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)

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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

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Exhibit A Budget and Cost Estimate
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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.

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**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.

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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 |

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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<br>ASSESSMENT DISTRICT NO. 98-01<br>(BIG ROCK MESA)<br><br>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<br>ASSESSMENT DISTRICT NO. 98-01<br>(BIG ROCK MESA)<br><br>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<br>ASSESSMENT DISTRICT NO. 98-01<br>(BIG ROCK MESA)<br><br>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<br>ASSESSMENT DISTRICT NO. 98-01<br>(BIG ROCK MESA)<br><br>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

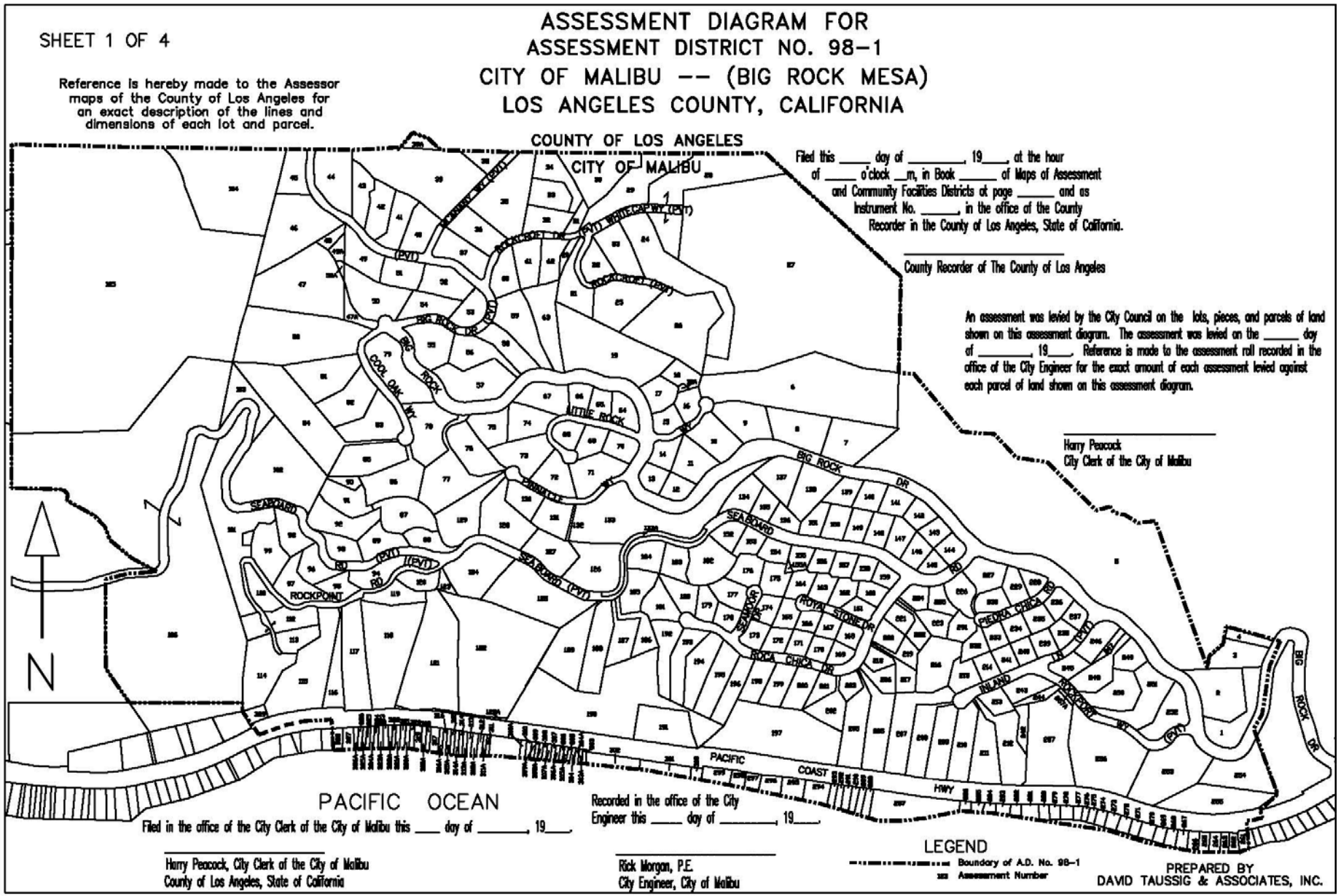
| | |
|---|---|
| BAU for Protection Benefit | 4.00 (4 units x 1 BAU/unit) |
| BAU for Access Benefit | 2.60 (4 units x 0.65 BAU/unit) |
| Total BAUs | 6.60 |

**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.

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Tatiana Holden, Interim Public Works Director

Publish Date: May 28 and June 4, 2026

ATTACHMENT 3