ~~charges~~charge set fares, run on fixed routes, and are available to the public.

K. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

L. "Very high fire hazard severity zone" means zone as defined by Government Code Section 51177 and designated by Ordinance No. 299 and the City's adopted Local Responsibility Area Fire Hazard Severity Zone Maps~~:~~, as may be amended from time to time.

§ 17.44.050. Permitted locations.

A. ~~ADUS~~ADUs and JADUs under Section 17.44.060(A) ~~shall be~~are allowed on lots that are in a residential or mixed-use zone.

B. ADUs under Section 17.44.060(B) ~~shall be~~are allowed on lots zoned to allow single-family or multifamily dwelling residential use. ~~These zones include Rural Residential (RR), Single Family (SF) Multifamily (MF), Multifamily Beach Front (MFBF), and Planned Development (PD).~~

C. Areas with Adequate Ingress and Egress. Since the entire city ~~is located within~~ is located in a designated "Very High Fire Hazard Severity Zone," consistent with Los Angeles County Fire Department requirements to ensure adequate ingress and egress for fire safety, except as required by state law, a minimum street width of 20 feet shall be required. ADUs are not allowed on parcels that do not have ingress and egress to a street at least 20 feet in width.

~~D. Multifamily Lots. ADUs are allowed on multifamily lots pursuant to 17.44.060(A)(3) and (A)(4). New attached ADUs are not allowed.~~

§ 17.44.060. Approvals.

The following approvals apply to ADUs and JADUs developed under this chapter. Because the city of Malibu lies entirely within the Coastal Zone, ~~every~~ ADU applications may be ~~in the city is~~ subject to the requirements in ~~an analysis for compliance with~~ the Local Coastal Program (LCP) in addition to the provisions of ~~and Coastal Act before it is reviewed for compliance with~~ this chapter. If an ADU application is exempt from the need to obtain a coastal development permit, then only this chapter governs.~~If an application for an ADU is not subject to Both~~ the LCP~~, then~~ ~~and this Chapter~~ ~~governs. State~~ ~~apply to ADUs, in accordance with state law.~~ ~~law is explicit about the Coastal Act not being preempted by the State's ADU statute (Government Code Section 65852.2, subdivision (1)).~~ ~~The provisions of this chapter apply when not in conflict with the City's LCP.~~

A. ~~Building Permit Only~~Class 1: Statutorily Regulated. Class 1 ADUs and JADUs are approved under Government Code Section 66323. If an ADU or JADU complies with each of the general requirements in Section17.44.080 below, it is allowed ~~with only a~~ subject to an ADU permit and a building permit in the following scenarios provided in this subsection (A)~~:~~. An ADU and JADU approved under subsection (A)(1) may be combined with an ADU approved under subsection (A)(2), and ADUs approved under subsection (A)(3) may be combined with ADUs approved under subsection (A)(4).

1. Converted on ~~Single-Family~~a Lot with Single-Family. One ADU as described in this subsection (A)(1) and one JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:

    a. Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or (in the case of an ADU only) within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and

egress; and

b. Has exterior access that is independent of that for the single-family dwelling; and

c. Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.

d. The JADU complies with the requirements of Government Code Sections ~~65852.22~~ 66333 through 66339.

2. Limited Detached on ~~Single-family~~a Lot with Single-Family. One detached, new-construction ADU on a lot with a proposed or existing single-family dwelling (in addition to any JADU that might otherwise be established on the lot under subsection (A)(1) above if the detached ADU satisfies each of the following limitations:

a. The side- and rear-yard setbacks are at least four feet.

b. The total floor area is 800 square feet or smaller.

c. The peak height above grade does not exceed the applicable height limit in subsection 17.44.080(~~I~~ K) below.

3. Converted on ~~Multifamily~~a Lot with Multifamily. One or more ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. Under this subsection (A)(3) at least one converted ADU is allowed within an existing multifamily dwelling, up to a quantity equal to 25 percent of the existing multifamily dwelling units.

4. Limited Detached on ~~Multifamily~~a Lot with Multifamily. No more than two detached ADUs on a lot that has ~~an existing or~~a proposed multifamily dwelling, or up to eight detached ADUs on a lot with an existing multifamily dwelling, if each detached ADU satisfies both of the following limitations:

a. The side- and rear-yard setbacks are at least four feet. If the existing multifamily dwelling has a rear or side yard setback of less than four feet, the city will not require any modification to the multifamily dwelling as a condition of approving the ADU.

b. The peak height above grade does not exceed the applicable height limit provided in subsection 17.44.080(~~I~~K) below.

c. If the lot has an existing multifamily dwelling, the quantity of detached ADUs does not exceed the number of primary dwelling units on the lot.

B. ~~Administrative Plan Review Permit (APR)~~Class 2: Locally Regulated. Class 2 ADUs are approved under Government Code sections 66314–66322.

1. Except as allowed under ~~this~~ subsection A, ~~no~~ all ADUs ~~may be created without~~ require an ADU permit and a building permit ~~and an APR~~ ~~in compliance~~ and must comply with the standards set forth in Sections 17.44.080 and 17.44.090.

2. The city may charge a fee to reimburse it for costs incurred in processing ~~APR~~ADU permits, including the costs of adopting or amending the city's ADU ordinance. The ~~APR permit~~ADU permit processing fee is determined by the city council by resolution.

§ 17.44.070. Process and timing.

A. Completeness.

1. Determination in 15 days. The city will determine whether an application to create or serve an ADU or JADU is complete and will provide written notice of the determination to the applicant within 15 business days after the city receives the application submittal.

2. Incomplete items. If the city's determination under subsection (A)(1) above is that the application is incomplete, the city's notice must list the incomplete items and describe how the application can be made complete.

3. Cure. After receiving a notice that the application is incomplete, the applicant may cure and address the items that were deemed by the city to be incomplete.

4. Subsequent submittals. If the applicant submits additional information to address incomplete items, within 15 business days of the subsequent submittal the city will determine in writing whether the additional information remedies all the incomplete items that the city identified in its original notice. The city may not require the application to include an item that was not included in the original notice.

5. Deemed complete. If the city does not make a timely determination as required by this subsection (A), the application or resubmitted application is deemed complete for the purposes of subsection (C) below.

6. Appeal of incompleteness. An applicant may appeal the city's determination that the application is incomplete by submitting a written appeal to the city clerk. The planning commission will review the written appeal and affirm or reverse the completeness determination and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

B. No Discretion or Hearing. An ~~APR~~ADU permit is considered and approved ministerially by the community development ~~planning~~ director without discretionary review or a hearing.

C. Deadline to Approve or Deny Ministerial Approvals. The city must approve or deny an application to create an ADU or JADU within 60 days from the date that the city receives a complete application~~,~~. If the city has not approved or denied the completed application within 60 days, the application is deemed approved, unless either:

1. The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or

2. When an application to create an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the city may delay ~~acting on~~ approving or denying the permit application for the ADU or JADU until the city acts on the permit application to create the new single-family or multifamily dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.

D. Denial. If the city denies an application to create an ADU or JADU, the city must provide the applicant with comments that include, among other things, a list of all the defective or deficient items and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments must be provided to the applicant within the 60-day time period established by subsection C above.

E. Appeal of Denial. An applicant may appeal the city's denial of the application by submitting a written appeal to the city clerk. The planning commission will review the written appeal and affirm or reverse the denial and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

F. Concurrent Review of Demolition. A demolition permit for a detached garage that is to be replaced with an ADU is reviewed with the application for the ADU and issued at the same time.

§ 17.44.080. General ~~ADU and JADU~~ requirements.

The following requirements apply to all Class 1 and Class 2 ADUs and JADUs: ~~that are approved under **Section 17.44.060**.~~

A. Zoning.

1. A Class 1 Statutorily Regulated ADU approved under Section 17.44.060(A) may be created on a lot in a residential or mixed-use zone.

2. A Class 2 Locally Regulated ADU approved under Section 17.44.060(B) may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.

3. In accordance with Government Code section 66333(a), a JADU may only be created on a lot zoned to allow single-family residences.

B. Rental Term. An ADU or JADU may not be rented for a term that is shorter than 30 days. This prohibition applies regardless of when the ADU or JADU was created.

C. Rental Rate Reporting. To facilitate the city's obligation to identify adequate sites in accordance with Government Code Sections 65583.1 and ~~65852.2~~66330, and to ~~allow~~help ADUs and JADUs to count towards the city's Regional Housing Needs Assessment (RHNA) requirements, within 90 days after each January 1 following issuance of the building permit, the owner shall report the actual rent charged for the ADU or JADU during the prior year.

D. No Separate Conveyance. An ADU or JADU may be rented, but, except as otherwise provided in Government Code Section ~~65852.26~~66341, no ADU ~~or JADU~~may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot). A JADU may not be sold or otherwise conveyed separately from the lot and the primary dwelling.

E. Septic System. If the ADU or JADU will connect to an on-site water treatment system, the owner must include with the application a percolation test completed within the last five years or, if the percolation test has been recertified, within the last 10 years.

F. Fire Sprinklers.

1. Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.

2. The construction of an ADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

G. ~~F.~~Owner Occupancy with JADU.

a. Generally. As required by state law, ~~all~~ JADUs are generally subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. ~~However, the owner-occupancy requirement in this subsection D does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization, in accordance with state law.~~

b. Exceptions. The owner-occupancy requirement in this subsection (G) does not apply in either of the following situations:

1. The JADU has separate sanitation facilities (i.e., does not share sanitation facilities with the existing primary dwelling unit structure).

2. The property is entirely owned by another governmental agency, land trust, or housing organization.

c. ADUs. ADUs are not subject to an owner-occupancy requirement.

H. Deed Restriction. Prior to issuance of a ~~building permit~~ certificate of occupancy for ~~an ADU or~~ a JADU, a deed restriction must be recorded against the title of the property in the County Recorder's office and a copy filed with the Community Development Director. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the city and must provide that:

1. ~~Except as otherwise provided in Government Code Section 65852, 26, the ADU or~~The JADU may not be sold separately from the primary dwelling.

~~2. The ADU or JADU must remain an ADU unless city approval is obtained to convert the structure to a different accessory structure.~~

~~3.~~2. ~~An ADU or~~ A JADU created cannot be rented for less than 30 days.

~~4.~~3. The ~~ADU or~~ JADU is restricted to the approved size and to the other attributes allowed by this section.

~~6.~~4. The deed restriction runs with the land and may be enforced against future property owners.

~~5. The JADU must be reconverted to be part of the primary residence if the owner does not reside on the property.~~

~~7. The deed restriction may be removed if the owner eliminates the ADU or JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the director, providing evidence that the ADU or JADU has in fact been eliminated. The director may then determine whether~~

~~the evidence supports the claim that the ADU or JADU has been eliminated. Appeal may be taken from the director's determination consistent with other provisions of this code. If the ADU or JADU is not entirely physically removed but is only eliminated by virtue of having a necessary component of an ADU or JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this code.~~

~~8.~~5. The deed restriction is enforceable by the director or his or her designee for the benefit of the city. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the city is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the ~~ADU or~~ JADU in violation of the recorded restrictions or abatement of the illegal unit.

I. ~~G.~~ Building and Safety.

a. ~~1.~~Must Comply With Building Code. Subject to subsection ~~(H)(2)~~(I)(b) below, all ADUs and JADUs must comply with all local building code requirements.

b. ~~2.~~No Change of Occupancy. Construction of an ADU does not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building

1. Code, unless the building official or Code Enforcement Division officer makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this subsection ~~(H)(2)~~(I)(b) prevents the city from changing the occupancy code of a space that was uninhabitable space or that was only permitted for nonresidential use and was subsequently converted for residential use in accordance with this section.

J. **Certificate of Occupancy Timing.**

a. Generally. No certificate of occupancy for an ADU or JADU may be issued before the certificate of occupancy is issued for the primary dwelling unit.

b. Limited Exception for State-Declared Emergencies. Notwithstanding subsection (J)(a) above, a certificate of occupancy for an ADU may be issued before a certificate of occupancy for the primary dwelling if each of the following requirements are met:

i. The county is subject to a proclamation of a state of emergency made by the California Governor on or after February 1, 2025.

ii. The primary dwelling was substantially damaged or destroyed by an event referenced in the Governor’s state of emergency proclamation.

iii. The ADU has been issued construction permits and has passed all required inspections.

iv. The ADU is not attached to the primary dwelling.

K. ~~H.~~ Height.

a. ~~1.~~No ADU subject to this chapter may exceed 16 feet in height above grade~~, as measured from existing or finished legal grade, whichever results in the lower building height~~ except as provided in subsections ~~(I)(2)~~ (K)(b) through ~~(I)(4)~~ (K)(d) of this section.

b. ~~2.~~A detached ADU may be up to 18 feet in height if it is created on a lot with an existing or proposed single-family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of 20 feet) if necessary to accommodate a roof pitch on the ADU that ~~is aligned~~ matches the roof pitch of the primary dwelling unit.

c. ~~3.~~A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed 18 feet in height.

d. ~~4.~~An ADU that is attached to the primary dwelling may not exceed 25 feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this subsection ~~(I)(4)~~ (K)(d) may not exceed two stories.

§ 17.44.090. Specific ADU requirements.

The following requirements apply only to ~~ADUs that require an APR permit under Section 17.44.060(B) above.~~Class 2 - Locally Regulated ADUs under Section 17.44.060 (B) above. This section does not apply to Class 1 Statutorily Regulated ADUs and JADUs under Section 17.44.060 (A) above.

A. Size.

1. The maximum ~~square footage of an~~ floor area of a detached or attached ADU ~~shall be~~is 1,000 square feet. ~~The maximum square footage shall include interior and exterior walls, finished and unfinished basements, mezzanines, storage space, and any space with a height clearance (floor to ceiling height dimension) above six feet. The area of a garage (400 square feet maximum) provided as part of accessory dwelling unit and exterior decks or overhangs that are attached to the structure shall not be included in the 850 to 1,000 square foot limit.~~

2. Notwithstanding subsection (A)(1), an ADU that is created on a lot with an existing primary dwelling and that is attached to the primary dwelling is ~~further~~ limited to 50 percent of the floor area of the existing primary dwelling, subject to subsection (A)(3).

3. Application of other development standards in this Section ~~17.44.090~~ might further ~~the~~ limit the size of the ADU, but no application of the percent-based size limit in subsection A.2 or of a~~n~~ FAR, front-setback, lot-coverage, or open-space requirement may require the ADU to be less than 800 square feet of interior livable space.

4. By definition, a JADU may not be larger than 500 square feet.

B. Setbacks.

1. The front yard setback of an ADU located on a non-beach front lot, subject to this Section ~~17.44.090~~, shall be at least 20 percent of the total depth of the lot, or 65 feet, whichever is less. On a beachfront lot, the front yard setback shall be 20 feet maximum

or the average of the two immediate neighbors, whichever is less.

2. No part of any ADU that is subject to this Section ~~17.44.090~~ may be located within four feet of a side or rear property line.

3. No ~~additional~~ setback is required for an ADU that is subject to this Section ~~17.44.090~~ if the ADU is constructed in the same location and to the same dimensions as an ~~existing legally established~~ ~~accessory~~ structure ~~that was is legally demolished and then replaced with the ADU~~.

4. On a beachfront lot, an ADU proposed in conjunction with, and attached to, a legally authorized replacement structure reconstructed pursuant to Section 17.60.020(C) following damage or destruction by a natural disaster, and which is located outside the footprint or envelope of the approved replacement structure, may maintain the same setback as the replacement structure it is attached to so long as the Los Angeles County Fire Department and City Building Official have determined the structure will comply with all necessary building and fire code requirements.

C. Floor Area Ratio (FAR). No ADU subject to Section 17.44.090 may cause the total FAR of the lot to exceed 38 percent, subject to subsection 17.44.090(A)(3).

D. ~~C.~~ Lot Coverage. No ADU subject to this Section may cause the total lot coverage of the lot to exceed 45% for up to ¼ acre; 35% of the net area for lots ¼ to ½ acre and 30% of the net area up to a maximum of 25,000 square feet per parcel for lots ½ acre of more in size, subject to subsection ~~(A)(3) above~~ 17.44.090(A)(3).

E~~C.~~Passageway. No passageway, as defined by Section 17.~~02~~44.0~~6~~40, is required for an ADU.

F~~D.~~Parking.

1. Generally. One off-street enclosed or unenclosed parking space is required for each ADU or bedroom, whichever is less. Unenclosed parking spaces may be provided in setback areas or as tandem parking, as defined by Section 17.~~02~~44.040.

2. Exceptions. No parking under subsection (F~~D~~)(1) above is required in the following situations:

   a. The ADU is located within one-half mile walking distance of public transit, as defined in Section 17.~~02.~~44.040.

   b. The ADU is located within an architecturally and historically significant historic district.

   c. The ADU is part of the proposed or existing primary residence or part of an existing accessory structure, under Section 17.44.060(A)(1).

   d. When on-street parking permits are required but not offered to the occupant of the ADU.

   e. When there is an established car share vehicle stop located within one block of the ADU.

f. When the permit application to create an ADU is submitted with an application to create a new single-family or new multifamily dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in subsections (FD)(2)(a) through (FD)(2)(f).

3. No Replacement ~~of~~ Parking Required. When a garage, carport, ~~or~~ covered parking structure, or uncovered parking space is: (a) demolished in conjunction with the construction of an ADU; or (b) converted to an ADU, those off-street parking spaces are not required to be replaced. If replacement parking is proposed by the owner, the parking must be located on hardscape.

GE. Internal Connection. An attached ADU shall not be connected internally to the main residence. A detached ADU shall not be connected internally to any accessory structure except to a legally established garage that serves the ADU.

§ 17.44.100. Fees.

A. Impact Fees.

1. No impact fee shall be charged for an ADU that is less than 750 square feet ~~in size~~ of interior livable space.

2. Any impact fee that is required for an ADU that is 750 square feet or ~~larger in size~~ more of interior livable space must be charged proportionately in relation to the ~~square footage~~floor area of the primary dwelling unit. (~~E.~~e.g., the square footage of the ADU, divided by the square footage of the primary dwelling, times the typical fee amount charged for a new dwelling.) ~~"Impact fee" here does not include any connection fee or capacity charge for water or sewer service.~~

3. A JADU or ADU with less than 500 square feet of interior livable space does not increase assessable space by 500 square feet for purposes of Education Code section 17620(a)(1)(C), and is therefore not subject to school fees under Education Code section 17620.

4. For purposes of this ~~s~~Section ~~17.44.100~~, "impact fee" means a "fee" under the Mitigation Fee Act (Government Code Section 66000(b)) and a fee under the Quimby Act (Government Code Section 66477). It does not include any connection fee or capacity charge for water or sewer service.

B. Utility Fees.

1. ~~ADUs~~ An ADU that is constructed with a single-family dwelling shall be subject to standard utility-connection requirements and fees for a new ~~primary dwelling~~ residential use.

2. Converted ADUs created under Section 17.44.060(A)(1) are not required to have a new or separate utility connection directly between the ADU and the utility. Nor is a connection fee or capacity charge required unless the ADU is constructed with a new single-family home (per subsection (B~~.~~)(1) above).

3. All ADUs not covered by ~~Section 17.44.100~~ subsection (B)(1) or (B)(2) above require a

new, separate utility connection directly between the ADU and the utility~~.~~ for any utility service that is provided by the City. ~~The connection is subject to a connection fee or capacity charge that is proportionate to the burden created by the ADU, based on either the square footage or the number of drainage fixture units (DFU) values, as defined by the Uniform Plumbing Code, upon the water or sewer system. The fee or charge may not exceed the reasonable cost of providing this service.~~

a. All utilities that are not provided by the City are subject to the connection and fee requirements of the utility provider.

b. The connection is subject to a connection fee or capacity charge that is proportionate to the burden created by the ADU, based on either the square footage or the number of drainage-fixture units (DFU) values, as defined by the Uniform Plumbing Code, upon the water or sewer system. The fee or charge may not exceed the reasonable cost of providing this service.

§ 17.44.110. Nonconforming Zoning Code conditions, Building Code violations, and unpermitted structures.

A. Generally. The city will not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.

B. Unpermitted ADUs and JADUs Constructed Before ~~2018~~2020.

1. Permit to Legalize. As required by state law, the city may not deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, ~~2018~~2020, if denial is based on either of the following grounds:

a. The ADU or JADU violates applicable building standards, or

b. The ADU does not comply with the state ADU ~~law (Government Code Section 65852.2) or this ADU~~or JADU laws or with this Chapter 17.44.

2. Exceptions:

a. Notwithstanding subsection (B)(1) above the city may deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, ~~2018~~2020, if the city makes a finding that correcting a violation is necessary to ~~protect the health and safety of the public or of occupants of the structure~~comply with the standards specified in California Health and Safety Code Section 17920.3.

b. Subsection (B)(1) above does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code Section 17920.3.

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU AMENDING THE COMMISSION'S PRIOR RECOMMENDATION (RESOLUTION NO. 26-03) TO INCLUDE A SETBACK PROVISION FOR ACCESSORY DWELLING UNITS ATTACHED TO BEACHFRONT FIRE REBUILD REPLACEMENT STRUCTURES, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE REVISED ZONING TEXT AMENDMENT NO. 25-003

The Planning Commission of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. On January 8, 2024, the City transmitted Ordinance No. 511 to the California Department of Housing and Community Development (HCD) for review pursuant to Government Code section 66326.

B. On November 13, 2024, HCD issued a written findings letter identifying required amendments and clarifications to ensure consistency with State Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) law.

C. On July 24, 2025, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu regarding Zoning Text Amendment (ZTA) No. 25-003.

D. On August 11, 2025, the City Council adopted Resolution No. 25-41 to: 1) initiate ZTA No. 25-003 to update accessory dwelling unit regulations consistent with State law, and 2) direct the Planning Commission to schedule a public hearing regarding the ZTA and provide a recommendation to the Council whether to approve, modify, or reject the amendment.

E. On August 18, 2025, the Planning Commission held a duly noticed public hearing on ZTA No. 25-003 and reviewed the agenda report, written materials, public testimony, and all evidence in the record.

F. To remain valid and enforceable, the City's ADU ordinance must be updated to reflect the most recent changes to State ADU and JADU law.

G. Since the August 18, 2025 hearing, ZTA No. 25-003 was not adopted so that the City could revise the amendment to reflect additional State ADU and JADU legislation has taken effect or will take effect through 2026, including, but not limited to, Assembly Bill (AB) 462, AB 1154, Senate Bill (SB) 9 (2025), SB 543, and SB 1211.

H. On December 25, 2025, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu regarding the revised ZTA No. 25-003.

I. On January 20, 2026, the Planning Commission held a duly noticed public hearing on the revised draft of ZTA No. 25-003 incorporating new state law and clarifications; and reviewed the agenda report, written materials, public testimony, and all evidence in the record.

J. Following the January 20, 2026, hearing, staff identified the need for a reduced setback provision for ADUs attached to fire rebuild replacement structures authorized under MMC Section 17.60.020(C) and returned the item to the Planning Commission for consideration of the additional provision.

K. On March 26, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and on March 27, 2026, a Notice of Planning Commission Public hearing was mailed to interested parties.

L. On April 20, 2026, the Planning Commission held a duly noticed public hearing on the revised draft of ZTA No. 25-003 to include a reduced setback provision for fire rebuilds; and reviewed the agenda report, written materials, public testimony, and all evidence in the record.

M. The proposed amendments are necessary to implement recent changes to State law and to address HCD's November 13, 2024 findings letter pursuant to Government Code section 66326.

N. The proposed amendments are consistent with the goals, objectives, and policies of the City's General Plan and Housing Element Program 4.1 (Support Development of Accessory Dwelling Units), and corresponding amendments to the Local Coastal Program will be processed separately for Coastal Commission certification.

SECTION 2. Environmental Review.

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17, which states that CEQA does not apply to the adoption of local ordinances regulating the construction of second units and by CEQA Guidelines Section 15282(h) that exempts adoption of an ordinance regarding second units in single-family and multifamily residential zones.

Furthermore, the Community Development Director has analyzed the proposed amendments. CEQA applies only to projects which have the potential for causing a significant effect on the environment. Pursuant to CEQA Guidelines Section 15061(b)(3), where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Director determined that the proposed amendments are required by State law and will not result in changes from existing development standards, such as density limits and environmental resource protection standards; consequently, there is no possibility the amendment will have a significant effect on the environment and accordingly, the exemption set forth in Section 15061(b)(3) applies.

SECTION 3. Zoning Text Amendment Findings.

Pursuant to Malibu Municipal Code (MMC) Section 17.74.040, the Planning Commission hereby makes the following findings and recommends to the City Council that the MMC be amended as stated in Exhibit A of this resolution.

A. The subject ZTA is consistent with the objectives, policies, general land uses and programs specified in the General Plan. The proposed amendment serves to enhance the Malibu General Plan Mission Statement, protect public safety and preserve Malibu's natural and cultural resources. Specifically, it fulfills programs specified in Housing Element Goal 1 (Adequate Housing for the Existing and Projected Needs of All Economic Segments of the Community), and Housing Element Program 4.1 (Support Development of Accessory Dwelling Units) and Objective 1.e (timely updates to the ADU ordinance to maintain compliance with State law). In addition, adoption of the Ordinance is consistent with the General Plan as a matter of law under Government Code section 66314(c).

B. The Planning Commission held a public hearing, reviewed the subject ZTA for compliance with the City of Malibu General Plan, Malibu Municipal Code and the Malibu Local Coastal Program, and finds that the ZTA is consistent and recommends approval as amended to limit reduced Accessory Dwelling Unit setbacks to beachfront lots.

SECTION 4. Planning Commission Action.

Based on the above findings, the Planning Commission hereby recommends that the City Council approve the Zoning Ordinance Amendments detailed in Exhibit "A".

SECTION 5. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 20th day of April, 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-16 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting thereof held on the 20th day of April, 2026, by the following vote:

AYES:	5	Commissioners: Mazza, Kamins, Leonard, Riddick, Peak
NOES:	0	
ABSTAIN:	0	
ABSENT:	0	

Rebecca Evans

REBECCA EVANS, Recording Secretary

Exhibit A: Draft Ordinance

ORDINANCE NO. XXX

AN ORDINANCE OF THE CITY OF MALIBU APPROVING ZONING TEXT AMENDMENT NO. 25-003 AN AMENDMENT TO TITLE 17 (ZONING) OF THE MALIBU MUNICIPAL CODE TO UPDATE ACCESSORY DWELLING UNIT REGULATIONS AND DETERMINING THE AMENDMENTS ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council of the City of Malibu does ordain as follows.

SECTION 1. Recitals.

A. State law authorizes cities to act by ordinance to provide for the creation and regulation of accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs").

B. On February 1, 2024, the City transmitted Ordinance No. 511 to the California Department of Housing and Community Development (HCD) for review pursuant to Government Code section 66326.

C. On November 13, 2024, HCD issued a written findings letter identifying required amendments and clarifications to ensure consistency with State ADU and JADU law.

D. On August 11, 2025, the City Council adopted Resolution No. 25-41 to: 1) initiate Zoning Text Amendment (ZTA) No. 25-003 to update accessory dwelling unit regulations consistent with State law, and 2) direct the Planning Commission to schedule a public hearing regarding the ZTA and provide a recommendation to the Council whether to approve, modify, or reject the amendment.

E. On August 18, 2025, the Planning Commission held a duly noticed public hearing on the proposed ADU amendments on ZTA No. 25-003, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information on the record and recommended approval of Resolution No. 25-65 some modifications.

F. To remain valid and enforceable, the City's ADU ordinance must be updated to reflect the most recent changes to State ADU and JADU law.

G. Since the August 18, 2025 hearing, ZTA No. 25-003 was not adopted so that the City could revise the amendment to incorporate additional State ADU and JADU legislation has taken effect or will take effect through 2026, including, but not limited to, Assembly Bill (AB) 462, AB 1154, Senate Bill (SB) 9 (2025), SB 543, and SB 1211.

H. On January 20, 2026, the Planning Commission held a duly noticed public hearing on the revised draft of ZTA No. 25-003 incorporating new state law and clarifications, reviewed the agenda report, written materials, public testimony, and all evidence in the record, and adopted Resolution No. 26-03 recommending City Council approval.

EXHIBIT A

I. Following the January 20, 2026, hearing, staff identified the need for a reduced setback provision for ADUs attached to fire rebuild replacement structures authorized under MMC Section 17.60.020(C) and returned the item to the Planning Commission for consideration of the additional provision.

J. On March 26, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and mailed to interested parties.

K. On April 20, 2026, the Planning Commission held a duly noticed public hearing on the revised draft of ZTA No. 25-003 to include a reduced setback provision for fire rebuilds; and reviewed the agenda report, written materials, public testimony, and all evidence in the record; and adopted Resolution No. 26-03, as amended to limit the ADU fire rebuild setback exception to beachfront lots only, recommending City Council approval of ZTA No. 25-003.

L. On May 14, 2026, a Notice of City Council Public Hearing was published in a newspaper of general circulation within the City of Malibu and mailed to interested parties.

M. On June 8, 2026, the City Council held a duly noticed public hearing on the proposed ZTA No 25-003, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information on the record and recommended approval of the amendments with some modifications.

SECTION 2. Environmental Review.

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17, which states that CEQA does not apply to the adoption of local ordinances regulating the construction of second units and by CEQA Guidelines Section 15282(h) that exempts adoption of an ordinance regarding second units in single-family and multifamily residential zones.

Furthermore, the Community Development Director has analyzed the proposed amendments. CEQA applies only to projects which have the potential for causing a significant effect on the environment. Pursuant to CEQA Guidelines Section 15061(b)(3), where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Director determined that the proposed amendments are required by State law and will not result in changes from existing development standards, such as density limits and environmental resource protection standards; consequently, there is no possibility the amendment will have a significant effect on the environment and accordingly, and the exemption set forth in Section 15061(b)(3) applies.

SECTION 3. Zoning Text Amendment Findings.

Pursuant to Malibu Municipal Code Section 17.74.040, the City Council hereby makes the following findings:

A. The subject ZTA is consistent with the objectives, policies, general land uses and programs specified in the General Plan. The proposed amendment serves to enhance the Malibu General Plan Mission Statement, protect public safety and preserve Malibu's natural and cultural resources. Specifically, it fulfills programs specified in Housing Element Goal 1 (Adequate Housing for the Existing and Projected Needs of All Economic Segments of the Community), and Housing Element Program 4.1 (Support Development of Accessory Dwelling Units) and Objective 1.e (timely updates to the ADU ordinance to maintain compliance with State law). In addition, adoption of the Ordinance is consistent with the General Plan as a matter of law under Government Code section 66314(c).

B. The City Council held a public hearing, reviewed the subject ZTA for compliance with the City of Malibu General Plan, Malibu Municipal Code and the Malibu Local Coastal Program, and finds that the ZTA is consistent and recommends approval.

SECTION 4. Zoning Text Amendment No. 25-003, Amendments to the Malibu Municipal Code (MMC).

A. The City Council hereby amends Title 17 - Zoning in the MMC as set forth in Exhibit A, attached hereto and incorporated herein by reference.

SECTION 5. Effective Date.

In accordance with California Government Code section 36937, this Ordinance shall become effective on the 30th day following its passage and adoption.

SECTION 6. Severability.

Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality or the remaining portions of this Ordinance; it being hereby expressly declared and this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phases be declared invalid or unconstitutional.

SECTION 7. Certification.

The City Clerk shall certify to the passage and adoption of this Ordinance.

PASSED, APPROVED, and ADOPTED this _____ day of _____ 2026.

_____
BRUCE LEE SILVERSTEIN, Mayor

ATTEST:

_____
KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

_____
TREVOR RUSIN, City Attorney

Exhibit A: Zoning Text Amendments to Chapter 17.44 of the Zoning Code (Accessory Dwelling Units)

EXHIBIT A - 1

Zoning Text Amendments to Chapter 17.44 of the Zoning Code

(ACCESSORY DWELLING UNITS)

CHAPTER 17.44

ACCESSORY DWELLING UNITS

§ 17.44.010. Title.

This chapter shall be known as the "Malibu Accessory Dwelling Unit Ordinance."

§ 17.44.020. Purpose.

The purpose of this chapter is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with Chapter 13 of Division 1 of Title 7 of the California Government Code. The entire city of Malibu is located in a designated "Very High Fire Hazard Severity Zone," and this chapter ensures that ADUs and JADUs are developed and operated on adequate sites, at proper and desirable locations, and that the goals and objectives of the general plan are observed.

§ 17.44.030. Effect of conforming.

An ADU or JADU that conforms to the standards in this chapter will be:

A. Deemed to be consistent with the city's general plan and zoning designation for the lot on which the ADU or JADU is located.

B. Deemed not to exceed the allowable density for the lot on which the ADU or JADU is located.

C. Considered not to be subject to the application of any local ordinance, policy, or program to limit residential growth.

D. Approved without requiring the correction of a nonconforming zoning condition. This does not prevent the city from enforcing compliance with applicable building standards in accordance with Health and Safety Code Section 17980.12. For purposes of this chapter, "nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.

§ 17.44.040. Definitions.

A. "Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:

   1. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and

   2. A manufactured home, as defined by Section 18007 of the California Health

and Safety Code.

B. "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

C. "Complete independent living facilities" means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

D. "Efficiency kitchen" means a kitchen that satisfies all of the following:

1. A cooking facility with appliances;

2. A food preparation counter and storage cabinets that are of a reasonable size in relation to the size of the JADU.

E. "Junior accessory dwelling unit" means a residential unit that

1. Is no more than 500 square feet of interior livable space in size;

2. Is contained entirely within an existing or proposed single-family structure; an enclosed use within the residence, such as an attached garage, is considered to be a part of and contained within the single-family structure;

3. Has an independent exterior entrance, apart from that of the primary dwelling;

4. Either includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure, and if the latter, the JADU includes an interior entrance to the main living area of the existing or proposed single-family structure in addition to the exterior entrance to the JADU; and

5. Includes an efficiency kitchen, as defined in this subsection D.

F. "Livable space" means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

G. "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

H. "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit or junior accessory dwelling unit.

I. "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

J. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, or subways and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

K. "Tandem parking" means that two or more automobiles are parked on a driveway or in

any other location on a lot, lined up behind one another.

L. "Very high fire hazard severity zone" means zone as defined by Government Code Section 51177 and designated by Ordinance No. 299 and the City's adopted Local Responsibility Area Fire Hazard Severity Zone Maps, as may be amended from time to time.

§ 17.44.050. Permitted locations.

A. ADUs and JADUs under Section 17.44.060(A) are allowed on lots that are in a residential or mixed-use zone.

B. ADUs under Section 17.44.060(B) are allowed on lots zoned to allow single-family or multifamily dwelling residential use.

C. Areas with Adequate Ingress and Egress. Since the entire City is located within a designated "Very High Fire Hazard Severity Zone," emergency ingress and egress shall be evaluated consistent with the City's adopted Fire Code (2025 California Fire Code, as amended), including the fire apparatus access road requirements set forth in California Fire Code Section 503, as enforced by the Los Angeles County Fire Department. Nothing in this subsection is intended to establish a zoning-based prohibition on ADUs or JADUS. Compliance with Fire Code and Building Code requirements is required; however, such requirements shall not be used as a zoning-based basis to deny an ADU or JADU that must be approved ministerially under State law.

§ 17.44.060. Approvals.

The following approvals apply to ADUs and JADUs developed under this chapter. Because the city of Malibu lies entirely within the Coastal Zone, ADU applications may be subject to the requirements in the Local Coastal Program (LCP) in addition to the provisions of this chapter. If an ADU application is exempt from the need to obtain a coastal development permit, then only this chapter governs.

A. Class 1: Statutorily Regulated. Class 1 ADUs and JADUs are approved under Government Code Section 66323. If an ADU or JADU complies with each of the general requirements in Section 17.44.080 below, it is allowed subject to an ADU permit and a building permit in the following scenarios provided in this subsection (A). An ADU and JADU approved under subsection (A)(1) may be combined with an ADU approved under subsection (A)(2), and ADUs approved under subsection (A)(3) may be combined with ADUs approved under subsection (A)(4).

1. Converted on a Lot with Single-Family. One ADU as described in this subsection (A)(1) and one JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:

a. Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or (in the case

of an ADU only) within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress; and

b. Has exterior access that is independent of that for the single-family dwelling; and

c. Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.

d. The JADU complies with the requirements of Government Code Sections 66333 through 66339.

2. Limited Detached on a Lot with Single-Family. One detached, new-construction ADU on a lot with a proposed or existing single-family dwelling (in addition to any JADU that might otherwise be established on the lot under subsection (A)(1) above if the detached ADU satisfies each of the following limitations:

   a. The side- and rear-yard setbacks are at least four feet.

   b. The total floor area is 800 square feet or smaller.

   c. The peak height above grade does not exceed the applicable height limit in subsection 17.44.080(K) below.

3. Converted on a Lot with Multifamily. One or more ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. Under this subsection (A)(3) at least one converted ADU is allowed within an existing multifamily dwelling, up to a quantity equal to 25 percent of the existing multifamily dwelling units.

4. Limited Detached on a Lot with Multifamily. No more than two detached ADUs on a lot that has a proposed multifamily dwelling, or up to eight detached ADUs on a lot with an existing multifamily dwelling, if each detached ADU satisfies both of the following limitations:

   a. The side- and rear-yard setbacks are at least four feet. If the existing multifamily dwelling has a rear or side yard setback of less than four feet, the city will not require any modification to the multifamily dwelling as a condition of approving the ADU.

   b. The peak height above grade does not exceed the applicable height limit provided in subsection 17.44.080(K) below.

   c. If the lot has an existing multifamily dwelling, the quantity of detached ADUs does not exceed the number of primary dwelling units on the lot.

B. Class 2: Locally Regulated. Class 2 ADUs are approved under Government Code sections 66314–66322.

1. Except as allowed under subsection A, all ADUs require an ADU permit and a building permit and must comply with the standards set forth in Sections 17.44.080 and 17.44.090.

2. The city may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the city's ADU ordinance. The ADU permit processing fee is determined by the city council by resolution.

§ 17.44.070. Process and timing.

A. Completeness.

1. Determination in 15 days. The city will determine whether an application to create or serve an ADU or JADU is complete and will provide written notice of the determination to the applicant within 15 business days after the city receives the application submittal.

2. Incomplete items. If the city's determination under subsection (A)(1) above is that the application is incomplete, the city's notice must list the incomplete items and describe how the application can be made complete.

3. Cure. After receiving a notice that the application is incomplete, the applicant may cure and address the items that were deemed by the city to be incomplete.

4. Subsequent submittals. If the applicant submits additional information to address incomplete items, within 15 business days of the subsequent submittal the city will determine in writing whether the additional information remedies all the incomplete items that the city identified in its original notice. The city may not require the application to include an item that was not included in the original notice.

5. Deemed complete. If the city does not make a timely determination as required by this subsection (A), the application or resubmitted application is deemed complete for the purposes of subsection (C) below.

6. Appeal of incompleteness. An applicant may appeal the city's determination that the application is incomplete by submitting a written appeal to the city clerk. The planning commission will review the written appeal and affirm or reverse the completeness determination and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

B. No Discretion or Hearing. An ADU permit is considered and approved ministerially by the community development director without discretionary review or a hearing.

C. Deadline to Approve or Deny Ministerial Approvals. The city must approve or deny an application to create an ADU or JADU within 60 days from the date that the city

receives a complete application. If the city has not approved or denied the completed application within 60 days, the application is deemed approved, unless either:

1. The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or

2. When an application to create an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the city may delay ~~acting on~~ approving or denying the permit application for the ADU or JADU until the city acts on the permit application to create the new single-family or multifamily dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.

D. Denial. If the city denies an application to create an ADU or JADU, the city must provide the applicant with comments that include, among other things, a list of all the defective or deficient items and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments must be provided to the applicant within the 60-day time period established by subsection C above.

E. Appeal of Denial. An applicant may appeal the city's denial of the application by submitting a written appeal to the city clerk. The planning commission will review the written appeal and affirm or reverse the denial and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

F. Concurrent Review of Demolition. A demolition permit for a detached garage that is to be replaced with an ADU is reviewed with the application for the ADU and issued at the same time.

§ 17.44.080. General requirements.

The following requirements apply to all Class 1 and Class 2 ADUs and JADUs:

A. Zoning.

1. A Class 1 Statutorily Regulated ADU approved under Section 17.44.060(A) may be created on a lot in a residential or mixed-use zone.

2. A Class 2 Locally Regulated ADU approved under Section 17.44.060(B) may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.

3. In accordance with Government Code section 66333(a), a JADU may only be created on a lot zoned to allow single-family residences.

B. Rental Term. An ADU or JADU may not be rented for a term that is shorter than 30 days. This prohibition applies regardless of when the ADU or JADU was created.

C. Rental Rate Reporting. To facilitate the city's obligation to identify adequate sites in accordance with Government Code Sections 65583.1 and 66330, and to help ADUs and JADUs to count towards the city's Regional Housing Needs Assessment (RHNA) requirements, within 90 days after each January 1 following issuance of the building permit, the owner shall report the actual rent charged for the ADU or JADU during the prior year.

D. No Separate Conveyance. An ADU or JADU may be rented, but, except as otherwise provided in Government Code Section 66341, no ADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot). A JADU may not be sold or otherwise conveyed separately from the lot and the primary dwelling.

E. Septic System. If the ADU or JADU will connect to an on-site water treatment system, the owner must include with the application a percolation test completed within the last five years or, if the percolation test has been recertified, within the last 10 years.

F. Fire Sprinklers.

1. Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.

2. The construction of an ADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

G. Owner Occupancy with JADU.

a. Generally. As required by state law, JADUs are generally subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence.

b. Exceptions. The owner-occupancy requirement in this subsection (G) does not apply in either of the following situations:

1. The JADU has separate sanitation facilities (i.e., does not share sanitation facilities with the existing primary dwelling unit structure).

2. The property is entirely owned by another governmental agency, land trust, or housing organization.

c. ADUs. ADUs are not subject to an owner-occupancy requirement.

H. Deed Restriction. Prior to issuance of a certificate of occupancy for a JADU, a deed restriction must be recorded against the title of the property in the County Recorder's office and a copy filed with the Community Development Director. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the city and must provide that:

1. The JADU may not be sold separately from the primary dwelling.

2. A JADU created cannot be rented for less than 30 days.

3. The JADU is restricted to the approved size and to the other attributes allowed by this section.

4. The deed restriction runs with the land and may be enforced against future property owners.

5. The deed restriction is enforceable by the director or his or her designee for the benefit of the city. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the city is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the JADU in violation of the recorded restrictions or abatement of the illegal unit.

I. Building and Safety.

a. Must Comply With Building Code. Subject to subsection (I)(b) below, all ADUs and JADUs must comply with all local building code requirements.

b. No Change of Occupancy. Construction of an ADU does not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code, unless the building official or Code Enforcement Division officer makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this subsection (I)(b) prevents the city from changing the occupancy code of a space that was uninhabitable space or that was only permitted for nonresidential use and was subsequently converted for residential use in accordance with this section.

J. Certificate of Occupancy Timing.

a. Generally. No certificate of occupancy for an ADU or JADU may be issued before the certificate of occupancy is issued for the primary dwelling unit.

b. Limited Exception for State-Declared Emergencies. Notwithstanding subsection (J)(a) above, a certificate of occupancy for an ADU may be issued before a certificate of occupancy for the primary dwelling if each of the following requirements are met:

1. The county is subject to a proclamation of a state of emergency made by the California Governor on or after February 1, 2025.

2. The primary dwelling was substantially damaged or destroyed by an event

referenced in the Governor's state of emergency proclamation.

3. The ADU has been issued construction permits and has passed all required inspections.

4. The ADU is not attached to the primary dwelling.

K. Height.

a. No ADU subject to this chapter may exceed 16 feet in height above grade, except as provided in subsections (K)(b) through (K)(d) of this section.

b. A detached ADU may be up to 18 feet in height if it is created on a lot with an existing or proposed single-family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of 20 feet) if necessary to accommodate a roof pitch on the ADU that matches the roof pitch of the primary dwelling unit.

c. A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed 18 feet in height.

d. An ADU that is attached to the primary dwelling may not exceed 25 feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this subsection (K)(d) may not exceed two stories.

§ 17.44.090. Specific ADU requirements.

The following requirements apply only to Class 2 - Locally Regulated ADUs under Section 17.44.060 (B) above. This section does not apply to Class 1 Statutorily Regulated ADUs and JADUs under Section 17.44.060 (A) above.

A. Size.

1. The maximum floor area of a detached or attached ADU is 1,000 square feet.

2. Notwithstanding subsection (A)(1), an ADU that is created on a lot with an existing primary dwelling and that is attached to the primary dwelling is limited to 50 percent of the floor area of the existing primary dwelling, subject to subsection (A)(3).

3. Application of other development standards in this Section might further limit the size of the ADU, but no application of the percent-based size limit in subsection A.2 or of a FAR, front-setback, lot-coverage, or open-space requirement may require the ADU to be less than 800 square feet of interior

livable space.

4. By definition, a JADU may not be larger than 500 square feet.

B. Setbacks.

1. The front yard setback of an ADU located on a non-beach front lot, subject to this Section, shall be at least 20 percent of the total depth of the lot, or 65 feet, whichever is less. On a beachfront lot, the front yard setback shall be 20 feet maximum or the average of the two immediate neighbors, whichever is less.

2. No part of any ADU that is subject to this Section may be located within four feet of a side or rear property line.

3. No setback is required for an ADU that is subject to this Section if the ADU is constructed in the same location and to the same dimensions as an existing structure.

4. On a beachfront lot, an ADU proposed in conjunction with, and attached to, a legally authorized replacement structure reconstructed pursuant to Section 17.60.020(C) following damage or destruction by a natural disaster, and which is located outside the footprint or envelope of the approved replacement structure, may maintain the same setback as the replacement structure it is attached to so long as the Los Angeles County Fire Department and City Building Official have determined the structure will comply will all necessary building and fire code requirements.

C. Floor Area Ratio (FAR). No ADU subject to Section 17.44.090 may cause the total FAR of the lot to exceed 38 percent, subject to subsection 17.44.090(A)(3).

D. Lot Coverage. No ADU subject to this Section may cause the total lot coverage of the lot to exceed 45% for up to ¼ acre; 35% of the net area for lots ¼ to ½ acre and 30% of the net area up to a maximum of 25,000 square feet per parcel for lots ½ acre of more in size, subject to subsection 17.44.090(A)(3).

E. Passageway. No passageway, as defined by Section 17.44.040, is required for an ADU.

F. Parking.

1. Generally. One off-street enclosed or unenclosed parking space is required for each ADU or bedroom, whichever is less. Unenclosed parking spaces may be provided in setback areas or as tandem parking, as defined by Section 17.44.040.

2. Exceptions. No parking under subsection (F)(1) above is required in the following situations:

a. The ADU is located within one-half mile walking distance of public transit, as defined in Section 17.44.040.

b. The ADU is located within an architecturally and historically significant

historic district.

c. The ADU is part of the proposed or existing primary residence or part of an existing accessory structure, under Section 17.44.060(A)(1).

d. When on-street parking permits are required but not offered to the occupant of the ADU.

e. When there is an established car share vehicle stop located within one block of the ADU.

f. When the permit application to create an ADU is submitted with an application to create a new single-family or new multifamily dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in subsections (D)(2)(a) through (D)(2)(f).

3. No Replacement Parking Required. When a garage, carport, covered parking structure, or uncovered parking space is: (a) demolished in conjunction with the construction of an ADU; or (b) converted to an ADU, those off-street parking spaces are not required to be replaced. If replacement parking is proposed by the owner, the parking must be located on hardscape.

G. Internal Connection. An attached ADU shall not be connected internally to the main residence. A detached ADU shall not be connected internally to any accessory structure except to a legally established garage that serves the ADU.

§ 17.44.100. Fees.

A. Impact Fees.

1. No impact fee shall be charged for an ADU that is less than 750 square feet of interior livable space.

2. Any impact fee that is required for an ADU that is 750 square feet or more of interior livable space must be charged proportionately in relation to the floor area of the primary dwelling unit. (e.g., the square footage of the ADU, divided by the square footage of the primary dwelling, times the typical fee amount charged for a new dwelling.)

3. A JADU or ADU with less than 500 square feet of interior livable space does not increase assessable space by 500 square feet for purposes of Education Code section 17620(a)(1)(C), and is therefore not subject to school fees under Education Code section 17620.

4. For purposes of this Section, "impact fee" means a "fee" under the Mitigation Fee Act (Government Code Section 66000(b)) and a fee under the Quimby Act (Government Code Section 66477). It does not include any connection fee or

capacity charge for water or sewer service.

B. Utility Fees.

1. An ADU that is constructed with a single-family dwelling shall be subject to standard utility-connection requirements and fees for a new residential use.

2. Converted ADUs created under Section 17.44.060(A)(1) are not required to have a new or separate utility connection directly between the ADU and the utility. Nor is a connection fee or capacity charge required unless the ADU is constructed with a new single-family home (per subsection (B)(1) above).

3. All ADUs not covered by subsection (B)(1) or (B)(2) above require a new, separate utility connection directly between the ADU and the utility for any utility service that is provided by the City.

   a. All utilities that are not provided by the City are subject to the connection and fee requirements of the utility provider.

   b. The connection is subject to a connection fee or capacity charge that is proportionate to the burden created by the ADU, based on either the square footage or the number of drainage-fixture units (DFU) values, as defined by the Uniform Plumbing Code, upon the water or sewer system. The fee or charge may not exceed the reasonable cost of providing this service.

§ 17.44.110. Nonconforming Zoning Code conditions, Building Code violations, and unpermitted structures.

A. Generally. The city will not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.

B. Unpermitted ADUs and JADUs Constructed Before 2020.

1. Permit to Legalize. As required by state law, the city may not deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if denial is based on either of the following grounds:

   a. The ADU or JADU violates applicable building standards, or

   b. The ADU does not comply with the state ADU or JADU law or with this Chapter 17.44.

2. Exceptions:

   a. Notwithstanding subsection (B)(1) above the city may deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if the city makes a finding that correcting a violation

is necessary to comply with the standards specified in California Health and Safety Code Section 17920.3.

b. Subsection (B)(1) above does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code Section 17920.3.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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November 13, 2024

Salvador Lopez, Jr.
Interim Assistant Planning Director
City of Malibu
23825 Stuart Ranch Road
Malibu, California 90265-4861

Dear Salvador Lopez, Jr:

RE: Review of Malibu's Accessory Dwelling Unit (ADU) Ordinance under State ADU Law (Gov. Code, §§ 6631 - 66342)

Please Note: As of March 25, 2024, with the Chaptering of Senate Bill (SB) 477 (Chapter 7, Statutes of 2024), the sections of Government Code relevant to State ADU and junior accessory dwelling unit (JADU) Law have been re-numbered (Enclosure 1).

Thank you for submitting the City of Malibu (City) ADU Ordinance No. 511 (Ordinance), adopted January 8, 2024, to the California Department of Housing and Community Development (HCD). The Ordinance was received on February 1, 2024. HCD has reviewed the Ordinance and submits these written findings pursuant to Government Code section 66326, subdivision (a). HCD finds that the Ordinance does not comply with State ADU and junior accessory dwelling unit (JADU) Laws in the manner noted below. Pursuant to Government Code section 66326, subdivision (b)(1), the City has up to 30 days to respond to these findings. Accordingly, the City must provide a written response to these findings no later than December 13, 2024.

The Ordinance addresses many statutory requirements; however, HCD finds that the Ordinance does not comply with State ADU Law in the following respects:

1. *Statutory Numbering* – The Ordinance contains several references to code sections that were deleted by SB 477, effective March 25, 2024. These include Government Code sections 65852.2, 65852.22 and 65852.26. The contents of these sections were relocated to Government Code, Title 7, Division 1, Chapter 13 (sections 66310-66342, see Enclosure). The City must amend the Ordinance to refer to the correct code sections.

2. Section 17.44.050(C) – *Ingress and Egress* – The Ordinance states, "Areas with Adequate Ingress and Egress. Since the entire City is located within [sic] a designated "Very High Fire Hazard Severity Zone," (VHFHSZ) consistent with Los

Attachment 4

Angeles County Fire Department requirements to ensure adequate ingress and egress for fire safety, a minimum street width of 20 feet shall be required. ADUs are not allowed on parcels that do not have ingress and egress to a street at least 20 feet in width."

However, Government Code section 66314, subdivision (a) states that an ordinance shall "Designate areas within the jurisdiction of the local agency where accessory dwelling units may be permitted. The designation of areas may be based… on the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety." The ordinance does not designate the specific areas where ADUs are prohibited in accordance with Government Code section 66314, subdivision (a). Additionally, Government Code section 66315 states, "Section 66314 establishes the maximum standards that a local agency shall use to evaluate a proposed accessory dwelling unit on a lot that includes a proposed or existing single-family dwelling. No additional standards, other than those provided in Section 66314, shall be used or imposed…" The City of Malibu's adopted Fire Code is the 2022 California Fire Code (CFC), not The Los Angeles County Fire Code, as mentioned. These additional standards on single-family ADU development imposed by other policies or regulations are not compliant with State ADU Law.

Further, while the California Department of Forestry and Fire Protection (CALFIRE) maps establish the VHFHSZ boundaries, the purpose of these maps is not to limit the locations where ADUs or other dwellings may be permitted. Rather, the CALFIRE maps identify areas in which hazard mitigating building design standards will apply. The City may not restrict ADUs pursuant to Government Code section 66314 et seq. while simultaneously allowing, through its building and zoning codes, other new residential development, and therefore, the City must remove this requirement.

Section 17.44.050(D) – *Multifamily ADUs* – The Ordinance states, "New attached ADUs are not allowed" on multifamily lots. However, Government Code section 66314, subdivision (d)(3) states "A local agency may, by ordinance, provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use. The ordinance shall… Require the accessory dwelling units to comply with all of the following:

The accessory dwelling unit is either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling, including detached garages."

ADUs may be attached, converted from existing space, or detached from both single-family and multifamily dwellings. Prohibiting the construction of ADUs

attached to multifamily dwellings would not be compliant with State ADU Law. Therefore, the City must remove this provision.

3. Section 17.44.060 – *Approvals* – The Ordinance states, "Because the City of Malibu lies entirely within the Coastal Zone, every ADU application in the City is subject to an analysis for compliance with the Local Coastal Program (LCP) and Coastal Act before it is reviewed for compliance with this Chapter. If an application for an ADU is not subject to the LCP, then this Chapter governs." While it is true that Government Code section 66329 states that State ADU Law shall not be "…construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976…" the City must review all ADU applications for any provisions or attributes which are not addressed within the LCP in compliance with State ADU Law. Only applying the provisions of the LCP to ADU applications is not in compliance with State ADU Law. Therefore, the City must amend this section to clarify that the provisions within State ADU Law are applicable to an application wherever those provisions are not directly in conflict with the provisions of an approved LCP.

4. Section 17.44.070 (B)(2) – *Action on Application* – The Ordinance states, "When an application to create an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the city may delay acting on the permit application for the ADU or JADU until the city acts on the permit application to create the new single-family or multifamily dwelling…" However, Government Code section 66317, subdivision (a) states, "If the permit application to create or serve an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the permitting agency may delay approving or denying the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency approves or denies the permit application to create the new single-family or multifamily dwelling, but the application to create or serve the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing." As of January 1, 2023, this provision was amended to clarify that a local agency must "approve or deny" an application within the 60-day timeframe, rather than simply "act" on it. Therefore, the City should amend this section to reflect the requirement to "approve or deny" an application in accordance with State ADU Law.

5. Section 17.44.080 (F)(1) – *Separate Sale* – The Ordinance states, "Except as otherwise provided in Government Code Section 65852,26, the ADU or JADU may not be sold separately from the primary dwelling." However, Government Code section 66341, (formerly Government Code section 65852.26), does not include any provisions for the separate sale of JADUs. JADUs may not be sold separately from the primary structure under State ADU Law. Therefore, the City should clarify that there are no circumstances within State ADU Law which allow for the separate sale of a JADU.

6. Section 17.44.080 (F)(2), (4), (5), and (7) – *Deed Restrictions* – The Ordinance states, "Prior to issuance of a building permit for an ADU or JADU, a deed restriction must be recorded against the title of the property…" and lists several restrictions which are not in compliance with State ADU Law. Those not in compliance include:

   "2. The ADU or JADU must remain an ADU unless City approval is obtained to convert the structure to a different accessory structure.

   4. The ADU or JADU is restricted to the approved size.

   5. The JADU must be reconverted to be part of the primary residence if the owner does not reside on the property.

   7. The deed restriction may be removed if the owner eliminates the ADU or JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the Director, providing evidence that the ADU or JADU has in fact been eliminated. The Director may then determine whether the evidence supports the claim that the ADU or JADU has been eliminated. Appeal may be taken from the Director's determination consistent with other provisions of this Code. If the ADU or JADU is not entirely physically removed but is only eliminated by virtue of having a necessary component of an ADU or JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this Code."

   However, no deed restrictions, other than for those items explicitly mentioned within Articles 2, 3, and 4 of Chapter 13, Division 1, Title 7 of the Government Code may be applied to ADUs or JADUs. Government Code section 66333, subdivision (b), removes the owner-occupancy requirement for JADUs when the owner is a governmental agency, land trust, or housing organization. JADU deed restrictions may include a maximum size of 500 square feet for a JADU, among other restrictions on attributes which conform to article 3, pursuant to Government Code section 66333, subdivision (c). Therefore, the City must remove these excessive deed restriction requirements.

7. Section 17.44.080 (I) – *Height* – The Ordinance states, "No ADU subject to this Chapter may exceed 16 feet in height above grade, as measured from existing or finished legal grade, whichever results in the lower building height…" However, section 202 of the 2022 California Building Code (CBC) defines 'Height, Building' as "The vertical distance from grade plane to the average height of the highest roof surface." Additionally, the City of Malibu Municipal Code does not amend this definition pursuant to section 1.8.6 of the CBC and may not erroneously apply it exclusively to the construction of ADUs. Therefore, the City must amend this section to reflect a definition of "height" that is consistent with the CBC.

8. Section 17.44.090 (A)(1) – *Ceiling Height* – The Ordinance states, "The maximum square footage shall include interior and exterior walls, finished and unfinished basements, mezzanines, storage space, and any space with a height clearance

(floor to ceiling height dimension) above six feet." However, section 1208.2 of the CBC states "Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches above the finished floor. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7 feet above the finished floor."

Additionally, Section R305.1 of the 2022 California Residential Code (CRC), which applies to one- and two-family dwellings, states, "Habitable space, hallways and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches." The City of Malibu Municipal Code does not include amendments to these provisions pursuant to section 1.8.6 of the CBC and may not erroneously apply it exclusively to the construction of ADUs. Therefore, the City must amend this section to reflect a size calculation that is consistent with the CBC/CRC.

9. Section 17.44.090 (A)(2), (A)(3) – *Size, Attached* – The Ordinance states, "An ADU that is attached to the primary dwelling is limited to 50 percent of the existing primary dwelling …. Application of other development standards in this Section 17.44.090 might further the [sic] limit the size of the ADU, but no application of an FAR, front-setback, lot-coverage, or open-space requirement may require the ADU to be less than 800 square feet." However, Government Code section 66321, subdivision (b)(3) states, "a local agency shall not establish by ordinance… Any requirement for a zoning clearance or separate zoning review or any other minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached dwellings that does not permit at least an 800 square foot accessory dwelling unit with four-foot side and rear yard setbacks to be constructed in compliance with all other local development standards." An attached ADU may be 800 square feet in size regardless of the size of the primary unit, as long as it remains compliant with other objective development standards other than those listed. Restricting the size of attached ADUs to less than 800 square feet directly conflicts with Government Code section 66321, subdivision (b)(3). Therefore, the City must amend this section to reflect the 800 square foot exemption.

10. Section 17.44.090 (D)(2) – *Parking Exceptions* – The Ordinance states, "No parking under subsection (E)(1)[sic] above is required in the following situations…" However, there is no subsection (E)(1) to reference. The general parking standards appear to be subsection (D)(1). Therefore, the City should amend this section to correct the reference.

Please note that the City has two options in response to this letter.[1] The City can either amend the Ordinance to comply with State ADU Law[2] or adopt the Ordinance without changes and include findings in its resolution adopting the Ordinance that explain the reasons the City believes that the Ordinance complies with State ADU Law despite HCD's findings.[3] If the City fails to take either course of action and bring the Ordinance into compliance with State ADU Law, HCD must notify the City and may notify the California Office of the Attorney General that the City is in violation of State ADU Law.[4]

HCD appreciates the City's efforts in the preparation and adoption of the Ordinance and welcomes the opportunity to assist the City in fully complying with State ADU and JADU Law. Please feel free to contact Tyler Galli, of our staff, at (916) 776-7613 or at Tyler.Galli@hcd.ca.gov.

Sincerely,

Jamie Candelaria

Jamie Candelaria
Senior Housing Accountability Manager
Housing Policy Development Division

Enclosure

[1] Gov. Code, § 66326, subd. (c)(1).
[2] Gov. Code, § 66326, subd. (b)(2)(A).
[3] Gov. Code, § 66326, subd. (b)(2)(B).
[4] Gov. Code, § 66326, subd. (c)(1).

State ADU/JADU Law Statutory Conversion Table

New Government Code Sections	Previous Government Code Sections
Article 1. General Provisions	
66310	65852.150 (a)
66311	65852.150 (b)
66312	65852.150 (c)
66313	General Definition Section 65852.2 (j) 65852.22 (j)
Article 2. Accessory Dwelling Unit Approvals	
66314	65852.2(a)(1)(A), (D)(i)-(xii), (a)(4)-(5)
66315	65852.2 (a)(8)
66316	65852.2 (a)(6)
66317	65852.2 (a)(3), (a)(7)
66318	65852.2 (a)(9), 65852.2 (a)(2)
66319	65852.2 (a)(10)
66320	65852.2 (b)
66321	65852.2 (c)
66322	65852.2 (d)
66323	65852.2 (e)
66324	65852.2 (f)
66325	65852.2 (g)
66326	65852.2 (h)
66327	65852.2 (i)
66328	65852.2 (k)
66329	65852.2 (l)
66330	65852.2 (m)
66331	65852.2 (n)
66332	65852.23.
Article 3. Junior Accessory Dwelling Units	
66333	65852.22 (a)
66334	65852.22 (b)
66335	65852.22 (c)
66336	65852.22 (d)
66337	65852.22 (e)
66338	65852.22 (f)-(g)
66339	65852.22 (h)
Article 4. Accessory Dwelling Unit Sales	
66340	65852.26 (b)
66341	65852.26 (a)
66342	65852.2 (a)(10)

Summary of ADU State Law Changes

The following summarizes recent State laws governing accessory dwelling units that require amendments to MMC Chapter 17.44 to maintain consistency with State law.

AB 462 – Coastal Development Permits; Disaster-Affected Areas

Existing law requires many ADUs proposed in the Coastal Zone to obtain a Coastal Development Permit (CDP) in addition to other local ADU permit requirements. Historically, the CDP for an ADU was not subject to state ADU law's 60-day shot clock to approve or deny a complete ADU application. Additionally, local permitting decisions on a CDP for an ADU could be appealed to the California Coastal Commission if the underlying property was subject to the Coastal Commission's appeals jurisdiction (as set forth in Public Resources Code 30603).

AB 462 alters the status quo on numerous fronts. Most notably, local agencies with a certified local coastal program (LCP) must now approve or deny a CDP application for an ADU within 60 days of receiving a complete application. The local agency's review of the CDP application must also take place "concurrently with the process to approve or deny" any other permit required to approve the ADU (i.e., an ADU permit and building permit). (Gov. Code, § 66329(a).) AB 462 also eliminates the ability to appeal a CDP for an ADU to the Coastal Commission. If a local agency does not have a certified LCP, then it now must "immediately notify" the Coastal Commission when an ADU application is submitted. Subject to limited exceptions, the Coastal Commission's review of the CDP application is subject to the same 60-day shot clock that applies to local agencies with a certified LCP. (Id., at (b)(1)-(5).)

Beyond changes to CDP processing, AB 462 modifies the rules governing the issuance of a certificate of occupancy (CofO) for an ADU. Historically, state law has prohibited a local agency from issuing a CofO for an ADU before one is issued for the primary dwelling (i.e., the primary dwelling must have a CofO before the ADU can receive one).

AB 462 creates a narrow exception to this prohibition for detached ADUs when all of the following conditions are satisfied: (1) the Governor has declared a state of emergency for the county on or after February 1, 2025; (2) the primary dwelling was substantially damaged or destroyed by an event referenced in the state of emergency proclamation; and (3) the ADU has been issued construction permits and passed all required inspections. (Gov. Code, § 66328(b).) If these conditions are satisfied, the detached ADU can receive a CofO before the primary dwelling. In all other scenarios, the primary dwelling still needs a CofO before one can be issued for an ADU.

AB 462 was enacted as an urgency measure that took effect immediately when signed by the Governor (on October 10, 2025).

AB 1154, SB 9 (2025), and SB 543 were enacted as non-urgency measures and take effect on January 1, 2026.

AB 1154 – JADU Owner-Occupancy; Short-Term Rental

When a JADU is developed, existing state law requires a property owner to reside in the JADU or remaining portion of the single-family dwelling. AB 1154 narrows this requirement to now only apply when a JADU shares sanitation facilities (bathroom) with the single-family dwelling. If the JADU has its own bathroom, then the property owner does not have to reside on the property at all. (See amended Gov. Code, § 66333(b).)

AB 1154 also expressly prohibits JADUs from being used as short-term rentals (i.e., rented for a term shorter than 30 days). (See amended Gov. Code, § 66333(g).) Most ADU ordinances already included this prohibition (as well as prohibiting ADUs from being used as short-term rentals). But now it's required by state law.

SB 9; SB 543 – Ordinance Submittal to HCD; Approval

Under existing law, local agencies are required to submit a copy of their ADU ordinance to the California Department of Housing and Community Development (HCD) within 60 days of adoption.

This year's SB 9[1] and SB 543 create a penalty for failing to do so by rendering null and void any local ordinance that is not submitted to HCD within 60 days of adoption. (See amended Gov. Code, § 66326(d); new Gov. Code, § 66333.5(d).) The bills further specify that a local ADU ordinance is null and void if HCD issues findings that the ordinance does not comply with state law and the local agency fails to respond to HCD within 30 days. (*Id*.)

SB 543 – ADU Size; Number of ADUs; Impact Fees; Application Timeline

SB 543 makes numerous changes and clarifications to state ADU law, the most notable of which are summarized below.

ADU & JADU Size

Existing law limits the maximum size of a JADU to 500 square feet and prohibits local ADU ordinances from imposing certain development standards that would prevent an ADU created under Government Code section 66314 through 66322 from being at least 800 square feet.

[1] Not to be confused with the SB 9 of 2021 (Stats. 2021, Ch. 162) regarding urban lot splits and second primary dwelling units.

SB 543 amends state ADU law to specify that allowable square footage of an ADU or JADU refers to square footage of "interior livable space." (See amended Gov. Code, § 66313(d), 66321(b)(2).)

Impact Fees

Existing law exempts ADUS that are 750 square feet or smaller from development impacts fees (DIFs).

SB 543 clarifies that DIFs may not be imposed on an ADU that has 750 or fewer square feet of *interior* livable space or on a JADU with 500 or fewer square feet of interior livable space.

The bill also exempts an ADU or JADU with less than 500 square feet of interior livable space from school impact fees. (See amended Gov. Code, § 66311.5.)

Quantity of ADUs Created Under Government Code Section 66323

Existing state law creates four categories of ADUs that must be approved if they comply with the limited standards provided in Government Code section 66323(a)(1)–(4). These are:

(1) a converted ADU and JADU created on a lot with a proposed or existing single-family dwelling (Gov. Code, § 66323(a)(1));

(2) a detached ADU created on a lot with a proposed or existing single-family dwelling (Gov. Code, § 66323(a)(2));

(3) converted ADUs created in an existing multifamily dwelling (Gov. Code, § 66323(a)(3)); and

(4) detached ADUs created on a lot with a proposed or existing multifamily dwelling.

For some time, there has been uncertainty as to whether ADUs created under Government Code section 66323 could be combined. Some practitioners interpreted the statute to not require local agencies to allow combinations. Initially, HCD took the same position, in its 2020 ADU Handbook. But for the last few years, HCD has taken the opposite position: that yes, combinations are permitted. (See HCD January 2025 ADU Handbook, at p. 19 ["[P]ursuant to Government Code section 66323, subdivision (a), local governments must allow units created pursuant to subparagraphs (1) and (2) together or (3) and (4) together"].)

SB 543 codifies HCD's most recent interpretation by amending Government Code section 66323 to specifically allow combinations. Thus, a lot with a multifamily dwelling can now

have a converted ADU or ADUs created under section 66323(a)(3) *and* detached ADUs created under section 66323(a)(4). And a lot with a single family dwelling can now have a converted ADU and a JADU created under section 66323(a)(1) *and* a detached ADU created under section 66323(a)(2).

ADU Permitting Process

Existing law has long required local agencies to approve or deny an ADU application within 60 days of receiving a complete application. However, state law was silent with respect to incompleteness determinations, subsequent resubmittals, and appealing local decisions on ADU applications.

SB 543 requires local agencies to now:

(1) determine whether an ADU application is complete within 15 business days of submittal;

(2) if the application is if incomplete, within the same 15 days provide the applicant with a list of incomplete items and how to address them;

(3) review a resubmitted application for completeness within 15 business days;

(4) provide the applicant with a written appeal process for any incompleteness determination or denial (to the Planning Commission or City Council, or both); and

(5) provide a final written determination on the appeal within 60 business days of receiving the appeal). (See amended Gov. Code, §§ 66317 [ADUs], 66335 [JADUs].)

SB 1211 – Ministerial Approval

Before SB 1211, state law prohibited cities from requiring off-street parking spaces to be replaced when a garage, carport, or covered parking structure is demolished with the construction of, or conversion to, an ADU. SB 1211 amended this prohibition to also bar cities from requiring replacement parking when an uncovered parking space is demolished for or replaced with an ADU.

For some time, state law has required cities to ministerially approve qualifying building permit applications for ADUs within portions of existing multifamily dwelling structures that are not used as livable space. The term "livable space" was not defined by state ADU law. SB 1211 changed this by adding a new definition stating "'livable space' means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation."

SB 1211 also increased the number of detached ADUs that lots with an existing multifamily dwelling can have. Previously, lots with an existing or proposed multifamily dwelling could have up to two detached ADUs. Following SB 1211, lots with an existing multifamily dwelling can have

up to eight detached ADUs or as many detached ADUs as there are primary dwelling units on the lot, whichever is less. SB 1211 did not alter the number of ADUs that lots with proposed multifamily dwellings can have — they remain limited to two detached ADUs.

NOTICE OF PUBLIC HEARING
CITY OF MALIBU
CITY COUNCIL

The Malibu City Council will hold a public hearing on **MONDAY, June 8, 2026, at 5:30 p.m. in the Council Chambers, Malibu City Hall**, **23825 Stuart Ranch Road, Malibu, CA**.

Public comment can be submitted ahead of the public hearing to citycouncil@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

ACCESSORY DWELLING UNIT ORDINANCE

Zoning Text Amendment No. 25-003 – Consider the proposed amendment and the Planning Commission's recommendation incorporating new state law and clarifications to Title 17 (Zoning) of the Malibu Municipal Code (MMC) to update regulations related to Accessory Dwelling Units

The proposed ordinance was previously reviewed by the Planning Commission on August 18, 2025, January 20, 2026, and April 20, 2026, during which the Commission provided recommendations to the City Council. The proposed ordinance implements recommendations provided by the California Department of Housing and Community Development (HCD), updates to MMC Chapter 17.44 reflecting the latest State ADU/Junior ADU statutes, and adds a local provision related to reduced setbacks for fire rebuild ADUs located on beachfront parcels.

Location:	Citywide Project
Case Planner:	Patrick Achis, AICP, Senior Planner (310) 456-2489, extension 247 pachis@malibucity.org

The proposed ordinance is Statutorily Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), which state that CEQA does not apply to the adoption of local ordinances regulating the construction of second units in single-family and multifamily residential zones. Furthermore, the Planning Commission has analyzed the proposed amendments. CEQA applies only to projects that have the potential for causing a significant effect on the environment. Pursuant to CEQA Guidelines Section 15061(b)(3), where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Planning Commission determined that the proposed amendments are required by state law and will not have a significant effect on the environment.

A written staff report will be available before the hearing for the project. All persons wishing to address the Council regarding these matters will be afforded an opportunity in accordance

with the Council's procedures. Oral and written comments may be presented to the City Council on, or before the date of the meeting.

If there are any questions regarding this notice, please contact Patrick Achis, Senior Planner, at (310) 456-2489, ext. 247. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the City Council on, or before, the date of the meeting.

For more information, view the City's Accessory Dwelling Units website at www.malibucity.org/adu.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR OTHERWISE HELD BY THE CITY, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, EITHER AT OR PRIOR TO THE PUBLIC HEARING.

Yolanda Bundy, Community Development Director

Publish Date: May 14, 2026

Council Agenda Report

Council Meeting
06-08-26
Item 6.A.

To: Mayor Silverstein and the Honorable Members of the City Council

Prepared by: Yolanda Bundy, Community Development Director

Approved by: Joseph D. Irvin, City Manager

Date prepared: May 14, 2026 Meeting date: June 8, 2026

Subject: Building Board of Appeals — Authorization to Advertise Recruitment and Direction on Member Qualification Standards

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RECOMMENDED ACTION: Staff requests City Council direction on the following matters:

1) Board Continuity: Retain or Reconstitute
   Direct staff to either: (a) retain existing members who confirm willingness to serve following staff outreach; or (b) conduct an open public recruitment for some or all seats on the Building Board of Appeals, consistent with Council Policy No. 48 — Opportunity to Serve.

2) Qualification Standards: Retain Current Standard or Adopt a City Policy
   Provide direction on whether to: (a) retain the current Malibu Municipal Code (MMC) Section 15.04.050(A) standard; or (b) adopt a City Council Policy defining the experience and training that would qualify an individual to pass upon matters pertaining to building construction — an administrative action that can be implemented immediately upon Council direction and is not subject to the AB 130 residential building code moratorium (October 1, 2025 – June 1, 2031).

3) Geographic Eligibility: Residency, Malibu Practice, or No Requirement
   Provide direction on whether applicants must: (a) be City of Malibu residents; (b) have worked or practiced professionally within Malibu for a minimum of ten (10) years; or (c) be qualified by experience and training with no geographic requirement, consistent with the current code.

4) Recruitment Outreach
   If recruitment is authorized, direct staff to prepare and publish a Building Board of Appeals Member Application and Recruitment Announcement.

FISCAL IMPACT:
The recruitment process for the Building Board of Appeals will be conducted by existing staff, consistent with the City's standard board and commission recruitment practices. Anticipated costs include public notice publication, printing, and staff time associated with application processing and preparation of appointment materials. These costs are within the Community Development Department's adopted FY 2025-26 operating budget. No additional appropriation is required. No compensation is paid to members of City boards, commissions, or committees.

STRATEGIC PLAN IMPLEMENTATION:
This item relates to the City's adopted strategic planning framework as follows:

Goal 1: Support Community Rebuilding and Long-Term Recovery -- The Building Board of Appeals is a code-required component of the City's building regulatory framework. Ensuring the Council understands the Board's defined and limited role supports transparent governance of the permitting and appeals process as the City manages an elevated volume of fire rebuild applications.

Goal 4: Enhance Organizational Excellence and Accountability — Ensuring the Board is made up of members whose qualifications match the Board's technical scope of authority supports protecting the integrity of construction within the City and also reflects the City's commitment to transparent, merit-based appointment processes.

BACKGROUND:
On May 11, 2026, the City Council was presented with an educational item providing background on the Building Board of Appeals (BBoA). Following discussion, the Council directed staff to return with a follow-up item addressing the current state of the Board and options for filling any vacancies and/or replacing the current members of the BBoA. This report is presented in response to that direction.

The Building Board of Appeals is a body established by, and required under, the California Building Standards Code (Title 24 of the California Code of Regulations), California Building Code Sections 1.8.8.1 and 1.8.8.3, and implemented locally through Malibu Municipal Code Section 15.04.050. The Board's authority is defined and limited by Section 105.1.2 of the Los Angeles County Building Code, Title 26, as adopted by the City without local amendment.

The Board consists of five (5) members appointed by the City Council. The Building Official serves as ex-officio member and Board Secretary. Members are appointed by the City Council and serve at its pleasure with no fixed term expiration. The Board convenes only upon the filing of a formal written appeal of a specific Building Official decision, together with the required filing fee.

The current appointed membership is as follows:

Member Name	Appointed/Reaffirmed	Role	Status
Marissa Coughlan	February 10, 2025	At-Large	Appointed — term indefinite
Joseph M. Girard	February 10, 2025	At-Large	Appointed — term indefinite
Scott Halley	February 10, 2025	At-Large	Appointed — term indefinite
Lynn Heacox	February 10, 2025	At-Large	Appointed — term indefinite
Lisa Niles	February 10, 2025	At-Large	Appointed — term indefinite
Alternate Seat #1	—	Alternate	VACANT
Alternate Seat #2	—	Alternate	VACANT

Members most recently had their appointment reaffirmed by the City Council on February 10, 2025. The Board has not convened since members were originally appointed, as no formal written appeals of Building Official decisions have been filed with the City. At the May 11, 2026 the Council requested a report on the current membership of the Board, asking Staff to reach out and contact the current BBoA members, determine if they were available and still wished to remain on the Board. The Council also wanted to consider whether to open a recruitment to replace current members and/or vacancies on the BBoA to ensure it was constituted of active members with relevant professional qualifications suited to the Board's technical scope, particularly in the context of the City's ongoing fire rebuild activities.

DISCUSSION:

A. Purpose and Scope of the Building Board of Appeals

The Building Board of Appeals serves four statutory functions under MMC Section 15.04.050 and Title 26 Section 105.1.2:

- Hear and decide formal written appeals of any action taken by the Building Official, including decisions on alternate materials, alternative methods, and modifications;

- Determine the suitability of alternate materials and types of construction against the seven-part equivalency standard (quality, strength, effectiveness, fire resistance, durability, safety, and sanitation);

- Provide reasonable interpretations of the Building Code as applied to specific appeals (the Board may not interpret administrative portions of the code except as provided in Section 102 — Unsafe Buildings); and

- Recommend new legislation to the City Council consistent with its technical scope.

The Board does not replace the Planning Commission or City Council, does not have jurisdiction over zoning, land use, or Coastal Act matters, and is expressly prohibited from waiving any code requirement. The Board is a post-determination appellate body: it convenes only when a property owner, design professional, or contractor has received a written Building Official decision and formally appeals that decision in writing.

B. Board Continuity — Retain or Reconstitute

Staff has initiated outreach to the five currently serving members to determine their continued interest in and availability for service. Results of that outreach will be presented at the June 8, 2026 meeting. Council options are:

- Retain existing members — retain all members who confirm continued availability and willingness to serve, and fill only vacant seats through recruitment;

- Full open recruitment — remove the current members and conduct an open public recruitment for all five seats ; or

- Hybrid approach — retain some members who are available and wish to continue serving while simultaneously opening recruitment for any seats determined to be vacated through the outreach process or which the Council wishes to remove due to inability to reach the current member or a desire of the Council to replace any member.

No specific professional qualifications are required of current members—it is left for the Council to decide who best will serve in the role given their background and qualifications and is not rigidly limited to particular professions (or a particular mix of professions and background) as is required in some other jurisdictions. The City has historically received few applications for these positions. The current members of the BBoA, who were appointed in 1997 and reaffirmed February 10, 2025, serve at the pleasure of the City Council and may be replaced or reappointed at any time (after proper notice has been provided)

C. Qualification Standards — Policy Options for Council Direction

The current qualification standard in MMC Section 15.04.050 requires members be "qualified by experience and training to pass upon matters pertaining to building construction." No specific license, discipline, or experience duration is prescribed. AB 130 — Effect on Building Code Amendments (H&S Code §§17958, 17958.5, 17958.7, 18941.5)

While the Council could change this section of Malibu's implementation of the building code to make more specific requirements, it is recommended that the City instead proceed with a policy document specifying preferred qualifications for BBoA members rather than formally amending the City's building code if further direction and specificity is desired. A policy would provide more flexibility if the City receives few applicants for the positions and avoids potential conflict with the current moratorium on changes to the building code.

Traditionally, cities could make amendments to the building code so long as the amendments were more restrictive, and reasonably necessary, because of local climatic, geological, or topographical conditions. However, AB 130, which became effective June 30, 2025, halted state and local agencies from making changes to the provisions of the building code applicable to residential units for the next six years beginning October 1, 2025, and ending June 1, 2031 per Health and Safety Code § 17958(b). There are a few exceptions to the AB 130 moratorium, but they do not directly relate to the type of amendment considered here. Adopting an amendment that runs afoul of the moratorium could lead to a number of problems, including making decisions of the BBoA subject to challenge for violating the moratorium's requirements.

The closest exception comes from Health and Safety Code Section 17958(b)(1) which provides that a city can make changes or modifications to residential building standards if "[t]he changes or modifications are *substantially equivalent* to changes or modifications that were previously filed by the governing body of the city or county and were in effect as of September 30, 2025." (Emphasis added.) The California Building Standards Commission ("CBSC") has interpreted this amendment to apply to "local amendment[s] applicable to residential units being carried forward from a previously filed ordinance (i.e., an ordinance amending the 2022 edition of Title 24) with no material change in regulatory effect to the existing standards."

There are also carve outs for administrative changes—but only if they "exclusively result" in the following:

a) Reductions in time for a local agency to issue a post-entitlement permit.

b) Alterations to a local agency's post-entitlement fee schedule.

c) Modernization of, or adoption of, new permitting platforms and software utilized by the local agency.

d) Reductions in cost of internal operation for a local agency.

e) Establishment, alteration, or removal of local programs related to enforcement of building code violations or complaints alleging building code violations.

A City Council Policy is an administrative governance action — not a building code amendment — and is not subject to AB 130. Some options for policies the Council could adopt include the following:

- **Option A** — Retain the current MMC standard. No change required. Council retains discretion to weigh professional background during application review and interviews. Consistent with comparable jurisdictions, including Newport Beach, Hermosa Beach, and Santa Barbara, all of which use the same broad standard.

- **Option B** — Adopt a City Council Policy establishing preferred disciplines and expertise. A Council Policy is an administrative document — not a building code amendment — and is not subject to AB 130. The Policy would guide but not legally restrict the Council's appointment authority, consistent with the current MMC standard. Recruitment can proceed immediately under the MMC standard while the Policy formalizes the Council's discipline preferences.

- **Option C** — Initiate an amendment to MMC Section 15.04.050 to codify specific discipline and experience requirements. This is a legislative action requiring public notice, hearing, and ordinance adoption. As discussed above, based on current staff analysis, this approach appears subject to the AB 130 residential building code moratorium through June 1, 2031.

D. Professional Disciplines and Expertise — Objective Overview

The following overview identifies the professional disciplines most aligned with the Building Board of Appeals' statutory functions. This information is provided objectively for Council consideration in evaluating qualification preferences. No recommendation is made as to the best composition of disciplines/backgrounds/experience.

Discipline	Alignment with BBoA Functions	Example Credentials
Building Code / Building Official	Core function: evaluating whether a Building Official decision correctly applied the adopted code. Direct code expertise enables accurate, legally defensible appellate review on any appeal type.	ICC Certified Building Official (CBO); ICC Certified Plans Examiner; CALBO member; California-licensed Building Official with active

		experience
Structural Engineering	Structural appeals are among the most technically demanding: foundation disputes, retaining wall design, seismic design, hillside structural systems. Malibu's terrain makes structural appeals frequent and consequential.	California PE (Civil) or SE (Structural); SEAOC member; minimum 5 years residential or hillside structural design relevant to Malibu conditions
Geotechnical Engineering	Malibu's geology — landslide zones, expansive soils, coastal bluff, steep hillsides — means geotechnical standards are regularly at issue in Building Official determinations on foundations, grading, and site stability.	California PE (Geotechnical or Civil with geotech experience); minimum 5 years practice in hillside or coastal Southern California
Architecture	Alternate materials and methods determinations, assembly equivalency evaluations, and code interpretation appeals frequently require architectural design judgment about material performance and code intent.	California-licensed Architect (AIA); minimum 5 years residential or WUI construction experience; Malibu or coastal project experience preferred
General Contracting	Practical knowledge of how materials and methods actually perform in the field informs equivalency evaluations. A contractor on the board evaluates whether an alternate method is achievable in practice, not just on paper.	California CSLB Class B General Contractor; active or recent experience with code-compliant construction in Malibu or WUI/coastal environments; Chapter 7A wildfire construction knowledge preferred
Construction Law	The board conducts quasi-judicial proceedings: evaluating evidence, applying a legal standard, and producing a written decision subject to judicial review. Legal expertise supports procedural integrity and protects the City.	California-licensed attorney; active practice in construction law, building code, administrative law, or land use; quasi-judicial proceeding experience preferred
Fire Protection Engineering	Post-fire WUI rebuilds raise fire-resistance questions: assembly equivalency, sprinkler system design, Chapter 7A compliance, and alternate fire-resistant materials. This expertise directly	California PE (Fire Protection); NICET-certified fire protection engineer; California CSLB C-16 licensed fire protection contractor

	supports the Board's equivalency determination authority.	

A multi-disciplinary board brings complementary expertise to each appeal. A structural dispute benefits from both an engineer who evaluates the calculations and the building official who evaluates the code application. An alternate materials request benefits from an architect who assesses equivalency and a contractor who evaluates practical buildability. Diverse expertise supports more complete deliberation, reduces the risk of single-perspective error, and produces written decisions with stronger legal defensibility. The Board's authority is specifically designed to complement — not replace — the Building Official; a board composed of professionals across multiple disciplines reflects that complementary role most effectively.

E. Geographic Eligibility — Residency or Malibu Practice

The current MMC standard imposes no residency requirement. Members need only be qualified by experience and training and must not be City employees. Given Malibu's population of approximately 12,000 and the specialized disciplines appropriate for this Board, the Council may wish to consider the following options:

- No geographic requirement (current standard) — the broadest applicant pool. Appropriate for a technical board whose function is expert code review rather than community representation. Newport Beach and Hermosa Beach impose no residency requirement on their boards of appeals. This approach maximizes access to qualified professionals regardless of where they live.

- City of Malibu residency required — limits the applicant pool to City residents. Given Malibu's small population and the specialized disciplines appropriate for this Board, this restriction may significantly reduce the number of qualified applicants available across all needed disciplines simultaneously.

- Malibu professional practice — 10-year minimum preferred — applicants need not reside in Malibu but have worked or practiced professionally within the City for a minimum of ten (10) years. This approach connects Board members to Malibu's specific regulatory environment — its geology, coastal conditions, WUI characteristics, Local Coastal Program, and permitting history — without restricting the applicant pool to residents only. It ensures that Board members have first-hand experience with the types of projects and disputes that arise in Malibu specifically. This option is not currently codified in any comparable jurisdiction reviewed and would represent a Malibu-specific standard.

F. Jurisdiction Comparison — Qualification Standards

The following table, consistent with the comparison presented in the May 11, 2026 Staff Report, provides reference for Council consideration:

Jurisdiction	Members	Code-Required Qualifications	Terms
Los Angeles County (Title 26 §105.1.1)	5	1 practicing architect; 1 licensed general contractor; 1 attorney; 2 structural engineers — each with minimum 10 years of experience. Members compensated per meeting attended.	At pleasure of Board of Supervisors
City of South Pasadena (Ch. 9 §105.1)	5	1 practicing architect; 1 competent builder; 1 attorney; 2 civil or structural engineers — each with minimum 10 years of experience.	At pleasure of City Council
City of Santa Barbara (SBMC §15)	Up to 7	Qualified by experience and training. Hears both building code and fire code appeals. Minimum 2 members with disabilities required for accessibility appeals. Established 1983; active meeting schedule.	4-year terms
City of Newport Beach (NBMC §15.80.010)	7	Qualified by experience and training in building construction, building service equipment, fire protection and fire protection equipment. Building Official and Fire Marshal serve as non-voting ex-officio members. No City employees may serve.	4-year staggered terms
City of Hermosa Beach (HBMC §15.04.020)	5	Qualified by experience and training to pass upon matters pertaining to building construction. No residency requirement. Building Official serves as ex-officio non-voting member.	No term limit; at pleasure of City Council
City of Malibu — Current (MMC §15.04.050)	5	Qualified by experience and training to pass upon matters pertaining to building construction. No specific professional license, discipline, or years of experience required. Members must not be City officers or employees.	Indefinite; at pleasure of City Council

Staff notes that jurisdictions with the most specific qualification requirements — LA County and South Pasadena — mirror the disciplines most directly relevant to the Board's core functions: structural engineering (appeals involving structural systems), architecture (alternate materials and construction methods), general contracting (practical code application), and law (procedural and interpretive matters). Council may wish to consider whether Malibu's ongoing fire rebuild workload, which generates precisely these types of technical disputes, warrants adopting a more specific standard.

G. Proposed Recruitment Process

The Member Application will be consistent with the City's standard board and commission application form and will additionally request: (1) the applicant's professional license number and issuing authority, if applicable; (2) a brief description of the applicant's experience with California building codes, construction, or related technical disciplines; and (3) a statement of interest describing how the applicant's background relates to the Board's statutory functions.

Outreach will be directed to professional associations, including the American Institute of Architects (AIA Los Angeles / Channel Islands), the Structural Engineers Association of California (SEAOC), the California Building Officials Association (CALBO), the California Contractors State License Board, and the Los Angeles County Bar Association Construction Law Section, in addition to the City's standard public notice channels.

H. Recruitment and Appointment Requirements

All recruitment and appointment activities shall be conducted consistent with City policies and applicable laws. The following requirements apply:

- Individuals may serve on only one City board, commission, or committee at any given time;
- No compensation is paid for service on any City board, commission, or committee;
- Active City Councilmembers may not be appointed as a member of any City board, commission, or committee;
- Members are appointed by the City Council and serve at its pleasure; and
- Vacancies shall be publicly advertised and a minimum application period observed prior to appointment.

Note on Existing Members: Current members were originally appointed in 1997 and reaffirmed by City Council on February 10, 2025. Nothing in this recruitment precludes existing members from reapplying through the open recruitment process. The City Council retains full authority to retain, replace, or supplement existing membership upon conclusion of the recruitment period. Any changes to membership will be made by City Council action.

SUMMARY

The Building Board of Appeals is a code-required appellate body whose role is particularly relevant in the context of the City's ongoing fire rebuild effort. At its May 11, 2026 meeting, the City Council directed staff to return with a follow-up item to address the Board's recruitment and qualification standards. Staff recommends authorizing an

open public recruitment, directing outreach to qualified building construction professionals, and providing direction on whether to initiate a concurrent amendment to MMC Section 15.04.050 to codify more specific discipline and experience requirements.

Reconstituting the Board with actively practicing, professionally qualified members ensures that when an appeal is filed — by a property owner, licensed design professional, or contractor — the Board is prepared to convene promptly and resolve the matter based on expert technical review consistent with the adopted California Building Code.

ATTACHMENTS

1. Malibu Municipal Code Section 15.04.050(A) (Building Board of Appeals)
2. Council Policy No. 48 — Opportunity to Serve (adopted February 25, 2013)
3. California Building Code Sections 1.8.8.1 and 1.8.8.3 (State Mandate) and County of Los Angeles Building Code Section 105.1.2

BUILDING BOARD OF APPEALS
MALIBU MUNICIPAL CODE SECTIONS

MMC Section 15.04.020 - Definitions.
"Board of appeals" means the board of appeals established by Section 105 of the Malibu building code.

MMC 15.04.050 - Amendments to Building Code
Notwithstanding the provisions of Section 15.04.010 of this chapter, Title 26 of the Los Angeles County Code is hereby amended to read as follows:

A. Section 105.1.1 is hereby amended to read as follows:

105.1.1 General. Unless otherwise provided for below, in order to conduct the hearings provided for in this code and also to determine the suitability of alternate materials and types of construction and to provide for reasonable interpretations of the provisions of this code, there shall be a building board of appeals consisting of five members who are qualified by experience and training to pass upon matters pertaining to building construction. The building official shall be an *ex officio*-member and shall act as secretary to the board. The members of the building board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The building board of appeals shall adopt reasonable rules and regulations for conducting its investigations. The board shall establish that the approval for alternate materials and the modifications granted for individual cases are in conformity with the intent and purpose of this code and that such alternate material, modification or method of work offered is at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability, safety and sanitation and does not lessen any fire-protection requirements or any degree of structural integrity. The building board of appeals shall document all decisions and findings in writing to the building official with a duplicate copy to the applicant, and the board may recommend to the City Council such new legislation as is consistent therewith.

Attachment 1

City of Malibu

City Council Policy

Policy #48

Title: Opportunity to Serve

Purpose: To give all residents the opportunity to serve the community through active participation on the City's commissions, committees and boards.

Policy Statement:

When making appointments to any of the City's commissions, committees and boards, the City Council shall allow as many residents as possible the opportunity to serve by limiting an individual's service to one commission, committee or board at a time.

Implementation:

Members of the City Council make appointments for individuals to serve the Malibu community through participation on the City's commissions, committees and boards. Term of service for each appointment is determined by the Malibu Municipal Code or City Council Resolution that created and established each advisory body.

In order to give all residents the opportunity to serve, an individual shall be limited to serving on only one commission, committee or board at a time. Should a Councilmember wish to appoint an individual who is currently serving as a member of another commission, committee or board, that individual would be required to resign their current position prior to being considered for the new appointment.

Date Adopted:

February 25, 2013

Board of Appeals

California Building Code Section 1.8.8 Appeals Board

Section 1.8.8 Appeals Board
California Building Code 2025 (Vol 1 & 2) > Chapter 1 Administration > Section 1.8 Department of Housing and Community Development > Section 1.8.8 Appeals Board

1.8.8.1 General
Every city, county, or city and county shall establish a process to hear and decide appeals of orders, decisions and determinations made by the enforcing agency relative to the application and interpretation of this code and other regulations governing construction, use, maintenance and change of occupancy. The governing body of any city, county, or city and county may establish a local appeals board and a housing appeals board to serve this purpose. Members of the appeals board(s) shall not be employees of the enforcing agency and shall be knowledgeable in the applicable building codes, regulations and ordinances as determined by the governing body of the city, county, or city and county.

Where no such appeals boards or agencies have been established, the governing body of the city, county, or city and county shall serve as the local appeals board or housing appeals board as specified in California Health and Safety Code Sections 17920.5 and 17920.6.

1.8.8.2 Definitions
The following terms shall for the purposes of this section have the meaning shown.

Housing Appeals Board
The board or agency of a city, county, or city and county which is authorized by the governing body of the city, county, or city and county to hear appeals regarding the requirements of the city, county, or city and county relating to the use, maintenance and change of occupancy of buildings and structures, including requirements governing alteration, additions, repair, demolition and moving. In any area in which there is no such board or agency, "Housing appeals board" means the local appeals board having jurisdiction over the area.

Local Appeals Board
The board or agency of a city, county, or city and county which is authorized by the governing body of the city, county, or city and county to hear appeals regarding the building requirements of the city, county, or city and county. In any area in which there is no such board or agency, "Local appeals board" means the governing body of the city, county, or city and county having jurisdiction over the area.

1.8.8.3 Appeals
Except as otherwise provided in law, any person, firm or corporation adversely affected by a decision, order or determination by a city, county, or city and county relating to the application of building standards published in the California Building Standards Code, or any other applicable rule or regulation adopted by the Department of Housing and Community Development, or any lawfully enacted ordinance by a city, county, or city and county, may appeal the issue for resolution to the local appeals board or housing appeals board as appropriate.

The local appeals board shall hear appeals relating to new building construction and the housing appeals board shall hear appeals relating to existing buildings.

105.1.2 Scope of Authority

Except as provided below, the Building Board of Appeals shall have the authority to hear appeals regarding any action of the Building Official, including actions taken by the Building Official in connection with Section 104.2.7 or Section 104.2.8. The Building Board of Appeals shall also be authorized to recommend to the Board of Supervisors such new legislation as it deems appropriate.

The Building Board of Appeals shall have no authority relative to interpretation of the administrative portions of this Code, other than Section 102, nor shall the Board be empowered to waive requirements of this Code. The Building Board of Appeals shall document all decisions and findings in writing to the Building Official with a duplicate copy to the applicant.

City Council Meeting
06-08-26
Item 7.A.

Council Agenda Report

To: Mayor Silverstein and the Honorable Members of the City Council

Prepared by: Tatiana Holden, Assistant Public Works Director/City Engineer

Approved by: Joseph D. Irvin, City Manager

Date prepared: May 19, 2026 Meeting date: June 8, 2026

Subject: Civic Center Water Treatment Facility Phase 2 Update

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RECOMMENDED ACTION: Receive an update on the Civic Center Water Treatment Facility (CCWTF) Phase 2 project.

FISCAL IMPACT: Funding for this project's original design and engineering was included in previous fiscal years through a funding agreement with HRL Laboratories. The HRL agreement is fully encumbered. However, additional costs will be necessary to modify the design based on the revised Septic Prohibition Map. Staff will bring a funding recommendation to Council after the Memorandum of Understanding (MOU) between the City and the Regional Water Quality Control Board is approved and executed by all parties.

STRATEGIC PRIORITY: This item supports the City's 2025-2028 Strategic Plan. Goal 3: Advanced Infrastructure Resilience.

DISCUSSION: Under a Regional Water Quality Control Board resolution, Malibu must transition properties in the Civic Center area from onsite wastewater disposal system to a sewer system to improve the water quality in the Malibu Lagoon. The City completed Phase 1 of the sewer project in 2018 and subsequently undertook design efforts for Phase 2, which was originally supposed to be completed by 2024.

During Phase 2 design, sensitive cultural resources were identified in the Serra Retreat neighborhood, requiring changes to the proposed pipeline alignment, implementation boundaries, and schedule. The proposed 2026 MOU revision updates the implementation map, establishes interim requirements for Serra Retreat properties and extends the implementation schedule for Phase 2 and 3.

The 2026 MOU revision also corrects the Phase 3 triggering language. A prior draft would have required Phase 3 properties to connect to the CCWTF if water quality improvement targets were not achieved after completion of Phases 1 and 2. That language was inconsistent with the previously approved MOU framework and did not need to be revised based upon the necessary changes resulting from the discovery of the sensitive cultural resources.

Under the prior MOU framework, Phase 3 is required only if water quality monitoring shows that implementation of Phases 1 and 2 resulted in the bacteria and nitrogen reductions identified in the MOU. If those reductions are achieved, Phase 3 would proceed, except for any properties that the Regional Board concludes, and the City demonstrates, do not contribute to bacteria or nutrient impacts to Malibu Creek and Malibu Lagoon.

If the required water quality improvements are not achieved after Phases 1 and 2, then Phase 3 will not be required to be implemented. In that circumstance, the lack of improvement would support the conclusion that the remaining Phase 3 septic systems are not causing or contributing to the water quality issue being addressed by the prohibition.

Background

On November 5, 2009, the Regional Water Quality Control Board (Regional Board) approved a resolution prohibiting the use of septic systems in the Malibu Civic Center Area. On September 21, 2010, the State Water Resources Control Board (State Board) approved the action taken by the Regional Board, thereby amending the State Basin Plan that included the septic prohibition. The State Basin Plan established certain dates by which properties in the Civic Center area were required to cease discharge and provided for a municipally owned wastewater treatment facility to be constructed. All properties within the Civic Center area were to be connected to the wastewater treatment facility.

In 2011, the City, Regional Board, and State Board entered into a Memorandum of Understanding (MOU) regarding phased implementation of the Basin Plan Amendment. The MOU established three implementation phases, including deadlines for connection to the Civic Center Water Treatment Facility and related monitoring and reporting requirements.

The MOU has been revised several times to update the implementation schedules and requirements for the three phases. Phase 1 was completed in 2018. The 2017 MOU revision required Phase 2 properties to be connected to the CCWTF by November 5, 2024, and provided that Phase 3 would be evaluated after completion of Phases 1 and 2 and review of water quality monitoring results.

On September 29, 2025, staff presented the Council with Amendment No. 4 updating the implementation schedule and connection date to CCWTF for all properties within the Phase 2 boundary. During the meeting, the changes to the MOU proposed by the

Regional Board for implementation of Phase 3 of the project were discussed. Specifically, ***Section C. Phase 3., Subsection 2. Next Steps if Reduction Targets are Not Met*** of the MOU changed the Phase 3 triggering criteria.

The 2017 revision of the MOU stipulated that all properties within the Phase 2 boundary shall be connected to the CCWTF by November 5, 2024. The MOU also included a potential Phase 3, which would be evaluated after completion of Phases 1 and 2 and review of water quality monitoring results. Under that framework, Phase 3 would proceed only if water quality monitoring showed that implementation of Phases 1 and 2 resulted in the bacteria and nitrogen reductions identified in the MOU, except for any properties that the Regional Board concludes, and the City demonstrates, do not contribute to bacteria or nutrient impacts to Malibu Creek and Malibu Lagoon.

Phase 3 implementation is dependent upon whether water quality improvement targets are achieved following completion of Phases 1 and 2. The 2025 draft amendment modified the Phase 3 triggering criteria by requiring Phase 3 properties to connect to the CCWTF if the required reductions in bacteria and nitrogen were not achieved after Phases 1 and 2. That language was inconsistent with the previously approved MOU framework. The 2026 draft amendment corrects the Phase 3 triggering criteria by restoring the prior approach: if the required water quality improvements are achieved, Phase 3 would proceed, except for properties demonstrated not to contribute to bacteria or nutrient impacts; if the required improvements are not achieved, Phase 3 would not be required to proceed.

The project history and next steps are described below.

<u>CCWTF Phase 1</u>

Design was completed in June 2015, and construction was finished in September 2018. All Phase 1 properties were connected to the CCWTF before the MOU deadline of September 30, 2018. Phase 1 included the construction of the new CCWTF wastewater treatment facility and 32,000 linear feet of wastewater and recycled water lines. Phase 1 also included the construction of 2 wastewater pump stations, Bluffs Park, and Legacy Park and 2 injection wells on Malibu Road.

Civic Center Phase 1



CCWTF Treatment Process

The CCWTF uses a Membrane Bioreactor (MBR) system to process wastewater. The MBR treatment process has a smaller footprint than conventional wastewater treatment systems and produces high-quality effluent capable of meeting the Regional Board's stringent water quality requirements. The system also allows for future expansion, configuration flexibility, and reliable operation.

The treatment process includes ultraviolet (UV) disinfection, which allows treated wastewater to be used as recycled water. Treated and disinfected wastewater is conveyed to the recycled water distribution system for irrigation use by property owners within the prohibition zones.

CCWTF Phase 2 Design

Shortly after the completion of the CCWTF Phase 1, the City started the design process of Phase 2. On April 8, 2019, the City entered into an agreement with HRL to provide funding for the design and engineering assessment of the CCWTF Phase 2. The agreement provides for HRL to fund the project design and the development of an assessment district and then be reimbursed after an assessment district for Phase 2 is formed and bonds are issued. If formation of an assessment district for Phase 2 is not successful, the agreement provides that HRL will have the opportunity to form its own

assessment district and either apply the funds provided as a credit or be reimbursed by the City for costs incurred on the design for the entire Phase 2 project.

On August 12, 2019, Council approved a professional services agreement with Woodard & Curran for engineering design of CCWTF Phase 2. Woodard & Curran designed the facility upgrades necessary to accommodate additional wastewater flow from Phase 2 properties, including expansion of the existing bioreactor structure, installation of new membrane and disinfection units, and additional mechanical and electrical equipment. Woodard & Curran also designed the wastewater collection and recycled water system expansion, including extensions to portions of the Serra Retreat neighborhood, Malibu Colony, condominiums on Civic Center Way, and HRL Laboratories. That design was substantially completed but must be modified based on the revised implementation boundaries and the need to avoid sensitive cultural resources in the Serra Retreat neighborhood.

CCWTF Phase 2 Environmental Impact Report

On January 12, 2015, the Council certified the Environmental Impact Report (EIR), which provided project-level analysis for Phase 1 and programmatic-level analysis for Phases 2 and 3. A project-level CEQA analysis for Phase 2 was later completed, and an addendum to the certified CEQA document was prepared. On February 1, 2021, the Planning Commission approved the addendum.

Because it has not yet been determined whether Phase 3 will be required, no additional CEQA documentation has been prepared for that phase. If Phase 3 is required, additional CEQA analysis will be conducted. The revised Phase 2 implementation boundaries and design changes may also require additional CEQA review or an amendment to the project's Coastal Development Permit.

CCWTF Phase 2 Funding

In December 2020, the City submitted a project application to the State Water Board for financial assistance under the Clean Water State Revolving Fund Program (SRF). On May 3, 2021, the City was notified that the CCWTF Phase 2 was included on the State Water Board's funding list under the CWSRF program.

SRF provides agencies with low-interest rate loans for wastewater projects. The SRF program has financing terms for up to 30 years, no funding limits and the repayment begins one year after the completion of construction. The City previously used this SRF financial assistance and State grants to finance Phase 1.

Shortly after the City was notified that the CCWTF Phase 2 project was eligible for SRF funding, the State Water Board began the project environmental review. The State Water Board reviewed the City's EIR documents and a Historic Properties Identification Report (HPIR). During this review, the State Water Board determined that additional cultural

resources soil investigations were needed within the project limits. In July 2022, the City discovered additional cultural resources along the proposed wastewater alignment in the Serra Retreat neighborhood.

Modification of Phase 2

The cultural resource discovery in the Serra Retreat neighborhood resulted in a substantial delay in the Phase 2 design and implementation. Staff conducted several meetings with the Regional Board about the proposed wastewater collection system and recycled water system alignment and installation. Based upon the type of cultural resource findings located in the Serra Retreat neighborhood, the City and the Regional Board agreed that the project cannot proceed as designed with the installation of a new pipeline within the Serra Retreat neighborhood.

Because construction of a new wastewater collection line through Serra Retreat should be avoided due to sensitive cultural resources, the proposed MOU amendment includes a separate process for Serra Retreat properties. Under this process, the City would conduct a feasibility study to evaluate alternative methods for reducing nitrogen and bacteria loading from those properties without constructing the previously proposed wastewater collection line through the cultural resource area.

The feasibility study would evaluate alternatives such as advanced onsite wastewater treatment systems, packaged treatment plants, or other methods that would allow Serra Retreat properties to meet applicable water quality objectives. After the study is completed, the City would implement the study recommendations, and affected property owners would be required to install or connect to the recommended treatment measures by the deadlines established in the MOU.

In November 2024, the Regional Board and State Water Board developed a proposed modification to the MOU with revised implementation deadlines. The MOU modification was anticipated to be approved by both boards before returning to the City for final approval. However, the Franklin Fire on December 9, 2024, and the Palisades Fire on January 7, 2025, further delayed the MOU modification process.

Over the last several months, City staff and Regional Board staff further refined the proposed MOU. The proposed revisions to CCWTF Phases 2 and 3 include the following:

- Properties along Malibu Road that were included in Phase 3 will be moved into Phase 2.
- Phase 3 (see Attachment 1 - Revised Malibu Prohibition Map) is to be comprised of Phase 3 – Area I, Phase 3 – Area II and Phase 3 - Serra Retreat.
- City shall conduct a Serra Retreat feasibility study to evaluate wastewater treatment alternatives to reduce nitrogen and bacteria loading, such as advanced onsite wastewater treatment systems, packaged treatment plants or other methods.

The proposed revisions do not significantly increase the amount of wastewater flow for Phase 2.

MOU Amendment No. 4

Based upon the proposed revisions to Phase 2, MOU Amendment No. 4 would modify the following deadlines:

- **July 23, 2026** – Regional Board consideration of Amendment No. 4
- **August 24, 2026** – Amendment No. 4 to be brought to City Council for approval
- **April 19, 2028** - Complete the redesign of Phase 2, addendum to the EIR and amendment to the project's Coastal Development Permit
- **August 16, 2028** – Complete Serra Retreat feasibility study
- **October 23, 2028** – Complete formation of Phase 2 assessment district
- **March 23, 2029** – Begin construction
- **June 16, 2030** – Completion of construction
- **September 6, 2030** – Complete Serra Retreat interim measures
- **March 23, 2031** – Complete Phase 2, including successful startup and connection of private wastewater laterals to the CCWTF
- **March 23, 2031 – March 23, 2032** – Water quality testing and reporting
- **March 22, 2035** – Phase 3 completion (if necessary)

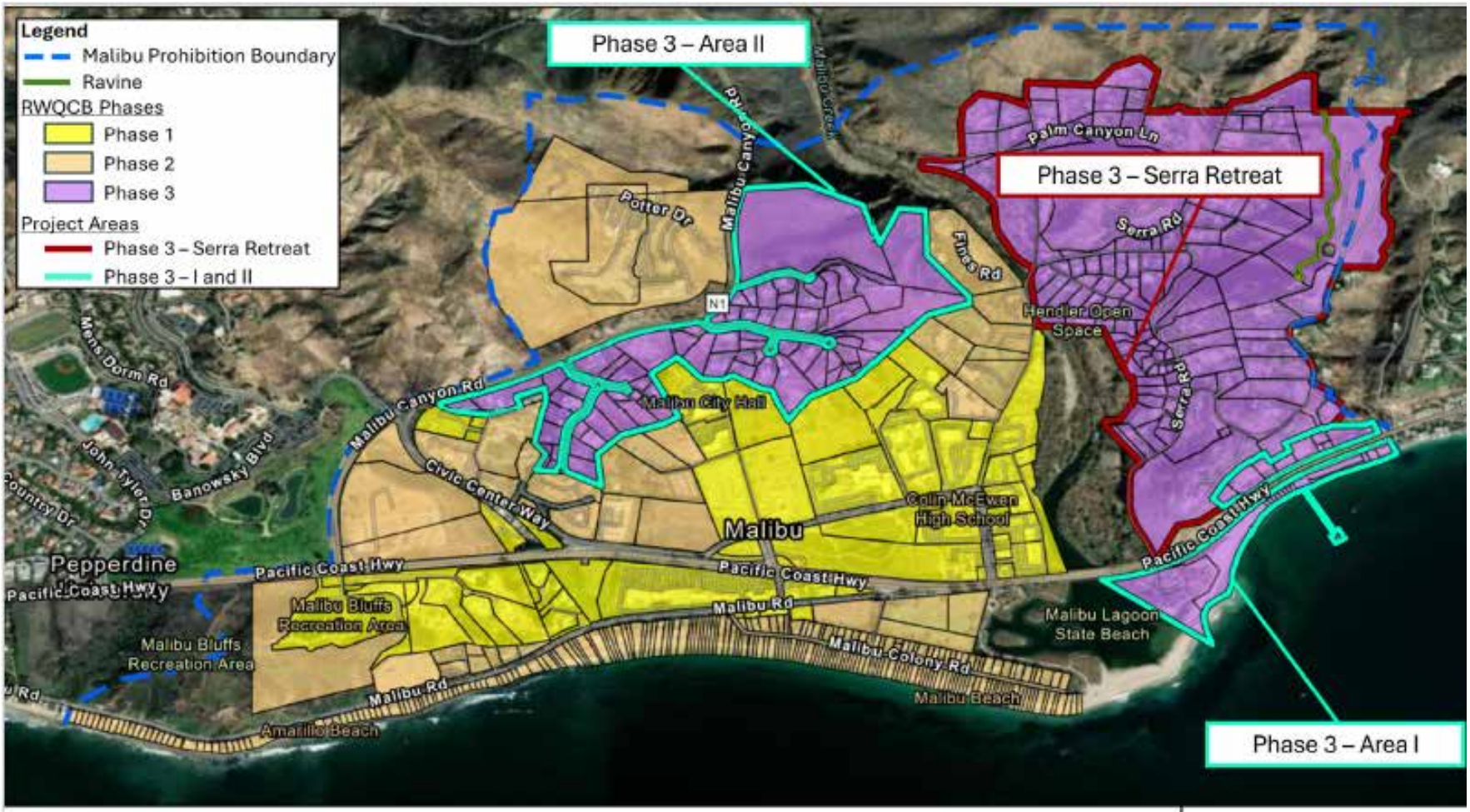
Next Steps

The Regional Board has scheduled this item for a public hearing date on July 23, 2026. If the Regional Board approves this MOU, staff will bring MOU Amendment No. 4 to Council for final approval. Additional funding will be required to modify the design based upon Phase 2 revisions. That request will be brought to Council's attention when MOU Amendment No. 4 is brought to Council.

ATTACHMENTS:

1. Malibu Prohibition Phased Map
2. Tentative Revised 2026 MOU (MOU Amendment No. 4)
3. Implementation Schedule

Attachment 1



Malibu Prohibition Phased Map

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2026

Attachment 2

TENTATIVE REVISED 2026 MOU

MEMORANDUM OF UNDERSTANDING

(REVISED ON DECEMBER 4, 2014, FEBRUARY 2, 2017, NOVEMBER 5, 2021, AND July 23, 2026)

BETWEEN THE CITY OF MALIBU

AND

THE REGIONAL WATER QUALITY CONTROL BOARD, LOS ANGELES REGION

AND THE STATE WATER RESOURCES CONTROL BOARD

REGARDING

PHASED IMPLEMENTATION OF BASIN PLAN AMENDMENT PROHIBITING ON-SITE WASTEWATER DISPOSAL SYSTEMS

IN THE MALIBU CIVIC CENTER AREA

MEMORANDUM OF UNDERSTANDING

REGARDING PHASED IMPLEMENTATION OF BASIN PLAN AMENDMENT PROHIBITING ONSITE WASTEWATER DISPOSAL SYSTEMS IN THE MALIBU CIVIC CENTER AREA

This Memorandum of Understanding (MOU) supersedes the MOU originally signed in August 2011 and revised most recently in November 2021, and is entered into by and between the CITY OF MALIBU (City) on the one hand and the REGIONAL WATER QUALITY CONTROL BOARD, LOS ANGELES REGION, and the STATE WATER RESOURCES CONTROL BOARD on the other hand (together the Water Boards), collectively referred to herein as the "Parties" or individually as "Party."

WHEREAS, On November 5, 2009, over the City's objections, the Regional Water Quality Control Board, Los Angeles Region (Los Angeles Water Board) adopted Resolution R4-2009- 007 approving an amendment to Chapter IV of the Water Quality Control Plan for the Coastal Watersheds of Los Angeles and Ventura Counties (Basin Plan), to prohibit on-site wastewater disposal systems (OWDSs) in the Malibu Civic Center Area, as defined in Resolution R4-2009-007, (Basin Plan Amendment).

WHEREAS, On September 21, 2010, over the City's objections, the State Water Resources Control Board (State Water Board) adopted Resolution No. 2010-0045 approving the Basin Plan Amendment.

WHEREAS, On December 23, 2010, the Office of Administrative Law approved the regulatory provisions of the Basin Plan Amendment, the final step for the amendment to take effect.

WHEREAS, On August 19, 2011, the Parties entered into an MOU (2011 MOU) to memorialize the Parties' agreement to coordinate in the implementation of a wastewater treatment plan for the Malibu Civic Center Area, as defined in the Basin Plan Amendment, that employs both a plan and schedule to construct one or more centralized wastewater treatment facilities (Facility) in phases in the Malibu Civic Center Area and a comprehensive regulatory program with respect to OWDSs.

WHEREAS, the Basin Plan Amendment prohibits all new OWDSs in the Malibu Civic Center Area and prohibits the discharge from existing OWDSs based on a phased schedule to cease discharges from Phase One systems by November 5, 2015, and Phase Two systems by November 5, 2019. The Basin Plan Amendment does not prevent repairs, maintenance, and upgrades to existing OWDSs, provided that they do not expand the capacity of the systems or increase flows of wastewater.

WHEREAS, in October 2010, the City and the Water Boards entered into a tolling agreement by which they agreed to extend the time within which the City must bring an action against the Water Boards challenging their actions to approve the Basin Plan Amendment, which expired in October 2011. The purpose of the tolling

agreement was to afford the parties an opportunity to reach agreement on a phased implementation boundaries and other matters related to the substance of Basin Plan Amendment. This MOU extends the tolling agreement while the MOU is in effect.

WHEREAS, On December 4, 2014, the MOU was subsequently revised (2014 MOU) to provide additional time to complete Phase One by June 30, 2017, and Phase Two by November 5, 2022.

WHEREAS, On February 2, 2017, the 2014 MOU was subsequently revised (2017 MOU) to extend the Phase One competition date from June 30, 2017, to September 30, 2018, and Phase Two completion date from November 5, 2022, to November 5, 2024.

WHEREAS, On November 5, 2021, the 2017 MOU was subsequently revised (2021 MOU) to extend the completion date of formation of an assessment district within Malibu Civic Center Area in Phase Two from November 5, 2021, to June 30, 2022, because the City required additional time to seek and obtain state and federal grants and other funding sources. The 2021 MOU did not extend the final completion date of November 5, 2024, for Phase Two.

WHEREAS, a significant Native American cultural resource was discovered in the Malibu Civic Center Area in 2022 and 2023, requiring redrawing of the Phase Two and Phase Three boundaries to avoid disruption to the resource; redesigning the Phase Two wastewater collection, transmission, and treatment system; and changing the schedule for completing the Phase Two tasks.

WHEREAS, the Parties have reached an agreement to revise the boundaries of Phase Two and Phase Three as depicted in the Phased Implementation Boundary Map in Exhibit A to this MOU, and to extend the Phase Two completion date from November 5, 2024, to March 23, 2031, and Phase Three from November 5, 2028, to March 22, 2035, and wish to memorialize the agreement in this MOU.

WHEREAS, the Parties have provided interested persons with an opportunity to comment on the MOU and have considered those comments prior to execution of the MOU by the Parties.

NOW, THEREFORE, the Parties do hereby agree as follows:

ARTICLE I - Purpose and Effect of MOU

A. **Purpose of MOU:** The purpose of this MOU is to further the objectives of the Porter-Cologne Water Quality Control Act and to memorialize the Parties' agreement to coordinate in the implementation of a wastewater treatment plan (as detailed below) in the Malibu Civic Center Area, as defined in the Basin Plan Amendment, that employs both a plan and schedule to construct one or more state-of-the-art centralized wastewater treatment facilities in the Malibu

Civic Center Area and a comprehensive regulatory program with respect to OWDSs.

B. **Effect of MOU:** The Parties agree to implement the prohibitions established in the Basin Plan Amendment in the manner set forth in this MOU. As long as the City is in compliance with the schedule set forth in this MOU, the Los Angeles Water Board will not amend the Basin Plan Amendment inconsistent with this MOU. The Parties agree to maintain a tolling agreement as long as this MOU remains in effect.

C. **Authority to Enter into MOU:** The City has authority to enter into this MOU, which is within the scope of its police powers. The Water Boards have authority to enter into this MOU pursuant to California Water Code section 13225, subsections (a), (b), and (j).

ARTICLE II - **Responsibilities of City**

The City shall implement a wastewater treatment plan (Plan) in the Malibu Civic Center Area consisting of the following phases.

A. **Phase One:** By **September 30, 2018,** for the wastewater discharge of those properties within the boundaries of the yellow area shown on the map of the Malibu Civic Center Area attached hereto as Exhibit A and incorporated herein by this reference (Boundary Map), the City shall design and construct a central Wastewater Treatment Facility. In order to fund the construction of the Wastewater Treatment Facility, it is necessary that an assessment district be approved and formed in accordance with all applicable laws, including but not limited to Prop 218, which includes the property owners served by Phase One. Once approved, all property owners within the approved assessment district are required to connect to the Wastewater Treatment Facility. The City's Wastewater Treatment Facility may consider the use of deep well for groundwater injections without reverse osmosis as a method of dispersal of effluent from the Wastewater Treatment Facility. The City must obtain Waste Discharge Requirements (WDRs), for the Wastewater Treatment Facility, and all water must be treated to meet or exceed the requirements of applicable laws, regulations, and policy, including the Porter-Cologne Water Quality Control Act, the federal Clean Water Act, the Basin Plan, standards for advanced wastewater treatment set forth in Title 22 California Code of Regulations, Division 4, and total nitrogen of 10 mg/L. The City shall work in coordination with the Los Angeles Water Board and shall comply with the following deadlines to complete Phase One of the Plan.

1. By **September 30, 2011,** submit a schedule and list of public outreach meetings and materials developed to inform the public about the development of a wastewater treatment facility.

2. By **December 31, 2011,** complete and submit to the Los Angeles Water Board a recycle/reuse/storage study which shall identify the potential location and options to maximize the reuse of the Title 22 effluent, including the evaluation of the use of storage infrastructure. The study shall provide recommended water recycling goals and storage volume targets.

3. By **June 30, 2012,** complete and submit to the Los Angeles Water Board a conceptual groundwater injection plan that is based on field testing and modeling.

4. By **March 31, 2015,** complete and submit the certified Environmental Impact Report for the project in compliance with the California Environmental Quality Act (CEQA).

5. By **June 30, 2015,** complete and submit the design for the Wastewater Treatment Facility, which shall include the facility layout, electrical and pumping requirements, sewer line plans and profiles, disposal well design. Also submit to the Los Angeles Water Board a complete report of waste discharge pursuant to the California Water Code.

6. By **September 30, 2015,** complete the formation of an assessment district for all properties within the Malibu Civic Center Area Phase One and provide that information to the Water Board.

7. By **September 30, 2015,** complete a plan to obtain all funding and property necessary to complete the Phase One project.

8. By **October 30, 2015,** complete and release a Bid Package for construction of the Phase One Wastewater Treatment Facility.

9. By **December 31, 2015,** complete contractor selection and initiate construction of the Phase One Wastewater Treatment Facility.

10. By **September 30, 2018,** complete the Phase One project, including successful startup of the Phase One Wastewater Treatment Facility and the connection of all properties within the Phase One boundaries to the Wastewater Treatment Facility. The City is required to operate the Facility in compliance with the WDRs.

B. **Phase Two:** By **March 23, 2031,** the City shall require all those developed properties, within the beige-colored area shown on the attached Phases Two and Three Implementation Boundary Map (Exhibit A), to be connected to the centralized Wastewater Treatment Facility. The Facility shall be the same Facility as described in Phase One and subject to waste discharge requirements issued by the Los Angeles Water Board. In order to fund the

construction of the Wastewater Treatment Facility improvements and connections thereto, it is necessary that an assessment district be approved and formed in accordance with all applicable laws, including but not limited to Prop 218, which includes the property owners served by Phase Two. Once an assessment district is formed, all property owners within the approved assessment district in Phase Two area are required to connect to the Wastewater Treatment Facility.

The City shall comply with following deadlines to complete Phase Two of the Plan:

1. By **February 18, 2028,** complete and certify a subsequent or supplement Environmental Impact Report, if required, pursuant to CEQA.

2. By **April 19, 2028,** complete and submit to the Los Angeles Water Board a Design for Phase Two Wastewater Treatment Facility, which shall consist of facility layout, electrical and pumping requirements, sewer line plans and profiles, disposal well design. Also submit to the Los Angeles Water Board a complete report of waste discharge, if necessary, pursuant to the California Water Code.

3. By **October 23, 2028,** complete the formation of an assessment district for all Phase Two properties within the Malibu Civic Center Area and provide that information to the Los Angeles Water Board.

4. By **May 28, 2028,** complete and release a Bid Package for construction of the Phase Two Wastewater Treatment Facility.

5. By **March 23, 2029,** complete contractor selection and initiate construction of the Phase Two Wastewater Treatment Facility.

6. By **March 23, 2031,** complete Phase Two project, including successful startup of the Phase Two Wastewater Treatment Facility and the connection of all properties within the Phase Two boundaries to the Wastewater Treatment Facility. The City is required to operate the Wastewater Treatment Facility in compliance with the WDRs.

During Phase Two, the City shall require properties in the Serra Retreat Area, shown within the red-colored outline in Exhibit A to implement interim measures to reduce nitrogen and bacteria loadings prior to the start of Phase Three. The City shall conduct a feasibility study to evaluate alternatives, including advanced onsite wastewater treatment systems (AOWTSs) at individual properties and/or packaged treatment plant(s) to serve multiple properties, and provide estimated implementation timelines. The study shall

specifically consider properties in proximity to Malibu Creek for connection to a packaged plant(s), with an emphasis on utilizing aboveground sewage collection piping to minimize disturbance to Native American resources. The City shall submit a workplan for the study for Executive Officer approval by **August 22, 2027.** The City shall submit a draft report of study results and preliminary recommendations for Executive Officer approval by **August 16, 2028**. Upon Executive Officer approval, the City shall begin implementing the study's recommendations, either by requiring properties within the Serra Retreat Area to install AOWTS or connect to a package treatment plant(s) **by June 13, 2029**.

All interim measures, whether individual AOWTS or package treatment plant(s), shall conform to the requirements of the City of Malibu's Local Agency Management Program (LAMP) and shall be completed by **September 6, 2030.** Property owners must secure building permits and operating permits per City ordinances. These systems must be inspected every three years by a City-certified AOWTS inspector. Additionally, the City shall amend its LAMP and ordinances to require property owners in the Serra Retreat Area to hire a qualified professional to conduct quarterly effluent sampling and analysis for the following parameters: total suspended solids, total nitrogen, including organic nitrogen, ammonia nitrogen, nitrate nitrogen, and nitrite nitrogen, total phosphorus, and Fecal Indicator Bacteria.

C. Phase Three:

1. The City will begin connecting parcels in the Phase Three purple-colored area (Exhibit A) to the Wastewater Treatment Facility, if necessary, following the completion of Phases One and Two after completion of a water quality sampling program. This program will assess whether Phases One and Two have effectively reduced bacteria and nitrogen concentrations in Malibu Lagoon, as defined below.

i. Bacteria reduction: Within two years after Phase One is completed, there should be a one-log reduction in bacteria concentration, measured as Most Probable Number (MPN) per 100 milliliters (mL), on a consistent basis (75% of samples). Within one year after Phase Two is completed, there should be an additional one-log reduction in bacteria concentration (as MPN/100 mL). Sampling should occur at a minimum of six locations in Malibu Lagoon, as agreed upon by the City and the Los Angeles Water Board, covering two dry seasons. Baseline sampling data shall be collected 12 months prior to completion of the treatment system.

ii. Nitrogen reduction: Within two years after Phase One is completed, there should be a 50% reduction in total nitrogen concentration (measured as mg/L) on a consistent basis (75% of samples). Within

one year after Phase Two is completed, there should be an additional 50% reduction in total nitrogen concentration (in mg/L). Sampling should include a minimum of six locations within the Malibu Lagoon, as agreed upon by the City and the Los Angeles Water Board, covering two dry seasons. Base line sampling data shall be collected 12 months prior to completion of the treatment system.

2. Should the City and the Los Angeles Water Board determine that the implementation of Phase One and Phase Two has resulted in bacteria and nitrogen reduction as set forth in II.C.l above, the City shall proceed with implementation of Phase Three excluding any properties that the Los Angeles Water Board concludes and the City has demonstrated to have no contribution to bacteria or nutrient impacts to the Malibu Creek and Malibu Lagoon. Phase Three shall be completed and all non-excluded properties connected to the Wastewater Treatment Facility by **March 22, 2035.**

3. Between the date of the signing of this MOU and upon the determination that a Phase Three is or is not necessary, the City may authorize property owners within Phase Three areas to modify existing buildings upon installation of a filtration and disinfection system to their existing OWDSs in accordance with City regulations and waste discharge requirements only if the City finds that the modification is consistent with the protection of public health and the Basin Plan Amendment and if the property owner is notified of the provisions of the Basin Plan Amendment and the MOU. On March 31 and September 30 of each year, the City shall send written reports of any modifications approved in Phase III to the Los Angeles Water Board.

D. Water Sampling:

The City shall conduct water quality monitoring, including baseline monitoring in both the wet season and dry season, prior to startup of Phase Two and quarterly thereafter, to evaluate the effectiveness of the Wastewater Treatment Facility, as described in paragraph C above, throughout the project phases, which shall be concluded no later than **March 22, 2032**. The baseline water quality monitoring includes monitoring of surface water quality at ten locations and groundwater quality in nine shallow and deep groundwater wells, as required by the Monitoring and Reporting Program (MRP) No. CI 10042, issued by the Los Angeles Water Board in 2015.

E. Quarterly Monitoring Reports:

The City shall submit electronic quarterly progress reports in pdf format by January 30th, April 30th, July 30th, and October 30th and an annual summary report by January 30th of each year to the State Water Board GeoTracker database until such time that the Los Angeles Water Board determines that

compliance with the prohibitions has been achieved.

ARTICLE III - Responsibilities of the Water Boards

A. **No Amendments:** The Water Boards agree that they will not adopt any amendment to the Basin Plan Amendment, as long as this MOU is in effect, except that the Parties understand that amendments to the Basin Plan Amendment may be necessary to implement Phase Three and will cooperate to achieve the purposes of this MOU.

B. **Failure to Comply/No Third Party Beneficiary:** The Water Boards agree that they will not enforce the prohibitions against the property owners set forth in the Basin Plan Amendment so long as the City is in substantial compliance with the Plan set forth in Article II of this MOU and the property owners are in compliance with the Basin Plan Amendment conditions, applicable City requirements, and waste discharge requirements or a waiver issued by the Los Angeles Water Board. Notwithstanding the foregoing, this MOU does not create any rights in or obligation to any third party and may only be enforced by the Parties to this MOU.

C. **WDRs Application Processing:** The Los Angeles Water Board agrees to process and issue WDRs in a timely manner so not to delay the City's ability to meet the deadlines set forth in this MOU, and the permitting deadlines set forth in this MOU shall be extended by the amount of time beyond six months that the City's application for WDRs is pending before the Water Boards. The Los Angeles Water Board's decision to issue WDRs will be based on the administrative record after a public hearing and nothing in this MOU prejudges its decision.

D. **Funding Assistance:** The Los Angeles Water Board agrees to assist the City in obtaining funding for the Wastewater Treatment Facility upgrade and any associated water quality monitoring.

E. **Studies:** The City will continue to supply the Los Angeles Water Board with any ongoing or new water quality studies and monitoring reports that are completed within or near the Prohibition Area. The Los Angeles Water Board will consider all relevant available information in determining whether to remove any properties within Phase Three from the prohibition boundaries; specifically and without limitation, the Parties agree to evaluate whether new reports provide sufficient scientific evidence that inclusion of certain areas within Phase Three is no longer justified within the Prohibition boundary. The Los Angeles Water Board and the City intend to work cooperatively on any necessary amendment to the Basin Plan Amendment.

ARTICLE IV - Tolling

A. **Tolling Extended:** The Parties agree that the period during which the City must bring an action against the Water Boards challenging any aspect of the Water Board actions, including but not limited to the procedures the Water Boards followed and its environmental review under the CEQA, is hereby tolled and extended as of the effective date of this MOU for as long as this MOU is in effect, unless the tolling agreement is terminated earlier or extended by the Parties (the "Tolling Period"). The tolling agreement became effective on the date this MOU was originally signed by the City on August 11, 2011.

B. **No Time-Bar Defenses:** The Parties further agree that there shall be a suspension of any and all applicable statutory limitations and non-statutory periods, including, without limitation, the equitable doctrine of laches, which may otherwise apply to the City's claims, during the Tolling Period.

C. **No Revival of Stale Claims:** Nothing in this Agreement shall revive any claim, which, as of the commencement of the Tolling Period, would have been barred by any applicable statute of limitations.

D. **No Admission:** The entry into this Agreement by the Parties shall not be construed to represent any admission by any Party with respect to the subject or sufficiency of any Party's claims or any defenses thereto.

E. **Lawsuits:** The City agrees that while this MOU is in effect it will not file any litigation regarding the Basin Plan Amendment against the Water Boards, nor will it join in or support any third-party lawsuits against the Water Boards that may arise from the implementation of this MOU or the adoption of the Basin Plan Amendment.

ARTICLE V - Term of MOU

A. **Term of MOU:** The term of this MOU shall begin upon the date of the last signature below and shall terminate on completion of Phase Three, unless terminated earlier pursuant to this Article. During the term of this MOU, the Parties agree to negotiate, in good faith, modifications to the MOU that may be reasonably necessary to assure implementation of the Plan, including, but not limited to, the following changed circumstances:

1. There is a material change in the regulatory framework for wastewater management or water quality standards relevant to the implementation of the Plan in the Malibu Civic Center Area or the Basin Plan Amendment that would require additional time to implement; or

2. There is a material change in the cost or other impediment that warrants the Parties' attention in order to assure successful implementation of the

Plan in the Malibu Civic Center Area that would require additional time to implement.

B. Termination: This MOU may be terminated by the City, the State Water Board, or the Los Angeles Water Board by giving 45 days prior written notice in accordance with the notice provisions in Article VI(A) hereof. Said termination shall be effective only upon a duly noticed public meeting conducted by the City, the State Water Board, or the Los Angeles Water Board.

ARTICLE VI - General Provisions

A. Notices: Any notices or other communication required or permitted by this MOU shall be in writing and shall be delivered to the Representatives of the Party at the addresses set forth below. Parties shall promptly notify each other of any change of contact information provided below. Written notice shall include notice delivered via email. A notice shall be deemed to have been received on (a) the date of delivery, if delivered by hand during regular business hours, or by confirmed facsimile or by email; or (b) on the third business day following deposit in the United States mail, postage prepaid to the addresses set forth below.

To the State Water Board:

Eric Oppenheimer, Executive Director
State Water Resources Control Board
P.O. Box 100
Sacramento, CA 95812-0100
Email: Eric.Oppenheimer@waterboards.ca.gov

Michael A.M. Lauffer, Chief Counsel
State Water Resources Control Board
P.O. Box 100
Sacramento, CA 95812-0100
Email: michael.lauffer@waterboards.ca.gov

To the Los Angeles Water Board:

Susana Arredondo, Executive Officer
Los Angeles Regional Water Quality Control Board
320 W. Fourth Street, Suite 200
Los Angeles, CA 90013
Email: Susana.Arredondo@Waterboards.ca.gov

James Kang, Ph.D., P.E.
Manager, Groundwater Permitting, Land Disposal, and Commercial, Industrial, and Institutional Stormwater Permitting Section
Los Angeles Regional Water Quality Control Board
320 W. Fourth Street, Suite 200
Los Angeles, CA 90013
Email: jim.kang@waterboards.ca.gov

mailto:Amelia Carder, Attorney III
State Water Resources Control Board
1001 I Street, 22nd Floor
Sacramento, CA 95814
Email: Amelia.Carder@Waterboards.ca.gov

mailto:**To the City:**

Marianne Riggins, City Manager
23825 Stuart Ranch Road
Malibu, CA 90265
Email: SMcClary@malibucity.org

Rob DuBoux, Public Works Director/City Engineer
Public Works Department
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265 Email: duboux@malibucity.org

Trevor Rusin, Interim City Attorney
Best Best & Krieger
300 South Grand Ave., 25th Floor
Los Angeles, CA 90071
Email: trevor.rusin@bbklaw.com

B. **Relationship of the Parties:** The Parties are and shall remain at all times as to each other, wholly independent entities. No Party to this MOU shall have power to incur any debt, obligation, or liability on behalf of another Party or otherwise act as an agent of another Party except as expressly provided to the contrary by this MOU.

C. **Cooperation, Further Acts:** Parties shall cooperate fully with one another to attain the purposes of this MOU. The City will report regularly to the Los Angeles Water Board on the status of progress in implementing this MOU.

D. **Amendments:** All amendments must be in writing, approved and executed by all Parties. The Parties shall meet and confer prior to the conclusion of Phase One, or other times as appropriate, to evaluate the need for revisions to the

schedule for Phase Two and Phase Three.

E. **Reservation of Rights:** Each Party shall be solely responsible and liable in connection with its actions associated with its responsibilities under this MOU. For purposes of this MOU, the relationship of the parties is that of independent entities and not as agents of each other or as joint venturers or partners. The parties shall maintain sole and exclusive control over their personnel, agents, consultants, and operations. Nothing in this MOU is intended to limit the legal authority or responsibilities of the Parties, except as agreed to herein. The Los Angeles Water Board intends to terminate the MOU if the City is not in substantial compliance with the Plan set forth herein; in which case, the Water Boards may enforce the Basin Plan Amendment as written against the City and other entities as authorized by the Porter-Cologne Water Quality Control Act or other applicable law.

F. **Third Parties:** Nothing in this MOU is intended to create duties or obligations to or rights in third parties to this agreement or effect the legal liability of the parties to this MOU.

G. **Enforcement:** The Parties agree to cooperate in implementation of the Basin Plan Amendment as set forth in this MOU. The Los Angeles Water Board and the State Water Board have jurisdiction to enforce the Basin Plan Amendment. The City agrees to coordinate in any enforcement action by supplying the Water Boards with property and owner information. The City agrees to require connection to the Wastewater Treatment Facility for every parcel within an approved assessment district. Should any property owner within an assessment district refuse to connect, the Parties agree to coordinate in all necessary action as described above to gain compliance. The City and the Water Boards shall use their respective enforcement authorities to attain compliance with the Basin Plan Amendment.

If an assessment district is not approved by dischargers in Phase Two, the Los Angeles Water Board may enforce all State policies, plans, or regulations to gain compliance, including the requirement to upgrade each OWDS to advance treatment, or other appropriate means by **February 1, 2029**. Advanced treatment for OWDS is defined as disinfection treatment to a level that meets applicable water quality standards for Fecal Indicator Bacteria and denitrification not to exceed a total nitrogen concentration of 10 mg/L. All property owners that are required to upgrade their system will need to obtain City of Malibu building permits and obtain an operating permit in accordance with City ordinances. The City's operating permit program requires that advanced residential OWDS must be inspected every three years by a certified OWDS inspector. The Los Angeles Water Board will also require effluent monitoring for these systems that shall be submitted and reviewed by the Los Angeles Water Board on a quarterly basis for total suspended solids, total nitrogen, total phosphorus, and Fecal Indicator Bacteria as appropriate.

H. **Dispute Resolution:** The Parties agree to attempt to informally resolve any disputes that arise with respect to this MOU prior to terminating the MOU by notifying the other party if a dispute arises and identifying the issues in dispute. Each party reserves its rights if informal dispute is not effective.

I. **Governing Law:** This MOU is governed by, interpreted under and construed and enforced in accordance with the laws of the State of California.

J. **Authorized signatures:** The Parties hereby represent and warrant that their respective signatory of this MOU is duly authorized to execute and bind the agency for which he signs.

K. **Severability:** If any provision of this MOU shall be determined by any court to be invalid, illegal or unenforceable to any extent, the remainder of this MOU shall not be affected and this MOU shall be construed as if the invalid, illegal or unenforceable provision had never been contained in this MOU.

IN WITNESS WHEREOF, the Parties to this MOU have caused this MOU to be executed on their behalf as of the date specified below, respectively, as follows:

FOR THE STATE WATER RESOURCES CONTROL BOARD:

Dated:

Eric Oppenheimer, Executive Director
State Water Resources Control Board

_____
Eric Oppenheimer

APPROVED AS TO FORM:

Michael A. M. Lauffer, Chief Counsel
State Water Resources Control Board

_____
Michael A .M. Lauffer

FOR THE LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD:

Dated:

Susana Arredondo, Executive Officer
Los Angeles Regional Water Quality Control Board

Susana Arredondo

APPROVED AS TO FORM:

Amelia Carder, Attorney III
State Water Resources Control Board

Amelia Carder

FOR THE CITY OF MALIBU:

Dated:

Bruce Silverstein, Mayor
City of Malibu

Bruce Silverstein

ATTEST:

Kelsey Pettijohn,
City Clerk

Kelsey Pettijohn

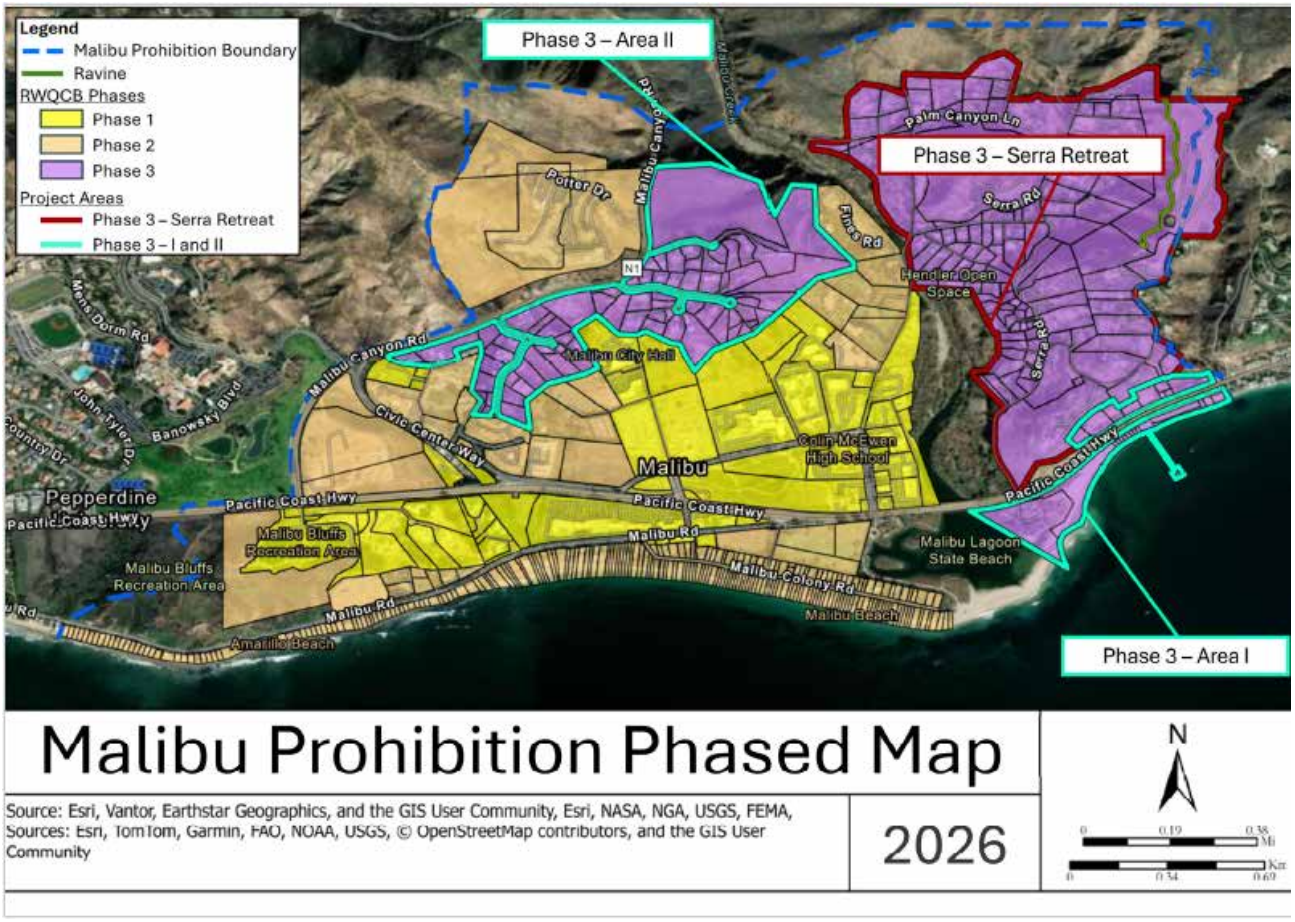
APPROVED AS TO FORM:

Trevor Rusin
Interim City Attorney

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE

Trevor Rusin

Exhibit A: Phases Two and Three Implementation Boundary Map



Malibu Prohibition Phased Map

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2026

Attachment 3

Draft 2026 Malibu MOU Implementation Schedule
June 8, 2026

Task Item	MOU Implementation Schedule
MOU Amendment:	
- City Council Update (19 Days)	5/20/2026 – 6/8/2026
- RB Public Notice and Comment Period (30 Days)	6/9/2026 – 7/9/2026
- RB Board Approval (13 Days)	7/10/2026 - 7/23/2026
- City Final Approval (28 Days)	7/27/2026 – 8/24/2026
Phase 2 Project Re-Design:	
- Re-Design Financing/Bond (182 Days)	8/24/2026 – 2/22/2027
- Amended Design Agreement (30 Days)	1/23/2027 – 2/22/2027
- Preliminary Re-Design, including Revised Eng. Design Report (180 Days)	2/23/2027 – 8/22/2027
- Final Re-Design (240 Days)	8/23/2027 – 4/19/2028
Serra Retreat Feasibility	
- Serra Retreat Feasibility Report (360 Days)	8/22/2027 – 8/16/2028
- Serra Retreat Pre-Implementation (180 Days)	8/17/2028 – 2/13/2029
Community Outreach (428 Days)	8/22/2027 – 10/23/2028
Securing Easements (322 Days)	8/23/2027 – 7/10/2028
Environmental/Coastal Development Permitting (CDP):	
- Addendum to EIR (180 Days)	8/22/2027 – 2/18/2028
- Amendment to CDP (180 Days)	8/22/2027 – 2/18/2028
DFA SRF Review and Approval:	
- Amended Scope of Work for SRF Application (60 Days)	2/22/2027 – 4/23/2027
- SRF Environmental Review (241 Days)	8/22/2027 – 4/19/2028
- SRF Legal Review (60 Days)	11/22/2028 – 1/21/2029
- SRF Funding Agreement Execution – LA Water Board (30 Days)	1/21/2029 – 2/20/2029
- SRF Funding Agreement Execution – City of Malibu (30 Days)	2/20/2029 – 3/23/2029
Construction Bidding:	
- Advertise for Construction Bidding (60 Days)	3/29/2028 – 5/28/2028
- Receive and review construction bids (21 Days)	5/28/2028 – 6/18/2028
Assessment District Formation:	
- Assessment District Engineer's Report (280 Days)	10/4/2027 – 7/10/2028
- Notice to Initial Assessment District (30 Days)	7/10/2028 – 8/9/2028
- Prop 218 Notice Period (45 Days)	8/9/2028 – 9/23/2028
- Formation of Phase 2 Assessment District (30 Days)	9/23/2028 – 10/23/2028
Construction:	
- Award of construction contracts (30 Days)	2/21/2029 – 3/23/2029
- Construction of Pipelines and Pump Stations (422 Days)	3/23/2029 – 5/19/2030
- Construction of Phase 2 treatment plant upgrades (450 Days)	3/23/2029 – 6/16/2030
- Startup and Commissioning (90 Days)	6/16/2030 – 9/14/2030
- Private Lateral Connections and startup (280 Days)	6/16/2030 – 3/23/2031
Serra Retreat Implementation (450 Days)	6/13/2029 – 9/6/2030
Water Quality Assessment Report (365 Days)	3/23/2031 – 3/22/2032
Phase 3 completion, if necessary (1,095 Days)	3/22/2032 – 3/22/2035

City Council Meeting
06-08-26
Item 7.B.

Council Agenda Report

To: Mayor Silverstein and the Honorable Members of the City Council

Prepared by: Jorge Rubalcava, Senior Civil Engineer

Reviewed by: Tatiana Holden, Assistant Public Works Director/City Engineer

Approved by: Joseph D. Irvin, City Manager

Date prepared: April 13, 2026 Meeting date: June 8, 2026

Subject: Review of Application Process for Additional Wastewater Allocation in the Civic Center Wastewater Treatment Facility (CCWTF)

RECOMMENDED ACTION: 1). Authorize the development of an application process for properties seeking additional wastewater allocation within Civic Center Wastewater Treatment Facility Phase One; and 2). Provide direction to staff on the development of such process.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action. Should upgrades to the CCWTF be required, funding would be provided through the existing assessment district, which may require modification. Any costs associated with property-specific improvements or revisions would be the responsibility of the requesting property owner.

STRATEGIC PRIORITY: This item supports the City's 2025 -2028 Strategic Plan Goal 3: Advance Infrastructure Resilience.

DISCUSSION: On November 5, 2009, the Regional Water Quality Control Board (RWQCB) approved a resolution prohibiting the use of septic systems in the Malibu Civic Center Area. On September 21, 2010, the State Water Resources Control Board (SWRCB) approved the action taken by the RWQCB, thereby amending the State Basin Plan. The plan established certain dates by which properties in the Civic Center area were required to cease discharge and provided for a municipally owned wastewater treatment facility to be constructed.

On June 27, 2011, the Council approved a Memorandum of Understanding (MOU) between the City, the RWQCB and the SWRCB regarding the implementation of the Basin Plan Amendment for the Malibu Civic Center Area Prohibition. The MOU was amended in December 2014 and again in February 2017 to extend certain dates. Under the amended MOU, properties in Phase One of the Prohibition Area (primarily the commercial core of the Civic Center) were required to connect to a centralized wastewater treatment facility by September 30, 2018. All of the developed properties in Phase One were successfully connected by the mandated date, and the facility is completely operational.

The CCWTF was designed with a modular approach, allowing additional equipment and infrastructure required for future Phases Two and Three to be incorporated as needed. The CCWTF was originally designed with a maximum day flow capacity of 276,000 gallons per day (gpd) and a maximum day biochemical oxygen demand (BOD) loading capacity of 668 pounds per day (lb/day). The projected Phase One buildout values assumed that vacant Phase One parcels would ultimately be developed in accordance with the assumptions outlined in the Assessment District (AD) Report, including projected future flows and loading conditions. Based on these projections, the estimated Phase One buildout maximum day flow would be approximately 215,439 gpd, utilizing approximately 78 percent of the facility's current hydraulic capacity. However, the projected Phase One buildout maximum day BOD loading would be approximately 665 lb/day, utilizing approximately 99 percent of the facility's current BOD treatment capacity. Therefore, it is assumed that the CCWTF has no excess treatment capacity within the existing Phase One facilities if all vacant Phase One parcels are fully developed as described in the AD Report.

If Phase One property owners seek to increase their wastewater flows or organic loading beyond the assumptions identified in the AD Report, the City would need to carefully evaluate the impacts on the treatment facility's capacity. This evaluation would include quantifying the additional BOD loading and hydraulic flows, assessing hydraulic and process impacts to the various treatment systems, and identifying any necessary facility upgrades required to accommodate the proposed increases.

The assigned wastewater allocations per the Modified Engineer's Report for each parcel are critical to ensuring that the wastewater treatment plant operates efficiently, remains within its permitted capacity, and complies with applicable regulatory standards.

During the Phase One implementation process, City staff conducted numerous stakeholder meetings. Property owners were provided with the opportunity at that time to negotiate and agree on wastewater allocation based on existing developments and anticipated future development plans.

The City received a land development application from the property owners of 3700 La Paz Lane (APN 4458-022-025) to construct a new single-family residence, a second-unit

guest house, and twenty proposed multi-family residential units on the parcel. The property is zoned Community Commercial. Per the Modified Engineer's Report (2015), this parcel has existing wastewater allocation of 1,469.3125 gpd. As proposed, the development has a total projected demand of 4,900 gpd. This demand exceeds the parcel's assigned wastewater allocation by 3,430.6865 gpd. As part of the review of the land development application, the applicant inquired about the potential availability of additional wastewater allocation for future development within the Phase One boundary.

To evaluate if the process of allowing Phase One parcels to request additional allocations is feasible, staff reviewed the data demonstrating at what capacity the plant currently operates. At present, CCWTF operates below its permitted maximum capacity. On the highest recorded operating day, the plant has operated at approximately 47% of its maximum day design capacity.

However, this operating margin is largely attributable to the fact that Phase One has undeveloped parcels which are not connected to the treatment plant using their allocated wastewater flows. As additional parcels develop and connect using their assigned allocations, this operational buffer will decrease proportionally.

While sufficient hydraulic capacity currently exists within the treatment plant, the wastewater allocation framework established under Phase One was designed to manage long-term buildout conditions and ensure equitable distribution of capacity among properties within the service area.

Staff is seeking Council direction to develop and implement an application process for property owners within the Phase One boundary to request additional wastewater allocation. If approved, the following steps will be implemented:

1. Staff will conduct public outreach to notify property owners within Phase One of the additional wastewater allocation request procedure.
2. Staff will create and distribute the application form for a 60-day period.
3. The submitted requests will be evaluated using engineering, operational, and regulatory criteria to determine whether additional allocation capacity may be available within Phase One. If it is determined that additional capacity can be accommodated within Phase One, modifications to Assessment District will be required.
4. If evaluation results reveal that upgrades to the Treatment Plant are necessary and feasible, staff will report back to Council to seek further direction.

ATTACHMENTS:

1.) Approved Modified Engineer's Report, December 2015

MODIFIED
ENGINEER'S REPORT
CITY OF MALIBU
ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY – PHASE 1)

December 9, 2015

Prepared for

CITY OF MALIBU
23825 Stuart Ranch Road
Malibu, CA 90265

Prepared by

DAVID TAUSSIG & ASSOCIATES, INC.
5000 Birch Street, Suite 6000
Newport Beach, CA 92660

MODIFIED ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)
CITY OF MALIBU

Pursuant to the provisions of the "Municipal Improvement Act of 1913," being Division 12 of the Streets and Highways Code of the State of California and as amended (the "Act"), and in accordance with the Resolution Ordering Changes to the Engineer's Report, being Resolution No. 15-51, adopted by the CITY COUNCIL of the City of Malibu (the "City Council"), STATE OF CALIFORNIA, in connection with the proceedings for ASSESSMENT DISTRICT NO. 2015-1 (Civic Center Wastewater Treatment Facility - Phase I) (hereinafter referred to as the "Assessment District"), the undersigned herewith submits the Modified Engineer's Report for the Assessment District (the "Modified Report"), consisting of seven (7) parts ("Parts") as follows:

PART I - PLANS AND SPECIFICATIONS AND DESCRIPTION OF IMPROVEMENTS

The plans and specifications for the proposed improvements are on file in the Offices of the City Clerk and the Director of Public Works of the City of Malibu (the "City") and are referenced herein and incorporated as if attached and a part of this Modified Report. This Part also contains a description of the proposed improvements to be installed by the Assessment District.

PART II - IMPROVEMENT COST ESTIMATE

This Part contains an estimate of the cost of the proposed improvements, including incidental costs and expenses in connection therewith.

PART III - ANNUAL ADMINISTRATIVE COSTS

This Part contains the maximum annual amount to be assessed to pay costs associated with the administration and collection of assessments, administration or registration of bonds, and/or reserve or other related funds.

PART IV - ASSESSMENT ROLL

This Part contains the following information:

1. A proposed assessment of the total amount of the costs and expenses of the proposed improvements upon the several subdivisions of land within the Assessment District, in proportion to the estimated benefits to be received by such subdivisions, from said improvements, as set forth upon the assessment roll filed herewith and made a part thereof; and

2. A proposed maximum annual assessment upon the several subdivisions of land within the Assessment District to pay costs incurred by the City and not otherwise reimbursed which result from the administration and collection of assessments.

PART V - ASSESSMENT DIAGRAM

This Part contains a diagram showing the Assessment District, the boundaries and the dimensions of the subdivisions of land within said Assessment District, as the same existed at the time of the passage of the Resolution No. 15-27 ("Resolution of Intention"), and is filed herewith and made a part hereof, and part of the assessment.

PART VI - REPORT UNDER PART 7.5 OF DIVISION 4 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

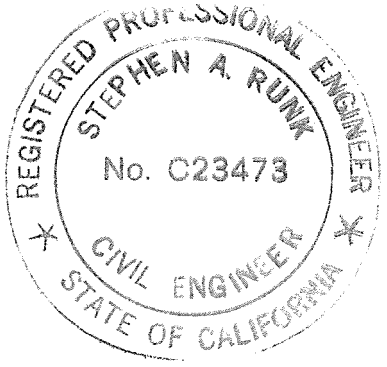
This Part satisfies the requirements of Part 7.5 of the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931," which is Division 4 of the Streets and Highways Code of the State of California. This Part identifies the total principal amount of all unpaid special assessments required or proposed to be levied, the total true value of the parcels within the Assessment District, and the total amount of the principal sum of unpaid special assessments proposed by this Assessment District.

PART VII - CERTIFICATES

This Part shall consist of sub-parts with the following information:

A. Rights-of-way certificate; and
B. Environmental certification.

Dated this 9 day of DEC., 2015.



David Taussig & Associates, Inc.

Steve Runk
R.C.E. C23473
Assessment Engineer
City of Malibu
State of California

PRELIMINARY APPROVAL BY THE CITY COUNCIL OF THE CITY OF MALIBU, CALIFORNIA, ON THE 9th DAY OF June, 2015.

Lisa Pope

City Clerk
City of Malibu
State of California

FINAL APPROVAL BY THE CITY COUNCIL OF THE CITY OF MALIBU, CALIFORNIA, ON THE 25th DAY OF January 2016.

Lisa Pope

City Clerk
City of Malibu
State of California

MODIFIED ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)
CITY OF MALIBU

PART I

PLANS AND SPECIFICATIONS AND DESCRIPTION OF IMPROVEMENTS

The plans and specifications which describe the general nature, location, and extent of the improvements for the Assessment District are on file in the Offices of the City Clerk and the Director of Public Works of the City and are referenced herein and incorporated as if attached and a part of this Modified Report. A map showing the general location and improvements for the Assessment District is attached as Exhibit A. A general description of the improvements is set forth below.

DESCRIPTION OF WORKS OF IMPROVEMENT

The works of improvements to be financed by the Assessment District will include the design and construction of the wastewater treatment plant, wastewater collection and recycled water distribution system, and a recycled water injection system required pursuant to the Memorandum of Understanding Regarding Phased Implementation of Basin Plan Amendment Prohibiting On-Site Wastewater Disposal Systems in the Malibu Civic Center Area entered into by and between the City of Malibu, the Regional Water Quality Control Board, Los Angeles, and the State Water Resources Control Board (the "MOU"). It should be noted that the purpose of the recycled water distribution and injection system is the disposal of treated wastewater. The Assessment District will also finance the acquisition of the land on which the wastewater treatment plant will be located.

MODIFIED ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)
CITY OF MALIBU

PART II

IMPROVEMENT COST ESTIMATE

This Part presents the estimated cost of the works of improvements. Table II-1 shows the gross and net cost of the works of improvements. There are three adjustments made to the gross cost of the works of improvements to arrive at the net assessable costs. First, pursuant to Article XIII D, Section 1(a) of the California Constitution, the cost of the works of improvements necessary to serve only those parcels within the Assessment District is separated from the total cost of the works of improvements. In the case of the works of improvements for the Assessment District, the wastewater collection system and recycled water distribution system have been oversized in order to accommodate potential wastewater flow and recycled water attributable to property located in future phases identified in and subject to the provisions of the MOU. This Assessment District will not pay for the cost of this oversizing. Second, excess County of Los Angeles sewer project funds in the amount of $1,172,652 are applied as a credit against the estimated design cost of the works of improvements. Third, the estimated cost of the works of improvement are adjusted to reflect the funding of a portion of the design costs by Community Facilities District No. 2012-1 of the City of Malibu ("CFD 2012-1"). In January of 2013, CFD 2012-1 issued $6,500,000 in bonds to fund $5,000,000 of design costs. The Assessment District will pay off and refinance the CFD No. 2012-1 indebtedness. Therefore, the cost of the retirement of the CFD 2012-1 indebtedness ($6,346,324.27) is added and the amount of the design costs funded by CFD 2012-1 ($5,000,000) are deducted from the cost of the works of improvements. Fourth, the estimated cost of the works of improvement are further adjusted to reflect the funding of a portion of the construction costs by a grant through the Water Recycling Funding Program of the California State Water Resources Control Board.

The estimated assessment amount corresponding to the financing of the net cost of the works of improvements is shown in Table II-2. The net improvement costs will be assessed to each property in accordance with the Method of Assessment set forth in Exhibit B. The Assessment Roll identifying each parcel of real property within the Assessment District and its assessment is included in Exhibit C. As with the description of the improvements, the improvement costs are preliminary estimates.

TABLE II-1

ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)
IMPROVEMENT COST ESTIMATE

	Gross Costs	Adjustments	Net Assessable Costs
I. Construction			
A. Wastewater Treatment Plant	$22,305,666.00		$21,889,666.00
1. Grant		($416,000.00)	
B. Wastewater Treatment Plant Site	$4,100,000.00		$4,100,000.00
C. Collection/Distribution System			$17,825,684.00
1. Collection System	$14,076,845.00		
2. Distribution System	$6,933,372.00		
3. Oversizing Credit		($1,600,533.00)[1]	
4. Grant		($1,584,000.00)[1]	
D. Recycled Water Injection System	$2,186,445.00		$2,186,445.00
II. Design	$7,416,873.00		$7,391,545.27
1. Oversizing Credit		($199,000.00)	
2. Los Angeles County Credit		($1,172,652.00)	
3. CFD 2012-1 Credit		($5,000,000.00)	
4. Payoff of CFD 2012-1		$6,346,324.27	
III. CM/Engineering Services	$4,017,000.00		$4,017,000.00
TOTAL	**$61,036,201.00**	**($3,625,860.73)**	**$57,410,340.27**

[1] The oversizing credit and grant shown under I.C are allocated between the wastewater collection system and the recycled water distribution system in proportion to the associated hard costs.

TABLE II-2

ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)
BOND ASSESSMENT ESTIMATE

Description	Estimated Costs and Expenses	
	As Preliminarily Approved	As Confirmed
I. Total Amount to Assessment	**$49,725,000.00**	**$63,688,774.33**
II. Facility Construction		
A. Treatment Plant	$19,893,500.00	$25,989,666.00
B. Collection/Distribution System	$8,532,000.00	$20,012,129.00
C. Design/CM/Engineering Services	$11,291,225.13	$11,408,545.27
III. Assessment District Procedural and Formation Costs	$158,990.00	$158,990.00
IV. Bond Issuance Costs		
A. Capitalized Interest/Construction Period Interest	$5,469,750.00	$1,547,708.33
B. Bond/Loan Reserve Fund	$3,709,114.62	$4,244,648.73
C. Underwriting, Legal, Professional Costs	$670,420.25	$327,087.00

TABLE II-3

ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)
RECAPITULATION OF IMPROVEMENT COSTS AND AMOUNT TO ASSESSMENT

Description	Estimated Costs and Expenses	
	As Preliminarily Approved	As Confirmed
I. Total Amount to Assessment	$49,725,000.00	$63,688,774.33
II. Works of Improvements Design and Construction	$39,716,725.13	$57,410,340.27
III. Assessment District Procedural and Formation Costs	$158,990.00	$158,990.00
IV. Bond/Loan Issuance Costs	$9,849,284.87	$6,119,444.06

MODIFIED ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)
CITY OF MALIBU

PART III

ANNUAL ADMINISTRATIVE COSTS

NOTICE IS HEREBY GIVEN that, pursuant to Subdivision (f) of Section 10204 of the Streets and Highways Code of the State of California, an Annual Administrative Assessment shall be levied on each parcel and subdivision of land within the Assessment District to pay for the necessary costs and expenses incurred, and not otherwise reimbursed, resulting from the administration and collection of assessments and from the administration or registration of any bonds and/or reserve or other related funds.

The maximum amount of such Annual Administrative Assessment for the Assessment District shall not exceed a total of $25,000 which may increase annually at a compound rate beginning January 1, 2016 by the lesser of (i) five percent (5%), or (ii) the annualized positive change, if any, in the U.S. Consumer Price Index, All Urban Consumers, for Los Angeles – Riverside – Orange County, as of January 1 of each year. The Annual Administrative Assessment for each such parcel of land shall be computed based on that parcel's proportionate share of the total annual assessment (exclusive of the Annual Administrative Assessment). The Annual Administrative Assessment is in lieu of the $8.00 per assessment installment allowed by law.

MODIFIED ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)
CITY OF MALIBU

PART IV

ASSESSMENT ROLL

WHEREAS, on June 8, 2015, the City Council did, pursuant to the provisions of the Act, adopt its Resolution of Intention declaring its intention to order the construction of certain improvements, together with appurtenances and appurtenant work in connection therewith, and to form the Assessment District; and,

WHEREAS, said Resolution of Intention, as required by law, did direct the appointed Assessment Engineer to make and file a report (the "Engineer's Report"), consisting of the following:

1. Plans;
2. Specifications;
3. General Descriptions;
4. Cost estimate;
5. Assessment Diagram showing the Assessment District and the subdivisions of land contained therein; and
6. A proposed assessment of the costs and expenses of the works of improvement levied upon the parcels and lots of land within the boundaries of the Assessment District.

For particulars, reference is made to the Resolution of Intention as previously adopted; and

WHEREAS, on June 8, 2015, the City Council did adopt its Resolution No. 15-28 heretofore preliminarily approving the Engineer's Report; and,

WHEREAS, subsequent to June 8, 2015, (i) RMC Water and Assessment Engineer notified the City that there was an error in the methodology it used to determine the organic load (the "BOD"), (ii) the City has agreed to purchase the site on which the wastewater treatment facility will be constructed for $4,100,00 rather than $5,892,500 as set forth in the Engineer's Report, (iii) the wastewater treatment facility will be constructed for $13,001,0000 rather than $14,001,0000 as set forth in the Engineer's Report, and (iv) the property owner of Assessment No. 3 (APN 4452-011-035) has petitioned the City to increase the flow allocated to its parcel from 1,118 gallons per day to 2,300 gallons per day (collectively, the "Changes"); and,

WHEREAS, on August 10, 2015, the City Council did, pursuant to the provisions of the Act, adopt its Resolution No. 15-51 to direct the Assessment Engineer to revise and modify the Engineer's Report to reflect the Changes; and,

WHEREAS, on October 14, 2015, the City Council did, pursuant to the provisions of the Act, adopt Resolution No. 15-65 continuing the Public Hearing to January 25, 2016 and ordering further changes to the Assessment Engineer's Report for the City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility — Phase One) to reflect the opening of construction bids on December 8, 2015; and

WHEREAS, the assessments for the parcels identified herein as Assessment No. 36 and Assessment No. 37 have been reduced to zero as they were acquired by the County of Los Angeles (the "County") for purposes of road right-of-way and are anticipated to be quitclaimed by the County to the City with the condition that the property can only be used for those purposes authorized in Sections 2 and 9 of Article XIX of the California Constitution and Section 2101 of the California Streets and Highways Code thereby rendering these properties undevelopable for private purposes.

NOW, THEREFORE, I, the undersigned, authorized representative of David Taussig & Associates, Inc., the duly appointed ASSESSMENT ENGINEER, pursuant to the Act, do hereby submit the following:

1. Pursuant to the provisions of law and the Resolution of Intention, I have assessed the modified costs and expenses of the works of improvements to be performed in the Assessment District upon the parcels of land in the Assessment District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is attached hereto as Exhibit D;

2. As required by law, the Assessment Diagram is hereto attached, showing the Assessment District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said Assessment District as the same existed at the time of the passage of said Resolution of Intention, each of which subdivisions of land or parcels or lots respectively have been identified by Assessor's Parcel Number and Assessment Number upon said Assessment Diagram and in said Assessment Roll;

3. The subdivisions and parcels of land and the numbers shown on the respective Assessment Diagram as attached hereto correspond with the numbers as appearing on the Assessment Roll as contained herein as Exhibit C;

4. NOTICE IS HEREBY GIVEN that serial bonds to represent unpaid assessments, which bear interest at a fixed or variable interest rate and term of not to exceed twelve percent per annum or such higher maximum interest rate as may be permitted by law, may be issued in the manner provided in Division 10 of the Streets and Highways Code (the Improvement Bond Act of 1915) and the last installment of such bonds shall mature in not to exceed 39 years from the second of September next succeeding 12 months from their date and/or one or more contracts for loans funded by the State (the "State Loans") and secured by the assessments to be levied on property in the Assessment District may be entered

into pursuant to Section 10550 of the 1913 Act. The alternate procedure for collecting assessments and advance retirement of bonds as set forth in Part 11.1 of Division 10 of the Streets and Highways Code shall apply to these proceedings. Pursuant to Section 8650.1 of said Code, the City Council may determine to issue said bonds so that other than an equal annual proportion of the principal amount shall mature each year;

5. NOTICE IS HEREBY GIVEN that, pursuant to Subdivision (f) of Section 10204 of the Streets and Highways Code of the State of California, an annual assessment shall be levied on each parcel and subdivision of land within the Assessment District to pay for the necessary costs and expenses incurred, and not otherwise reimbursed, resulting from the administration and collection of assessments and from the administration or registration of any bonds and/or reserve or other related funds (the "Annual Administrative Assessment");

   The maximum amount of such Annual Administrative Assessment for the Assessment District shall not exceed a total of $25,000 which may increase annually at a compound rate beginning January 1, 2016, by the lesser of (i) five percent (5%), or (ii) the annualized positive change, if any, in the U.S. Consumer Price Index, All Urban Consumers, for Los Angeles – Riverside – Orange County, as of January 1 of each year. The Annual Administrative Assessment for each such parcel of land shall be computed based on that parcel's proportionate share of the total annual assessment (exclusive of the Annual Administrative Assessment). The Annual Administrative Assessment is in lieu of the $8.00 per assessment installment allowed by law;

6. By virtue of the authority contained in the Act and by further direction and order of the legislative body, I hereby make the following Assessment to cover the costs and expenses of the works of improvements for the Assessment District based on the costs and expenses as set forth below:

TABLE IV-1

ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)
BALANCE TO ASSESSMENT

Description	As Preliminarily Approved	As Confirmed
I. Total Amount to Assessment	$49,725,000.00	$63,688,774.33
II. Treatment Plant	$19,893,500.00	$25,989,666.00
III. Collection/Distribution System	$8,532,000.00	$20,012,129.00
IV. Design, Construction Management, and Engineering Services	$11,291,225.13	$11,408,545.27
V. Assessment District Procedural and Formation Costs	$158,990.00	$158,990.00
VI. Capitalized Interest/Construction Period Interest	$5,469,750.00[1]	$1,547,708.33[2]
VII. Bond/Loan Reserve Fund	$3,709,114.62[3]	$4,244,648.73[4]
VIII. Underwriting, Legal, and Professional Costs	$670,420.25	$327,087.00

[1] As preliminarily approved, capitalized interest was equal to twenty-two (22) months of estimated interest on $49,725,000 in bonds. No construction period interest was included.
[2] As confirmed, capitalized interest is equal to eighteen (18) months of estimated interest on $6,790,000 in bonds. Construction period interest on the Clear Water State Revolving Fund Loans is estimated based on the anticipated construction period of eighteen (18) months.
[3] As preliminarily approved, the bond reserve was equal to the estimated maximum annual debt service on $49,725,000 in bonds.
[4] As confirmed, the bond reserve is equal to the estimated maximum annual debt service on $6,790,000 in bonds, and the loan reserve is equal to one-hundred and fifty percent (150%) of the estimated maximum annual debt service on $56,898,774.33 in Clear Water State Revolving Fund Loans.

7. The Method of Assessment is as set forth in Exhibit B, which is attached hereto, referenced and so incorporated.

Dated: Dec. 9, 2015.

David Taussig & Associates, Inc.



Steve Runk
R.C.E. C23473
Assessment Engineer
City of Malibu
State of California

MODIFIED ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)
CITY OF MALIBU

PART VI

REPORT UNDER PART 7.5 OF DIVISION 4 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

Pursuant to the aforesaid Resolution of Intention, it has been provided that the requirements of Division 4 of the California Streets and Highways Code shall be satisfied with Part 7.5 of said Division 4.

Accordingly, the following is presented:

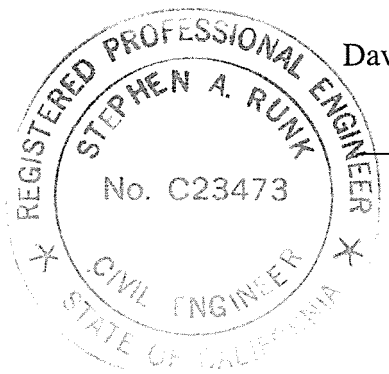
1. The total amount, as near as can be determined, of the total principal amount of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than contemplated in the instant proceedings is: $10,243[1].

2. The total true value, as near as may be determined, of the parcels of land and improvements which are proposed to be assessed in the instant proceedings, as determined by the full cash value of the parcels as shown upon the last equalized assessment roll of the County of Los Angeles is: $349,015,620.

3. The total amount of the principal sum of the special assessments proposed to be levied in the instant proceedings is: $63,688,774.33.

4. The total amount of the principal sum of unpaid special assessments levied against the parcels proposed to be assessed, as computed pursuant to paragraph 1 above, plus the principal amount of the special assessment proposed to be levied in the instant proceedings from paragraph 3 above is: $63,699,017.33.

Dated: DEC. 9, 2015



David Taussig & Associates, Inc

Steve Runk
R.C.E. C23473
Assessment Engineer
City of Malibu
State of California

[1] This figure excludes the principal amount of bonds outstanding for City of Malibu CFD No. 2012-1 because these bonds will be paid off with Assessment District bonds and/or State Loans.

MODIFIED ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)
CITY OF MALIBU

PART VII (A)

RIGHTS-OF-WAY CERTIFICATE

STATE OF CALIFORNIA
CITY OF MALIBU

The undersigned hereby **CERTIFIES UNDER PENALTY OF PERJURY** that the following is all true and correct.

At all times herein mentioned, the undersigned was, and now is, the duly appointed Director of Public Works of the City of Malibu, State of California.

That proceedings have now been instituted under the provisions of the "Municipal Improvement Act of 1913," being Division 12 of the Streets and Highways Code of the State of California, for the construction of certain improvements in a special Assessment District known and designated as ASSESSMENT DISTRICT NO. 2015-1 (CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1) (hereinafter referred to as the "Assessment District").

THE UNDERSIGNED STATES AND CERTIFIES AS FOLLOWS:

> All easements, rights-of-way, or land necessary for the accomplishment of improvements for the above referenced Assessment District will be in the possession of the Assessment District prior to the ordering of the works of improvements.

EXECUTED this 28 day of JANUARY 2016, at City of Malibu, California.

Robert L. Brager

Director of Public Works
City of Malibu
State of California

MODIFIED ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)
CITY OF MALIBU

PART VII (B)

CERTIFICATION OF COMPLETION OF

ENVIRONMENTAL PROCEEDINGS

STATE OF CALIFORNIA
CITY OF MALIBU

The undersigned, under penalty of perjury, CERTIFIES as follows:

1. That I am the person authorized to prepare and process all environmental documentation as needed as it relates to the formation of the special assessment district being formed pursuant to the provisions of the "Municipal Improvement Act of 1913," being Division 12 of the Streets and Highways Code of the State of California, said special assessment district known and designated as ASSESSMENT DISTRICT NO. 2015-1 (CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1) (hereinafter referred to as the "Assessment District");

2. The specific environmental proceedings relating to this Assessment District that have been completed are as follows:

   The City has considered the effects of the proposed Improvements on the environment in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and its implementing guidelines (14 California Code of Regulations Section 15000 et seq.) (the "Guidelines") and in accordance therewith has prepared and certified an Environmental Impact Report which was approved by the City on January 12, 2015.

3. I do hereby certify that all environmental evaluation proceedings necessary for the formation of the Assessment District have been completed to my satisfaction, and that no further environmental proceedings are necessary.

EXECUTED this 28th day of January, 2016, at City of Malibu, California.

Director of Planning
City of Malibu
State of California

EXHIBIT A

MODIFIED ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)
CITY OF MALIBU

MAP OF GENERAL LOCATION AND IMPROVEMENTS

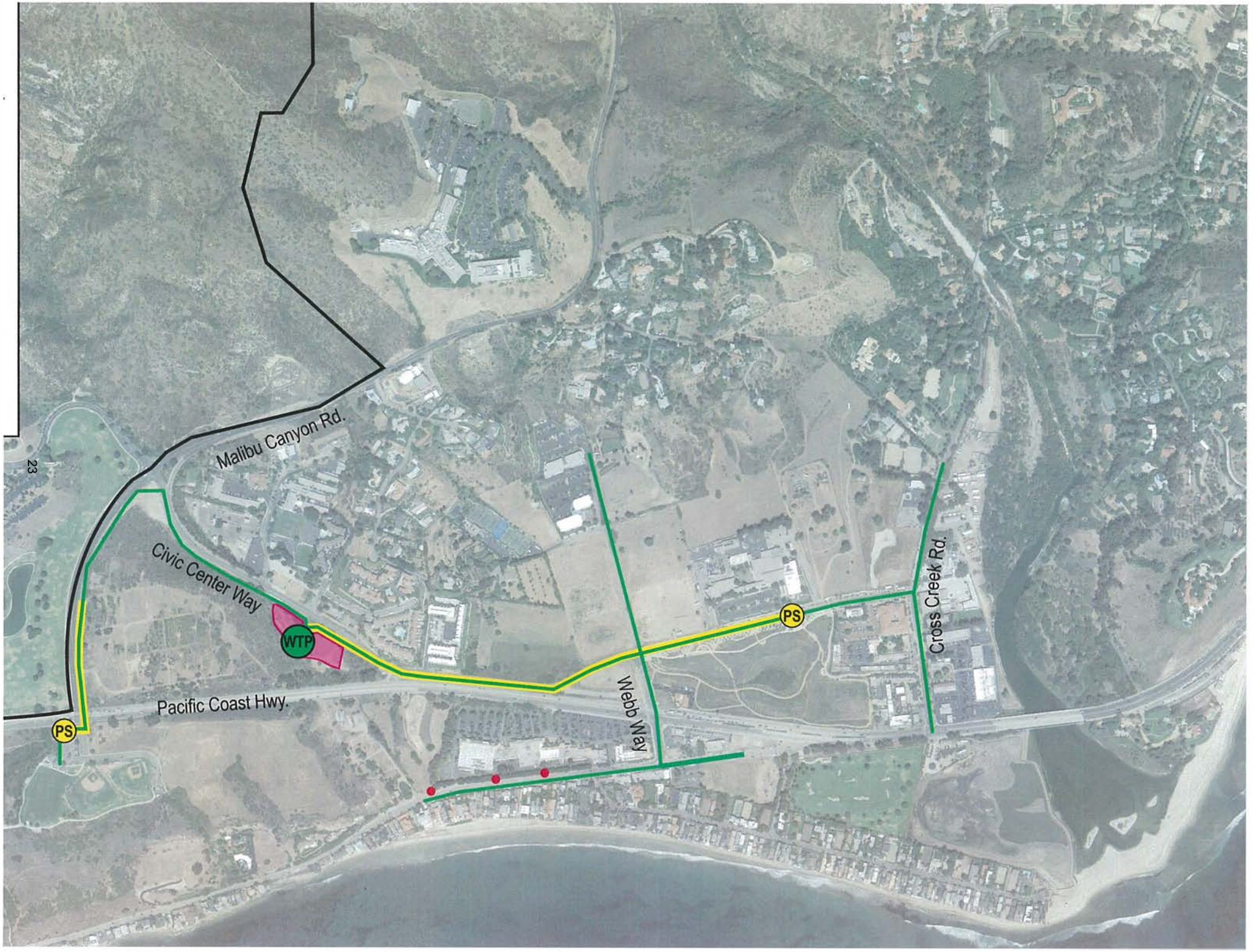

Malibu Canyon Rd.
Civic Center Way
WTP
PS
PS
Pacific Coast Hwy.
Webb Way
Cross Creek Rd.

EXHIBIT B

MODIFIED ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)
CITY OF MALIBU

METHOD OF ASSESSMENT

A. Background

Assessment District jurisprudence requires that assessments levied pursuant to the Municipal Improvement Act of 1913 be based on the "special benefit" properties receive from the Works of Improvement. However, the law does not specify the method or formula that should be used to apportion the assessments in Assessment District proceedings. In addition, Article XIIID of the California Constitution, added in November 1996 through the passage of Proposition 218 by voters of the State of California, requires, inter alia, that (i) only special benefits be assessable, (ii) no assessment may exceed the proportional special benefit conferred on the parcel assessed, and (iii) publicly owned parcels shall not be exempt from assessment unless clear and convincing evidence demonstrates that such publicly owned parcels receive no special benefits from the improvements for which the assessment is levied.

"Special benefit" is a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. Importantly, the general enhancement of property value does not constitute special benefit. As such, this Engineer's Report has been designed to comply with these requirements, as well as to incorporate recent California court decisions such as: *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority (2008), Beutz v. County of Riverside (2010), Golden Hills Neighborhood Association v. City of San Diego (2011),* and *Concerned Citizens v. West Point Fire Protection District (2011).*

Methodologically, it is necessary and essential to identify the special benefit that the Works of Improvement will render to the properties within the District. It is also necessary that the properties receive a special and direct benefit as distinguished from benefit to the general public.

All costs associated with the financing of the works of improvement are to be fairly distributed among the lots and parcels within the District based upon the special benefit received by each lot and parcel. Additionally, in compliance with the California Constitution Article XIIID Section 4, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred upon it. In sum, each of the properties benefiting from the works of improvement proposed for Assessment District No. 2015-1 will be assessed only for the special benefit conferred on such properties.

The Assessment Engineer is appointed for the purpose of analyzing the facts and determining the method and formula for apportionment of the assessment obligation to the benefited properties. For these proceedings, the City has retained the firm of David Taussig & Associates, Inc. as the

Assessment Engineer.

The Assessment Engineer makes his or her recommendation for the method of apportionment in this Engineer's Report for consideration at the public hearing. The final authority and action rests with the City after hearing all testimony and evidence presented at the public hearing and the tabulation of the assessment ballots. Upon conclusion of the public hearing, the City must make the final action in determining that the assessment has been made in direct proportion to the special benefit received. Ballot tabulation will then be completed, and if a majority of ballots received, weighted by assessment amount, do not protest the assessment, then the City may establish the Assessment District.

B. Special Benefit

The special benefit conferred to each of the properties within the Assessment District is the ability to discharge wastewater flows to a centralized wastewater treatment facility in compliance with the Memorandum of Understanding Regarding Phased Implementation of Basin Plan Amendment Prohibiting On-Site Wastewater Disposal Systems in the Malibu Civic Center Area entered into by and between the City of Malibu, the Regional Water Quality Control Board, Los Angeles, and the State Water Resources Control Board (the "MOU"). Resolution R4-2009-007 adopted by the Regional Water Quality Control Board, Los Angeles Region (the "Basin Plan Amendment") prohibits on-site wastewater disposal systems in the City of Malibu Civic Center Area, and the MOU requires the construction of the works of improvements in lieu of on-site wastewater disposal systems. In addition to the wastewater treatment plant, the Assessment District will install wastewater collection and recycled water distribution facilities in existing public streets and/or public easements as shown in Exhibit A; the cost of connecting to these facilities will be borne separately by each property owner and will not be installed by the Assessment District. The Assessment District will provide each property the right to discharge up to the wastewater flow and load calculated in Section C.3 below.

The works of improvements constitute the least expensive facilities with a factor of safety that can be built to serve the properties within the Assessment District. The treatment plant will be comprised of the minimum sized treatment processing units, headworks, and lab facilities as determined by the design engineer and in accordance with customary and prudent engineering design standards. Specifically, the treatment plant will consist of two (2) modules; two modules are required in order that one may be taken off line for maintenance and/or repair. The treatment plant site to be acquired is similarly the least expensive available parcel of land that is in a suitable location from an engineering standpoint. In contrast to the wastewater treatment plant, the wastewater collection and recycled water distribution lines (i.e., the diameters of certain of the collection and distribution pipes) will be constructed to accommodate wastewater flows and recycled water from properties located outside the Assessment District that are also the subject of the MOU and may be required to discharge wastewater flows off-site for treatment. The cost associated with this oversizing of the wastewater collection and recycled water distribution lines is therefore not assessed to the properties within the Assessment District.

C. Apportionment Methodology

The extent of the special benefit conferred to the parcels in the Assessment District is quantified in terms of wastewater flow and organic load. The cost of the wastewater collection and recycled

water distribution and injection system is allocated in proportion to wastewater flow as it is the primary determinant in the design and cost of the collection and distribution facilities. The cost of the wastewater treatment plant is allocated in proportion to organic load as it is the primary determinant in the design and cost of the treatment facilities. With certain exceptions discussed in Section D below, wastewater flows and organic load for developed parcels are based on actual building square footage and uses. Wastewater flows and organic load for vacant parcels are based on (i) the maximum floor area ratio permitted by the City (0.15) and the anticipated mix of uses or (ii) development plans submitted to the City, including wastewater analyses for such development plans, if any. Standard wastewater flow rates and organic load concentrations are discussed in Sections C.1 and C.2 below. Special cases and/or exceptions are discussed in Section C.3 below.

1. Wastewater Flow Rates

Non-residential wastewater flow rate assumptions are 0.0216 gallons per day for retail, 0.6750 gallons per day for restaurant, and 0.0625 gallons per day per building square foot for office. Wastewater flow rate assumptions for church uses are 3.0000 gallons per day per seat[2]. Wastewater flow rate assumptions for school uses are 11.0000 gallons per day per student and faculty/staff[3]. The wastewater flow rate assumption for retail use is an average and is calculated using a factor of ten (10.0000) gallons per day per employee, two (2.0000) gallons per day per parking space, one (1.0000) parking space per employee, and a range of building square feet per employee of 500 to 625[4]. The wastewater flow rate assumption for restaurant is calculated by applying a factor of nine (9.0000) gallons per day per customer[5] to an existing restaurant located in the City of Malibu which averages three hundred (300) customer per day and occupies four thousand (4,000) building square feet. The wastewater flow rate assumption for office is calculated using an average of two hundred eight (208) building square feet per employee and a factor of thirteen (13.0000) gallons per day per employee[6].

Residential wastewater flow rate assumptions are 366 gallons per day for a typical single-family home and 700 gallons per day for large, estate-sized homes. The wastewater flow rate for the typical single family home is calculated assuming a household size, including housekeepers and visitors, of 5.2, a wastewater flow per capita of 69 gallons per day[7], and a 1.02 infiltration rate. The wastewater flow rate for large, estate-sized homes is based on the proposed wastewater treatment system design prepared in connection with the development plans for Assessor's Parcel Number 4458-018-019.

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[2] The source for the flow rate per church seat is *United States Environmental Protection Agency Publication 625/R-00/008-Chapter 3*.

[3] The source for the flow rate per school seat is *United States Environmental Protection Agency Publication 625/R-00/008-Chapter 3*.

[4] The source for the flow rate per employee and per parking space is *Design of Municipal Wastewater Treatment Plants, Fifth Edition*.

[5] The source for the flow rate per restaurant customer is *United States Environmental Protection Agency Publication 625/R-00/008-Chapter 3*.

[6] The source for the flow rate per office employee is *United States Environmental Protection Agency Publication 625/R-00/008-Chapter 3*.

[7] The source for the flow rate per capita is *United States Environmental Protection Agency Publication 625/R-00/008-Chapter 3*.

2. Organic Load Concentration

Organic load concentration, a measure of the strength of the wastewater to be treated, is used to design the treatment process. Residential organic load concentrations are estimated to be 313 milligrams per liter ("mg/L") using per capita BOD loads from EPA guidelines[8]. Non-residential organic load concentrations were estimated to be similar to residential concentrations at 313 mg/L for retail, office, school, and church uses. For restaurants the BOD concentration was estimated to be 544 mg/L based on wastewater sampling conducted at shopping centers within the Civic Center area of the City. Total organic load is expressed in pounds per day and is calculated using the following formula: wastewater flow x organic load concentration x 8.345 / 1,000,000[9]. The specific wastewater flow and treatment plant load calculations for each parcel are discussed in Section C.3 below.

3. Wastewater Flow and Load Calculations

The wastewater flow and load estimates are summarized below. The terms BSF, GPD and PPD mean, respectively, building square feet, gallons per day and pounds per day.

- 4452-011-029 (Assessment No. 1)
  This is land with certain existing structures located at 3730 Cross Creek Road. The property is zoned Commercial Visitor Serving I. Total future building area is estimated at 11,801 square feet using an FAR of 0.15 (78,670 parcel square feet x 0.15). The City indicates that the property has the potential to include retail and restaurant uses and therefore, wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 1,797.0563 GPD (11,801 x 0.8 x 0.0216 GPD/BSF (Retail) + 11,801 x 0.2 x 0.675 GPD/BSF (Restaurant)). Estimated organic load is 7.7650 PPD ((203.9213 GPD x 313 (Retail) + 1,593.1350 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

- 4452-011-033 (Assessment No. 2)
  This is a Shell service station located at 23387 Pacific Coast Highway and occupies the northeast corner of Pacific Coast Highway and Cross Creek Road. The property is zoned Commercial Visitor Serving I. Total existing building area is 1,731 square feet. While there are no existing restaurant or other "wet" uses, the City indicates that there is the potential for restaurant/food service use(s) in the future. Therefore, wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 263.5967 GPD (1,731 x 0.8 x 0.0216 GPD/BSF (Retail) + 1,731 x 0.2 x 0.675 GPD/BSF (Restaurant)). Estimated organic load is 1.1390 PPD ((29.9117 GPD x 313 (Retail) + 233.6850 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

[8] The source for the BOD load per capita is *United States Environmental Protection Agency Publication 625/R-00/008-Chapter 3.*

[9] The source for the equation for total organic load is *Design of Municipal Wastewater Treatment Plants, Fifth Edition.*

- 4452-011-035 (Assessment No. 3)
  This is a commercial development with office, retail, and storage uses located on the east side of Cross Creek Road near the intersection of Cross Creek Road and Civic Center Way (3806 Cross Creek Road). The property is zoned Commercial Visitor Serving I. The City anticipates that this property will tend toward higher intensity uses following completion of the works of improvements, and the property owner has petitioned the City to increase the estimated wastewater flow to 2,300 GPD to accommodate future restaurant use. Estimated wastewater flow of 2,300 GPD would accommodate 1,930 square feet of restaurant and 15,967 square feet of office; no retail use is assumed because of the City's expectation that the property will tend toward higher intensity uses. Total building area is 17,897 square feet based on the November 26, 2013 site plan for The Courtyard development. Total estimated wastewater flow is 2,300.6875 GPD (1,930 x 0.675 GPD/BSF (Restaurant) + 15,967 x 0.0625 GPD/BSF (Office)). Estimated organic load is 8.5207 PPD ((1,302.7500 GPD x 544 (Restaurant) + 997.9375 GPD x 313 (Office)) x 8.345 / 1,000,000).

- 4452-011-036 (Assessment No. 4)
  This is vacant land located north of Pacific Coast Highway just west of Malibu Lagoon. The property is zoned Commercial Visitor Serving I. Total future building area is estimated at 15,968 square feet using an FAR of 0.15 (106,450 total parcel square feet x 0.15). The City indicates that the property has the potential to include retail and restaurant uses, and therefore wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 2,431.6070 GPD (15,968 x 0.8 x 0.0216 GPD/BSF (Retail) + 15,968 x 0.2 x 0.675 GPD/BSF (Restaurant)). Estimated organic load is 10.5068 PPD ((275.9270 GPD x 313 (Retail) + 2,155.6800 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

- 4452-011-037 (Assessment No. 5)
  This is a commercial development located at 3728 Cross Creek Road. The property is zoned Commercial Visitor Serving I. Actual building square footage data are not available. Therefore, building area is estimated at 4,494 using an FAR of 0.15 (29,960 parcel square feet x 0.15). The City indicates that there is the potential for restaurant and/or other wet use(s) in the future, and therefore wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 684.3463 GPD (4,494 x 0.8 x 0.0216 GPD/BSF (Retail) + 4,494 x 0.2 x 0.675 GPD/BSF (Restaurant)). Estimated organic load is 2.9570 PPD ((77.6563 GPD x 313 (Retail) + 606.6900 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

- 4452-011-039 (Assessment No. 6)
  This is a restaurant, retail, and office development located at 3900 Cross Creek Road. The property is zoned Commercial Visitor Serving I. Total building area is 13,061 square feet (4,686 square feet of retail, 5,245 square feet of restaurant, and 3,130 square feet of office). Total estimated wastewater flow is 3,837.2176

GPD (4,686 x 0.0216 GPD/BSF (Retail) + 5,245 x 0.675 GPD/BSF (Restaurant) + 3,130 x 0.0625 GPD/BSF (Office)). Estimated organic load is 16.8475 PPD ((101.2176 GPD x 313 (Retail) + 3,540.3750 GPD x 544 (Restaurant) + 195.6250 GPD x 313 (Office)) x 8.345 / 1,000,000).

- 4452-011-042 (Assessment No. 7) and 4452-011-043 (Assessment No. 8)
  These parcels comprise the Malibu Creek/Malibu Village development located on Cross Creek Road (3822 – 3896 Cross Creek Road) and Pacific Coast Highway (23357 - 23361 Pacific Coast Highway). The properties are zoned Commercial Visitor Serving I.

  Total building area for 4452-011-042 is 25,832 square feet (23,332 square feet of retail and 2,500 square feet of restaurant). Total estimated wastewater flow for 4452-011-042 is 2,191.4712 GPD (23,332 x 0.0216 GPD/BSF (Retail) + 2,500 x 0.675 GPD/BSF (Restaurant)). Estimated organic load for 4452-011-042 is 8.9771 PPD ((503.9712 GPD x 313 (Retail) + 1,687.5000 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

  Total building area for 4452-011-043 is 25,990 square feet (21,150 square feet of retail and 4,840 square feet of restaurant). Total estimated wastewater flow for 4452-011-043 is 3,723.8400 GPD (21,150 x 0.0216 GPD/BSF (Retail) + 4,840 x 0.675 GPD/BSF (Restaurant)). Estimated organic load for 4452-011-043 is 16.0244 PPD ((456.8400 GPD x 313 (Retail) + 3,267.0000 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

- 4452-011-803 (Assessment No. 9)
  This is an unmanned Southern California Edison facility located at 3808 Cross Creek Road. The property is zoned Commercial Visitor Serving I. Actual building square footage data are not available. Therefore, building area is estimated at 2,875 using an FAR of 0.15 (19,166 parcel square feet x 0.15). The City indicates that there is the potential for redevelopment of the property for non-utility use in the future, and therefore wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 437.8050 GPD (2,875 x 0.8 x 0.0216 GPD/BSF (Retail) + 2,875 x 0.2 x 0.675 GPD/BSF (Restaurant)). Estimated organic load is 1.8917 PPD ((49.6800 GPD x 313 (Retail) + 388.1250 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

- 4452-012-024 (Assessment No. 10)
  This is vacant land located at 3738 Cross Creek Road, north of 4452-011-029. The property is zoned Commercial General. Total future building area is estimated at 34,042 square feet using an FAR of 0.15 (226,948 parcel square feet x 0.15). The City indicates that the property has the potential to include retail and restaurant uses, and therefore, wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 5,183.9158 GPD (34,042 x 0.8 x 0.0216 GPD/BSF (Retail) + 34,042 x 0.2 x 0.675 GPD/BSF (Restaurant)). Estimated organic load is 22.3994 PPD ((588.2458 GPD x 313 (Retail) + 4,595.6700 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

- 4458-001-003 (Assessment No. 11)
  This is a parking lot that serves the development located on 4458-002-019 (Assessment No. 13). Therefore flow and load is zero and there will be no assessment. The property is zoned Commercial General.

- 4458-002-018 (Assessment No. 12)
  This is an office development located at 23730 Malibu Road. Total building area is 3,224 square feet. The property is zoned Commercial General. There are no existing restaurant or other "wet" uses, and the City does not anticipate any in the future. Estimated wastewater flow is 201.5000 GPD (3,224 x 0.0625 GPD/BSF). Estimated organic load is 0.5263 PPD ((201.5000 GPD x 313) x 8.345 / 1,000,000).

- 4458-002-019 (Assessment No. 13)
  This is an office development located along Malibu Road (23676 – 23712 Malibu Road). The property is zoned Commercial General. Total building area is 12,050 square feet. There are no existing restaurant or other "wet" uses, and the City does not anticipate any in the future. Estimated wastewater flow is 753.1250 GPD (12,050 x 0.0625 GPD/BSF). Estimated organic load is 1.9672 PPD ((753.1250 GPD x 313) x 8.345 / 1,000,000).

- 4458-002-900 (Assessment No. 14)
  This property is Los Angeles County Fire Station #88 and is located at 23720 Malibu Road. The property is zoned Commercial General. The number of fire fighters housed at the fire station is comparable to the household size for a typical single family home, and therefore wastewater flow is estimated at 366 GPD. Estimated organic load is 0.9560 PPD ((366.0000 GPD x 313) x 8.345 / 1,000,000).

- 4458-018-002 (Assessment No. 15), 4458-018-018 (Assessment No. 16), and 4458-018-019 (Assessment No. 17)
  This is vacant land located approximately at the southeast corner of Pacific Coast Highway and Malibu Canyon Road. The property is zoned Planned Development. Estimated wastewater flow is based on plans for the development of five (5) large, estate sized residential dwelling units plus a gatehouse and equals 3,560.0000 GPD (5 DUs x 700 GPD/DU + 60 GPD for the gatehouse). Estimated organic load is 9.2987 PPD ((3,500.0000 GPD x 313 + 60.0000 GPD x 313) x 8.345 / 1,000,000). All dwelling units are anticipated to be located on 4458-018-019.

- 4458-018-027 (Assessment No. 18), 4458-018-028 (Assessment No. 19), 4458-018-029 (Assessment No. 20), 4458-018-030 (Assessment No. 21), 4458-018-031 (Assessment No. 22), 4458-018-032 (Assessment No. 23), and 4458-018-033 (Assessment No. 24)
  This is vacant land located south of Pacific Coast Highway and east of 4458-018-019. The property is zoned Single Family Medium. Estimated wastewater flow is based on plans for the development of four (4) large, estate sized residential dwelling units plus an unmanned gatehouse. Estimated wastewater flow for each residential parcel is 700 GPD. Estimated organic load for each residential parcel is 1.8284 PPD ((700.0000 GPD x 313) x 8.345 / 1,000,000). The residential parcels are 4458-018-027, 4458-018-028, 4458-018-029, and 4458-018-030. The unmanned gatehouse will be located on 4458-018-031. 4458-018-032 and 4458-018-033 are open space, non-buildable lots.

- 4458-018-902 (Assessment No. 25)
  The property is zoned Public Open Space. This is the entrance to Bluffs Park and therefore will produce no wastewater flow. There will be no assessment.

- 4458-018-904 (Assessment No. 26)
  This is Bluffs Park. The property is zoned Public Open Space. Estimated wastewater flow is attributable to the public restroom facilities which are projected to generate 220 GPD. Estimated organic load is 0.5746 PPD ((220.0000 GPD x 313) x 8.345 / 1,000,000).

- 4458-019-003 (Assessment No. 27)
  This is vacant land located south of the intersection of Pacific Coast Highway and Civic Center Way and north of Malibu Road. The property is zoned Single Family Medium. Estimated wastewater flow is based on plans for the development of one (1) large, estate sized residential dwelling unit and equals 700 GPD. Estimated organic load is 1.8284 PPD ((700.0000 GPD x 313) x 8.345 / 1,000,000).

- 4458-019-008 (Assessment No. 28)
  This is vacant land located at 23614 Pacific Coast Highway, at the merger of Pacific Coast Highway and Malibu Road. The property is zoned Commercial General. Total future building area is estimated at 3,511 square feet using an FAR of 0.15 (23,409 total parcel square feet x 0.15). The City indicates that the property has the potential to include retail and restaurant uses, and therefore wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 534.6551 GPD (3,511 x 0.8 x 0.0216 GPD/BSF (Retail) + 3,511 x 0.2 x 0.675 GPD/BSF (Restaurant)). Estimated organic load is 2.3102 PPD ((60.6701 GPD x 313 (Retail) + 473.9850 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

- 4458-019-009 (Assessment No. 29)
  This is a commercial development located at 23670 Pacific Coast Highway, on the southeast corner of the intersection of Pacific Coast Highway and Webb Way. The property is zoned Commercial General. Total building area is 8,434 square feet. While there are no existing restaurant or other "wet" uses, the City indicates that there is the potential for restaurant/food service use(s) in the future. Therefore, wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 1,284.3295 GPD (8,434 x 0.8 x 0.0216 GPD/BSF (Retail) + 8,434 x 0.2 x 0.675 GPD/BSF (Restaurant)). Estimated organic load is 5.5495 PPD ((145.7395 GPD x 313 (Retail) + 1,138.5900 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

- 4458-019-010 (Assessment No. 30)
  This is the Malibu Colony Plaza development located at 23841 Malibu Road. The property is zoned Commercial General. Total building area is 116,925 square feet (68,014 square feet of retail and 48,911 square feet of restaurant). Total estimated wastewater flow is 34,484.0274 GPD (68,014 x 0.0216 GPD/BSF (Retail) + 48,911 x 0.675 GPD/BSF (Restaurant)). Estimated organic load is 153.7145 PPD ((1,469.1024 GPD x 313 (Retail) + 33,014.9250 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

- 4458-020-002 (Assessment No. 31)
  This is an office development located at 23405 Pacific Coast Highway. The property is zoned Commercial Visitor Serving I. Total building area is 2,386 square feet (284 square feet of retail and 2,102 square feet of office). Total estimated wastewater flow is 137.5094 GPD (284 x 0.0216 GPD/BSF (Retail) + 2,102 x 0.0625 GPD/BSF (Office)). Estimated organic load is 0.3592 PPD ((6.1344 GPD x 313 (Retail) + 131.3750 GPD x 313 (Office)) x 8.345 / 1,000,000).

- 4458-020-004 (Assessment No. 32)
  This is the Malibu Professional Arts office development located at 23440 Civic Center Way. The property is zoned Commercial Visitor Serving I. Total building area is 12,644 square feet. Estimated wastewater flow is 790.2500 GPD (12,644 x 0.0625 GPD/BSF). Estimated organic load is 2.0641 PPD ((790.2500 GPD x 313) x 8.345 / 1,000,000).

- 4458-020-010 (Assessment No. 33)
  This is the Malibu Country Mart II development located at 23410 Civic Center Way. The property is zoned Commercial Visitor Serving I. Total building area is 39,076 square feet (19,996 square feet of retail, 4,700 square feet of restaurant, and 14,380 square feet of office). Estimated wastewater flow is 4,503.1636 GPD (19,996 x 0.0216 GPD/BSF (Retail) + 4,700 x 0.675 GPD/BSF (Restaurant) + 14,380 x 0.0625 GPD/BSF (Office)). Estimated organic load is 17.8778 PPD ((431.9136 GPD x 313 (Retail) + 3,172.5000 GPD x 544 (Restaurant) + 898.7500 GPD x 313 (Office)) x 8.345 / 1,000,000).

- 4458-020-014 (Assessment No. 34)
  This is the Malibu Country Mart I development located at 3835 Cross Creek Road. The property is zoned Commercial Visitor Serving I. Total building area is 29,068 square feet (19,737 square feet of retail, 8,025 square feet of restaurant, and 1,306 square feet of office). Total estimated wastewater flow is 5,924.8192 GPD (19,737 x 0.0216 GPD/BSF (Retail) + 8,025 x 0.675 GPD/BSF (Restaurant) + 1,306 x 0.0625 GPD/BSF (Office)). Estimated organic load is 25.9176 PPD ((426.3192 GPD x 313 (Retail) + 5,416.8750 GPD x 544 (Restaurant) + 81.6250 GPD x 313 (Office)) x 8.345 / 1,000,000).

- 4458-020-015 (Assessment No. 35)
  This parcel of vacant land is located south of Civic Center Way, north of Pacific Coast Highway, and west of Webb Way. The property is zoned Commercial General. Total future building area for 4458-020-015 is estimated at 7,242 square feet using an FAR of 0.15 (48,280 total parcel square feet x 0.15). The City indicates that the property has the potential to include retail and restaurant uses, and therefore wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 1,102.8118 GPD (7,242 x 0.8 x 0.0216 GPD/BSF (Retail) + 7,242 x 0.2 x 0.675 GPD/BSF (Restaurant)). Estimated organic load is 4.7652 PPD ((125.1418 GPD x 313 (Retail) + 977.6700 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

- 4458-020-900 (Assessment No. 36) and 4458-020-901 (Assessment No. 37)
  Assessment No. 36 is a parcel of vacant land located south of Civic Center Way, north of Pacific Coast Highway, and west of Webb Way. Assessment No. 37 is vacant land located at the northeast corner of the intersection of Webb Way and Pacific Coast Highway. These two parcels were acquired by the County of Los Angeles for purposes of road right-of-way, and are anticipated to be quitclaimed to the City with the condition that the property can only be used for those purposes authorized in Sections 2 and 9 of Article XIX of the California Constitution and Section 2101 of the California Streets and Highways Code which renders these properties undevelopable for private purposes. Therefore, flow and load is zero and there will be no assessment.

- 4458-020-902 (Assessment No. 38)
  This is part of Legacy Park. The property is zoned Commercial Visitor Serving I and will have no restroom or other facilities which would discharge to the wastewater treatment system. Therefore, estimated wastewater flow organic load are zero (0) and there will be no assessment.

- 4458-020-903 (Assessment No. 39)
  This is a commercial development that includes the Lumber Yard (3939 Cross Creek Road), Super Care building (23661 and 23461 Pacific Coast Highway), and animal hospital facilities (23431 Pacific Coast Highway). The property is zoned Commercial Visitor Serving I. Total building area is 37,862 square feet (30,049 square feet of retail, 6,605 square feet of restaurant, and 1,208 square feet of office). Total estimated wastewater flow is 5,182.9334 GPD (30,049 x 0.0216 GPD/BSF (Retail) + 6,605 x 0.675 GPD/BSF (Restaurant) + 1,208 x 0.0625 GPD/BSF (Office)). Estimated organic load is 22.1321 PPD ((649.0584 GPD x 313 (Retail) + 4,458.3750 GPD x 544 (Restaurant) + 75.5000 GPD x 313 (Office)) x 8.345 / 1,000,000).

- 4458-021-173 (Assessment No. 40)
  This is an office development located adjacent and south of Malibu City Hall (23805 – 23815 Stuart Ranch Road). The property is zoned Community Commercial. Total building area is 40,528 square feet. Estimated wastewater flow is 2,533.0000 GPD (40,528 x 0.0625 GPD/BSF). Estimated organic load is 6.6162 PPD ((2,533.0000 GPD x 313) x 8.345 / 1,000,000).

- 4458-021-175 (Assessment No. 41)
  This is vacant land located at the northwest corner of Civic Center Way and Stuart Ranch Road. The property is zoned Community Commercial. Total future building area is estimated at 44,105 square feet using an FAR of 0.15 (294,030 total parcel square feet x 0.15). The City indicates that the property has the potential to include retail and restaurant uses, and therefore wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 6,716.3094 GPD (44,105 x 0.8 x 0.0216 GPD/BSF (Retail) + 44,105 x 0.2 x 0.675 GPD/BSF (Restaurant)). Estimated organic load is 29.0207 PPD ((762.1344 GPD x 313 (Retail) + 5,954.1750 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

- 4458-021-901 (Assessment No. 42)
  This property is Malibu City Hall. The property is zoned Community Commercial. Total building area is 37,359 square feet. Estimated wastewater flow is 2,334.9375 GPD (37,359 x 0.0625 GPD/BSF). Estimated organic load is 6.0988 PPD ((2,334.9375 GPD x 313) x 8.345 / 1,000,000).

- 4458-022-001 (Assessment No. 43)
  This is vacant land located at the northwest corner of the Civic Center Way and Cross Creek Road. The property is zoned Commercial Visitor Serving I. Along with 4458-022-022, this property is proposed to be developed as a Whole Foods Store. Total future building area is 38,425 square feet (9,222 square feet of retail and 29,203 square feet of restaurant). Total estimated wastewater flow is 9,340 GPD and is based on a September 2, 2011 study prepared EPD Consultants, which estimates that 710 GPD is attributable to the retail use and the remaining 8,630 GPD is attributable to the restaurant use. The wastewater flow from each land use is split between Assessor's Parcels 4458-022-001 and 4458-022-022 proportionately on the basis of land area. Estimated wastewater flow for Assessor's Parcel 4458-022-001, based on its parcel square footage of 108,464 and the total parcel square footage for both parcels of 259,673, is 3,901.2672 GPD (710 GPD x 108,464 / 259,673 (Retail) + 8,630 GPD x 108,464 / 259,673 (Restaurant)). Estimated organic load for Assessor's Parcel 4458-022-001 is 17.1388 PPD ((296.5631 GPD x 313 (Retail) + 3,604.7041 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

- 4458-022-011 (Assessment No. 44)
  This is vacant land located at the northeast corner of Civic Center Way and Stuart Ranch Road. The property is zoned Community Commercial. Total future building area is estimated at 81,010 based on an August 2013 traffic study for a proposed development comprised of retail, restaurant, and office uses (38,567 square feet of retail, 15,000 square feet of restaurant, and 27,443 square feet of office). Total estimated wastewater flow is 12,673.2347 GPD (38,567 x 0.0216 GPD/BSF (Retail) + 15,000 x 0.675 GPD/BSF (Restaurant) + 27,443 x 0.0625 GPD/BSF (Office)). Estimated organic load is 52.6202 PPD ((833.0472 GPD x 313 (Retail) + 10,125.0000 GPD x 544 (Restaurant) + 1,715.1875 GPD x 313 (Office)) x 8.345 / 1,000,000).

- 4458-022-012 (Assessment No. 45)
  This is vacant land located on the east side of Stuart Ranch Road opposite of Malibu City Hall. The property is zoned Community Commercial. Total future building area is estimated at 42,079 using an FAR of 0.15 (280,526 parcel square feet x 0.15). The City indicates that the property has the potential to include retail and restaurant uses, and therefore wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 6,407.7901 GPD (42,079 x 0.8 x 0.0216 GPD/BSF (Retail) + 42,079 x 0.2 x 0.675 GPD/BSF (Restaurant)). Estimated organic load is 27.6876 PPD ((727.1251 GPD x 313 (Retail) + 5,680.6650 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

- 4458-022-019 (Assessment No. 46)
  This is vacant land located on the west side of La Paz Lane at its current terminus. The property is zoned Community Commercial. Total future building area is estimated at 55,408 using an FAR of 0.15 (369,389 parcel square feet x 0.15). The City indicates that the property has the potential to include retail and restaurant uses, and therefore wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 8,437.5302 GPD (55,408 x 0.8 x 0.0216 GPD/BSF (Retail) + 55,408 x 0.2 x 0.675 GPD/BSF (Restaurant)). Estimated organic load is 36.4580 PPD ((957.4502 GPD x 313 (Retail) + 7,480.0800 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

- 4458-022-022 (Assessment No. 47)
  This is vacant land located approximately at the northwest corner of the Civic Center Way and Cross Creek Road. The property is zoned Commercial Visitor Serving I. Along with 4458-022-001, this property is proposed to be developed as a Whole Foods Store. Total estimated wastewater flow is 9,340 GPD and is based on a September 2, 2011 study prepared EPD Consultants, which estimates that 710 GPD is attributable to the retail use and 8,630 GPD is attributable to the restaurant use. The wastewater flow from each land use is split between Assessor's Parcels 4458-022-001 and 4458-022-022 proportionately on the basis of land area. Estimated wastewater flow for Assessor's Parcel 4458-022-022, based on its parcel square footage of 151,209 and the total parcel square footage for both parcels of 259,673, is 5,438.7328 GPD (710 GPD x 151,209 / 259,673 (Retail) + 8,630 GPD x 151,209 / 259,673 (Restaurant)). Estimated organic load for Assessor's Parcel 4458-022-022 is 23.8931 PPD ((413.4369 GPD x 313 (Retail) + 5,025.2959 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

- 4458-022-023 (Assessment No. 48) and 4458-022-024 (Assessment No. 49)
  This is vacant land located east of La Paz Lane and north of Civic Center Way. Development assumptions are based on a February 26, 2008 site plan. The property is zoned Town Center Overlay.

  Total future building area for 4458-022-023 is 88,997 (43,917 square feet of retail, 10,000 square feet of restaurant, and 35,080 square feet of office). Estimated wastewater flow for 4458-022-023 is 9,891.1072 GPD (43,917 x 0.0216 GPD/BSF (Retail) + 10,000 x 0.675 GPD/BSF (Restaurant) + 35,080 x 0.0625 GPD/BSF (Office)). Estimated organic load is 38.8474 PPD ((948.6072 GPD x 313 (Retail) + 6,750.0000 GPD x 544 (Restaurant) + 2,192.5000 GPD x 313 (Office)) x 8.345 / 1,000,000).

  Total future building area for 4458-022-024 is 43,061 square feet of restaurant, (15,585 square feet of retail, and 27,476 square feet of office). Estimated wastewater flow for 4458-022-024 is 2,053.8860 GPD (15,585 x 0.0216 GPD/BSF (Retail) + 27,476 x 0.0625 GPD/BSF (Office)). Estimated organic load is 5.3647 PPD ((336.6360 GPD x 313 (Retail) + 1,717.2500 GPD x 313 (Office)) x 8.345 / 1,000,000).

- 4458-022-025 (Assessment No. 50)
  This is vacant land located on north of the 4458-022-024. The property is zoned Community Commercial. Total future building area is estimated at 23,509 using an FAR of 0.15 (156,728 parcel square feet x 0.15). The City indicates that the property has the potential for office uses. Estimated wastewater flow is 1,469.3125 GPD (23,509 x 0.0625 GPD/BSF). Estimated organic load is 3.8378 PPD ((1,469.3125 GPD x 313) x 8.345 / 1,000,000).

- 4458-022-802 (Assessment No. 51)
  This is a GTE California, Inc. facility along Cross Creek Road. The property is zoned Commercial Visitor Serving I. Actual building square footage data are not available. Therefore, building area is estimated at 5,138 using an FAR of 0.15, the maximum permitted under current City zoning regulations (34,250 parcel square feet x 0.15). The City indicates that there is the potential for redevelopment of the property for non-utility use in the future, and therefore wastewater flow is estimated assuming eighty percent (80%) retail and twenty percent (20%) restaurant use, or 782.4146 GPD (5,138 x 0.8 x 0.0216 GPD/BSF (Retail) + 5,138 x 0.2 x 0.675 GPD/BSF (Restaurant)). Estimated organic load is 3.3808 PPD ((88.7846 GPD x 313 (Retail) + 693.6300 GPD x 544 (Restaurant)) x 8.345 / 1,000,000).

- 4458-022-906 (Assessment No. 52)
  This property is located at 23519 Civic Center Way and currently houses Los Angeles County courthouse, sheriff substation, library, and Water Works District 29 facilities and an unmanned communications tower. The property is zoned Institutional. A new Santa Monica Community College District satellite campus (no restaurant or cafeteria are anticipated) and Los Angeles County Sheriff substation facility will be constructed, replacing the existing sheriff substation. Total building square footage will be 86,900. The new SMCCD campus will be 27,500 building square feet with a total of two hundred ten (210) full time equivalent students and twelve (12) faculty/staff. The new Sheriff substation will be 5,640 building square feet. The existing courthouse facility is 24,240 building square feet. The existing library is 16,229 square feet. The Water Works District 29 offices are 12,291 building square feet. In addition, there is 1,000 square feet of storage. Estimated wastewater flow is 6,154.5000 GPD (59,400 x 0.0625 GPD/BSF (Office) + 222 x 11 GPD). Estimated organic load is 16.0755 PPD ((3,712.5000 GPD x 313 (Office) + 2,442.0000 GPD x 313 (College)) x 8.345 / 1,000,000).

- 4458-027-023 (Assessment No. 53), 4458-027-024 (Assessment No. 54), and 4458-027-025 (Assessment No. 55)
  This is Our Lady of Malibu Church and School. The property is zoned Institutional. The school is located on 4458-027-023, the church is located on 4458-027-024, and the rectory is located on 4458-027-025. The church has seating for 250. The school has a student capacity of one hundred twenty-three (123) with faculty and staff of up to twenty (20).

  Estimated wastewater flow for 4458-027-023 is 1,573.0000 GPD (143 x 11 GPD). Estimated organic load for 4458-027-023 is 4.1087 PPD ((1,573.0000 GPD x 313) x 8.345 / 1,000,000).

  Estimated wastewater flow for 4458-027-024 is 750.0000 GPD (250 seats x 3 GPD/seat). Estimated organic load for 4458-027-024 is 1.9590 PPD ((750.0000 GPD x 313) x 8.345 / 1,000,000).

  Estimated wastewater flow for 4458-027-025 is 366 GPD. Estimated organic load for 4458-027-025 is 0.9560 PPD ((366.0000 GPD x 313) x 8.345 / 1,000,000).

- 4458-028-006 (Assessment No. 56) and 4458-028-020 (Assessment No. 57)
  These two properties comprise the wastewater treatment plant site. The properties are zoned Commercial Visitor Serving II. Estimated wastewater flow is 100 GPD and is based on one bathroom, laboratory sink, and a dishwasher. Estimated organic load is 0.2612 PPD (100 x 313 x 8.345 / 1,000,000). Wastewater flow and load are allocated to each parcel in proportion to land area. Estimated wastewater flow for Assessor's Parcel 4458-028-006 is 27 GPD (100 x 4458-028-006 parcel square footage of 30,930 divided by the total parcel square footage for both parcels of 113,400). Estimated wastewater flow for Assessor's Parcel 4458-028-020 is 73 GPD (100 x 4458-028-020 parcel square footage of 82,470 divided by the total parcel square footage for both parcels of 113,400). Estimated organic load for Assessor's Parcel 4458-028-006 is 0.0705 PPD ((27.0000 GPD x 313) x 8.345 / 1000000). Estimated organic load for Assessor's Parcel 4458-028-020 is 0.1907 PPD ((73.0000 GPD x 313) * 8.345 / 1,000,000).

D. Parcel Subdivisions and Consolidations

If an Assessor's Parcel is subdivided, the assessment for the subdivided parcel shall be apportioned to the new parcels in accordance with the preceding assessment methodology. The sum of the assessments for the new parcels shall equal the assessment for the subdivided parcel. If two or more Assessor's Parcels are consolidated, the assessment for the parcel resulting from such consolidation shall be equal to the sum of the assessments for the consolidated parcels.

In conclusion, it is my opinion that the assessments for the above-referenced Assessment District have been spread in accordance with the direct and special benefits that each parcel receives from the works of improvement.

Dated: Dec. 9, 2015.



David Taussig & Associates, Inc.

Steve Runk
R.C.E. C23473
Assessment Engineer
City of Malibu
State of California

I, Lisa Pope, as CITY CLERK of the City of Malibu, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was recorded in my office on the 25th day of January 2016.

Lisa Pope
City Clerk
City of Malibu
State of California

I, Lisa Pope, as CITY CLERK of the City of Malibu, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was approved and confirmed by the City Council of said City on the day of January 25 2016.

Lisa Pope
City Clerk
City of Malibu
State of California

I, Robert Z. Brager, as DIRECTOR OF PUBLIC WORKS of the City of Malibu, CALIFORNIA do hereby certify that the foregoing Assessment, together with Diagram attached thereto, was recorded in my office on the day of JAN. 25, 2016.

Robert Z. Brager
Director of Public Works
City of Malibu
State of California

EXHIBIT C

MODIFIED ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)
CITY OF MALIBU

ASSESSMENT ROLL

PROPOSED CITY OF MALIBU ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER PHASE I WASTEWATER TREATMENT FACILITY)
ASSESSMENT ROLL

Assessment Number	Assessor's Parcel Number	Property Owner	Treatment Plant Construction Costs		Collection/Distribution System Construction Costs		Total Construction Hard Costs		Construction Soft Costs, District Formation Costs, and Bond Issuance Costs		Total Assessment as Preliminarily Approved		Total Assessment as Confirmed	
			Parcel Assessment	Percent of Total	Parcel Assessment	Percent of Total	Parcel Assessment	Percent of Total	Parcel Assessment	Percent of Total	Parcel Assessment	Percent of Total	Parcel Assessment	Percent of Total
1	4452-011-029	Mariposa Land Company Ltd	$321,091.87	1.24%	$229,092.83	1.14%	$550,184.70	1.20%	$211,537.51	1.20%	$548,408.97	1.10%	$761,722.21	1.20%
2	4452-011-033	First Oaks Oil LLC	$47,098.55	0.18%	$33,603.91	0.17%	$80,702.46	0.18%	$31,028.85	0.18%	$80,442.00	0.16%	$111,731.31	0.18%
3	4452-011-035	3806 Cross Creek Road LLC	$352,341.25	1.36%	$293,296.89	1.47%	$645,638.14	1.40%	$248,237.88	1.40%	$275,490.39	0.55%	$893,876.02	1.40%
4	4452-011-036	Mariposa Land Company Ltd	$434,471.22	1.67%	$309,986.82	1.55%	$744,458.04	1.62%	$286,232.60	1.62%	$742,055.28	1.49%	$1,030,690.64	1.62%
5	4452-011-037	Mariposa Land Company Ltd	$122,276.66	0.47%	$87,242.03	0.44%	$209,518.69	0.46%	$80,556.70	0.46%	$208,842.46	0.42%	$290,075.39	0.46%
6	4452-011-039	3900 Cross Creek LLC	$696,668.02	2.68%	$489,177.26	2.44%	$1,185,845.28	2.58%	$455,939.18	2.58%	$1,267,177.86	2.55%	$1,641,784.46	2.58%
7	4452-011-042	Jamestown Premier Malibu Village LP	$371,214.39	1.43%	$279,373.75	1.40%	$650,588.14	1.41%	$250,141.08	1.41%	$601,844.86	1.21%	$900,729.22	1.41%
8	4452-011-043	Jamestown Premier Malibu Village LP	$662,630.70	2.55%	$474,723.62	2.37%	$1,137,354.32	2.47%	$437,295.17	2.47%	$1,122,048.31	2.26%	$1,574,649.49	2.47%
9	4452-011-803	So Calif Edison Co, SB of E Par 1 Map 148-19-454A	$78,225.49	0.30%	$55,812.38	0.28%	$134,037.87	0.29%	$51,535.49	0.29%	$133,605.27	0.27%	$185,573.36	0.29%
10	4452-012-024	Mariposa Land Co Ltd	$926,244.32	3.56%	$660,857.41	3.30%	$1,587,101.73	3.45%	$610,216.08	3.45%	$1,581,979.34	3.18%	$2,197,317.81	3.45%
11	4458-001-003	23676 And 23726 Malibu Rd LLC	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
12	4458-002-018	Morton M And Leslie Gerson Trs, Gerson Family Trust	$21,763.85	0.08%	$25,687.68	0.13%	$47,451.53	0.10%	$18,244.38	0.10%	$49,627.38	0.10%	$65,695.91	0.10%
13	4458-002-019	23676 And 23726 Malibu Rd LLC	$81,344.41	0.31%	$96,010.10	0.48%	$177,354.51	0.39%	$68,190.07	0.39%	$185,486.90	0.37%	$245,544.58	0.39%
14	4458-002-900	L A County Consolidated Fire Pro Dist	$39,531.36	0.15%	$46,658.51	0.23%	$86,189.87	0.19%	$33,138.68	0.19%	$90,142.03	0.18%	$119,328.55	0.19%
15	4458-018-002	PCH Project Owner LLC	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
16	4458-018-018	PCH Project Owner LLC	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
17	4458-018-019	PCH Project Owner LLC	$384,512.65	1.48%	$453,836.92	2.27%	$838,349.57	1.82%	$322,332.46	1.82%	$876,791.22	1.76%	$1,160,682.03	1.82%
18	4458-018-027	Malibu Rd Project Owner LLC	$75,606.42	0.29%	$89,237.59	0.45%	$164,844.01	0.36%	$63,379.97	0.36%	$172,402.75	0.35%	$228,223.98	0.36%
19	4458-018-028	Malibu Rd Project Owner LLC	$75,606.42	0.29%	$89,237.59	0.45%	$164,844.01	0.36%	$63,379.97	0.36%	$172,402.75	0.35%	$228,223.98	0.36%
20	4458-018-029	Malibu Rd Project Owner LLC	$75,606.42	0.29%	$89,237.59	0.45%	$164,844.01	0.36%	$63,379.97	0.36%	$172,402.75	0.35%	$228,223.98	0.36%
21	4458-018-030	Malibu Rd Project Owner LLC	$75,606.42	0.29%	$89,237.59	0.45%	$164,844.01	0.36%	$63,379.97	0.36%	$172,402.75	0.35%	$228,223.98	0.36%
22	4458-018-031	Malibu Rd Project Owner LLC	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
23	4458-018-032	Malibu Rd Project Owner LLC	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
24	4458-018-033	Malibu Rd Project Owner LLC	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
25	4458-018-902	Malibu City	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
26	4458-018-904	Malibu City	$23,762.02	0.09%	$28,046.10	0.14%	$51,808.12	0.11%	$19,919.43	0.11%	$54,183.71	0.11%	$71,727.55	0.11%
27	4458-019-003	Reco Land Corp	$75,606.42	0.29%	$89,237.59	0.45%	$164,844.01	0.36%	$63,379.97	0.36%	$172,402.75	0.35%	$228,223.98	0.36%
28	4458-019-008	Chevron Usa Inc	$95,530.34	0.37%	$68,159.04	0.34%	$163,689.38	0.36%	$62,936.04	0.36%	$163,161.10	0.33%	$226,625.42	0.36%
29	4458-019-009	KW Partnership LP And KW Two Partnership LP	$229,479.61	0.88%	$163,729.25	0.82%	$393,208.86	0.85%	$151,182.73	0.85%	$391,939.76	0.79%	$544,391.59	0.85%
30	4458-019-010	KW Malibu Colony LLC	$6,356,304.43	24.46%	$4,396,102.55	21.97%	$10,752,406.98	23.37%	$4,134,134.41	23.37%	$12,749,737.24	25.64%	$14,886,541.39	23.37%
31	4458-020-002	Cross Creek Real Estate Group LLC And Malibu Bear LLC	$14,852.28	0.06%	$17,530.01	0.09%	$32,382.29	0.07%	$12,450.49	0.07%	$32,356.30	0.07%	$44,832.78	0.07%
32	4458-020-004	CCW Partners LLC	$85,354.25	0.33%	$100,742.87	0.50%	$186,097.12	0.40%	$71,551.46	0.40%	$194,630.41	0.39%	$257,648.58	0.40%
33	4458-020-010	Malibu Cross Creek Ltd	$739,271.93	2.84%	$574,073.57	2.87%	$1,313,345.50	2.85%	$504,961.04	2.85%	$1,398,527.08	2.81%	$1,818,306.54	2.85%
34	4458-020-014	3835 Cross Creek LLC	$1,071,729.27	4.12%	$755,309.46	3.77%	$1,827,038.73	3.97%	$702,468.16	3.97%	$1,941,899.83	3.91%	$2,529,506.89	3.97%
35	4458-020-015	Reco Land Corp	$197,046.63	0.76%	$140,588.96	0.70%	$337,635.59	0.73%	$129,815.67	0.73%	$336,545.86	0.68%	$467,451.26	0.73%
36	4458-020-900	LA County	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$146,942.57	0.30%	$0.00	0.00%

PROPOSED CITY OF MALIBU ASSESSMENT DISTRICT NO. 201S-1
(CIVIC CENTER PHASE I WASTEWATER TREATMENT FACILITY)
ASSESSMENT ROLL

Assessment Number	Assessor's Parcel Number	Property Owner	Treatment Plant Construction Costs		Collection/Distribution System Construction Costs		Total Construction Hard Costs		Construction Soft Costs, District Formation Costs, and Bond Issuance Costs		Total Assessment as Preliminarily Approved		Total Assessment as Confirmed	
			Parcel Assessment	Percent of Total	Parcel Assessment	Percent of Total	Parcel Assessment	Percent of Total	Parcel Assessment	Percent of Total	Parcel Assessment	Percent of Total	Parcel Assessment	Percent of Total
37	4458-020-901	LA County	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$91,130.40	0.18%	$0.00	0.00%
38	4458-020-902	Malibu City	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00	0.00%
39	4458-020-903	Malibu City	$915,194.05	3.52%	$660,732.17	3.30%	$1,575,926.22	3.43%	$605,919.28	3.43%	$1,544,087.19	3.11%	$2,181,845.50	3.43%
40	4458-021-173	Miramar Property Investment Co	$273,587.23	1.05%	$322,912.62	1.61%	$596,499.85	1.30%	$229,344.97	1.30%	$623,851.71	1.25%	$825,844.82	1.30%
41	4458-021-175	Surfrider Partners LLC	$1,200,047.17	4.62%	$856,210.44	4.28%	$2,056,257.61	4.47%	$790,599.27	4.47%	$2,049,621.01	4.12%	$2,846,856.88	4.47%
42	4458-021-901	Malibu City	$252,194.66	0.97%	$297,663.16	1.49%	$549,857.82	1.20%	$211,411.84	1.20%	$575,070.95	1.16%	$761,269.66	1.20%
43	4458-022-001	DB Malibu Holdco LLC	$708,713.81	2.73%	$497,342.44	2.49%	$1,206,056.25	2.62%	$463,709.98	2.62%	$1,833,901.20	3.69%	$1,669,766.23	2.62%
44	4458-022-011	Malibu Bay Company	$2,175,918.02	8.37%	$1,615,612.87	8.07%	$3,791,530.89	8.24%	$1,457,785.03	8.24%	$3,810,997.49	7.66%	$5,249,315.92	8.24%
45	4458-022-012	Hitoshi Yamaguchi Tr Et Al, Tosh Trust, Eiko Mori Tr, And H And E Mori Trust	$1,144,922.01	4.41%	$816,879.70	4.08%	$1,961,801.71	4.26%	$754,282.44	4.26%	$1,955,469.97	3.93%	$2,716,084.15	4.26%
46	4458-022-019	Wave Property Inc	$1,507,589.02	5.80%	$1,075,635.60	5.37%	$2,583,224.62	5.62%	$993,209.95	5.62%	$2,574,887.22	5.18%	$3,576,434.57	5.62%
47	4458-022-022	DB Malibu Holdco LLC	$988,013.60	3.80%	$693,342.06	3.46%	$1,681,355.66	3.65%	$646,455.27	3.65%	$2,556,630.46	5.14%	$2,327,810.93	3.65%
48	4458-022-023	Malibu Lapaz Ranch LLC	$1,606,391.91	6.18%	$1,260,940.91	6.30%	$2,867,332.82	6.23%	$1,102,445.16	6.23%	$2,764,253.02	5.56%	$3,969,777.98	6.23%
49	4458-022-024	Malibu Lapaz Ranch LLC	$221,838.52	0.85%	$261,834.07	1.31%	$483,672.59	1.05%	$185,964.63	1.05%	$505,881.35	1.02%	$669,637.22	1.05%
50	4458-022-025	Steven J Knapp Tr, Steven J Knapp Trust, Joan Knapp Tr, And Knapp Trust	$158,699.22	0.61%	$187,311.31	0.94%	$346,010.53	0.75%	$133,035.70	0.75%	$361,876.47	0.73%	$479,046.23	0.75%
51	4458-022-802	GTE Calif Inc, SB of E Par 3 Map 201-19-746	$139,799.17	0.54%	$99,744.00	0.50%	$239,543.17	0.52%	$92,100.65	0.52%	$238,770.06	0.48%	$331,643.82	0.52%
52	4458-022-906	LA County	$664,742.43	2.56%	$784,589.70	3.92%	$1,449,332.13	3.15%	$557,245.81	3.15%	$1,515,789.73	3.05%	$2,006,577.94	3.15%
53	4458-027-023	Archdiocese Of LA Educ And Welfare Corp Our Lady Of Malib	$169,898.43	0.65%	$200,529.63	1.00%	$370,428.06	0.81%	$142,423.87	0.81%	$387,413.65	0.78%	$512,851.93	0.81%
54	4458-027-024	Roman Catholic Archbishop Of LA	$81,006.88	0.31%	$95,611.71	0.48%	$176,618.59	0.38%	$67,907.11	0.38%	$184,717.24	0.37%	$244,525.70	0.38%
55	4458-027-025	Roman Catholic Archbishop Of LA	$39,531.36	0.15%	$46,658.51	0.23%	$86,189.87	0.19%	$33,138.68	0.19%	$90,142.03	0.18%	$119,328.55	0.19%
56	4458-028-006	Reco Land Corp	$2,916.24	0.01%	$3,442.02	0.02%	$6,358.26	0.01%	$2,444.65	0.01%	$6,649.83	0.01%	$8,802.91	0.01%
57	4458-028-020	MBC Colony Plaza LLC	$7,884.67	0.03%	$9,306.21	0.05%	$17,190.88	0.04%	$6,609.63	0.04%	$17,979.14	0.04%	$23,800.51	0.04%
		Grand Total:	**$25,989,666.00**	**100.00%**	**$20,012,129.00**	**100.00%**	**$46,001,795.00**	**100.00%**	**$17,686,979.33**	**100.00%**	**$49,725,000.00**	**100.00%**	**$63,688,774.33**	**100.00%**

EXHIBIT D

MODIFIED ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE 1)
CITY OF MALIBU

ASSESSMENT DIAGRAM

SHEET 1 OF 2

ASSESSMENT DIAGRAM FOR
CITY OF MALIBU
ASSESSMENT DISTRICT NO. 2015–1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY – PHASE I)
CITY OF MALIBU. LOS ANGELES COUNTY, CALIFORNIA

Filed in the office of the City Clerk of the City of Malibu this ____ day of _____, 2016.

_____
City Clerk of the City of Malibu
County of Los Angeles, State of California

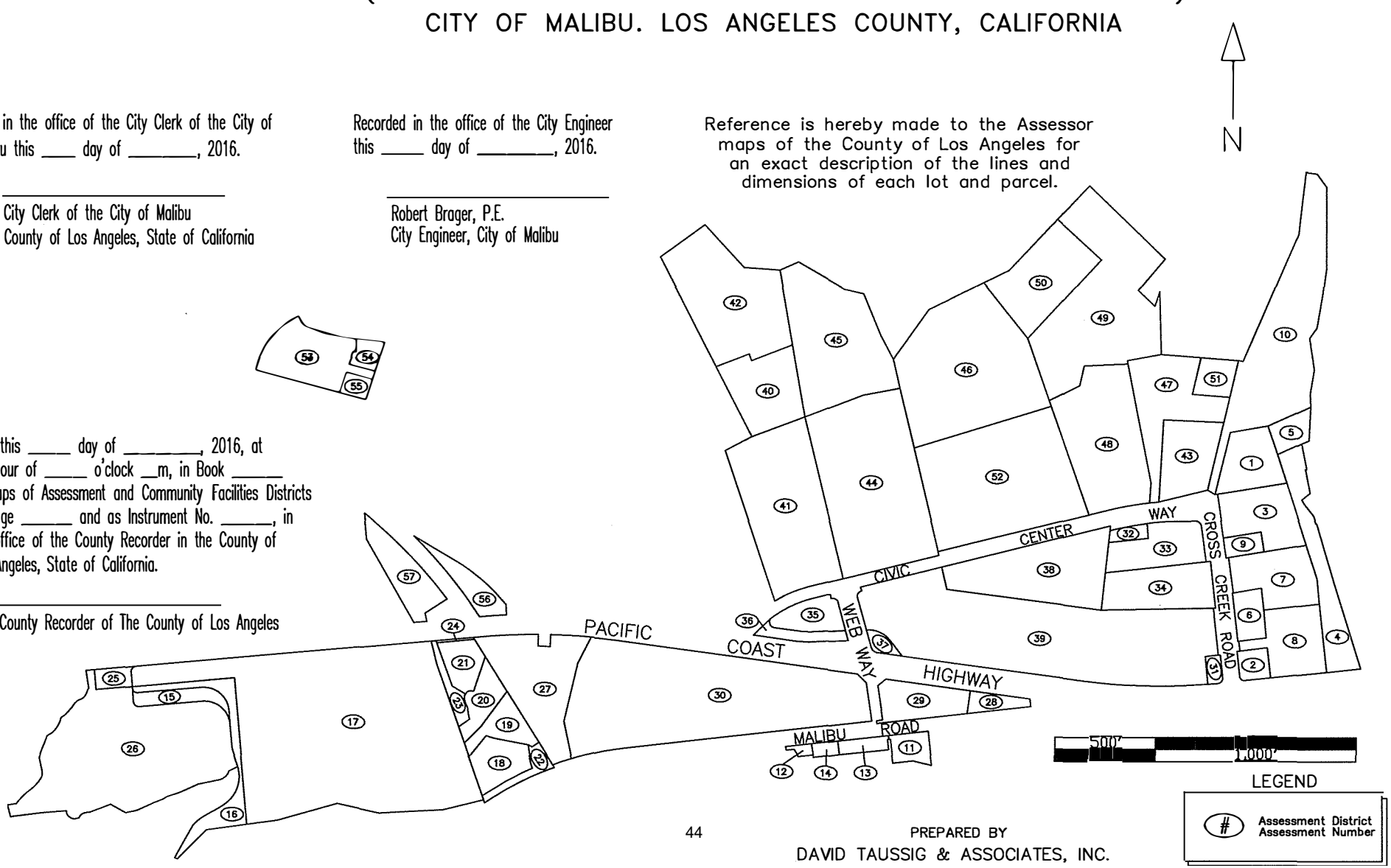
Recorded in the office of the City Engineer this ____ day of _____, 2016.

_____
Robert Brager, P.E.
City Engineer, City of Malibu

Reference is hereby made to the Assessor maps of the County of Los Angeles for an exact description of the lines and dimensions of each lot and parcel.

Filed this ____ day of _____, 2016, at the hour of ____ o'clock __m, in Book _____ of Maps of Assessment and Community Facilities Districts at page _____ and as Instrument No. _____, in the office of the County Recorder in the County of Los Angeles, State of California.

_____
County Recorder of The County of Los Angeles



PREPARED BY
DAVID TAUSSIG & ASSOCIATES, INC.

ASSESSMENT DIAGRAM FOR
CITY OF MALIBU
ASSESSMENT DISTRICT NO. 2015-1
(CIVIC CENTER WASTEWATER TREATMENT FACILITY - PHASE I)
CITY OF MALIBU, LOS ANGELES COUNTY, CALIFORNIA

ASSESSMENT NUMBER	A.P.N.
1	4452-011-029
2	4452-011-033
3	4452-011-035
4	4452-011-036
5	4452-011-037
6	4452-011-039
7	4452-011-042
8	4452-011-043
9	4452-011-803
10	4452-012-024
11	4458-001-003
12	4458-002-018
13	4458-002-019
14	4458-002-900
15	4458-018-002
16	4458-018-018
17	4458-018-019
18	4458-018-027
19	4458-018-028
20	4458-018-029
21	4458-018-030
22	4458-018-031
23	4458-018-032
24	4458-018-033
25	4458-018-902
26	4458-018-904
27	4458-019-003
28	4458-019-008
29	4458-019-009
30	4458-019-010
31	4458-020-002
32	4458-020-004
33	4458-020-010
34	4458-020-014
35	4458-020-015
36	4458-020-900
37	4458-020-901
38	4458-020-902
39	4458-020-903
40	4458-021-173
41	4458-021-175
42	4458-021-901

ASSESSMENT NUMBER	A.P.N.
43	4458-022-001
44	4458-022-011
45	4458-022-012
46	4458-022-019
47	4458-022-022
48	4458-022-023
49	4458-022-024
50	4458-022-025
51	4458-022-802
52	4458-022-906
53	4458-027-023
54	4458-027-024
55	4458-027-025
56	4458-028-006
57	4458-028-020

Reference is hereby made to the Assessor maps of the County of Los Angeles for an exact description of the lines and dimensions of each lot and parcel.

An assessment was levied by the City Council on the lots, pieces, and parcels of land shown on this assessment diagram. The assessment was levied on the _____ day of _____, 2016. Reference is made to the assessment roll recorded in the office of the City Engineer for the exact amount of each assessment levied against each parcel of land shown on this assessment diagram.

_____

Lisa Pope
City Clerk of the City of Malibu

PREPARED BY
DAVID TAUSSIG & ASSOCIATES, INC.

City Council Meeting
06-08-26
Item 7.C.

Council Agenda Report

To: Mayor Silverstein and the Honorable Members of the City Council

Prepared by: Joseph D. Irvin, City Manager

Date prepared: May 22, 2026 Meeting date: June 8, 2026

Subject: Letter of Support – Pier to Pier

RECOMMENDED ACTION: It is recommended that the City Council: 1) Consider submittal of a Letter of Support (attached) for Pier to Pier LLC's California State Parks concession application at Malibu Pier; or 2) Provide additional direction to city staff.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action.

STRATEGIC PLAN IMPLEMENTATION:
Goal 2: Drive Economic Recovery and Restore Lost Revenue.
Objective 2.1: Recover lost sales, hotel, and transaction tax revenue to pre-disaster levels to restore the city's ability to deliver high quality services.
Strategy: Leverage public-private partnerships.
Economic Recovery Outreach Campaign: Utilize the city's brand to attract visitors, investment, and residents through strategic outreach.

Goal 4: Improve Public Safety
Objective 4.2: Increase Wildfire Resiliency
Emergency Evacuation: Increase alert warning, and evacuation capabilities.

Goal 7: Explore New Opportunities for Educational, Cultural, and Recreational Establishments.
Objective 7.1: Deliver high quality public services and spaces for education, recreation, and culture.

DISCUSSION:
Pier to Pier LLC is a U.S. Coast Guard-approved, privately funded, coastal passenger ferry service operating in partnership with Harbor Breeze Cruises, a California-licensed vessel operator and led by Malibu residents including a Retired Rear Admiral of US Coast Guard and former Heal the Bay Board Members. Pier to Pier is proposing to launch a scheduled water transportation service, initially for events, then slowly adding daily routes,

connecting Malibu to already approved stops at Santa Monica, Marina del Rey, Redondo Harbor, San Pedro, and Long Beach, with fares of approximately $50 plus tax round trip on (2) 100 ft, 149 passenger, CARB compliant catamarans once a California State Parks Department of Parks and Recreation (DPR) agreement is in place.

Beyond transportation, this service has the potential to help advance five City of Malibu priorities:

(1) it provides economic recovery to local businesses without adding cars to PCH;

(2) it creates a critical coastal evacuation corridor and emergency water-based escape route for residents during wildfire or PCH closure events — pending the State Parks agreement, CalOES can authorize the deployment of all available vessels in any declared emergency;

(3) it offers a practical transit alternative to visit Malibu, particularly vital during ongoing and planned PCH construction;

(4) allows Malibu to participate in LA28, as Pier to Pier can operate as official athlete transportation for Team USA from Pepperdine to their events, and

(5) it creates a new funding pathway for Malibu Pier itself, as the concession structure positions Pier to Pier to contribute to pier maintenance, repair, and infrastructure improvements.

The Council's Letter of Support carries meaningful weight in the State Parks concession review process and costs the City no direct funding commitment while potentially securing Malibu revenue through an embarkment tax and a permanent, Coast Guard-approved maritime safety and transportation asset at its own pier, while not invoking SB79.

Pier to Pier Funding

Approximately $60M in private funding has been pledged. Pier to Pier's funding goal is $120M of private funding (for infrastructure upgrades and operations). This would fund approximately the first 18 months of service (Summer 2026 through December 2027).

In terms of public support, Sen. Ben Allen submitted a formal CA state budget line item in support for passenger ferry funding of $2 million annually. Pier to Pier, LLC is actively seeking and applying for federal and state transportation grants.

Pier to Pier, LLC would eventually move toward a private-public partnership. Their general exit strategy is for the state to take over the Southern California regional passenger ferry system within an estimated five-year timeframe.

Pier to Pier Route

The initial "proposed" routes and 10 landings (or ferry and water taxi stops) are:

(1) Malibu,
(2) Santa Monica,
(3) Marina Del Rey,
(4) Redondo Beach,
(5) San Pedro,
(6) Long Beach – Belmont,
(7) Long Beach – Rainbow Harbor,
(8) Long Beach – Almeida,
(9) Long Beach – Queen Mary, and
(10) Long Beach – Amphitheater.

Public Transit and Parking

Pier to Pier, LLC is coordinating closely with LA Metro and the 134-bus line will be used. They have private parking partners and have identified approximately 75-to-100 parking spaces for initial use.

Harbor Breeze Cruises

Harbor Breeze is identified as the global vessel operator partner. They have CA-licensed boat operators or captains. Their boats are CARB-compliant, carbon-neutral vessels. Harbor Breeze has a 30-year maritime safety record, recently validated by USCG. Pier to Pier, LLC expects between two-and-four boats once daily operations are underway with approximately three stops-per-landing daily.

The safety of the service is a primary focus of Pier to Pier, LLC's work. Moreover, the emergency utility of the boats is a goal, specifically, for evacuation service.

Pier to Pier "Proposed" Timeline

JUNE 2026: Inaugural ride scheduled for June 5 during U.S. Conference of Mayors in Long Beach.

JUNE/JULY 2026: Soft events launch scheduled for June and July during FIFA World Cup.

FALL 2026: Continue weekend or event schedule, can extend based on Santa Monica Pier timing.

WINTER 2026-27: Coordination with City of Santa Monica in preparation for 10-day hosting pre-Super Bowl 2027 and then Pier to Pier Passengers for Ferry Service, thereafter.

For additional information pertaining to the Pier to Pier project, visit https://piertopier.org/.

ATTACHMENTS:
Proposed Letter of Support

City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

June 8, 2026

California Department of Parks and Recreation
Concession Program
Attn: Concessions Program Staff
715 P Street
Sacramento, CA 95814

Re: Letter of Support for Pier to Pier LLC Concessions Application at Malibu Pier

Dear Review Committee,

On behalf of the City of Malibu, this letter provides support for Pier to Pier LLC's proposed concession application for passenger ferry operations at Malibu Pier. The proposed coastal passenger ferry service presents an opportunity to advance several priorities important to our community.

The service has the potential to support Malibu's ongoing economic recovery by bringing visitors and customers to local businesses without increasing vehicle traffic on Pacific Coast Highway (PCH). It offers a promising transportation alternative during current and planned corridor improvements and could help reduce congestion along one of the region's most critical transportation corridors. Importantly, the project introduces a maritime component that could strengthen emergency preparedness and evacuation options during wildfire incidents, road closures, and other emergencies affecting PCH access. In addition, the proposal could create long-term support opportunities for maintenance and investment at Malibu Pier itself.

With approximately $60 million in private funding already pledged and State Senator Ben Allen's formal budget support, Pier to Pier LLC has demonstrated the seriousness and resources needed to deliver. We respectfully urge the Department to consider this application and welcome the opportunity to discuss our support further.

Sincerely,

Bruce Silverstein
Mayor, City of Malibu