PLEASE DOWNLOAD THE AGENDA DOCUMENT FOR INSTRUCTIONS ON HOW TO PARTICIPATE IN THE MEETING

1. Meeting Agenda

   Documents:

   260323 AGENDA.PDF

2. Item 1B2

   Approve Warrants

   Documents:

   CC_260323_ITEM_1B2.PDF

3. Item 1B3

   Approval of Minutes

   Documents:

   CC_260323_ITEM_1B3.PDF

4. Item 1B4

   Mayors' Monarch Pledge

   Documents:

   CC_260323_ITEM_1B4.PDF

5. Item 1B5

   Amendment No. 4 to Professional Services Agreement with Lance, Soll, & Lunghard, LLP (dba LSL, LLP) for Financial Auditing Services

   Documents:

   CC_260323_ITEM_1B5.PDF

6. Item 1B6

   Professional Services Agreement for On-Call Plan Check Services

   Documents:

CC_260323_ITEM_1B6.PDF

7. Item 1B7

   Amendment No. 1 to Professional Services Agreement with Frederick Fisher and Partners for a Masterplan/Concept Design for Heathercliff Recreation Center and Ioki Temporary Sports Fields

   Documents:

   CC_260323_ITEM_1B7.PDF

8. Item 1B8

   Amendment to Professional Services Agreement for On-Call Construction Management Services

   Documents:

   CC_260323_ITEM_1B8.PDF

9. Item 1B9

   Malibu Coast Animal Hospital Roof Repair Project Change Order

   Documents:

   CC_260323_ITEM_1B9.PDF

10. Item 1B10

    Professional Services Agreement with Blue Line Solutions

    Documents:

    CC_260323_ITEM_1B10.PDF

11. Item 5A

    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_260323_ITEM_5A.PDF

12. Item 7A

After-Action Review of the City’s Response to the Franklin and Palisades Fires

Documents:

CC_260323_ITEM_7A.PDF

13. Item 7B

3700 La Paz Wastewater Allocation Request

Documents:

CC_260323_ITEM_7B.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, March 23, 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 – March 12, 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 78263-78398 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. 786 in the amount of the warrant appearing opposite their names, for the purposes stated on the respective demands in a total amount of $1,589,587.18. City of Malibu payroll check number 5565-5567 and ACH deposits were issued in the amount of $927,026.02.

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

3. Approval of Minutes

Recommended Action: Approve the minutes for the August 7, 2025 Special Meeting.

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

4. Mayors' Monarch Pledge

Recommended Action: 1) Authorize Mayor Silverstein to sign the National Wildlife Federation Mayors' Monarch Pledge, renewing the City's commitment to help save the monarch butterfly; and 2) Direct staff to implement measures to meet the commitments of the Mayors' Monarch Pledge in support of monarch and pollinator conservation.

Staff Contact: Community Services Director Riesgo, 456-2489, ext. 350

5. Amendment No. 4 to Professional Services Agreement with Lance, Soll, & Lunghard, LLP (dba LSL, LLP) for Financial Auditing Services

   Recommended Action: Authorize the Mayor to execute Amendment No. 4 to Professional Services Agreement with Lance, Soll, & Lunghard, LLP ("LSL") for Financial Auditing Services.

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

6. Professional Services Agreement for On-Call Plan Check Services

   Recommended Action: Authorize the Mayor to execute a professional services agreement with 4Leaf, Inc. to provide on-call plan check services

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

7. Amendment No. 1 to Professional Services Agreement with Frederick Fisher and Partners for a Masterplan/Concept Design for Heathercliff Recreation Center and Ioki Temporary Sports Fields

   Recommended Action: Authorize the Mayor to execute Amendment No. 1 to Professional Services Agreement with Frederick Fisher & Partners, Architects, a California stock corporation (Frederick Fisher and Partners) to include design services for temporary sports fields on the Ioki Property.

   Staff Contact: Interim Assistant City Manager DuBoux, 456-2489, ext. 339

8. Amendment to Professional Services Agreement for On-Call Construction Management Services

   Recommended Action: Authorize the Mayor to execute Amendment No. 3 to the Professional Services Agreement with Filippin Engineering (Filippin) amending compensation in the amount of $300,000 for a total not to exceed $1,366,408.60 for On-Call Construction Management Services related to the City's Capital Improvement Program.

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

9. Malibu Coast Animal Hospital Roof Repair Project Change Order

   Recommended Action: Authorize an increase of construction change order funding of $15,000 to Felson Group, Inc., for a total aggregate amount of $27,707.40.

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

10. Professional Services Agreement with Blue Line Solutions

Recommended Action: Authorize the Mayor to execute a Professional Services Agreement with Blue Line Solutions-CA, LLC (Blue Line) to implement and operate a Speed Safety Camera System Pilot Program for a six-year term supporting five years of camera operations for an annual cost of $2,801,751 for a total five-year program contract amount not to exceed $14,008,755.

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

2. Ceremonial/Presentations

A. Presentation of Commendation to Candace Bond in Recognition of her Service as Interim City Manager

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. 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: Continue the item to the April 13, 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.

None.

7. New Business

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

A. After-Action Review of the City's Response to the Franklin and Palisades Fires

Recommended Action: Receive and file a report on the After-Action Review of the City's Response to the Franklin and Palisades Fires.

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

B. 3700 La Paz Wastewater Allocation Request

Recommended Action: Review the developer's request at 3700 La Paz Lane for additional wastewater allocation and provide direction to staff to either: 1) Require the developer to remain within its assigned wastewater allocation as part of the Civic Center Wastewater Treatment Facility Phase One (Phase One); 2) Allow phase development pending implementation of Civic Center Wastewater Treatment Facility Phase Two; or 3) Require the applicant to obtain additional wastewater allocation through transfer from another parcel located in Civic Center Wastewater Treatment Facility Phase One.

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

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 Regular Meetings

Monday, April 13, 2026	5:30 p.m.	Regular City Council Meeting	City Hall Council Chambers
Monday, April 27, 2026	5:30 p.m.	Regular City Council Meeting	City Hall Council Chambers
Monday, May 11, 2026	5:30 p.m.	Regular City Council Meeting	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 12th day of March 2026 at 6:00 p.m.

Kelsey Pettijohn, City Clerk

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

WARRANT REGISTER NO. 786

On March 23, 2026, the Malibu City Council allowed and approved warrant demand numbers 78263-78398 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 $1,589,587.18. City of Malibu payroll check numbers 5565-5567 and ACH deposits were issued in the amount of $927,026.02.

PASSED, APPROVED and ADOPTED this 23rd day of March 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 $2,516,613.20 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 12th day of March 2026, AT MALIBU, CALIFORNIA

Signed by:
Joseph Irvin
F849C5C36AED48F...

Joseph D. Irvin
City Manager

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Accounts Payable

Checks by Date - Summary by Check Number

User: sflores
Printed: 3/11/2026 8:53 AM

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
78263	13STARS	13 STARS MEDIA	02/25/2026	0.00	1,590.16
78264	AAAPROP	AAA PROPANE SERVICES INC	02/25/2026	0.00	760.52
78265	ACCOUNTE	OFFICE TEAM A ROBERT HALF COMP.	02/25/2026	0.00	1,666.14
78266	ANAWALT	ANAWALT LUMBER CO INC	02/25/2026	0.00	139.20
78267	APPLE	APPLEONE	02/25/2026	0.00	11,975.68
78268	BATESC	CARLA BATES	02/25/2026	0.00	150.00
78269	CONEJOA	CONEJO AWARDS	02/25/2026	0.00	80.44
78270	CWCDRY	PAUL JOSEPH CROTEAU	02/25/2026	0.00	3,990.00
78271	DIAANG	ANGEL GABRIEL DIAZ	02/25/2026	0.00	50.00
78272	DIMALJIN	JINGO G DIMALANTA	02/25/2026	0.00	100.00
78273	ENHANCE2	ENHANCED LANDSCAPE MANAGEMI	02/25/2026	0.00	13,400.00
78274	FRONTIER	FRONTIER CALIFORNIA INC	02/25/2026	0.00	229.50
78275	GIINDUS	GI INDUSTRIES	02/25/2026	0.00	4,556.14
78276	GULDELI	ELIZABETH GULDIMANN	02/25/2026	0.00	14.00
78277	HASSNAT	NATHAN HASSALL	02/25/2026	0.00	150.00
78278	HDSUPPLY	HD SUPPLY INC	02/25/2026	0.00	562.64
78279	KIMKI	SUNSPIN ENERGY INC	02/25/2026	0.00	460.62
78280	LACOCLE	LA COUNTY REGISTRAR-RECORDER	02/25/2026	0.00	25.00
78281	LACOWAT	LA CO MALIBU TREASURER-WATERW	02/25/2026	0.00	1,051.04
78282	LIVESCAN	PAIGE S APAR	02/25/2026	0.00	275.00
78283	LOPJOWIL	JOAN & WILLIAM LOPATIN	02/25/2026	0.00	528.00
78284	MEANSRIC	RICARDO MEANS	02/25/2026	0.00	450.00
78285	MOSSER	MOSSER PLUMBING & HEATING INC	02/25/2026	0.00	749.01
78286	NATIONA	NATIONAL CONSTRUCTION RENTALS	02/25/2026	0.00	941.10
78287	PUNSALAN	JOEL PUNSALAN	02/25/2026	0.00	100.00
78288	RECONSM	RESOURCE CONSERVATION DISTRICT	02/25/2026	0.00	200.00
78289	REGAJ	JOLYNN M FREED REGAN	02/25/2026	0.00	750.00
78290	SCEDISO	SOUTHERN CALIFORNIA EDISON CO	02/25/2026	0.00	34,905.97
78291	SCHREED	REED SCHARFF	02/25/2026	0.00	50.00
78292	SOUENV	SOUTH ENVIORNMENTAL LLC	02/25/2026	0.00	1,533.00
78293	STAPLES	STAPLES CONTRACT & COMMERCIAL	02/25/2026	0.00	1,132.59
78294	TRUNORTH	TRUE NORTH COMPLIANCE SERVICE	02/25/2026	0.00	69,870.80
78295	UNVARNIS	UNVARNISHED INC	02/25/2026	0.00	478.00
78296	VALPARK	VALET PARKING PROS LLC	02/25/2026	0.00	825.00
78297	Visher	DAVID AND SANDRA VISHER THE VIS	02/25/2026	0.00	750.00
78298	101ROOF	101 ROOFING AND CONSTRUCTION	02/27/2026	0.00	2,439.60
78299	13STARS	13 STARS MEDIA	02/27/2026	0.00	1,818.00
78300	BLUETRIT	BLUETRITON BRANDS INC	02/27/2026	0.00	37.96
78301	BURNS	BURNS PACIFIC CONSTRUCTION INC	02/27/2026	0.00	734.04
78302	BUXANN	ANN BUXIE	02/27/2026	0.00	2,250.00
78303	CHARLOTT	CHARLOTTE ANNE WARD	02/27/2026	0.00	2,450.00
78304	COLDEA	DEAN COLAROSSI	02/27/2026	0.00	1,375.00
78305	DENKERJ	JEN DENKER	02/27/2026	0.00	200.00
78306	ELIALE	ALEXANDRA ELIZONDO	02/27/2026	0.00	82.31
78307	ENTELEGE	ENTELEGENT SOLUTIONS INC	02/27/2026	0.00	36.88
78308	FRONTIER	FRONTIER CALIFORNIA INC	02/27/2026	0.00	531.86
78309	GIINDUS	GI INDUSTRIES	02/27/2026	0.00	3,563.24

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
78310	GIOIA	MICHAEL DANA GIOIA	02/27/2026	0.00	4,350.00
78311	Grainger	WW GRAINGER INC	02/27/2026	0.00	581.22
78312	HEATOW	HEATHER AND TOWNSEND BELL	02/27/2026	0.00	10,395.28
78313	HERLEE	LEE HERRICK	02/27/2026	0.00	4,800.00
78314	LACOCLE	LA COUNTY REGISTRAR-RECORDER	02/27/2026	0.00	25.00
78315	LACOCLE	LA COUNTY REGISTRAR-RECORDER	02/27/2026	0.00	25.00
78316	LACOCLE	LA COUNTY REGISTRAR-RECORDER	02/27/2026	0.00	25.00
78317	LACOCLE	LA COUNTY REGISTRAR-RECORDER	02/27/2026	0.00	25.00
78318	LACOCLE	LA COUNTY REGISTRAR-RECORDER	02/27/2026	0.00	25.00
78319	LACOCLE	LA COUNTY REGISTRAR-RECORDER	02/27/2026	0.00	25.00
78320	LACOCLE	LA COUNTY REGISTRAR-RECORDER	02/27/2026	0.00	25.00
78321	LACOCLE	LA COUNTY REGISTRAR-RECORDER	02/27/2026	0.00	25.00
78322	LACOCLE	LA COUNTY REGISTRAR-RECORDER	02/27/2026	0.00	25.00
78323	LACOCLE	LA COUNTY REGISTRAR-RECORDER	02/27/2026	0.00	25.00
78324	LACOCLE	LA COUNTY REGISTRAR-RECORDER	02/27/2026	0.00	25.00
78325	LACOCLE	LA COUNTY REGISTRAR-RECORDER	02/27/2026	0.00	25.00
78326	LACOCLE	LA COUNTY REGISTRAR-RECORDER	02/27/2026	0.00	25.00
78327	LACOCLE	LA COUNTY REGISTRAR-RECORDER	02/27/2026	0.00	25.00
78328	LACOWAT	LA CO MALIBU TREASURER-WATERW	02/27/2026	0.00	515.67
78329	MASTERCO	MASTER COOLING CORPORATION	02/27/2026	0.00	9,992.43
78330	MCFMAR	MARY ANN MCFADDEN	02/27/2026	0.00	2,200.00
78331	QUIPEG	PEG QUINN	02/27/2026	0.00	2,200.00
78332	RTW	RTW MANAGEMENT	02/27/2026	0.00	46,942.00
78333	SCGas	SOUTHERN CALIFORNIA GAS COMPA	02/27/2026	0.00	19.33
78334	TANNAT	NATASHA TAN	02/27/2026	0.00	3,677.95
78335	TANTRUST	KRAWIEC TAN TRUST	02/27/2026	0.00	200.00
78336	ULTMAINT	ULTIMATE MAINTENANCE SERVICES	02/27/2026	0.00	3,250.00
78337	UNDERGR	UNDERGROUND SERVICE ALERT OF S	02/27/2026	0.00	175.55
78338	AMTECH	PACIFIC COAST ELEVATOR CORP	02/27/2026	0.00	866.40
78339	ATLASPLA	ATLAS PLANNING SOLUTIONS	02/27/2026	0.00	6,200.00
78340	BADMET	BADGER METER INC	02/27/2026	0.00	39.99
78341	BBK	BEST BEST & KRIEGER LLP	02/27/2026	0.00	168,924.58
78342	COTTON	COTTON SHIRES & ASSOCIATES INC	02/27/2026	0.00	206,765.00
78343	CROSSING	CROSSING GUARD SERVICES LLC	02/27/2026	0.00	4,066.00
78344	CRPRINT	EARTH PRINT INC	02/27/2026	0.00	3,674.05
78345	CRUZSTRA	CRUZ STRATEGIES LLC	02/27/2026	0.00	10,000.00
78346	CSGCON	CSG CONSULTANTS INC	02/27/2026	0.00	4,811.50
78347	CSLEGACY	CS LEGACY CONSTRUCTION INC	02/27/2026	0.00	131,457.38
78348	CSTASC	CONSTANT AND ASSOCIATES INC	02/27/2026	0.00	17,693.80
78349	DAPEERR	DAPEER ROSENBLIT & LITVAK LLP	02/27/2026	0.00	1,482.76
78350	DEPTTRA	STATE OF CA DEPT OF TRANSPORTAT	02/27/2026	0.00	26,947.16
78351	ERGOSOLU	ERGO SOLUTION INC	02/27/2026	0.00	1,300.00
78352	ESA	ENVIRONMENTAL SCIENCE ASSOCIA	02/27/2026	0.00	13,268.50
78353	FOXWEATH	FOX WEATHER LLC	02/27/2026	0.00	900.00
78354	FREDERIC	FREDERICK FISHER & PARTNERS ARC	02/27/2026	0.00	40,086.13
78355	LACOANI	LA CO ANIMAL CARE & CONTROL	02/27/2026	0.00	5,497.64
78356	MRGLLC	MUNICIPAL RESOURCE GROUP LLC	02/27/2026	0.00	10,000.00
78357	NEXTIVA	NEXTIVA INC	02/27/2026	0.00	5,862.05
78358	PACIFICP	PACIFIC PRODUCTION SERVICES INC	02/27/2026	0.00	1,827.20
78359	PEOPCON	THE PEOPLE CONCERN	02/27/2026	0.00	41,274.00
78360	RINCONC	RINCON CONSULTANTS INC	02/27/2026	0.00	89,199.75
78361	RYLAND	STLR CORPORATION	02/27/2026	0.00	7,793.75
78362	SCAFCA	SCA OF CA LLC	02/27/2026	0.00	11,491.20
78363	SOLIDWA	SOLID WASTE SOLUTIONS INC	02/27/2026	0.00	2,462.25
78364	SUNSTONE	SUNSTONE CITIES LLC	02/27/2026	0.00	6,000.00
78365	TETRATE	TETRA TECH INC	02/27/2026	0.00	75,803.45
78366	TRIPEPIS	TRIPEPI SMITH & ASSOCIATES	02/27/2026	0.00	15,380.00

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
78367	TRUNORTH	TRUE NORTH COMPLIANCE SERVICE	02/27/2026	0.00	59,850.14
78368	UNDERGR	UNDERGROUND SERVICE ALERT OF S	02/27/2026	0.00	39.33
78369	USLABS	BUREAU VERITAS NORTH AMERICA I	02/27/2026	0.00	69,907.00
78370	YEHASSOC	YEH AND ASSOCIATES INC	02/27/2026	0.00	12,162.66
78371	YUNEX	SIEMENS MOBILITY INC	02/27/2026	0.00	606.00
78372	AETNA	HEALTH AND HUMAN RESOURCE CEI	03/04/2026	0.00	187.65
78373	AFLAC	AFLAC-AMERICAN FAMILY LIFE ASSI	03/04/2026	0.00	1,128.33
78374	BlueShie	BLUE SHIELD OF CALIFORNIA	03/04/2026	0.00	1,740.21
78375	DELTADE	DELTA DENTAL OF CALIFORNIA	03/04/2026	0.00	9,616.73
78376	STANDARD	STANDARD INSURANCE COMPANY N	03/04/2026	0.00	11,327.82
78377	STANDARD	STANDARD INSURANCE COMPANY N	03/04/2026	0.00	362.88
78378	USBANK2	US BANK	03/04/2026	0.00	1,146.19
78379	ACCESS	ACCESS INFORMATION INTERMEDIA	03/05/2026	0.00	17,168.99
78380	ACCOUNTE	OFFICE TEAM A ROBERT HALF COMP	03/05/2026	0.00	2,069.22
78381	ANDYGUMI	ANDY GUMP INC	03/05/2026	0.00	114.98
78382	APPLE	APPLEONE	03/05/2026	0.00	1,749.84
78383	CHEVRON2	WRIGHT EXPRESS FSC WEX BANK	03/05/2026	0.00	1,129.48
78384	CONEJOA	CONEJO AWARDS	03/05/2026	0.00	16.09
78385	CRPRINT	EARTH PRINT INC	03/05/2026	0.00	2,216.69
78386	EARTHCAM	EARTHCAM INC	03/05/2026	0.00	832.75
78387	GUTSTE	STEVEN GUTIERREZ	03/05/2026	0.00	900.00
78388	INFINITY	INFINITY TECHNOLOGIES	03/05/2026	0.00	345.00
78389	IPC INC	INTEGRATED PERFORMANCE CONSU	03/05/2026	0.00	126,369.92
78390	iRIS	LORRIE FEINBERG	03/05/2026	0.00	8,472.50
78391	LEECH	LEECH TISHMAN FUSCALDO & LAMF	03/05/2026	0.00	7,647.50
78392	NEERMANN	RENEE NEERMANN	03/05/2026	0.00	1,000.00
78393	RIGGINS	MARIANNE RIGGINS	03/05/2026	0.00	1,093.14
78394	SEKMAR	MARINA SEK	03/05/2026	0.00	44,697.75
78395	SMICHR	CHRISTOPHER SMITH	03/05/2026	0.00	1,443.79
78396	WAVEENTE	WAVE ENTERPRISES INC	03/05/2026	0.00	15,711.98
78397	YEHASSOC	YEH AND ASSOCIATES INC	03/05/2026	0.00	12,595.60
78398	YUNEX	SIEMENS MOBILITY INC	03/05/2026	0.00	5,204.61
			Report Total (136 checks):	0.00	1,589,587.18

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Accounts Payable

Transactions by Account

User: sflores
Printed: 03/11/2026 - 8:55AM
Batch: 00000.00.0000

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-0000-2021-00	BLUE SHIELD OF CALIFORNIA	PR 26.02.2026 Vision Care-Cobra-Du	03/04/2026	78374	9.68	
100-0000-2021-00	BLUE SHIELD OF CALIFORNIA	PR 26.02.2026 Vision Care-Cobra-Mc	03/04/2026	78374	28.53	
		Vendor Subtotal:			38.21	
100-0000-2021-00	DELTA DENTAL OF CALIFORNIA	PR 26.02.2026 Dental Insurance-Cobr	03/04/2026	78375	157.75	
100-0000-2021-00	DELTA DENTAL OF CALIFORNIA	PR 26.02.2026 Dental Insurance-Cobr	03/04/2026	78375	50.06	
100-0000-2021-00	DELTA DENTAL OF CALIFORNIA	PR 26.02.2026 Dental Insurance-Cobr	03/04/2026	78375	50.06	
100-0000-2021-00	DELTA DENTAL OF CALIFORNIA	PR 26.02.2026 Dental Insurance-Cobr	03/04/2026	78375	-50.06	
		Vendor Subtotal:			207.81	
100-0000-3202-00	PACIFIC PRODUCTION SERVICE	Ref - Film Permit No. 25-257 Biscuit I	02/27/2026	78358	1,827.20	
		Vendor Subtotal:			1,827.20	
100-0000-3431-00	HEATHER AND TOWNSEND BELI	Palisades Fee Waiver PVPF 25-021	02/27/2026	78312	254.00	
		Vendor Subtotal:			254.00	
100-0000-3470-00	JEN DENKER	Ref - Dog Obedience 1/26 - 3/9/26	02/27/2026	78305	200.00	
		Vendor Subtotal:			200.00	
100-3001-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	31.68	
		Vendor Subtotal:			31.68	
100-3001-5100-00	FOX WEATHER LLC	Weather Forecasting - Feb '26	02/27/2026	78353	900.00	000004668

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			900.00	
100-3001-5121-01	SCA OF CA LLC	Street Sweeping Svcs - Jan '26	02/27/2026	78362	11,491.20	000004404
		Vendor Subtotal:			11,491.20	
100-3001-5124-00	STATE OF CA DEPT OF TRANSPO	PCH Signals & Lighting - Oct to Dec '	02/27/2026	78350	26,947.16	000004680
		Vendor Subtotal:			26,947.16	
100-3001-5124-00	SIEMENS MOBILITY INC	Traffic Signal Maint - Jan '26	02/27/2026	78371	606.00	000004120
		Vendor Subtotal:			606.00	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	Webb Way Signal - 1/2/25 - 1/1/26	02/25/2026	78290	255.88	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	Cross Creek Rd Ped - 1/2/25 - 1/1/26	02/25/2026	78290	14.51	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	Traffic Control - 1/2/25 - 1/1/26	02/25/2026	78290	137.03	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	Broad Beach - 1/2/25 - 1/1/26	02/25/2026	78290	14.04	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	Street Lamps - Jan '26	02/25/2026	78290	16.45	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	St Lighting - 1/2/25 - 1/1/26	02/25/2026	78290	3,275.56	
100-3001-5722-00	SOUTHERN CALIFORNIA EDISO	Winter Cyn - 1/2/25 - 1/1/26	02/25/2026	78290	101.64	
		Vendor Subtotal:			3,815.11	
100-3001-5725-00	GI INDUSTRIES	Garbage - Bus Stop/Cross Creek - Feb	02/25/2026	78275	2,648.25	
100-3001-5725-00	GI INDUSTRIES	Garbage - City Yard - Feb '26	02/27/2026	78309	3,320.01	
		Vendor Subtotal:			5,968.26	
100-3001-6160-00	UNDERGROUND SERVICE ALER	Monthly Fee - Jan '26	02/27/2026	78368	39.33	
100-3001-6160-00	UNDERGROUND SERVICE ALER	Dig Alerts - Jan '26	02/27/2026	78337	175.55	
		Vendor Subtotal:			214.88	
100-3001-7800-00	SIEMENS MOBILITY INC	Traffic Signal Call Outs - Jan '26	03/05/2026	78398	5,204.61	
		Vendor Subtotal:			5,204.61	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-3007-5610-00	INTEGRATED PERFORMANCE C	CCSTF Operation/Maint - Jan '26	03/05/2026	78389	3,913.00	000003241
		Vendor Subtotal:			3,913.00	
100-3007-5610-01	INTEGRATED PERFORMANCE C	PCSTF Operation/Maint - Jan '26	03/05/2026	78389	3,913.00	000003241
		Vendor Subtotal:			3,913.00	
100-3007-5655-00	INTEGRATED PERFORMANCE C	Remote Access Fee - Jan '26	03/05/2026	78389	300.00	000003241
		Vendor Subtotal:			300.00	
100-3007-5722-00	SOUTHERN CALIFORNIA EDISO	CCSTF - 1/2/25 - 1/1/26	02/25/2026	78290	590.61	
		Vendor Subtotal:			590.61	
100-3007-7800-00	INTEGRATED PERFORMANCE C	Equipment CCSTF - Jan '26	03/05/2026	78389	37.44	000003241
		Vendor Subtotal:			37.44	
100-3008-4101-00	BLUE SHIELD OF CALIFORNIA	PR 26.02.2026 Vision Care-Carter-Fet	03/04/2026	78374	9.68	
		Vendor Subtotal:			9.68	
100-3008-4101-00	DELTA DENTAL OF CALIFORNIA	PR 26.02.2026 Dental Insurance-Carte	03/04/2026	78375	50.06	
		Vendor Subtotal:			50.06	
100-3008-4202-00	CalPERS Health	PR 26.02.2026 Health Insurance-Carte	03/04/2026	0	987.69	
		Vendor Subtotal:			987.69	
100-3008-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	80.20	
		Vendor Subtotal:			80.20	
100-3008-5100-00	CROSSING GUARD SERVICES LI	Crossing Guard Svcs - Jan '26	02/27/2026	78343	4,066.00	000004595

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			4,066.00	
100-3008-5100-00	INFINITY TECHNOLOGIES	GIS Svcs - Jan '26	03/05/2026	78388	345.00	000004377
		Vendor Subtotal:			345.00	
100-3008-5107-00	APPLEONE	Temp Staff - D. Carter 12/27/25	02/25/2026	78267	848.64	
100-3008-5107-00	APPLEONE	Temp Staff - D. Carter 1/24/26	02/25/2026	78267	2,438.40	
100-3008-5107-00	APPLEONE	Temp Staff - D. Carter 11/29/25	02/25/2026	78267	1,272.96	
		Vendor Subtotal:			4,560.00	
100-3008-6160-00	STAPLES CONTRACT & COMME	Office Supplies - Public Works	02/25/2026	78293	84.61	
		Vendor Subtotal:			84.61	
100-4001-4203-00	BLUE SHIELD OF CALIFORNIA	PR 26.02.2026 Vision Care-Winkler-M	03/04/2026	78374	-17.30	
		Vendor Subtotal:			-17.30	
100-4001-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	59.28	
		Vendor Subtotal:			59.28	
100-4001-4213-00	HEALTH AND HUMAN RESOURC	PR 26.02.2026 Employee Assistance-(	03/04/2026	78372	1.39	
		Vendor Subtotal:			1.39	
100-4001-5401-00	13 STARS MEDIA	Legal Notice - Youth Commission Rec	02/25/2026	78263	58.14	
		Vendor Subtotal:			58.14	
100-4001-6160-00	ANAWALT LUMBER CO INC	CS - Supplies	02/25/2026	78266	8.81	
		Vendor Subtotal:			8.81	
100-4001-6160-00	BLUETRITON BRANDS INC	Water Delivery for MHS Pool/Bluffs S	02/27/2026	78300	37.96	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			37.96	
100-4002-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	11.57	
		Vendor Subtotal:			11.57	
100-4003-5107-00	RESOURCE CONSERVATION DIS	Malibu Monarch Project Lecture 11/2(	02/25/2026	78288	200.00	
		Vendor Subtotal:			200.00	
100-4006-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	34.30	
		Vendor Subtotal:			34.30	
100-4006-5107-00	JINGO G DIMALANTA	Winter Basketball League 2/7/26	02/25/2026	78272	100.00	
		Vendor Subtotal:			100.00	
100-4006-5107-00	JOEL PUNSALAN	Referee - Winter Basketball League 2/	02/25/2026	78287	100.00	
		Vendor Subtotal:			100.00	
100-4007-4203-00	BLUE SHIELD OF CALIFORNIA	PR 26.02.2026 Vision Care-Woodbury	03/04/2026	78374	29.04	
		Vendor Subtotal:			29.04	
100-4007-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	19.01	
		Vendor Subtotal:			19.01	
100-4008-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	5.12	
		Vendor Subtotal:			5.12	
100-4008-6160-00	ELIZABETH GULDIMANN	Reissue CK 73399 - Reimb - Sr. Excu	02/25/2026	78276	14.00	
		Vendor Subtotal:			14.00	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-4008-6175-00	VALET PARKING PROS LLC	Sr Excursion - Getty Center 2/24/26	02/25/2026	78296	825.00	
		Vendor Subtotal:			825.00	
100-4010-4101-00	BLUE SHIELD OF CALIFORNIA	PR 26.02.2026 Vision Care-Pacheco-F	03/04/2026	78374	28.53	
100-4010-4101-00	BLUE SHIELD OF CALIFORNIA	PR 26.02.2026 Vision Care-Pacheco-M	03/04/2026	78374	28.53	
		Vendor Subtotal:			57.06	
100-4010-4101-00	DELTA DENTAL OF CALIFORNIA	PR 26.02.2026 Dental Insurance-Pach	03/04/2026	78375	157.75	
100-4010-4101-00	DELTA DENTAL OF CALIFORNIA	PR 26.02.2026 Dental Insurance-Pach	03/04/2026	78375	157.75	
		Vendor Subtotal:			315.50	
100-4010-4202-00	CalPERS Health	PR 26.02.2026 Health Insurance-Pach	03/04/2026	0	2,642.43	
100-4010-4202-00	CalPERS Health	PR 26.02.2026 Health Insurance-Pach	03/04/2026	0	2,642.43	
		Vendor Subtotal:			5,284.86	
100-4010-4203-00	BLUE SHIELD OF CALIFORNIA	PR 26.02.2026 Vision Care-Belter-Ma	03/04/2026	78374	-11.23	
		Vendor Subtotal:			-11.23	
100-4010-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	-10.91	
		Vendor Subtotal:			-10.91	
100-4010-4213-00	HEALTH AND HUMAN RESOURC	PR 26.02.2026 Employee Assistance-E	03/04/2026	78372	1.39	
		Vendor Subtotal:			1.39	
100-4010-5100-00	SOUTH ENVIORNMENTAL LLC	Biology Consultant - Cross Creek Tree	02/25/2026	78292	1,533.00	
		Vendor Subtotal:			1,533.00	
100-4010-5100-00	ULTIMATE MAINTENANCE SER	City Parks Janitorial Svcs - Jan '26	02/27/2026	78336	3,250.00	000004018

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			3,250.00	
100-4010-5130-00	ENHANCED LANDSCAPE MANA	Cross Creek - Tree Removal	02/25/2026	78273	11,400.00	000004678
100-4010-5130-00	ENHANCED LANDSCAPE MANA	Equestrian - Arena Grading	02/25/2026	78273	2,000.00	
		Vendor Subtotal:			13,400.00	
100-4010-5610-00	ANAWALT LUMBER CO INC	Bluffs - Supplies	02/25/2026	78266	96.80	
100-4010-5610-00	ANAWALT LUMBER CO INC	Bluffs - Supplies	02/25/2026	78266	4.95	
		Vendor Subtotal:			101.75	
100-4010-5610-00	MOSSER PLUMBING & HEATINC	Bluffs - Toilet Repairs 1/16/26	02/25/2026	78285	749.01	
		Vendor Subtotal:			749.01	
100-4010-5710-00	NATIONAL CONSTRUCTION REI	Bluffs Portable Toilets 1/8 - 2/4/26	02/25/2026	78286	941.10	
		Vendor Subtotal:			941.10	
100-4010-5722-00	SOUTHERN CALIFORNIA EDISO	Bluffs Park Lift Station - 1/2/25 - 1/1/2	02/25/2026	78290	110.85	
100-4010-5722-00	SOUTHERN CALIFORNIA EDISO	Community Services - 1/2/25 - 1/1/26	02/25/2026	78290	992.26	
100-4010-5722-00	SOUTHERN CALIFORNIA EDISO	Charmlee Park - Jan '26	02/25/2026	78290	261.30	
100-4010-5722-00	SOUTHERN CALIFORNIA EDISO	Rambla Pacifico - 1/2/25 - 1/1/26	02/25/2026	78290	17.61	
100-4010-5722-00	SOUTHERN CALIFORNIA EDISO	PCH Median - 1/2/25 - 1/1/26	02/25/2026	78290	16.17	
		Vendor Subtotal:			1,398.19	
100-4010-5723-00	LA CO MALIBU TREASURER-WA	Water - Irrigation Cross Creek 11/4/25	02/25/2026	78281	528.33	
100-4010-5723-00	LA CO MALIBU TREASURER-WA	Water - PCH Median 11/4/25-1/6/26 A	02/25/2026	78281	315.31	
		Vendor Subtotal:			843.64	
100-4010-5725-00	GI INDUSTRIES	Garbage - Charmlee Park - Feb '26	02/25/2026	78275	273.09	
100-4010-5725-00	GI INDUSTRIES	Garbage - Bluffs/Equestrian - Feb '26	02/25/2026	78275	1,239.63	
		Vendor Subtotal:			1,512.72	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-4010-6300-00	ANAWALT LUMBER CO INC	Parks Maint - Supplies	02/25/2026	78266	28.64	
		Vendor Subtotal:			28.64	
100-4012-5107-00	BURNS PACIFIC CONSTRUCTIOI	Legacy Park - Poetry Pavers Installatic	02/27/2026	78301	734.04	
		Vendor Subtotal:			734.04	
100-4012-5401-00	13 STARS MEDIA	Ad - Art Conservation Clinic 2/5/26	02/25/2026	78263	268.00	
		Vendor Subtotal:			268.00	
100-7001-5100-00	13 STARS MEDIA	Ad - School Separation 10/23/25	02/27/2026	78299	268.00	
		Vendor Subtotal:			268.00	
100-7001-5100-00	STLR CORPORATION	School District Separation - Jan '26	02/27/2026	78361	7,793.75	000003541
		Vendor Subtotal:			7,793.75	
100-7001-5300-00	MARIANNE RIGGINS	Reimb - Mayors/Council Members Ac	03/05/2026	78393	1,093.14	
		Vendor Subtotal:			1,093.14	
100-7001-6160-00	CONEJO AWARDS	City Council Name Badges	03/05/2026	78384	16.09	
		Vendor Subtotal:			16.09	
100-7001-6160-00	STAPLES CONTRACT & COMME	Office Supplies - City Council	02/25/2026	78293	59.58	
		Vendor Subtotal:			59.58	
100-7002-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	14.21	
		Vendor Subtotal:			14.21	
100-7002-5107-00	OFFICE TEAM A ROBERT HALF C	Temp Staff - K. Franklin 1/23/26	02/25/2026	78265	1,666.14	
100-7002-5107-00	OFFICE TEAM A ROBERT HALF C	Temp Staff - K. Franklin 2/13/26	03/05/2026	78380	2,069.22	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			3,735.36	
100-7003-4204-00	DELTA DENTAL OF CALIFORNIA	PR 26.02.2026 Dental Insurance-Bond	03/04/2026	78375	-157.75	
		Vendor Subtotal:			-157.75	
100-7003-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	76.03	
		Vendor Subtotal:			76.03	
100-7003-5100-00	CRUZ STRATEGIES LLC	SMMUSD Separation Lobbying - Feb	02/27/2026	78345	10,000.00	000004647
		Vendor Subtotal:			10,000.00	
100-7003-5100-00	SUNSTONE CITIES LLC	Economic Recovery Strategy - Jan '26	02/27/2026	78364	6,000.00	000004642
		Vendor Subtotal:			6,000.00	
100-7003-5107-00	APPLEONE	Temp Staff - A. Cosentino 11/29/25	02/25/2026	78267	1,196.91	
		Vendor Subtotal:			1,196.91	
100-7003-6160-00	STAPLES CONTRACT & COMME	Office Supplies - City Manager	02/25/2026	78293	50.41	
		Vendor Subtotal:			50.41	
100-7005-5101-00	BEST BEST & KRIEGER LLP	General Legal Counsel - Dec '25	02/27/2026	78341	30,537.00	000004588
		Vendor Subtotal:			30,537.00	
100-7005-5101-01	BEST BEST & KRIEGER LLP	School District Separation - Dec '25	02/27/2026	78341	27,384.10	000004588
		Vendor Subtotal:			27,384.10	
100-7005-5102-00	BEST BEST & KRIEGER LLP	Litigation - Dec '25	02/27/2026	78341	109,100.28	000004588
		Vendor Subtotal:			109,100.28	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-7005-5102-00	LEECH TISHMAN FUSCALDO &	Legal Svcs - FAA Decision - Dec '25	03/05/2026	78391	7,647.50	000003358
		Vendor Subtotal:			7,647.50	
100-7005-5103-00	DAPEER ROSENBLIT & LITVAK	City Prosecutor Svc - Jan '26	02/27/2026	78349	1,482.76	000002553
		Vendor Subtotal:			1,482.76	
100-7007-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	29.11	
		Vendor Subtotal:			29.11	
100-7007-5401-00	13 STARS MEDIA	Legal Notice - Ordinance No. 528 10/	02/25/2026	78263	52.02	
100-7007-5401-00	13 STARS MEDIA	Legal Notice - Ordinance No. 527 10/	02/25/2026	78263	52.02	
		Vendor Subtotal:			104.04	
100-7007-6160-00	STAPLES CONTRACT & COMME	Office Supplies - City Clerk	02/25/2026	78293	24.21	
		Vendor Subtotal:			24.21	
100-7021-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	32.72	
		Vendor Subtotal:			32.72	
100-7021-5100-00	ATLAS PLANNING SOLUTIONS	Saftey Element Update - Jan '26	02/27/2026	78339	6,200.00	000004545
		Vendor Subtotal:			6,200.00	
100-7021-5100-00	CONSTANT AND ASSOCIATES IN	City Evacuation Plan Update - Jan '26	02/27/2026	78348	17,693.80	000004610
		Vendor Subtotal:			17,693.80	
100-7021-5100-00	STEVEN GUTIERREZ	Parking Enforcement Hearings - Feb '	03/05/2026	78387	900.00	000004374
		Vendor Subtotal:			900.00	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-7021-5106-00	LA CO ANIMAL CARE & CONTR	Animal Control - Jan '26	02/27/2026	78355	5,497.64	000004307
		Vendor Subtotal:			5,497.64	
100-7021-5119-00	THE PEOPLE CONCERN	Homeless Outreach - Jan '26	02/27/2026	78359	41,274.00	000003783
		Vendor Subtotal:			41,274.00	
100-7021-5401-00	13 STARS MEDIA	Ad - Wildfire Preparedness 10/23/25	02/27/2026	78299	450.00	
		Vendor Subtotal:			450.00	
100-7021-5405-00	EARTH PRINT INC	Public Safety - EOC Dry Erase Bookle	03/05/2026	78385	654.11	000004679
		Vendor Subtotal:			654.11	
100-7021-5640-00	SOUTHERN CALIFORNIA EDISO	Tier - 1/2/25 - 1/1/26	02/25/2026	78290	140.50	
		Vendor Subtotal:			140.50	
100-7021-5721-00	ENTELEGENT SOLUTIONS INC	Emergency Phone Boxes for Parks - F	02/27/2026	78307	36.88	
		Vendor Subtotal:			36.88	
100-7054-4203-00	BLUE SHIELD OF CALIFORNIA	PR 26.02.2026 Vision Care-Sakina-Fe	03/04/2026	78374	9.68	
100-7054-4203-00	BLUE SHIELD OF CALIFORNIA	PR 26.02.2026 Vision Care-Sakina-Ma	03/04/2026	78374	-18.85	
		Vendor Subtotal:			-9.17	
100-7054-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	59.67	
		Vendor Subtotal:			59.67	
100-7054-5107-00	APPLEONE	Temp Staff - N. Vijayakumar 11/29/25	02/25/2026	78267	912.96	
		Vendor Subtotal:			912.96	
100-7054-5300-00	CHRISTOPHER SMITH	Reimb - Cal Cities City Mgrs Conf 2/1	03/05/2026	78395	1,443.79	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			1,443.79	
100-7054-5401-00	13 STARS MEDIA	Legal Notice - FY24/25 Financial Sum	02/25/2026	78263	141.52	
		Vendor Subtotal:			141.52	
100-7054-6160-00	RENEE NEERMANN	Reimb - Municipal Revenue Handbool	03/05/2026	78392	1,000.00	
		Vendor Subtotal:			1,000.00	
100-7058-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	16.61	
		Vendor Subtotal:			16.61	
100-7058-5100-00	ERGO SOLUTION INC	Ergonomic Evaluations 1/29/26	02/27/2026	78351	1,300.00	
		Vendor Subtotal:			1,300.00	
100-7058-5320-00	PAIGE S APAR	Fingerprinting - New Employees (5)	02/25/2026	78282	275.00	
		Vendor Subtotal:			275.00	
100-7058-5320-00	MUNICIPAL RESOURCE GROUP	HR Support Svcs - Jan '26	02/27/2026	78356	10,000.00	000004158
		Vendor Subtotal:			10,000.00	
100-7058-6160-00	STAPLES CONTRACT & COMME	Office Supplies - HR Ergonomics	02/25/2026	78293	135.60	
		Vendor Subtotal:			135.60	
100-7058-6170-00	ALEXANDRA ELIZONDO	Reimb - Employee Luncheon Prizes 2/	02/27/2026	78306	82.31	
		Vendor Subtotal:			82.31	
100-7059-4201-00	CalPERS Retirement	PR 26.02.2026 PEPRA ER Contributic	03/04/2026	0	0.01	
		Vendor Subtotal:			0.01	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-7059-4205-00	STANDARD INSURANCE COMPA	PR 26.02.2026 Life Insurance-Roundi	03/04/2026	78376	-0.08	
		Vendor Subtotal:			-0.08	
100-7059-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD - Rounding	03/04/2026	78376	0.02	
100-7059-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	3.75	
		Vendor Subtotal:			3.77	
100-7059-4212-00	CalPERS Health	PR 26.02.2026 Health Insur-ER Share	03/04/2026	0	37,532.39	
		Vendor Subtotal:			37,532.39	
100-7059-5107-00	APPLEONE	Temp Staff - S. Parsa 11/29/25	02/25/2026	78267	912.96	
100-7059-5107-00	APPLEONE	Temp Staff - S. Parsa 2/14/26	03/05/2026	78382	532.56	
		Vendor Subtotal:			1,445.52	
100-7059-5210-00	SOUTHERN CALIFORNIA EDISO	Service Fee - 1/2/25 - 1/1/26	02/25/2026	78290	1.24	
		Vendor Subtotal:			1.24	
100-7059-5210-00	CalPERS Health	PR 26.02.2026 Health Insur-Admin Fe	03/04/2026	0	164.54	
100-7059-5210-00	CalPERS Health	PR 26.02.2026 Health Insur-Admin Fe	03/04/2026	0	34.13	
		Vendor Subtotal:			198.67	
100-7059-5720-00	ACCESS INFORMATION INTERM	Offsite Records Svcs - Nov '25	03/05/2026	78379	7,104.77	000003532
100-7059-5720-00	ACCESS INFORMATION INTERM	Offsite Records Svcs - Dec '25	03/05/2026	78379	5,911.51	000003532
100-7059-5720-00	ACCESS INFORMATION INTERM	Offsite Records Svcs - Jan '26	03/05/2026	78379	4,152.71	000003532
		Vendor Subtotal:			17,168.99	
100-7059-5721-00	NEXTIVA INC	City Hall Phone Svcs 2/18 - 3/17/26	02/27/2026	78357	5,862.05	000003853
		Vendor Subtotal:			5,862.05	
100-7059-6160-00	CONEJO AWARDS	Employee Name Badges (4)	02/25/2026	78269	80.44	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			80.44	
100-7059-6160-00	EARTH PRINT INC	Business Cards	02/27/2026	78344	178.03	000004679
100-7059-6160-00	EARTH PRINT INC	Business Cards	02/27/2026	78344	205.99	
100-7059-6160-00	EARTH PRINT INC	HR - Business Cards	03/05/2026	78385	152.56	000004679
		Vendor Subtotal:			536.58	
100-7059-6160-00	STAPLES CONTRACT & COMME	Office Supplies - Non Departmental	02/25/2026	78293	453.03	
100-7059-6160-00	STAPLES CONTRACT & COMME	Office Supplies - Non Departmental	02/25/2026	78293	71.88	
		Vendor Subtotal:			524.91	
		Subtotal for Section 1: 100			466,573.65	
101-0000-3203-00	SUNSPIN ENERGY INC	Palisades Fee Waiver 25-2118	02/25/2026	78279	75.00	
		Vendor Subtotal:			75.00	
101-0000-3208-00	SUNSPIN ENERGY INC	Palisades Fee Waiver 25-2119	02/25/2026	78279	290.00	
		Vendor Subtotal:			290.00	
101-0000-3409-00	DEAN COLAROSSI	Ref - Incorrect Pay Method OC 26-01	02/27/2026	78304	29.00	
		Vendor Subtotal:			29.00	
101-0000-3409-00	SUNSPIN ENERGY INC	Palisades Fee Waiver 25-2119	02/25/2026	78279	8.00	
		Vendor Subtotal:			8.00	
101-0000-3410-00	HEATHER AND TOWNSEND BEL	Palisades Fee Waiver PVPF 25-021	02/27/2026	78312	7,638.44	
		Vendor Subtotal:			7,638.44	
101-0000-3410-01	HEATHER AND TOWNSEND BEL	Palisades Fee Waiver PVPF 25-021	02/27/2026	78312	161.25	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			161.25	
101-0000-3412-00	HEATHER AND TOWNSEND BELI	Palisades Fee Waiver PVPF 25-021	02/27/2026	78312	1,443.00	
		Vendor Subtotal:			1,443.00	
101-0000-3412-00	JOAN & WILLIAM LOPATIN	Ref - Geology Fee Overcharge	02/25/2026	78283	528.00	
		Vendor Subtotal:			528.00	
101-0000-3414-00	DEAN COLAROSSI	Ref - Incorrect Pay Method OC 26-01	02/27/2026	78304	949.00	
		Vendor Subtotal:			949.00	
101-0000-3414-00	HEATHER AND TOWNSEND BELI	Palisades Fee Waiver PVPF 25-021	02/27/2026	78312	669.00	
		Vendor Subtotal:			669.00	
101-0000-3414-00	UNVARNISHED INC	Ref - Fee Overcharged CDPA 15-011	02/25/2026	78295	478.00	
		Vendor Subtotal:			478.00	
101-0000-3415-00	HEATHER AND TOWNSEND BELI	Palisades Fee Waiver PVPF 25-021	02/27/2026	78312	215.00	
		Vendor Subtotal:			215.00	
101-0000-3419-00	HEATHER AND TOWNSEND BELI	Palisades Fee Waiver PVPF 25-021	02/27/2026	78312	14.59	
		Vendor Subtotal:			14.59	
101-0000-3419-00	SUNSPIN ENERGY INC	Palisades Fee Waiver 25-2119/25-2118	02/25/2026	78279	13.57	
		Vendor Subtotal:			13.57	
101-0000-3419-00	NATASHA TAN	Palisades Fee Waiver APRPF 25-011	02/27/2026	78334	103.95	
		Vendor Subtotal:			103.95	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
101-0000-3421-00	DEAN COLAROSSI	Ref - Incorrect Pay Method OC 26-01	02/27/2026	78304	397.00	
		Vendor Subtotal:			397.00	
101-0000-3421-00	NATASHA TAN	Palisades Fee Waiver APRPF 25-011	02/27/2026	78334	3,574.00	
		Vendor Subtotal:			3,574.00	
101-0000-3421-00	KRAWIEC TAN TRUST	Palisades Fee Waiver PVPF 25-099	02/27/2026	78335	200.00	
		Vendor Subtotal:			200.00	
101-0000-3421-00	DAVID AND SANDRA VISHER TH	Reissue CK 74150 - Ref - Appeal Fee	02/25/2026	78297	750.00	
		Vendor Subtotal:			750.00	
101-0000-3427-00	SUNSPIN ENERGY INC	Palisades Fee Waiver 25-2119	02/25/2026	78279	20.30	
		Vendor Subtotal:			20.30	
101-0000-3435-00	SUNSPIN ENERGY INC	Palisades Fee Waiver 25-2119	02/25/2026	78279	53.75	
		Vendor Subtotal:			53.75	
101-2001-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	157.52	
		Vendor Subtotal:			157.52	
101-2001-5100-00	COTTON SHIRES & ASSOCIATES	Planning Svcs - Jan '26	02/27/2026	78342	2,721.75	000004314
		Vendor Subtotal:			2,721.75	
101-2001-5100-00	CSG CONSULTANTS INC	Contract Planning Svc 12/27/25 - 1/30	02/27/2026	78346	3,349.50	000004418
		Vendor Subtotal:			3,349.50	
101-2001-5100-00	MARINA SEK	Contract Planning - Nov '25	03/05/2026	78394	6,919.00	000004360

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			6,919.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - City Wide Project - AP	02/25/2026	78280	25.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - 30050 Pacific Coast Hv	02/27/2026	78320	25.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - 29029.5 Cliffside Dr - '	02/27/2026	78326	25.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - 3011.5 Corral Canyon I	02/27/2026	78314	25.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - 3930 Ridgemont Dr - A	02/27/2026	78319	25.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - 24034.5 Malibu Rd - W	02/27/2026	78321	25.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - 3575.5 Malibu Canyon	02/27/2026	78322	25.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - 27513.5 Pacific Coast I	02/27/2026	78327	25.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - 19900.5 Big Rock Dr -	02/27/2026	78317	25.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - 24467.5 Malibu Rd - W	02/27/2026	78315	25.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - 28395.5 Pacific Coast I	02/27/2026	78316	25.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - 7311.5 Birdview Ave -	02/27/2026	78323	25.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - 5900.5 Trancas Canyor	02/27/2026	78324	25.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - 6909.5 Whitesands Pl -	02/27/2026	78325	25.00	
101-2001-5210-00	LA COUNTY REGISTRAR-RECOR	CEQA Filing - 25153.5 Pacific Coast I	02/27/2026	78318	25.00	
		Vendor Subtotal:			375.00	
101-2001-5401-00	13 STARS MEDIA	Legal Notice - Public Hearing 1/15/26	02/25/2026	78263	156.06	
101-2001-5401-00	13 STARS MEDIA	Legal Notice - Public Hearing 10-Day	02/25/2026	78263	134.64	
101-2001-5401-00	13 STARS MEDIA	Legal Notice - Public Hearing 21-Day	02/25/2026	78263	162.18	
101-2001-5401-00	13 STARS MEDIA	Legal Notice - Public Hearing 10-Day	02/25/2026	78263	156.06	
101-2001-5401-00	13 STARS MEDIA	Legal Notice - Public Hearing 2/5/26	02/25/2026	78263	141.52	
		Vendor Subtotal:			750.46	
101-2001-5401-00	EARTH PRINT INC	Public Notice Postcard Mailing	02/27/2026	78344	2,588.75	000004679
101-2001-5401-00	EARTH PRINT INC	Public Notice Postcard Mailings	02/27/2026	78344	260.71	000004679
101-2001-5401-00	EARTH PRINT INC	Citywide Mailing	02/27/2026	78344	440.57	000004679
101-2001-5401-00	EARTH PRINT INC	Planning - Public Notice Postcard Mai	03/05/2026	78385	570.69	000004679
101-2001-5401-00	EARTH PRINT INC	Planning - Public Notice Postcard Mai	03/05/2026	78385	492.85	000004679
101-2001-5401-00	EARTH PRINT INC	Planning - Public Notice Postcard Mai	03/05/2026	78385	346.48	000004679
		Vendor Subtotal:			4,700.05	
101-2004-4203-00	BLUE SHIELD OF CALIFORNIA	PR 26.02.2026 Vision Care-Burushyar	03/04/2026	78374	-9.68	
		Vendor Subtotal:			-9.68	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
101-2004-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	104.26	
		Vendor Subtotal:			104.26	
101-2004-5100-00	COTTON SHIRES & ASSOCIATES	Geotech Reviews - Jan '26	02/27/2026	78342	40,440.00	000004314
101-2004-5100-00	COTTON SHIRES & ASSOCIATES	Geo/Coastal Engr Counter Hours - Jan	02/27/2026	78342	50,519.50	000004314
101-2004-5100-00	COTTON SHIRES & ASSOCIATES	Coastal Engr Reviews - Jan '26	02/27/2026	78342	5,814.00	000004314
101-2004-5100-00	COTTON SHIRES & ASSOCIATES	EH Counter Hours - Jan '26	02/27/2026	78342	48,007.50	000004314
101-2004-5100-00	COTTON SHIRES & ASSOCIATES	Geo/Coastal Engr Guidelines - Jan '26	02/27/2026	78342	429.75	000004314
		Vendor Subtotal:			145,210.75	
101-2004-5100-00	ENVIRONMENTAL SCIENCE ASS	Coastal Vulnerability Assessment Thrc	02/27/2026	78352	13,268.50	000003504
		Vendor Subtotal:			13,268.50	
101-2004-5100-00	TRUE NORTH COMPLIANCE SEF	Reissue CK 76805 - Plan Check - Jul '	02/25/2026	78294	25,411.22	000004319
101-2004-5100-00	TRUE NORTH COMPLIANCE SEF	Reissue CK 76805 - In-House Plan Ch	02/25/2026	78294	9,100.00	000004319
101-2004-5100-00	TRUE NORTH COMPLIANCE SEF	Reissue CK 76805 - In-House Inspecto	02/25/2026	78294	7,200.00	000004319
101-2004-5100-00	TRUE NORTH COMPLIANCE SEF	Plan Check - Jan' 26	02/27/2026	78367	42,819.61	000004319
101-2004-5100-00	TRUE NORTH COMPLIANCE SEF	In House Plan Check Engr - Jan '26	02/27/2026	78367	7,280.00	000004319
		Vendor Subtotal:			91,810.83	
101-2004-5100-00	BUREAU VERITAS NORTH AMEI	Onsite Plans Examiner - Jan '26	02/27/2026	78369	18,297.50	000004398
101-2004-5100-00	BUREAU VERITAS NORTH AMEI	Onsite Permit Tech - Jan '26	02/27/2026	78369	26,797.50	000004398
101-2004-5100-00	BUREAU VERITAS NORTH AMEI	Plan Check - Jan '26	02/27/2026	78369	469.50	000004398
101-2004-5100-00	BUREAU VERITAS NORTH AMEI	Onsite Inspections - Jan '26	02/27/2026	78369	24,342.50	000004398
		Vendor Subtotal:			69,907.00	
101-2004-5107-00	APPLEONE	Temp Staff - L. Bradford 11/29/25	02/25/2026	78267	893.94	
101-2004-5107-00	APPLEONE	Temp Staff - G. Medrano 12/27/25	02/25/2026	78267	608.55	
101-2004-5107-00	APPLEONE	Temp Staff - G. Medrano 1/24/26	02/25/2026	78267	912.96	
101-2004-5107-00	APPLEONE	Temp Staff - G. Medrano 2/14/26	03/05/2026	78382	1,217.28	
		Vendor Subtotal:			3,632.73	
101-2004-6160-00	STAPLES CONTRACT & COMME	Office Supplies - Bldg Safety	02/25/2026	78293	60.62	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			60.62	
101-2010-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	5.75	
		Vendor Subtotal:			5.75	
101-2010-5100-00	COTTON SHIRES & ASSOCIATES	EH Reviews - Jan '26	02/27/2026	78342	25,367.00	000004314
		Vendor Subtotal:			25,367.00	
101-2012-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	39.15	
		Vendor Subtotal:			39.15	
101-3003-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	23.32	
		Vendor Subtotal:			23.32	
101-3003-5100-00	RINCON CONSULTANTS INC	On-Call Environmental Svcs - Jan '26	02/27/2026	78360	31,612.50	000004337
101-3003-5100-00	RINCON CONSULTANTS INC	On-Call Environmental Svcs T5 - Jan '	02/27/2026	78360	51,840.25	000004337
		Vendor Subtotal:			83,452.75	
101-3003-5100-00	TETRA TECH INC	Malibu Creek Trash TMRP 12/29/25 -	02/27/2026	78365	6,139.09	000003028
		Vendor Subtotal:			6,139.09	
101-3003-5100-02	TETRA TECH INC	CIMP Monitoring 12/29/25 - 1/25/26	02/27/2026	78365	69,664.36	000003028
		Vendor Subtotal:			69,664.36	
			Subtotal for Section 1: 101		545,260.56	
102-3002-5100-03	COTTON SHIRES & ASSOCIATES	WF Counter Hours - Jan '26	02/27/2026	78342	10,546.50	000003347
102-3002-5100-03	COTTON SHIRES & ASSOCIATES	WF Geotech Review - Jan '26	02/27/2026	78342	2,176.50	000003347
102-3002-5100-03	COTTON SHIRES & ASSOCIATES	WF EH Reviews - Jan '26	02/27/2026	78342	3,892.50	000003347

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			16,615.50	
102-3002-5100-03	TRUE NORTH COMPLIANCE SEF	Reissue CK 76805 - WF Plan Check -	02/25/2026	78294	24,130.08	000004319
102-3002-5100-03	TRUE NORTH COMPLIANCE SEF	WF Plan Check - Jan '26	02/27/2026	78367	9,750.53	000004319
		Vendor Subtotal:			33,880.61	
102-3102-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	5.49	
		Vendor Subtotal:			5.49	
102-3102-5100-00	BEST BEST & KRIEGER LLP	Fire Disaster Response - Dec '25	02/27/2026	78341	1,903.20	000004588
		Vendor Subtotal:			1,903.20	
102-3102-5100-00	TRIPEPI SMITH & ASSOCIATES	Palisades Fire Communication Svcs 1/	02/27/2026	78366	640.00	000004457
102-3102-5100-00	TRIPEPI SMITH & ASSOCIATES	Palisades Fire Communications Retain	02/27/2026	78366	14,100.00	000004457
		Vendor Subtotal:			14,740.00	
102-3102-5100-02	LORRIE FEINBERG	Palisades Fire Data Mgmt - Dec '25	03/05/2026	78390	2,056.25	000004681
102-3102-5100-02	LORRIE FEINBERG	Palisades Fire Data Mgmt - Jan '26	03/05/2026	78390	6,416.25	000004681
		Vendor Subtotal:			8,472.50	
102-3102-5100-02	MARINA SEK	Palisades Fire Contract Planning 11/1	03/05/2026	78394	7,030.00	000004360
102-3102-5100-02	MARINA SEK	Palisades Fire Contract Planning - Dec	03/05/2026	78394	14,987.50	000004682
102-3102-5100-02	MARINA SEK	Palisades Fire Contract Planning 11/24	03/05/2026	78394	2,236.25	000004682
102-3102-5100-02	MARINA SEK	Palisades Fire Contract Planning - Jan	03/05/2026	78394	13,525.00	000004682
		Vendor Subtotal:			37,778.75	
102-3102-5100-03	COTTON SHIRES & ASSOCIATES	Palisades Fire Counter Hours - Jan '26	02/27/2026	78342	13,690.00	000004460
102-3102-5100-03	COTTON SHIRES & ASSOCIATES	Palisades Fire Misc - Jan '26	02/27/2026	78342	3,160.00	000004460
		Vendor Subtotal:			16,850.00	
102-3102-5100-03	TRUE NORTH COMPLIANCE SEF	Reissue CK 76805 - Palisades Fire - Pl	02/25/2026	78294	4,029.50	000004458

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			4,029.50	
102-3102-5100-04	YEH AND ASSOCIATES INC	Palisades Fire Calle del Barco AD 98-:	03/05/2026	78397	230.00	000003612
102-3102-5100-04	YEH AND ASSOCIATES INC	Palisades Fire Big Rock Mesa AD 98-	03/05/2026	78397	12,135.60	000003612
		Vendor Subtotal:			12,365.60	
102-3102-5107-00	APPLEONE	Temp Staff - K. Leonard 11/29/25	02/25/2026	78267	884.44	
		Vendor Subtotal:			884.44	
102-3102-5401-00	13 STARS MEDIA	Ad - Malibu Rebuild Center 4/2/25	02/27/2026	78299	1,100.00	
		Vendor Subtotal:			1,100.00	
102-3102-5710-00	WAVE ENTERPRISES INC	Rebuild Ctr Rent - Apr '26	03/05/2026	78396	15,711.98	000004447
		Vendor Subtotal:			15,711.98	
102-3102-5721-00	FRONTIER CALIFORNIA INC	Phone - Rebuild Ctr 1/26 - 2/25/26	02/25/2026	78274	229.50	
		Vendor Subtotal:			229.50	
102-3102-6160-00	STAPLES CONTRACT & COMME	Office Supplies - Recovery Center	02/25/2026	78293	192.65	
		Vendor Subtotal:			192.65	
102-9223-5100-00	YEH AND ASSOCIATES INC	Palisades Fire Big Rock AD Storm Dr:	03/05/2026	78397	230.00	000003612
		Vendor Subtotal:			230.00	
		Subtotal for Section 1: 102			164,989.72	
103-9050-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	6.62	
		Vendor Subtotal:			6.62	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
103-9050-5100-00	PACIFIC COAST ELEVATOR COR	City Hall Elevator/Lift Maint 1/1 - 3/3	02/27/2026	78338	866.40	000003836
		Vendor Subtotal:			866.40	
103-9050-5610-00	WW GRAINGER INC	City Hall - Maintenance Supplies	02/27/2026	78311	535.04	
103-9050-5610-00	WW GRAINGER INC	City Hall - Maintenance Supplies	02/27/2026	78311	46.18	
		Vendor Subtotal:			581.22	
103-9050-5610-00	MASTER COOLING CORPORATI(	City Hall HVAC Repairs	02/27/2026	78329	671.25	
103-9050-5610-00	MASTER COOLING CORPORATI(	City Hall HVAC Repairs	02/27/2026	78329	9,321.18	
		Vendor Subtotal:			9,992.43	
103-9050-5721-00	FRONTIER CALIFORNIA INC	City Hall Elevator - Feb '26	02/27/2026	78308	99.30	
		Vendor Subtotal:			99.30	
103-9050-5722-00	SOUTHERN CALIFORNIA EDISO	City Hall - 1/2/25 - 1/1/26	02/25/2026	78290	8,711.28	
		Vendor Subtotal:			8,711.28	
103-9050-6160-00	AAA PROPANE SERVICES INC	Credit - CK 76865 Finance Charge	02/25/2026	78264	-3.68	
103-9050-6160-00	AAA PROPANE SERVICES INC	City Hall Propane	02/25/2026	78264	107.25	
103-9050-6160-00	AAA PROPANE SERVICES INC	City Hall Propane	02/25/2026	78264	656.95	
		Vendor Subtotal:			760.52	
103-9050-6160-00	HD SUPPLY INC	City Hall - Janitorial Supplies	02/25/2026	78278	562.64	
		Vendor Subtotal:			562.64	
103-9050-7300-00	PAUL JOSEPH CROTEAU	File Room Renovation - First 50% Ins	02/25/2026	78270	3,990.00	
		Vendor Subtotal:			3,990.00	
			Subtotal for Section 1: 103		25,570.41	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
105-9088-5100-00	FREDERICK FISHER & PARTNER	Community Lands Concept Design - J	02/27/2026	78354	40,086.13	000004656
		Vendor Subtotal:			40,086.13	
105-9088-5100-00	TRIPEPI SMITH & ASSOCIATES	Community Lands Outreach 2/15/26	02/27/2026	78366	640.00	000004209
		Vendor Subtotal:			640.00	
		Subtotal for Section 1: 105			40,726.13	
203-3009-5145-00	RTW MANAGEMENT	Dial-A-Ride - Jan '26	02/27/2026	78332	46,942.00	000004433
		Vendor Subtotal:			46,942.00	
		Subtotal for Section 1: 203			46,942.00	
207-3004-5100-00	SOLID WASTE SOLUTIONS INC	SB 1383 Grant Cal Recycle - Jan '26	02/27/2026	78363	597.00	000004074
207-3004-5100-00	SOLID WASTE SOLUTIONS INC	AB 939/ Cal Recycle - Jan '26	02/27/2026	78363	1,343.25	000004074
		Vendor Subtotal:			1,940.25	
207-3004-5100-01	SOLID WASTE SOLUTIONS INC	Dumpster Lid Enforcement - Jan '26	02/27/2026	78363	522.00	000004074
		Vendor Subtotal:			522.00	
207-3004-5401-00	13 STARS MEDIA	Ad - Holiday Tree Recycle 12/8/25	02/25/2026	78263	268.00	
		Vendor Subtotal:			268.00	
207-3004-6160-00	ANDY GUMP INC	Enviro Event Toilet 2/20 - 2/23/26	03/05/2026	78381	114.98	
		Vendor Subtotal:			114.98	
		Subtotal for Section 1: 207			2,845.23	
290-6002-5100-00	YEH AND ASSOCIATES INC	Big Rock Mesa AD 98-1 Monitor/Mai	02/27/2026	78370	7,989.66	000003612

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			7,989.66	
290-6002-5722-00	SOUTHERN CALIFORNIA EDISO	Asmt Dist Big Rock - 1/2/25 - 1/1/26	02/25/2026	78290	3,996.46	
290-6002-5722-00	SOUTHERN CALIFORNIA EDISO	Big Rock Inland Pump - 1/2/25 - 1/1/2	02/25/2026	78290	45.63	
		Vendor Subtotal:			4,042.09	
		Subtotal for Section 1: 290			12,031.75	
291-6003-5100-00	YEH AND ASSOCIATES INC	Malibu Rd AD 98-3 Monitor/Maint - J	02/27/2026	78370	1,650.25	000003612
		Vendor Subtotal:			1,650.25	
291-6003-5722-00	SOUTHERN CALIFORNIA EDISO	Asmt dst Malibu Rd - 1/2/25 - 1/1/26	02/25/2026	78290	72.39	
		Vendor Subtotal:			72.39	
291-6003-7903-00	YEH AND ASSOCIATES INC	Malibu Rd AD 98-3 Cap Improvement	02/27/2026	78370	321.00	000003612
		Vendor Subtotal:			321.00	
		Subtotal for Section 1: 291			2,043.64	
292-6004-5100-00	YEH AND ASSOCIATES INC	Calle del Barco AD 98-2 Monitor/Mai	02/27/2026	78370	2,201.75	000003612
		Vendor Subtotal:			2,201.75	
292-6004-5722-00	SOUTHERN CALIFORNIA EDISO	Asmt Dist Rambla-Calle - 1/2/25 - 1/1	02/25/2026	78290	19.26	
292-6004-5722-00	SOUTHERN CALIFORNIA EDISO	Calle Del Barco - 1/2/25 - 1/1/26	02/25/2026	78290	14.51	
		Vendor Subtotal:			33.77	
		Subtotal for Section 1: 292			2,235.52	
310-9066-5100-00	SOUTHERN CALIFORNIA EDISO	23707 1/4 PCH 9/17 - 10/15/25	02/25/2026	78290	-24.37	
310-9066-5100-00	SOUTHERN CALIFORNIA EDISO	19901 1/4 PCH 9/12 - 10/12/25	02/25/2026	78290	-40.76	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			-65.13	
310-9090-5100-00	CS LEGACY CONSTRUCTION IN	Permanent Skate Park - Jan '26	02/27/2026	78347	131,457.38	000004530
		Vendor Subtotal:			131,457.38	
310-9090-5100-00	EARTHCAM INC	89290 - Skate Park Camera Rental 3/1	03/05/2026	78386	282.75	
310-9090-5100-00	EARTHCAM INC	89290 - Skate Park Camera Software 3	03/05/2026	78386	550.00	
		Vendor Subtotal:			832.75	
		Subtotal for Section 1: 310			132,225.00	
500-7008-5610-00	101 ROOFING AND CONSTRUCT	Animal Coast Hospital - Emergency R	02/27/2026	78298	2,439.60	
		Vendor Subtotal:			2,439.60	
500-7008-5722-00	SOUTHERN CALIFORNIA EDISO	Legacy Park Lift Station - 1/2/25 - 1/1.	02/25/2026	78290	1,073.07	
500-7008-5722-00	SOUTHERN CALIFORNIA EDISO	23661 PCH - 1/2/25 - 1/1/26	02/25/2026	78290	734.42	
		Vendor Subtotal:			1,807.49	
500-7008-5723-00	LA CO MALIBU TREASURER-WA	Water - Supercare Pharmacy 11/4/25-1	02/25/2026	78281	207.40	
		Vendor Subtotal:			207.40	
500-7008-5725-00	GI INDUSTRIES	Garbage - Supercare Pharmacy - Feb '2	02/25/2026	78275	215.54	
500-7008-5725-00	GI INDUSTRIES	Garbage - Ioki Lot - Feb '26	02/25/2026	78275	179.63	
		Vendor Subtotal:			395.17	
		Subtotal for Section 1: 500			4,849.66	
515-3010-5611-00	INTEGRATED PERFORMANCE C	Operation, Maint, and Mgmt - CCWW	03/05/2026	78389	96,338.25	000003456
		Vendor Subtotal:			96,338.25	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
515-3010-5640-00	INTEGRATED PERFORMANCE C	Equipment Maint - CCWWTF - Jul '2	03/05/2026	78389	18,181.10	000003456
515-3010-5640-00	INTEGRATED PERFORMANCE C	Equipment Maint - CCWWTF - Jan '2	03/05/2026	78389	906.25	000003456
		Vendor Subtotal:			19,087.35	
515-3010-5656-00	RINCON CONSULTANTS INC	CCWTF Water Quality Monitoring - J	02/27/2026	78360	5,747.00	000004135
		Vendor Subtotal:			5,747.00	
515-3010-5721-00	BADGER METER INC	Meter Monitoring - Jan '26	02/27/2026	78340	39.99	
		Vendor Subtotal:			39.99	
515-3010-5721-00	FRONTIER CALIFORNIA INC	Phone - CCWTF 2/8 - 3/7/26	02/27/2026	78308	432.56	
		Vendor Subtotal:			432.56	
515-3010-5722-00	SOUTHERN CALIFORNIA EDISO	CCWWTF - 1/2/25 - 1/1/26	02/25/2026	78290	13,548.41	
515-3010-5722-00	SOUTHERN CALIFORNIA EDISO	Injection Wells/CCWWTF - 1/2/25 - 1	02/25/2026	78290	349.40	
		Vendor Subtotal:			13,897.81	
515-3010-5723-00	LA CO MALIBU TREASURER-WA	Water - CCWTF 11/4/25-1/6/26 Acct#	02/27/2026	78328	515.67	
		Vendor Subtotal:			515.67	
515-3010-5724-00	SOUTHERN CALIFORNIA GAS C	CCWTF Gas 1/6 - 2/3/26	02/27/2026	78333	19.33	
		Vendor Subtotal:			19.33	
515-3010-5725-00	GI INDUSTRIES	Garbage - CCWTF - Feb '26	02/27/2026	78309	243.23	
		Vendor Subtotal:			243.23	
515-3010-5725-01	INTEGRATED PERFORMANCE C	Biosolids Disposal - CCWWTF - Jan '	03/05/2026	78389	685.00	000003456
		Vendor Subtotal:			685.00	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
515-3010-6160-00	INTEGRATED PERFORMANCE C	Operating Supplies - CCWWTF - Jan '	03/05/2026	78389	342.90	000003456
		Vendor Subtotal:			342.90	
515-3010-6161-00	INTEGRATED PERFORMANCE C	Chemical Supplies - CCWWTF - Jan '	03/05/2026	78389	1,752.98	000003456
		Vendor Subtotal:			1,752.98	
		Subtotal for Section 1: 515			139,102.07	
601-3005-5722-00	SOUTHERN CALIFORNIA EDISO	Electric Car Charger - 1/2/25 - 1/1/26	02/25/2026	78290	460.62	
		Vendor Subtotal:			460.62	
601-3005-6500-00	WRIGHT EXPRESS FSC WEX BAI	Gas Receipts 1/24 - 2/23/26	03/05/2026	78383	1,129.48	
		Vendor Subtotal:			1,129.48	
		Subtotal for Section 1: 601			1,590.10	
602-7060-4209-00	STANDARD INSURANCE COMPA	PR 26.02.2026 STD/LTD	03/04/2026	78376	36.82	
		Vendor Subtotal:			36.82	
602-7060-5107-00	APPLEONE	Temp Staff - C. Gintz 11/29/25	02/25/2026	78267	1,092.96	
		Vendor Subtotal:			1,092.96	
		Subtotal for Section 1: 602			1,129.78	
710-0000-2270-12	REED SCHARFF	Ref - R. SCHARFF Security Deposit I	02/25/2026	78291	50.00	
		Vendor Subtotal:			50.00	
710-0000-2270-44	CARLA BATES	MLSS - BATES, CARLA - Poetry Wo	02/25/2026	78268	150.00	
		Vendor Subtotal:			150.00	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
710-0000-2270-44	ANN BUXIE	MLSS - A. BUXIE - Poetry Workshop	02/27/2026	78302	2,250.00	
		Vendor Subtotal:			2,250.00	
710-0000-2270-44	CHARLOTTE ANNE WARD	MLSS - C.A. WARD - Poetry Worksh	02/27/2026	78303	2,450.00	
		Vendor Subtotal:			2,450.00	
710-0000-2270-44	ANGEL GABRIEL DIAZ	MLSS - DIAZ, ANGEL GABRIEL - F	02/25/2026	78271	50.00	
		Vendor Subtotal:			50.00	
710-0000-2270-44	MICHAEL DANA GIOIA	MLSS - M.D. GIOIA - Poetry Worksh	02/27/2026	78310	4,350.00	
		Vendor Subtotal:			4,350.00	
710-0000-2270-44	NATHAN HASSALL	MLSS - HASSAL, NATHAN - Poetry	02/25/2026	78277	150.00	
		Vendor Subtotal:			150.00	
710-0000-2270-44	LEE HERRICK	MLSS - L. HERRICK - Poetry Worksl	02/27/2026	78313	4,800.00	
		Vendor Subtotal:			4,800.00	
710-0000-2270-44	MARY ANN MCFADDEN	MLSS - M.A. MCFADDEN - Poetry V	02/27/2026	78330	2,200.00	
		Vendor Subtotal:			2,200.00	
710-0000-2270-44	RICARDO MEANS	MLSS - MEANS, RICARDO - Poetry	02/25/2026	78284	450.00	
		Vendor Subtotal:			450.00	
710-0000-2270-44	PEG QUINN	MLSS - P. QUINN - Poetry Workshop	02/27/2026	78331	2,200.00	
		Vendor Subtotal:			2,200.00	
710-0000-2270-44	JOLYNN M FREED REGAN	MLSS - REGAN, JOLYNN - Poetry W	02/25/2026	78289	750.00	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			750.00	
710-0000-2271-29	CSG CONSULTANTS INC	Trancas Water Tank 12/27/25 - 1/30/2(	02/27/2026	78346	1,462.00	000004418
		Vendor Subtotal:			1,462.00	
		Subtotal for Section 1: 710			21,312.00	
900-0000-2022-00	CalPERS Health	PR Batch 70026.02.2026 Health Insur:	03/04/2026	0	199,402.69	
		Vendor Subtotal:			199,402.69	
900-0000-2022-02	AFLAC-AMERICAN FAMILY LIFI	PR Batch 70012.02.2026 Health EE D	03/04/2026	78373	42.30	
900-0000-2022-02	AFLAC-AMERICAN FAMILY LIFI	PR Batch 70012.02.2026 Health EE D	03/04/2026	78373	560.28	
900-0000-2022-02	AFLAC-AMERICAN FAMILY LIFI	PR Batch 70026.02.2026 Health EE D	03/04/2026	78373	489.33	
900-0000-2022-02	AFLAC-AMERICAN FAMILY LIFI	PR Batch 70026.02.2026 Health EE D	03/04/2026	78373	36.42	
		Vendor Subtotal:			1,128.33	
900-0000-2023-00	BLUE SHIELD OF CALIFORNIA	PR Batch 70026.02.2026 Vision Care	03/04/2026	78374	1,653.60	
		Vendor Subtotal:			1,653.60	
900-0000-2024-00	DELTA DENTAL OF CALIFORNIA	PR Batch 70026.02.2026 Dental Insur:	03/04/2026	78375	9,201.11	
		Vendor Subtotal:			9,201.11	
900-0000-2025-00	STANDARD INSURANCE COMPA	PR Batch 70026.02.2026 Life Insuranc	03/04/2026	78376	1,280.85	
		Vendor Subtotal:			1,280.85	
900-0000-2025-01	STANDARD INSURANCE COMPA	PR Batch 70026.02.2026 Additional L	03/04/2026	78377	362.88	
		Vendor Subtotal:			362.88	
900-0000-2026-00	STANDARD INSURANCE COMPA	PR Batch 70026.02.2026 STD/LTD	03/04/2026	78376	4,590.46	
900-0000-2026-00	STANDARD INSURANCE COMPA	PR Batch 70012.02.2026 STD/LTD	03/04/2026	78376	4,615.29	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			9,205.75	
900-0000-2027-00	HEALTH AND HUMAN RESOUR(	PR Batch 70026.02.2026 Employee A:	03/04/2026	78372	184.87	
		Vendor Subtotal:			184.87	
900-0000-2040-00	CalPERS Retirement	PR Batch 70026.02.2026 PEPRA Addl	03/04/2026	0	49.61	
900-0000-2040-00	CalPERS Retirement	PR Batch 70026.02.2026 PERS EESh:	03/04/2026	0	12,218.70	
		Vendor Subtotal:			12,268.31	
900-0000-2040-01	CalPERS Retirement	PR Batch 70026.02.2026 PEPRA CC I	03/04/2026	0	46.78	
900-0000-2040-01	CalPERS Retirement	PR Batch 70026.02.2026 PERS ERSh:	03/04/2026	0	23,355.14	
900-0000-2040-01	CalPERS Retirement	PR Batch 70026.02.2026 PEPRA ER (	03/04/2026	0	24,568.60	
		Vendor Subtotal:			47,970.52	
900-0000-2040-02	CalPERS Retirement	PR Batch 70026.02.2026 PEPRA EE (	03/04/2026	0	24,509.15	
900-0000-2040-02	CalPERS Retirement	PR Batch 70026.02.2026 PEPRA CC I	03/04/2026	0	46.67	
		Vendor Subtotal:			24,555.82	
900-0000-2041-00	US BANK	PR Batch 70026.02.2026 PARS - ER S	03/04/2026	78378	198.67	
900-0000-2041-00	US BANK	PR Batch 70026.02.2026 PARS - EE S	03/04/2026	78378	947.52	
		Vendor Subtotal:			1,146.19	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70026.02.2026 Roth-457 Re	03/04/2026	0	1,909.39	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70026.02.2026 457 Retirem	03/04/2026	0	3,775.00	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70026.02.2026 457 Retirem	03/04/2026	0	1,632.27	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70026.02.2026 Roth-457 Re	03/04/2026	0	350.00	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70026.02.2026 457 Retirem	03/04/2026	0	12,735.00	
		Vendor Subtotal:			20,401.66	
900-0000-2042-01	EMPOWER RETIREMENT LLC	PR Batch 70026.02.2026 457 Loan Pr	03/04/2026	0	831.64	
		Vendor Subtotal:			831.64	

Docusign Envelope ID: 5B978DDE-2248-4DE3-8D8E-1E984AE0A3A7

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
900-0000-2043-00	EMPOWER RETIREMENT LLC	PR Batch 70026.02.2026 401 Retirem	03/04/2026	0	1,000.00	
		Vendor Subtotal:			1,000.00	
900-0000-2050-00	Federal Taxes from PR	PR Batch 70026.02.2026 Federal Inco	03/04/2026	0	63,537.68	
		Vendor Subtotal:			63,537.68	
900-0000-2051-00	State of California PR Taxes	PR Batch 70026.02.2026 State Income	03/04/2026	0	26,682.99	
		Vendor Subtotal:			26,682.99	
900-0000-2053-00	Federal Taxes from PR	PR Batch 70026.02.2026 Medicare ER	03/04/2026	0	7,291.86	
900-0000-2053-00	Federal Taxes from PR	PR Batch 70026.02.2026 Medicare EE	03/04/2026	0	7,291.86	
		Vendor Subtotal:			14,583.72	
		Subtotal for Section 1: 900			435,398.61	
		Report Total:			2,044,825.83	

Report Total:	2,044,825.83
Less: Clearing House Electronic AP Proof List 00002.02.2026	(455,238.65)
Transactions by Account Total:	1,589,587.18

City Council Meeting
03-23-26
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: March 10, 2026 Meeting date: March 23, 2026

Subject: Approval of Minutes

RECOMMENDED ACTION: Approve the minutes for the August 7, 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 Council meeting on August 7, 2025.

ATTACHMENTS:
August 7, 2025 Special Meeting

MINUTES
MALIBU CITY COUNCIL
SPECIAL MEETING
AUGUST 7, 2025
COUNCIL CHAMBERS
10:30 A.M.

MEETING CALL TO ORDER

Mayor Riggins called the meeting to order at 10:36 a.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: Monica Castillo, Deputy City Attorney; Kelsey Pettijohn, City Clerk; and Christina Muñoz, Deputy City Clerk.

PLEDGE OF ALLEGIANCE

Mayor Riggins led the Pledge of Allegiance.

REPORT ON POSTING OF AGENDA

City Clerk Pettijohn reported that the agenda for the meeting was properly posted on August 6, 2025.

APPROVAL OF AGENDA

MOTION Councilmember Uhring moved, and Councilmember Stewart seconded a motion to approve the agenda. The motion carried unanimously.

PUBLIC COMMENT ON CLOSED SESSION

Mayor Riggins opened the floor to public comment.

Speakers: None.

RECESS TO CLOSED SESSION

At 10: 37 a.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

The meeting reconvened at 12:43 pm with Mayor Pro Tem Silverstein absent.

CLOSED SESSION REPORT

Deputy City Attorney Castillo reported that the meeting convened at 10:36 a.m., after which time the City Council recessed to a Closed Session pursuant to Government Code Section 54957 and 54957.6 with all Councilmembers present. She stated the Council discussed the items on the Closed Session agenda and took no reportable action.

ADJOURNMENT

Mayor Riggins adjourned the meeting at 12:44 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
03-23-26
Item
1.B.4.

Council Agenda Report

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

Prepared by: Chris Orosz, Recreation Manager

Reviewed by: Kristin Riesgo, Community Services Director

Approved by: Joseph D. Irvin, City Manager

Date prepared: March 2, 2026 Meeting date: March 23, 2026

Subject: Mayors' Monarch Pledge

RECOMMENDED ACTION: 1) Authorize Mayor Silverstein to sign the National Wildlife Federation Mayors' Monarch Pledge, renewing the City's commitment to help save the monarch butterfly; and 2) Direct staff to implement measures to meet the commitments of the Mayors' Monarch Pledge in support of monarch and pollinator conservation.

FISCAL IMPACT: No additional appropriation is required. Funding for this project is included in the Adopted Budget for FY 2025-26 in Account No. 100-4003-5107-00 (Outdoor Recreation, Contract Personnel) and 100-4010-5130-00 (Park Maintenance, Parks Maintenance).

WORK PLAN: N/A.

DISCUSSION: Council has supported the Mayors' Monarch Pledge (Pledge) since 2018 and has annually renewed the City's commitment to the National Wildlife Federation's initiative to save the monarch butterfly and other important pollinators. Staff have worked with various community and state organizations to install pollinator gardens in City parks and conduct educational programs. To continue the City's participation in this important environmental project, staff have planned to implement measures in 2026 and 2027 to achieve Pledge goals, which include:

- Launch, expand, and continue an invasive species removal program that will support the re-establishment of native habitat for monarch butterflies and pollinators.

- Add native milkweed and nectar-producing plants in City parks, which may include Legacy Park, Malibu Bluffs Park, Trancas Canyon Park, Charmlee Wilderness Park, and Las Flores Creek Park.

- Expand the outdoor education program for students, educators, and the broader community by offering lectures on topics such as planting native milkweed, removing non-native plants, maintaining healthy ecosystems, and understanding threats to pollinators. The program will also include guided nature walks in partnership with local youth and senior groups.

- Create a social media campaign promoting pollinator gardens and species protection.

- Work with County and State agencies to provide educational outreach opportunities and native plant give-a-ways.

- Plant and maintain a monarch and pollinator-friendly demonstration garden at Malibu Bluffs Park in spring 2026.

- Support citizen science efforts that help monitor monarch habitat and migration health.

ATTACHMENTS: None.

City Council Meeting
03-23-26
Item 1.B.5.

Council Agenda Report

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

Prepared by: Cynthia Alba, Senior Management Analyst

Reviewed by: Christopher Smith, Assistant City Manager

Approved by: Joseph D. Irvin, City Manager

Date prepared: March 3, 2026 Meeting date: March 23, 2026

Subject: Amendment No. 4 to Professional Services Agreement with Lance, Soll, & Lunghard, LLP (dba LSL, LLP) for Financial Auditing Services

---

RECOMMENDED ACTION: Authorize the Mayor to execute Amendment No. 4 to Professional Services Agreement with Lance, Soll, & Lunghard, LLP ("LSL") for Financial Auditing Services.

FISCAL IMPACT: Amendment No. 4 would extend the term of the agreement through May 12, 2027, and increase the contract authority by $47,280 to an amount not to exceed $253,290. Funding for this agreement was included in the Proposed Budget for Fiscal Year 2025-26 in Account No. 100-7054-5100-00 (Finance - Professional Services).

STRATEGIC PRIORITY: This item is part of the day-to-day operations identified in the Adopted FY 2025-26 Strategic Priority Project List.

DISCUSSION: Staff seeks Council authority to extend the City's agreement with LSL for auditing services, including conducting the City's annual audit. Staff seek to amend the existing agreement for these services while staff continue to manage the administrative aspects of the fire recovery and assess the City's financial outlook. Staff intend to undertake a competitive process for future services following this contract extension.

On December 2, 2019, the City issued a request for proposals for financial audit and accounting services. On March 10, 2020, the City Council authorized a two-year agreement with LSL for auditing services. On January 10, 2022, the City Council executed Amendment No. 1, extending the term to March 23, 2024. On May 13, 2024, the City

Council executed Amendment No. 2, extending the term to May 12, 2025. On May 13, 2025, the City Council executed Amendment No. 3 extending the term to May 12, 2026.

The City has contracted with LSL for financial auditing services since May 2004. LSL conducts an interim audit, an annual audit, and a single audit as required for the city each year. They prepare the City's financial statements, as well as the City's federal single audit report. Because of their familiarity with the City's finances and operations, they are extremely beneficial in the preparation of the annual comprehensive financial report. LSL is very conscientious in maintaining an unbiased and optimal auditing service by rotating staff assigned to oversee the City's audit each year. In addition, pursuant to Government Code Section 12410.6(b), regarding auditor rotation requirements of public accounting firms providing audit services to local agencies, LSL has continued to provide the City with a new lead audit partner for each audit who had not been previously responsible for preparing or reviewing the City's audits.

The parties propose to amend the Agreement via Amendment No. 4 to increase the Consultant's total compensation by $47,280, for a revised not-to-exceed amount of $253,290, and to extend the term of the Agreement through May 12, 2027. Staff recommend this augmentation to the Agreement to allow LSL to work with staff to continue financial auditing for Fiscal Year 2026-27.

ATTACHMENTS:

1. Amendment No. 4 to Agreement with LSL, LLP

Docusign Envelope ID: DBB5C1AF-853B-4EBA-B8C0-D54379AB7E2B

AMENDMENT NO. 4 TO AGREEMENT FOR PROFESSIONAL SERVICES

THIS AMENDMENT NO. 4 TO AGREEMENT FOR PROFESSIONAL SERVICES ("Amendment No. 4") is made and entered in the City of Malibu on March 23, 2026, by and between the CITY OF MALIBU, a municipal corporation, hereinafter referred to as "City", and Lance, Soll & Lunghard, LLP, a Limited Liability Partnership (dba LSL, LLP), hereinafter referred to as "Consultant". City and Consultant are each a "Party" and collectively, the "Parties".

The City and the Consultant agree as follows:

RECITALS

A. On March 16, 2020, the City entered into an Agreement with Consultant to perform the annual audit of the City's financial transactions (the "Agreement").

B. On January 10, 2022, the City amended the Agreement with Consultant, extending the term to March 23, 2024 and increasing Consultant's total compensation by $65,620.

C. On May 13, 2024, the City amended the Agreement with Consultant, extending the term to May 12, 2025 and increasing Consultant's total compensation by $39,320.

D. On May 13, 2025, the City amended the Agreement with consultant, extending the term to May 12, 2026 and increasing Consultant's total compensation by $41,210.

E. The Parties desire to amend the Agreement to increase the Consultant's compensation by $47,280 and to extend the term of agreement through May 12, 2027 to include financial auditing for Fiscal Year 2026-27 and the Consultant has submitted a proposal for this purpose that is acceptable to the City, attached as Exhibit 1.

NOW THEREFORE, in consideration of their mutual promises, obligations and covenants hereinafter contained, the parties hereto agree as follows:

1. Section 2.0 – Term of Agreement, of the Agreement, is hereby extended to May 12, 2027, the "Renewal Term."

2. Section 4.0 – Compensation for Services, of the Agreement, is hereby amended to read as follows:

> **4.0 Compensation for Services.** The City shall pay the Consultant for its professional services rendered and costs incurred pursuant to this Agreement in accordance with the fee and cost schedule attached hereto as Exhibit B and incorporated herein by reference. If any part of Exhibit B is inconsistent with the terms of this Agreement, the terms of this Agreement shall control. The cost of service shall not exceed $253,290. No additional compensation shall be paid for any other expenses incurred, unless first approved by the City Manager, or his designee.
>
> > **4.1** The Consultant shall submit to the City, by no later than the 10th day of each month, its bill for services itemizing the fees and costs incurred during the previous month. The City shall pay the Consultant all uncontested amounts set forth in the Consultant's bill within 30 days after it is received.

3. The Parties agree to attach the fee and cost schedule, attached to this Amendment No. 4 as Exhibit 1, to the Agreement as Exhibit B.

Docusign Envelope ID: DBB5C1AF-853B-4EBA-B8C0-D54379AB7E2B

4. The Parties further agree that this Amendment No. 4 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.

5. All terms and conditions of the Agreement not amended by this Amendment No. 4 remain in full force and effect.

This Amendment No. 4 is executed on _____, at Malibu, California, and effective as of March 23, 2026.

CITY OF MALIBU:

ATTEST:

BRUCE SILVERSTEIN, Mayor

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: LANCE, SOLL, & LUNGHARD, LLP, a Limited Liability Partnership (dba LSL, LLP)

By: Signed by: Ryan Domino 7B0C12B073304BD...

Name: Ryan Domino, CPA
Title: Partner

Docusign Envelope ID: DBB5C1AF-853B-4EBA-B8C0-D54379AB7E2B

February 20, 2026

Renée Neermann
Financial Controller
City of Malibu

Dear Ms. Neermann:

As you are aware, our contract with the City of Malibu ("City") for auditing services will expire with the fiscal year ending June 30, 2025. Over the years, we have provided the City with auditing and accounting services which included:

- Performing a financial audit of the basic financial statements of the City. These financial statements were included within an Annual Comprehensive Financial Report (ACFR) and met all the requirements necessary to receive the Government Finance Officers Association Award for Excellence in Financial Reporting
- Measure W – Safe, Clear Water Program Audit, triennially
- Conducting a Single Audit in accordance with federal Uniform Guidance, when applicable

We have made it an absolute priority to provide the City with the best service available and we would like to continue to provide this level of service to the City. Since LSL specializes in the audits of local government and has an extensive government services staff, we provide for staff rotation on your engagement so that the City will always receive a fresh look at its system and records. This coupled with the knowledge base we have gained from working with the City over the years, provides for optimal audit services.

We would like to propose a one-year extension to our original agreement to provide continuous and undisrupted auditing services to the City. As a part of our services, LSL, LLP will continue to provide extensive Governmental Accounting Standards Board (GASB) assistance to the City throughout the year.

Docusign Envelope ID: DBB5C1AF-853B-4EBA-B8C0-D54379AB7E2B

LSL

City of Malibu
Page 2

Please see the schedule below for our proposed fees for the next year. The services to be performed, fee structure and billing methods would remain unchanged from our original agreement.

All-Inclusive Maximum Price by Report	
Report	**2025-26**
City's Financial Audit	$36,160
Single Audit (if applicable)*	$5,550
GANN Limit Review Report	$570
Measure W	$5,000
Out-of-Pocket Expenses	*Included*
SUBTOTAL FOR FISCAL YEAR	**$47,280**
Total for Fiscal Year (Not-to-Exceed)	$47,280

**Price includes 1 major program. Each additional program is $4,000.*

Again, LSL LLP looks forward to continuing to provide quality services to the City of Malibu. Please sign below to acknowledge your acceptance of this agreement and return to my attention. Should you or any other representative of the City have additional questions regarding this agreement, please do not hesitate to contact James Butera, Partner at (949)-829-8299.

Very truly yours,

LSL, LLP

_____
Signature

_____
Date

City Council Meeting
03-23-26
Item 1.B.6.

Council Agenda Report

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: March 4, 2026 Meeting date: March 23, 2026

Subject: Professional Services Agreement for On-Call Plan Check Services

---

RECOMMENDED ACTION: Authorize the Mayor to execute a professional services agreement with 4Leaf, Inc. to provide on-call plan check services.

FISCAL IMPACT: All building plan check fees are established in the City's adopted Fee Schedule and are collected by the City as part of the standard permit review process. There are no additional surcharges or fees charged to applicants when consultant plan check services are utilized.

Under the proposed agreement, the consultant is compensated through a fixed percentage of the applicable plan check fees collected by the City, based on the scope and type of plan review performed. These percentages are established in the agreement's fee schedule and are consistent with the compensation structure used in the City's other building plan check consultant agreements. The City retains the remaining portion of the collected fees to support the administrative and operational functions required to process and manage building permits and plan check reviews.

Funding for these services is included in the Adopted Budget for Fiscal Year 2025-26 in Account No. 101-2004-5100 (Building Safety Professional Services). Consultant services are used on an as-needed basis to supplement staff capacity during periods of increased permit activity and to maintain timely plan check review timelines.

STRATEGIC PRIORITY: This item is part of the day-to-day operations identified in the Strategic Priority Project List.

DISCUSSION: Over the past several months, the Community Development Department has experienced a significant increase in plan check volume. Compared to the same period last year, the Department has experienced a 49% increase in plan checks.

Figure 1 – Plan Checks by Fiscal Year		
Type of Plan Check	**FY 24-25**	**FY 25-26**
Palisades Fire	2	423
Woolsey Fire	110	118
Regular Operations	809	835
	921	**1,376**

*The data reflects plan checks received from July 1 – February 28.

While the City maintains primary plan check consultants under existing agreements, the volume of incoming applications exceeded the capacity of those providers.

To avoid delays in permit processing and to maintain service levels to the public, the Department temporarily augmented plan check services using 4Leaf, Inc.

4Leaf is already under contract with the City for Palisades Fire rebuild plan check services. However, the services currently being provided are unrelated to fire rebuild projects and instead support standard plan check applications.

Because the scope of work being performed falls outside of the existing rebuild agreement, a separate professional services agreement is required.

The proposed firm responded to a Request for Proposal (RFP) for Malibu Plan Check Consulting Services issued in 2024 and underwent the RFP evaluation process. Based on the consultant's proposal, experience, and high level of service and technical expertise from the consultant, staff finds the consultant qualified for these services.

The supplemental consultant will serve as an on-call backup resource, providing additional capacity to address workload surges, overflow plan check assignments, and special projects when the primary contract consultant is assigned to other priorities, ensuring continuity of operations.

It is recommended that the City Council authorize the Mayor to execute an agreement with 4Leaf, Inc. to meet operational demands.

ATTACHMENTS: Professional Services Agreement with 4Leaf, Inc.

AGREEMENT FOR PROFESSIONAL SERVICES

This Agreement is made and entered into as of March 23, 2026 by and between the City of Malibu, a municipal corporation (hereinafter referred to as the "City"), and 4LEAF, a California corporation (hereinafter referred to as "Consultant").

The City and the Consultant agree as follows:

R E C I T A L S

A. The City does not have the personnel able and/or available to perform the services required under this Agreement.

B. The City desires to contract out for consulting services for certain projects relating to plan check consulting services.

C. The Consultant warrants to the City that it has the qualifications, experience and facilities to perform properly and timely the services under this Agreement.

D. The City desires to contract with the Consultant to perform the services as described in Exhibit A of this Agreement.

NOW, THEREFORE, the City and the Consultant agree as follows:

1.0 SCOPE OF THE CONSULTANT'S SERVICES. The Consultant agrees to provide the services and perform the tasks set forth in the Scope of Work, attached to and made part of this Agreement, except that, to the extent that any provision in Exhibit A conflicts with this Agreement, the provisions of this Agreement govern. The Scope of Work may be amended from time to time by way of a written directive from the City.

2.0 TERM OF AGREEMENT. This Agreement will become effective on October 1, 2025, and will remain in effect for a period of two (2) years from said date unless otherwise expressly extended and agreed to by both parties or terminated by either party as provided herein.

3.0 CITY AGENT. The City Manager, or his or her designee, for the purposes of this Agreement, is the agent for the City; whenever approval or authorization is required, Consultant understands that the City Manager, or his or her designee, has the authority to provide that approval or authorization.

4.0 COMPENSATION FOR SERVICES. The City shall pay the Consultant for its professional services rendered and costs incurred pursuant to this Agreement in accordance with the Scope of Work's fee and cost schedule (Exhibit B). No additional compensation shall be paid for any other expenses incurred, unless first approved by the City Manager, or his or her designee.

4.1 The Consultant shall submit to the City, by no later than the 10th day of each month, its bill for services itemizing the fees and costs incurred during the previous month. The City shall pay the Consultant all uncontested amounts set forth in the Consultant's bill within 30 days after it is received.

5.0 CONFLICT OF INTEREST. The Consultant represents that it presently has no interest and shall not acquire any interest, direct or indirect, in any real property located in the City which may be affected by the services to be performed by the Consultant under this Agreement. The Consultant further represents that in performance of this Agreement, no person having any such interest shall be employed by it.

5.1 The Consultant represents that no City employee or official has a material financial interest in the Consultant's business. During the term of this Agreement and/or as a result of being awarded this contract, the Consultant shall not offer, encourage or accept any financial interest in the Consultant's business by any City employee or official.

5.2 If a portion of the Consultant's services called for under this Agreement shall ultimately be paid for by reimbursement from and through an agreement with a developer of any land within the City or with a City franchisee, the Consultant warrants that it has not performed any work for such developer/franchisee within the last 12 months, and shall not negotiate, offer or accept any contract or request to perform services for that identified developer/franchisee during the term of this Agreement.

6.0 GENERAL TERMS AND CONDITIONS.

6.1 Termination. Either the City Manager or the Consultant may terminate this Agreement, without cause, by giving the other party ten (10) days written notice of such termination and the effective date thereof.

6.1.1 In the event of such termination, all finished or unfinished documents, reports, photographs, films, charts, data, studies, surveys, drawings, models, maps, or other documentation prepared by or in the possession of the Consultant under this Agreement shall be returned to the City. If the City terminates this Agreement without cause, the Consultant shall prepare and shall be entitled to receive compensation pursuant to a close-out bill for services rendered and fees incurred pursuant to this Agreement through the notice of termination. If the Consultant terminates this Agreement without cause, the Consultant shall be paid only for those services completed in a manner satisfactory to the City.

6.1.2 If the Consultant or the City fail to fulfill in a timely and proper manner its obligations under this Agreement, or if the Consultant or the City violate any of the covenants, agreements, or stipulations of this Agreement, the Consultant or the City shall have the right to terminate this Agreement by giving written notice to the other party of such termination and specifying the effective date of such termination. The Consultant shall be entitled to receive compensation in accordance with the terms of this Agreement for any work satisfactorily completed hereunder. Notwithstanding the foregoing, the Consultants shall not be relieved of liability for damage sustained by virtue of any breach of this Agreement and any payments due under this Agreement may be withheld to off-set anticipated damages.

6.2 Non-Assignability. The Consultant shall not assign or transfer any interest in this Agreement without the express prior written consent of the City.

6.3 Non-Discrimination. The Consultant shall not discriminate as to race, creed, gender, color, national origin, or sexual orientation in the performance of its services and duties pursuant to this Agreement, and will comply with all applicable laws, ordinances and codes of the Federal, State, County and City governments.

6.4 Insurance. The Consultant shall submit to the City certificates indicating compliance with the following minimum insurance requirements no less than one (1) day prior to beginning of performance under this Agreement. Consultant further agrees to comply with all provisions in the attached Exhibit B which is incorporated herein.

6.5 Indemnification.

To the fullest extent permitted by law, Consultant shall indemnify and hold harmless City and any and all of its officials, employees, agents, and/or volunteers ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs, and expenses, including attorney's fees and costs, caused in whole or in part by the negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or subconsultants (or any agency or individual that Consultant shall bear the legal liability thereof) in the performance of services under this Agreement. Consultant's duty to indemnify and hold harmless City shall not extend to the City's sole or active negligence or willful misconduct.

6.5.1. **Duty to defend:**

In the event the Indemnified Parties, individually or collectively, are made a party to any action, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this Agreement, and upon demand by City, Consultant shall defend the Indemnified Parties at Consultant's cost or at City's option, to reimburse City for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters to the extent the matters arise from, relate to or are caused by Consultant's negligent acts, errors or omissions. Payment by City is not a condition precedent to enforcement of this provision. In the event of any dispute between Consultant and City, as to whether liability arises from the sole or active negligence or willful misconduct of the City or its officers, employees, or agents, Consultant will be obligated to pay for City's defense until such time as a final judgment has been entered adjudicating the Indemnified Parties as solely or actively negligent or to have acted with willful misconduct. Consultant will not be entitled in the absence of such a determination to any reimbursement of defense costs including but not limited to attorney's fees, expert fees, and costs of litigation.

6.6 Compliance with Applicable Law. The Consultant and the City shall comply with all applicable laws, ordinances, and codes of the federal, state, county, and city governments, including, without limitation, Malibu Municipal Code Chapter 5.36 Minimum Wage.

6.7 Independent Contractor. This Agreement is by and between the City and the Consultant and is not intended, and shall not be construed, to create the relationship of agency, servant, employee, partnership, joint venture, or association, as between the City and the

Consultant.

6.7.1. The Consultant shall be an independent contractor and shall have no power to incur any debt or obligation for or on behalf of the City. Neither the City nor any of its officers or employees shall have any control over the conduct of the Consultant, or any of the Consultant's employees, except as herein set forth, and the Consultant expressly warrants not to, at any time or in any manner, represent that it, or any of its agents, servants or employees are in any manner employees of the City, it being distinctly understood that the Consultant is and shall at all times remain to the City a wholly independent contractor and the Consultant's obligations to the City are solely such as are prescribed by this Agreement.

6.8 Copyright. No reports, maps or other documents produced in whole or in part under this Agreement shall be the subject of an application for copyright by or on behalf of the Consultant.

6.9 Legal Construction.

(a) This Agreement is made and entered into in the State of California and shall in all respects be interpreted, enforced, and governed under the laws of the State of California.

(b) This Agreement shall be construed without regard to the identity of the persons who drafted its various provisions. Each and every provision of this Agreement shall be construed as though each of the parties participated equally in the drafting of same, and any rule of construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

(c) The article and section, captions and headings herein have been inserted for convenience only and shall not be considered or referred to in resolving questions of interpretation or construction.

(d) Whenever in this Agreement the context may so require, the masculine gender shall be deemed to refer to and include the feminine and neuter, and the singular shall refer to and include the plural.

6.10 Counterparts. This Agreement may be executed in counterparts and as so executed shall constitute an agreement which shall be binding upon all parties hereto.

6.11 Final Payment Acceptance Constitutes Release. The acceptance by the Consultant of the final payment made under this Agreement shall operate as and be a release of the City from all claims and liabilities for compensation to the Consultant for anything done, furnished or relating to the Consultant's work or services. Acceptance of payment shall be any negotiation of the City's check or the failure to make a written extra compensation claim within ten (10) calendar days of the receipt of that check. However, approval or payment by the City shall not constitute, nor be deemed, a release of the responsibility and liability of the Consultant, its employees, sub-consultants and agents for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an

assumption of such responsibility or liability by the City for any defect or error in the work prepared by the Consultant, its employees, sub-consultants and agents.

6.12 Corrections. In addition to the above indemnification obligations, the Consultant shall correct, at its expense, all errors in the work which may be disclosed during the City's review of the Consultant's report or plans. Should the Consultant fail to make such correction in a reasonably timely manner, such correction shall be made by the City, and the cost thereof shall be charged to the Consultant.

6.13 Files. All files of the Consultant pertaining to the City shall be and remain the property of the City. The Consultant will control the physical location of such files during the term of this Agreement and shall be entitled to retain copies of such files upon termination of this Agreement.

6.14 Waiver; Remedies Cumulative. Failure by a party to insist upon the performance of any of the provisions of this Agreement by the other party, irrespective of the length of time for which such failure continues, shall not constitute a waiver of such party's right to demand compliance by such other party in the future. No waiver by a party of a default or breach of the other party shall be effective or binding upon such party unless made in writing by such party, and no such waiver shall be implied from any omissions by a party to take any action with respect to such default or breach. No express written waiver of a specified default or breach shall affect any other default or breach, or cover any other period of time, other than any default or breach and/or period of time specified. All of the remedies permitted or available to a party under this Agreement, or at law or in equity, shall be cumulative and alternative, and invocation of any such right or remedy shall not constitute a waiver or election of remedies with respect to any other permitted or available right of remedy.

6.15 Mitigation of Damages. In all such situations arising out of this Agreement, the parties shall attempt to avoid and minimize the damages resulting from the conduct of the other party.

6.16 Partial Invalidity. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

6.17 Attorneys' Fees. The parties hereto acknowledge and agree that each will bear his/her or its own costs, expenses and attorneys' fees arising out of and/or connected with the negotiation, drafting and execution of the Agreement, and all matters arising out of or connected therewith except that, in the event any action is brought by any party hereto to enforce this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees and costs in addition to all other relief to which that party or those parties may be entitled.

6.18 Entire Agreement. This Agreement constitutes the whole agreement between the City and the Consultant, and neither party has made any representations to the other except as expressly contained herein. Neither party, in executing or performing this Agreement, is relying upon any statement or information not contained in this Agreement. Any changes or modifications to this Agreement must be made in writing appropriately executed by both the City

and the Consultant.

6.19 Notices. Any notice required to be given hereunder shall be deemed to have been given by depositing said notice in the United States mail, postage prepaid, and addressed as follows:

CITY: Joe Irvin
City Manager
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265-4861 TEL
(310) 456-2489 x 226 FAX
(310) 456-2760

CONSULTANT: Kevin Duggan
President
4LEAF, Inc., a California corporation
4440 Von Karman Ave., Suite 300
Newport Beach, CA 92660
TEL (949) 877-9432

6.20 Warranty of Authorized Signatories and Acceptance of Facsimile or Electronic Signatures. Each of the signatories hereto warrants and represents that he or she is competent and authorized to enter into this Agreement on behalf of the party for whom he or she purports to sign. The Parties agree that this Contract, agreements ancillary to this Contract, and related documents to be entered into in connection with this Contract 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.

7.0 GENERAL TERMS AND CONDITIONS. (City and Consultant initials required at EITHER 7.1 or 7.2)

7**.1 Disclosure Required.** By their respective initials next to this paragraph, City and Consultant hereby acknowledge that Consultant is a "consultant" for the purposes of the California Political Reform Act because Consultant's duties would require him or her to make one or more of the governmental decisions set forth in Fair Political Practices Commission Regulation 18700.3(a) or otherwise serves in a staff capacity for which disclosure would otherwise be required were Consultant employed by the City. Consultant hereby acknowledges his or her assuming-office, annual, and leaving-office financial reporting obligations under the California Political Reform Act and the City's Conflict of Interest Code and agrees to comply with those obligations at his or her expense. Prior to consultant commencing services hereunder, the City's Manager shall prepare and deliver to consultant a memorandum detailing the extent of Consultant's disclosure obligations in accordance with the City's Conflict of Interest Code.

City Initials _____

Consultant Initials _____

7.2 Disclosure not Required. By their initials next to this paragraph, City and Consultant hereby acknowledge that Consultant is not a "consultant" for the purpose of the California Political Reform Act because Consultant's duties and responsibilities are not within the scope of the definition of consultant in Fair Political Practice Commission Regulation

18700.3(a) and is otherwise not serving in staff capacity in accordance with the City's Conflict of Interest Code.

City Initials

Consultant Initials

This Agreement is executed on _____, at Malibu, California, and effective as of October 1, 2025.

CONSULTANT:

4LEAF, Inc., a California corporation

By: KEVIN DUGGAN, President

CITY OF MALIBU, a municipal corporation

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

EXHIBIT A
SCOPE OF WORK

Building/Grading & Drainage:

1. Review all building construction documents for compliance with the California Building Code (CBC), Mechanical Code (CMC), Plumbing Code (CPC), Electrical Code (CEC), and Energy Code as amended by Los Angeles County, as amended by the City of Malibu.

2. Review Grading and Drainage documents for compliance with the California Building Code (CBC) as amended by the County of Los Angeles (Appendix J), as amended by the City of Malibu.

3. Review all development documents as requested by the City.

4. Project review services shall be completed utilizing the City's adopted plan review software (e.g., Bluebeam Studios) to, for example, markup plans with corrections and redlines and/or coordinate with other internal departments.

5. Prepare grading bond calculations based on the City's grading bond formula.

6. Perform all plan checks at consultant's offices.

7. Provide plan review staff for routine office hours at City Hall, 8:00 AM - 5:00 PM. The days for such services will be adjusted if mutually agreed upon with the City.

8. Maintain one (1) individual as the contact for all communication with the City.

9. Furnish assigned personnel with all necessary materials, resources, and training to conduct plan check, including a current copy of applicable City amendments, policies, procedures, and forms.

10. Provide the permit applicant designee and the City a list of items needing clarification or change to achieve conformance with all State, Federal, or local regulations.

11. Perform plan reviews of revisions to plans that have been previously approved for permit issuance.

12. Plan check approval shall not be recommended to the City until all code compliance issues are resolved to the best of the applicant's knowledge, and all permit issuance requirements of the City have been satisfied.

13. Respond within one business day upon each notification that a plan check is authorized.

14. Supply pick-up and delivery of all documents daily. If plans are not submitted electronically, Consultant will coordinate the pickup and return of all plans via Consultant staff or a licensed courier service.

15. Perform plan check services within ten (10) business days upon receipt notification that a plan check has been authorized.

16. Conduct and coordinate all communications with clients during the process of completing authorized plan check, and shall copy the City on all correspondence.

17. Receive final review and approval by the City on all Code interpretations.

18. Respond within one (1) business day to questions from the City generated during field inspection for each authorized plan check that is subsequently issued a permit for construction.

19. Attend and participate in local and regional meetings on behalf of the City; including locations other than Consultants office and Malibu City Hall.

20. Calculate/Recalculate all plan check and permit fees based on the City's most current fee schedule.

21. Accept any and all documents electronically; including utilization of OnBase (records management system) and any additional electronic formats accepted by the City.

22. Provide Code training for City staff, including graphic handout materials.

23. Prepare and coordinate all required documents and presentations for the City's adoption of the Malibu Building Codes (County of Los Angeles Building Code with Seismic Amendments). This shall include preparation of presentation to City Council for final adoption.

24. Make presentations to City Council, public and other agencies as requested by City staff.

25. The City will provide Consultant with a monthly report of Building Plan Check fees submitted to the City. The report shall include:

    - Plan Check Number
    - Project Status
    - Street Address
    - Valuation (if provided)
    - Class
    - Fees Collected on the Project

EXHIBIT B
COMPENSATION FOR SERVICES

The City shall pay the Consultant for its professional services rendered and costs incurred pursuant to this Agreement in accordance with the Scope of Work's fee and cost schedule. No additional compensation shall be paid for any other expenses incurred, unless first approved by the City Manager, or designee.

All rates and fixed fees listed below shall include overhead costs, including, but not limited to salaries, benefits, insurance, workers compensation, office expenses, mileage, and courier service. If staff substitutions are necessary, or if staff is promoted, the original rates listed below will still apply.

No travel and mileage are approved with this agreement. However, if required, travel expenses shall be pre-approved by the Community Development Director. Mileage shall be reimbursed at the IRS prevailing rate. City will not reimburse for meals. Expenses will appear on invoices without any markup, with proof of payment, and due and payable within thirty (30) days after receipt by the City.

Prior to commencing work for the City of Malibu by the Consultant, written authorization must be granted by the Community Development Director or his/her designee.

Subconsultant Markup: Subconsultants will be charged at cost plus 10%.

Percentage Fee Services:
Percentage Fees shall include an initial review and two (2) rechecks for a total of three (3), hourly rates apply thereafter – prior notification must be given to City staff. Daily courier fees included.

Plan Check Services	**Percentage**
Complete Plan Review	65% of City's collected fees
Structural Only Plan Review	35% of City's collected fees
Electrical, Plumbing, or Mechanical Plan Review	65% of City's collected fees
Grading, Drainage and Erosion Control Plan Review	65% of City's collected fees
Onsite Wastewater Treatment System Plan Review	65% of City's collected fees
Review for Changes to Previously Approved Plans	See below hourly rates
Review After Three (3) Checks (prior approval required)	See below hourly rates

Hourly Rates

Plan Review

Non-Structural Plans Examiner	$145/hour
Structural Plan Review Engineer	$160/hour
Fire Plan Review	$160/hour
Civil Plan Review	$175/hour
Certified Access Specialist (CASp) Plans Examiner	$175/hour

Project Management

Project Manager	$190/hour
Principal-in-Charge	$280/hour

Non-Billable Administrative Overhead

The Consultant will bill only for time spent performing assigned professional work. All other activities associated with carrying out the contract are not billable, and are therefore, considered overhead or administrative functions contained within the hourly rate. Typical examples of non-billable overhead activities are:

- Discussion with staff or applicant about the cost of services or to address billing disputes.
- Meetings to discuss work performance, contract or additional services.
- Travel time to and from the City of Malibu.
- Preparation of invoices and other administrative clerical services.
- Contract administration, such as preparing or discussing contract amendments.
- Time spent resolving errors in the event the Consultant is responsible.

EXHIBIT C
INSURANCE LANGUAGE

Without limiting Consultant's indemnification of City, and prior to commencement of work and/or services under this Agreement, Consultant shall obtain, provide, and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City.

General Liability Insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than $1,000,000 per occurrence, $2,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile Liability Insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned, or rented vehicles, in an amount not less than 1,000,000 combined single limit for each accident.

Professional Liability (Errors & Omissions) Insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of $1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Consultant agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

Workers' Compensation Insurance. Consultant shall maintain Workers' Compensation Insurance (statutory limits) and Employer's Liability insurance (with limits of at least $1,000,000).

Consultant shall submit to Agency, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of City, its officers, agents, employees, and volunteers.

OTHER PROVISIONS OR REQUIREMENTS

Proof of Insurance. Consultant shall provide certificates of insurance and required endorsements to City as evidence of the insurance coverage required herein. Insurance certificates and endorsements must be approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with City for the contract period and any additional length of time required thereafter. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of Coverage. Consultant shall procure and maintain for the contract period, and any additional length of time required thereafter, insurance against claims for injuries to persons or damages to property, or financial loss which may arise from or in connection with the

performance of the Work hereunder by Consultant, their agents, representatives, employees, or subconsultants.

Primary/Noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self- insurance shall be called upon to protect it as a named insured.

City's Rights of Enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary, and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

Acceptable Insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

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

Enforcement of Contract Provisions (Non Estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

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

Notice of Cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide the City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage. If any of the Consultant's insurers are unwilling to provide such notice, then Consultant shall have the responsibility of notifying the City immediately in the event of Consultant's failure to renew any of the required insurance coverages, or insurer's cancellation or non-renewal.

Additional Insured Status. General liability, automobile liability, and umbrella/excess liability insurance policies shall provide or be endorsed to provide that City and its officers, officials, employees, agents, and volunteers shall be additional insureds under such policies.

Prohibition Of Undisclosed Coverage Limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

Separation of Insureds. A severability of interests' provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

Pass Through Clause. Consultant agrees to ensure that its subconsultants, subcontractors, and any other party who is brought onto or involved in the project/service by Consultant (hereinafter collectively "Subcontractor"), provide the same minimum insurance coverage and endorsements required of Consultant under this Agreement. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. However, in the event Consultant's Subcontractor cannot comply with this requirement, which proof must be submitted to the City, Consultant may still be able to utilize the Subcontractor provided Consultant shall be required to ensure that its Subcontractor provide and maintain insurance coverage and endorsements sufficient to the specific risk of exposure involved with Subcontractor's scope of work and services, with limits less than required of the Consultant, but in all other terms consistent with the Consultant's requirements under this Agreement. This provision does not relieve the Consultant of its contractual obligations under the Agreement and/or limit its liability to the amount of insurance coverage provided by its subcontractors. This provision is intended solely to provide Consultant with the ability to utilize a Subcontractor who may be otherwise qualified to perform the work or services but may not carry the same insurance limits as required of the Consultant under this Agreement given the limited scope of work or services provided by the subcontractor. Consultant agrees that upon request, all agreements with Subcontractors, and others engaged in the project and/or services, will be submitted to City for review.

City's Right to Revise Specifications. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days' advance written notice of such change. If such a change results in substantial additional costs to the Consultant, the City and Consultant may renegotiate the Consultant's compensation.

Self-Insured Retentions. Any self-insured retentions must be declared to and approved by the City. City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible, or require proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention through confirmation from the underwriter.

Timely Notice Of Claims. Consultant shall give City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

Additional Insurance. The consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

City Council Meeting
03-23-26
Item 1.B.7.

Council Agenda Report

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

Prepared by: Cynthia Alba, Senior Management Analyst

Reviewed by: Rob DuBoux, Interim Assistant City Manager

Approved by: Joseph D. Irvin, City Manager

Date prepared: March 4, 2026 Meeting date: March 23, 2026

Subject: Amendment No. 1 to Professional Services Agreement with Frederick Fisher and Partners for a Masterplan/Concept Design for Heathercliff Recreation Center and Ioki Temporary Sports Fields

---

RECOMMENDED ACTION: Authorize the Mayor to execute Amendment No. 1 to Professional Services Agreement with Frederick Fisher & Partners, Architects, a California stock corporation (Frederick Fisher and Partners) to include design services for temporary sports fields on the Ioki Property.

FISCAL IMPACT: Amendment No. 1 will extend the term of the agreement through March 1, 2027, and increase the budget by $50,000 for a total not to exceed amount of $214,800. Funding for these services was included in the Adopted Budget for FY 2025-26 in Account No. 105-9088-5100 Vacant Properties Professional Services.

STRATEGIC PRIORITY:
This item supports the City's 2025-28 Strategic Plan, Goal 7: Explore New Opportunities for Educational, Cultural and Recreation Establishments, Community Lands Project.

DISCUSSION: The Malibu Community Lands Project was established to determine the most appropriate use of 61 acres of city-owned vacant land. This community-driven initiative has engaged residents through a variety of outreach methods to ensure the project aligns with Malibu's vision and mission statement.

The Community Lands Project began in 2024 following the City's approval of the agreement with Tripepi Smith & Associates to provide community outreach and engagement services for City owned vacant properties. Throughout 2024 and 2025, the

Council received updates and reports summarizing community input. Based on this feedback, the Council directed staff to develop plans for the properties at Heathercliff, Parcel C at Cross Creek Ranch (La Paz), and Ioki.

On November 10, 2025, the City Council entered into an agreement with Frederick Fisher and Partners for a Masterplan/Concept Design for a multigenerational recreation center at Heathercliff Property.

On January 26, 2026, City Council reviewed the status and progress of the five Malibu Community Lands and gave direction on the following:

- **Ioki:** Directed staff to work with the Use of Public Parks and Property Ad Hoc Committee to bring back a plan for temporary sports fields, specifically including soccer fields.
- **Heathercliff:** Directed staff and the Use of Public Parks and Property Ad Hoc Committee to continue working on the Heathercliff project design.
- **Parcel C at Cross Creek Ranch (La Paz):** Directed staff to suspend work on the project.
- **All lands:** Directed staff to work with the Use of Public Parks and Property Ad Hoc Committee to explore options for a native plant nursery/potential communal garden with the Santa Monica Mountains Fund.

More information regarding the City Council's previous actions can be found at: https://malibucommunitylands.org/.

Staff have discussed City Council's direction to develop a plan for temporary sports fields with Fred Fisher and Partners, who have studied the site and uses. The Consultant has experience developing properties for temporary use and understands the scope of work; therefore, staff recommends amending the agreement to work on the preliminary design for the Ioki property and increasing the total compensation by $50,000, for a revised not-to-exceed amount of $214,800. Additionally, the agreement term will be extended through March 1, 2027.

ATTACHMENTS: Professional Services Amendment No 1 with Frederick Fisher and Partners

Docusign Envelope ID: 437777DF-8E9F-4BD8-BF3F-FC80867E2723

AMENDMENT NO. 1 TO AGREEMENT FOR PROFESSIONAL SERVICES

THIS AMENDMENT NO. 1 TO AGREEMENT FOR PROFESSIONAL SERVICES ("Amendment No. 1") is made and entered in the City of Malibu on March 23, 2026, by and between the CITY OF MALIBU, a municipal corporation, hereinafter referred to as "City", and Frederick Fisher & Partners, Architects, a California stock corporation, hereinafter referred to as "Consultant". City and Consultant are each a "Party" and collectively, the "Parties".

The City and the Consultant agree as follows:

R E C I T A L S

A. On November 10, 2025 the City entered into an Agreement with Consultant for a Masterplan/Concept Design for a recreation center at Heathercliff Community Land (the "Agreement").

B. The Parties desire to amend the Agreement to include an additional location to the scope of services, increase the Consultant's compensation, and extend the term of agreement and Consultant has submitted a proposal for this purpose that is acceptable to the City.

NOW THEREFORE, in consideration of their mutual promises, obligations and covenants hereinafter contained, the parties hereto agree as follows:

The Agreement is amended as follows:

1. Section 1.0 – Scope of the Consultant's Services, is hereby amended to include design services for Ioki Community Land. All previously agreed to services shall now apply to the Ioki Community Land, in addition to all other locations set forth in the Agreement.

2. Section 2.0 – Term is hereby extended to March 1, 2027.

3. Section 4.0 – Compensation for Services is hereby amended to increase the total not to exceed amount to $214,800 for the amended term of the Agreement.

4. The Parties agree that this Amendment No. 1 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.

5. All terms and conditions of the Agreement not amended by this Amendment No. 1 remain in full force and effect.

This Amendment No. 1 is executed on _____, at Malibu, California, and effective as of March 12, 2026.

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

CITY OF MALIBU:

_____
BRUCE SILVERSTEIN, Mayor

CONSULTANT: FREDERICK FISHER & PARTNERS, ARCHITECTS, a California stock corporation

By: DocuSigned by: _____
41B4E897394D4E4...
Name: FREDERICK FISHER
Title: Chief Executive Officer

City Council Meeting
3-23-26
Item 1.B.8.

Council Agenda Report

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

Prepared by: Brandie Ayala, Senior Management Analyst

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

Approved by: Joseph D. Irvin, City Manager

Date prepared: March 5, 2026 Meeting date: March 23, 2026

Subject: Amendment to Professional Services Agreement for On-Call Construction Management Services

---

RECOMMENDED ACTION: Authorize the Mayor to execute Amendment No. 3 to the Professional Services Agreement with Filippin Engineering (Filippin) amending compensation in the amount of $300,000 for a total not to exceed $1,366,408.60 for On-Call Construction Management Services related to the City's Capital Improvement Program.

FISCAL IMPACT: Funding for these on-call services is included in the Adopted Budget for FY 2025-26 in Account Number 310-9090-5100 (Permanent Skate Park). No additional appropriation is required.

Permanent Skate Park			
Project Estimate		**Project Funding**	
Design	$296,788.79	General Fund Designed	$5,057,289.50
Construction	$4,151,762.38	CIP	$412,472.79
Change Orders	$620,349.52	General Fund	
Construction Mgmt. #1	$343,540	Case/Crummer	$150,000
Construction Mgmt. #2	$93,143.60	Designated Reserve	$185,822
Construction Mgmt. #3	$300,000	Settlement Agreement	
		OGALS Per Capita Grants	

Total	**$5,805,584.29**	**Total**	**$5,805,584.29**

*Project funding shown represents multiple fiscal years.

STRATEGIC PLAN IMPLEMENTATION: This item supports the City's 2025-2028 Strategic Plan: Goal 7 – Explore New Opportunities for Educational, Cultural and Recreational Establishments

DISCUSSION: On February 24, 2025, the city entered into an agreement with Filippin to perform On-Call Construction Management Services in the amount of $50,000 for the City's Capital Improvement Program. This agreement was intended to allow the city to utilize Filippin for various construction management services during construction of the City's Capital Improvements Projects. These services include contract administration, submittal review, construction inspections and material testing, and providing related project close out documentation.

On June 9, 2025, the City Council approved Amendment No. 1 to perform construction management services on the Permanent Skate Park and Clover Heights Storm Drain Improvements projects increasing the agreement for a total amount not to exceed $611,896.98.

On December 8, 2025, the City Council approved Amendment No. 2 to perform construction management services for the Latigo Canyon Retaining Walls Repairs and the Clover Heights Storm Drain Improvements projects in the amount of $404,511.62.

This amendment of $300,000 includes the necessary support to perform the construction management services to complete the Permanent Skate Park. This allows City staff to continue to focus on recovery efforts while moving forward on the City's Capital Improvement Program. Funding for this amendment was included as part of the mid-year budget.

Staff recommends City Council authorizes the Mayor to execute Amendment No. 3 to the agreement with Filippin Engineering amending their compensation in the amount of $300,000 for a total not to exceed $1,366,408.60 for On-Call Construction Management Services.

ATTACHMENTS: Amendment No. 3 to Agreement with Filippin Engineering

AMENDMENT NO. 3 TO AGREEMENT

THIS AMENDMENT NO. 3 TO AGREEMENT is made and entered in the City of Malibu on March 23, 2026, by and between the CITY OF MALIBU, a municipal corporation, hereinafter referred to as City, and Filippin Engineering, a California Corporation, hereinafter referred to as Consultant.

The City and the Consultant agree as follows:

R E C I T A L S

A. On February 24, 2025, the City entered into an Agreement with Consultant for on-call construction management services (the "Agreement").

B. On June 9, 2025, the City Council amended this Agreement to increase the compensation for a total not to exceed $611,896.98.

C. On December 8, 2026, the City Council amended this Agreement to increase the compensation for a total not to exceed $1,066,408.60.

D. The City desires to amend the Agreement to increase the Consultant's compensation, and the Consultant has submitted a proposal for this purpose that is acceptable to the City.

NOW THEREFORE, in consideration of their mutual promises, obligations and covenants hereinafter contained, the parties hereto agree as follows:

1. Section 4.0 – Compensation for Services, of the Agreement, is hereby amended in the amount of $300,000 for a total not to exceed $1,366,408.60.

2. 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.

3. All terms and conditions of the Agreement not amended by this Amendment No. 3 remain in full force and effect.

This Agreement is executed on _____, at Malibu, California, and effective as of February 23, 2026.

CITY OF MALIBU:

_____
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

Filippin Engineering, a California Corporation:

_____
By: Gino Filippin
Title: President

City Council Meeting
03-23-26
Item 1.B.9.

Council Agenda Report

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

Prepared by: Nathaniel McLean, Assistant Engineer

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

Approved by: Joseph D. Irvin, City Manager

Date prepared: March 5, 2026 Meeting date: March 23, 2026

Subject: Malibu Coast Animal Hospital Roof Repair Project Change Order

---

RECOMMENDED ACTION: Authorize an increase of construction change order funding of $15,000 to Felson Group, Inc., for a total aggregate amount of $27,707.40.

FISCAL IMPACT: No additional appropriation is required. Funding for this request is included in the Adopted Budget for FY 2025-26 in Account No. 500-7008-7300 (Legacy Park Improvements).

Project Estimate		**Project Funding***	
Construction	$84,716.00	Legacy Park Improvements	$175,000.00
Change Order Authorization (15%)	$12,707.40		
Increase in Change Order Authorization	$15,000.00		
Total	**$112,423.40**	**Total**	**$175,000.00**

*Project Funding amounts were obtained by the Amended Budget for FY 2025-26

STRATEGIC PLAN IMPLEMENTATION: N/A

DISCUSSION: This project consists of repairing the existing roof system at the Malibu Coast Animal Hospital by installing new Thermoplastic Polyolefin (TPO) membrane over the entire existing roof to repair any existing damage, improve waterproofing, and extend the service life of the roof.

This work will be funded by the Legacy Park Improvements account. The Malibu Coast Animal Hospital is one of three commercial tenant buildings at Legacy Park that generate revenue for the City. That revenue supports debt service payments and ongoing site costs, including project planning and design, insurance, maintenance, and property management. Roof rehabilitation is a necessary maintenance activity to preserve a revenue-generating asset and ensure the continued funding of these obligations.

On September 25, 2025, the final project plans and specifications for the Malibu Coast Animal Hospital Roof Repair Project were advertised for competitive sealed proposals. On October 16, 2025, a total of seven (7) proposals were received for the project, and the apparent low bidder was Felsen Group, Inc. in the amount of $84,716.00. On November 10, 2025, City Council awarded the project to Felsen Group, Inc.

Construction was delayed until March due to the rainy weather. Construction began on March 4, 2026. Once work commenced, staff and the contractor identified more extensive deterioration than was visible during prior inspections. Recent rains further exacerbated the roof's condition, resulting in additional damaged areas requiring replacement and repair. To complete the project as intended and restore the roof to a watertight condition, and to maintain the Manufacturers 20-Year Warranty, additional materials and labor are required beyond the scope anticipated at bid.

The previously approved change order authority of $12,707.40 is insufficient to cover the added work necessary to complete construction. Staff is requesting an increase in the amount of $15,000.00 to address the increased materials and labor needs.

Staff recommends the City Council approve the authorization of $15,000 of the available project funding for this necessary change order.

ATTACHMENTS: None

Council Agenda Report

City Council Meeting
03-23-26
Item 1.B.10.

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

Prepared by: Tatiana Holden, Interim Public Works Director/City Engineer
Susan Dueñas, Public Safety Director

Approved by: Joseph D. Irvin, City Manager

Date prepared: March 4, 2026 Meeting date: March 23, 2026

Subject: Professional Services Agreement with Blue Line Solutions

---

RECOMMENDED ACTION: Authorize the Mayor to execute a Professional Services Agreement with Blue Line Solutions-CA, LLC (Blue Line) to implement and operate a Speed Safety Camera System Pilot Program for a six-year term supporting five years of camera operations for an annual cost of $2,801,751 for a total five-year program contract amount not to exceed $14,008,755.

FISCAL IMPACT: No additional appropriation is required. This is a service-based contract, and fees are deducted directly from the citation revenue. Based on speed studies that were included in the Speed Safety System Impact Report, it is anticipated that the system will generate approximately 227,176 citations per year with a minimum fine of $50 each: therefore, generating approximately $11,358,800 per year. The anticipated revenue will be more than sufficient to offset the annual contract amount that is not to exceed $2,801,751. Surplus revenue derived from the program must be used for traffic calming measures on the Pacific Coast Highway.

STRATEGIC PLAN IMPLEMENTATION: This item supports the City's 2025-2028 Strategic Plan Goal 4: Improve Public Safety.

DISCUSSION: On September 27, 2024, Senate Bills 1297, which authorized the City of Malibu to implement a speed safety system pilot program, was signed into law. The purpose of the program is to improve traffic safety and reduce fatalities on the Pacific Coast Highway in Malibu by targeting high-speed areas. The bill authorizes installation of up to five safety systems within the city limits. Once implemented and operational, the program will continue until its expiration on January 1, 2032.

On October 16, 2025, the City issued a Request for Proposals (RFP) for experienced firms to provide a turnkey Automated Speed Safety Camera System (SSCS), including the design, hardware, software, installation, operations support, maintenance, and related services. More specifically, the following services were requested:

- An integrated SSCS solution including field equipment and communications;
- Violation detection and evidence packages;
- Notice production and mailing;
- Payment/call-center/web portal services;
- Role-based software for City review/approval;
- Data security and audit logging;
- Program analytics and reporting;
- Training;
- Maintenance, inspections/calibration; and,
- Compliance with all applicable provisions of SB 1297 and the City of Malibu's Speed Safety System Use Policy.

Staff received eight proposals and after careful review of the proposals, four vendors were invited for interviews for further evaluation: Elovate, Blue Line Solutions, Verra Mobility and Novoa Global. Based on the proposals, reference checks and interviews, staff determined that Blue Line was the best fit for the project. While all of the vendors have extensive experience with speed safety systems, Blue Line clearly understood the conditions in Malibu and were able to clearly identify the project needs and estimate the likely citation rate and resulting workload.

Based on the Michelin Mobility Intelligence Study that was conducted in 2024 and included in the Speed Safety System Impact Report that was approved by the City Council in August 2025, approximately 12,448 vehicles exceed the posted speed limit by more than 10 MPH each day. According to Blue Line representatives, after speed safety systems are implemented, the number of vehicles that exceed the posted speed limit generally falls by 95%. Therefore, we can anticipate approximately 622 vehicles per day will exceed the posted speed limit and generate a citation.

Based on the minimum fine of $50, approximately $11.3 million in revenue could be generated each year. Senate Bills 1297 requires that revenues derived from the speed safety system shall first be used to recover program costs. Program costs include, but are not limited to, the installation of speed safety systems, the adjudication of violations, and reporting requirements as specified in this section. After covering program costs, any excess revenue shall be used for traffic-calming measures within three years of the end of the fiscal year in which the excess revenue was received. The City shall enter into an agreement with the Department of Transportation regarding the use of any excess revenue. If traffic-calming measures are not planned or constructed after the third year, excess revenue shall revert to the Active Transportation Program established pursuant to

Chapter 8 (commencing with Section 2380) of the Streets and Highways Code, to be allocated by the California Transportation Commission pursuant to Section 2381 of the Streets and Highways Code.

Next Steps

The six-year term agreement with Blue Line Solutions covers the five-year speed safety program operation and maintenance with the sixth year of decommissioning of the program, including fulfilling reporting requirements set by Senate Bill 1297.

After the agreement is fully executed, staff will work with Blue Line to install the cameras, train staff and work with their marketing team to implement a comprehensive public education campaign for the required 30 days prior to activating the system.

Staff recommends the City Council authorize the Mayor to execute a Professional Services Agreement with Blue Line Solutions-CA, LLC (Blue Line) to implement and operate a Speed Safety Camera System Pilot Program for a six-year term supporting five years of camera operations for an annual cost of $2,801,751 for a total five-year program contract amount not to exceed $14,008,755. The city anticipates the start of camera operation before July 4, 2026.

ATTACHMENTS:

1) Senate Bill No. 1297
2) Professional Services Agreement with Blue Line Solutions-CA, LLC (This attachment will be distributed under separate cover)

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

Senate Bill No. 1297

CHAPTER 631

An act to amend Section 70615 of the Government Code, and to add and repeal Article 4 (commencing with Section 22435) of Chapter 7 of Division 11 of the Vehicle Code, relating to vehicles.

[Approved by Governor September 27, 2024. Filed with Secretary of State September 27, 2024.]

LEGISLATIVE COUNSEL'S DIGEST

SB 1297, Allen. The City of Malibu's speed safety system pilot program.

Existing law authorizes, until January 1, 2032, the Cities of Los Angeles, San Jose, Oakland, Glendale, and Long Beach, and the City and County of San Francisco to establish a speed safety system pilot program if the system meets specified requirements. Existing law requires a participating city or city and county to adopt a Speed Safety System Use Policy and a Speed Safety System Impact Report before implementing the program, and requires the participating city or city and county to engage in a public information campaign at least 30 days before implementation of the program, including information relating to when the systems would begin detecting violations and where the systems would be utilized. Existing law requires a participating city or city and county to issue warning notices rather than notices of violations for violations detected within the first 60 calendar days of the program. Existing law also requires a participating city or city and county to develop uniform guidelines for, among other things, the processing and storage of confidential information. Existing law designates all photographic or administrative records, not including data about the number of violations issued or the speeds at which they were issued for, made by a system as confidential, and would only authorize public agencies to use and allow access to these records for specified purposes.

This bill would authorize, until January 1, 2032, the City of Malibu to establish a similar program for speed enforcement that utilizes up to 5 speed safety systems on the Pacific Coast Highway.

Existing law specifies that any violation of a speed law recorded by a speed safety system authorized by the Speed Safety System Pilot Program provisions would be subject only to the provided civil penalties. Existing law provides, among other things, for the issuance of a notice of violation, an initial review, an administrative hearing, and an appeals process, as specified, for a violation under this program. Existing law requires any program created pursuant to these provisions to offer a diversion program for indigent speed safety system violation recipients, as specified. Existing law requires a city or city and county participating in the pilot program to submit a report to evaluate the speed safety system to determine the system's

impact on street safety and the economic impact on the communities where the system is utilized. Existing law requires revenues derived from any program to first be used to cover program costs, including, among other things, the construction of traffic-calming measures, as specified.

This bill would require the City of Malibu to also implement the above provisions if it establishes the speed safety system program on the Pacific Coast Highway. The bill would additionally require the City of Malibu to enter into an agreement with the Department of Transportation regarding the use of any excess revenue for traffic-calming measures on the Pacific Coast Highway, in the City of Malibu.

Existing law establishes a $25 filing fee for specified appeals and petitions.

This bill would require a $25 filing fee for an appeal challenging a notice of violation issued as a result of the City of Malibu's speed safety system program until January 1, 2032.

Existing constitutional provisions require that a statute that limits the right of access to the meetings of public bodies or the writings of public officials and agencies be adopted with findings demonstrating the interest protected by the limitation and the need for protecting that interest.

This bill would make legislative findings to that effect.

This bill would make legislative findings and declarations as to the necessity of a special statute for the City of Malibu.

The people of the State of California do enact as follows:

SECTION 1. The Legislature finds and declares all of the following:

(a) On October 17, 2023, a driver speeding at 104 miles per hour on the Pacific Coast Highway (PCH) in the City of Malibu lost control of their vehicle and killed four university students standing on the side of the highway.

(b) Since 2010, 59 people have been killed in vehicle accidents along the PCH in the City of Malibu.

(c) Crash data from the Los Angeles County Sheriff's Department shows that, in 2023, there were 127 property-damage collisions, 93 injury collisions, and seven deaths in the City of Malibu.

(d) The City of Malibu suffers uniquely from collisions. Over the past five years, the City of Malibu has had the highest number of fatalities and serious injuries resulting from vehicle crashes among similarly sized cities. Compared to all cities of every size, the City of Malibu is ranked 91st highest out of 482 cities despite being one of the smallest cities in the state.

(e) The City of Malibu's traffic environment is uniquely hazardous with few sidewalks or separated bike lanes, limited parking, regionally popular beaches, and commercial establishments adjacent to a major highway with few safe ways to cross.

(f) To address its traffic safety problem, the City of Malibu has contracted for additional traffic patrols from the Los Angeles County Sheriff's

Department and, more recently, from the Department of the California Highway Patrol.

(g) The City of Malibu would like to obtain additional traffic patrols and is willing to pay for them, but staffing shortages limit the ability of the Los Angeles County Sheriff's Department or the Department of the California Highway Patrol to provide them.

SEC. 2. Section 70615 of the Government Code, as amended by Section 2 of Chapter 808 of the Statutes of 2023, is amended to read:

70615. The fee for filing any of the following appeals to the superior court is twenty-five dollars ($25):

(a) An appeal of a local agency's decision regarding an administrative fine or penalty under Section 53069.4.

(b) An appeal under Section 40230 of the Vehicle Code of an administrative agency's decision regarding a parking violation.

(c) An appeal under Section 99582 of the Public Utilities Code of a hearing officer's determination regarding an administrative penalty for fare evasion or a passenger conduct violation.

(d) A petition under Section 186.35 of the Penal Code challenging a law enforcement agency's inclusion of a person's information in a shared gang database.

(e) An appeal under Section 22428 of the Vehicle Code of a hearing officer's determination regarding a civil penalty for an automated speed violation, as defined in Section 22425 of the Vehicle Code.

(f) An appeal under Section 22438 of the Vehicle Code of a hearing officer's determination regarding a civil penalty for an automated speed violation, as defined in Section 22435 of the Vehicle Code.

(g) This section shall remain in effect only until January 1, 2032, and as of that date is repealed.

SEC. 3. Article 4 (commencing with Section 22435) is added to Chapter 7 of Division 11 of the Vehicle Code, to read:

Article 4. The City of Malibu's Speed Safety Pilot Program

22435. (a) As used in this article, the following definitions apply:

(1) "Automated speed violation" means a violation of a speed law detected by a speed safety system operated pursuant to this article.

(2) "Designated jurisdiction" means the City of Malibu.

(3) A person is "indigent" if either of the following conditions is met:

(A) The person meets the income criteria set forth in subdivision (b) of Section 68632 of the Government Code.

(B) The person receives public benefits from a program listed in subdivision (a) of Section 68632 of the Government Code.

(4) "Local department of transportation" means the City of Malibu's department that administers transportation and traffic matters under this code.

(5) "Speed safety system" or "system" means a fixed or mobile radar or laser system or any other electronic device that utilizes automated equipment to detect a violation of speed laws and obtains a clear photograph of a speeding vehicle's license plate.

(b) The designated jurisdiction may establish a program for speed enforcement that utilizes up to five speed safety systems, to be operated by the local department of transportation, on the Pacific Coast Highway.

(c) The speed safety system may be utilized pursuant to subdivision (b) if the program meets all of the following requirements:

(1) The designated jurisdiction continues funding the additional traffic enforcement on the Pacific Coast Highway provided by the Department of the California Highway Patrol.

(2) Clearly identifies the presence of the speed safety system by signs stating "Photo Enforced," along with the speed limit signs with flashing beacons and speed feedback signs, no more than 500 feet before the placement of the system. The signs shall be visible to traffic traveling on the street from the direction of travel for which the system is utilized, and shall be posted at locations as may be determined necessary by the Department of Transportation after consultation with the California Traffic Control Devices Committee.

(3) Identifies the street or portions of the street approved for enforcement using a speed safety system and the hours of enforcement on the municipality's internet website, which shall be updated whenever the municipality changes locations of enforcement.

(4) Ensures that the speed safety system is regularly inspected no less than once every 60 days, and certifies that the system is installed and operating properly. Each camera unit shall be calibrated in accordance with the manufacturer's instructions, and at least once per year by an independent calibration laboratory. Documentation of the regular inspection, operation, and calibration of the system shall be retained for at least 180 days after the date on which the system has been permanently removed from use.

(5) Utilizes fixed or mobile speed safety systems that provide real-time notification to the driver when violations are detected.

(d) Prior to enforcing speed laws utilizing speed safety systems, the designated jurisdiction shall do both of the following:

(1) Administer a public information campaign for at least 30 calendar days prior to the commencement of the program, which shall include public announcements in major media outlets and press releases. The public information campaign shall include the draft Speed Safety System Use Policy pursuant to subdivision (e), the Speed Safety System Impact Report pursuant to subdivision (f), information on when systems will begin detecting violations, the street, or portions of the street, where systems will be utilized, and the designated jurisdiction's internet website, where additional information about the program can be obtained. Notwithstanding the above, no further public announcement by the municipality shall be required for additional systems that may be added to the program.

(2) (A) Issue warning notices rather than notices of violation for violations detected by the speed safety system during the first 60 calendar days of enforcement under the program.

(B) A vehicle's first violation for traveling 11 to 15 miles per hour over the posted speed limit shall be a warning notice.

(e) The governing body of the designated jurisdiction shall adopt a Speed Safety System Use Policy before entering into an agreement regarding a speed safety system, purchasing or leasing equipment for a program, or implementing a program. The Speed Safety System Use Policy shall set forth the specific purpose for the system, the uses that are authorized, the rules and processes required to be followed by employees and contractors of the designated jurisdiction administering the system prior to its use, and the uses of the equipment and data collected that are prohibited. The policy shall identify the data or information that can be collected by the speed safety system and the individuals who can access or use the collected information, and the rules and processes related to the access, transfer, and use or use of the information. The policy shall also include provisions for protecting data from unauthorized access, data retention, public access, third-party data sharing, training, auditing, and oversight to ensure compliance with the Speed Safety System Use Policy. The Speed Safety System Use Policy shall be made available for public review, including, but not limited to, by posting it on the designated jurisdiction's internet website at least 30 calendar days prior to adoption by the governing body of the designated jurisdiction.

(f) (1) The governing body of the designated jurisdiction shall approve a Speed Safety System Impact Report prior to implementing a program. The Speed Safety System Impact Report shall include all of the following information:

(A) Assessment of the potential impact of the speed safety system on civil liberties and civil rights and any plans to safeguard those public rights.

(B) Description of the speed safety system and how it works.

(C) Fiscal costs for the speed safety system, including program establishment costs, ongoing costs, and program funding.

(D) If potential deployment locations of systems are predominantly in low-income neighborhoods, a determination of why these locations experience high fatality and injury collisions due to unsafe speed.

(E) Locations where the system may be deployed and traffic data for these locations, including the address where the cameras will be located.

(F) Proposed purpose of the speed safety system.

(2) The Speed Safety System Impact Report shall be made available for public review at least 30 calendar days prior to adoption by the governing body at a public hearing.

(3) The governing body of the designated jurisdiction shall consult and work collaboratively with relevant local stakeholder organizations, including racial equity, privacy protection, and economic justice groups, in developing the Speed Safety System Use Policy and Speed Safety System Impact Report.

(g) The designated jurisdiction shall develop uniform guidelines, consistent with the provisions of this section, for both of the following:

(1) The screening and issuing of notices of violation.

(2) The processing and storage of confidential information and procedures to ensure compliance with confidentiality requirements.

(h) Notices of violation issued pursuant to this section shall include a clear photograph of the license plate and rear of the vehicle only, identify the specific section of the Vehicle Code violated, the camera location, and the date and time when the violation occurred. Notices of violation shall exclude images of the rear window area of the vehicle.

(i) The photographic evidence stored by a speed safety system does not constitute an out-of-court hearsay statement by a declarant under Division 10 (commencing with Section 1200) of the Evidence Code.

(j) (1) Notwithstanding any provision of the California Public Records Act, or any other law, photographic or administrative records made by a system shall be confidential. Public agencies shall use and allow access to these records only for the purposes authorized by this article or to assess the impacts of the system. Data about the number of violations issued and the speeds at which they were issued is not considered an administrative record required not to be disclosed by this section.

(2) Confidential information obtained from the Department of Motor Vehicles for the administration of speed safety systems and enforcement of this article shall be held confidential, and shall not be used for any other purpose. Designated jurisdictions' agents shall establish procedures to protect the confidentiality of these records consistent with Section 1808.47.

(3) Except for court records described in Section 68152 of the Government Code, or as provided in paragraph (4), the confidential records and evidence described in paragraphs (1) and (2) may be retained for up to 60 days after final disposition of the notice of violation. The designated jurisdiction may retain information that a vehicle has been cited and fined for a violation for up to three years. The municipality may adopt a retention period of less than 60 days in the Speed Safety System Use Policy. Administrative records described in paragraph (1) may be retained for up to 120 days after final disposition of the notice of violation. Notwithstanding any other law, the confidential records and evidence shall be destroyed in a manner that maintains the confidentiality of any person included in the record or evidence.

(4) Photographic evidence that is obtained from a speed safety system that does not result in the issuance of a notice of violation shall be destroyed within five business days after the photograph was first made. The use of facial recognition technology in conjunction with a speed safety system shall be prohibited.

(5) Information collected and maintained by a designated jurisdiction to administer a program shall only be used to administer the program, and shall not be disclosed to any other persons, including, but not limited to, any other state or federal governmental agency or official for any other

purpose, except as required by state or federal law, court order, or in response to a subpoena in an individual case or proceeding.

(k) Notwithstanding subdivision (j), the registered owner or an individual identified by the registered owner as the driver of the vehicle at the time of the alleged violation shall be permitted to review and obtain a copy of the photographic evidence of the alleged violation.

(*l*) A contract between the designated jurisdiction and a manufacturer or supplier of speed safety systems shall allow the local authority to purchase materials, lease equipment, and contract for processing services from the manufacturer or supplier based on the services rendered on a monthly schedule or another schedule agreed upon by the municipality and contractor. The contract shall not allow for payment or compensation based on the number of notices of violation issued, or as a percentage of revenue generated, from the use of the system. The contract shall include a provision that all data collected from the speed safety system is confidential, and shall prohibit the manufacturer or supplier of the contracted speed safety system from sharing, repurposing, or monetizing collected data, except as specifically authorized in this article. The designated jurisdiction shall oversee, maintain control, and have the final decision over all enforcement activities, including the determination of when a notice of violation should be issued.

(m) Notwithstanding subdivision (*l*), a designated jurisdiction may contract with a vendor for the processing of notices of violation after an employee of a designated jurisdiction has issued a notice of violation. The vendor shall be a separate legal and corporate entity from, and not related to or affiliated in any manner with, the manufacturer or supplier of speed safety systems used by the designated jurisdiction. Any contract between the designated jurisdiction and a vendor to provide processing services may include a provision for the payment of compensation based on the number of notices of violation processed by the vendor.

(n) The speed safety system, to the extent feasible, shall be angled and focused so as to only capture photographs of speeding violations and shall not capture identifying images of other drivers, vehicles, or pedestrians.

(o) Notwithstanding subdivision (c) of Section 21455.6, the designated jurisdiction listed herein may use automated enforcement systems and photographic radar for speed enforcement consistent with this article.

22436. (a) Notwithstanding any other law, a violation of any speed law pursuant to this chapter that is recorded by a speed safety system authorized pursuant to Section 22435 shall be subject only to a civil penalty, as provided in subdivision (c), and shall not result in the department suspending or revoking the privilege of a violator to drive a motor vehicle or in a violation point being assessed against the violator.

(b) The speed safety system shall capture images of the rear license plate of vehicles that are traveling 11 miles per hour or more over the posted speed limit and notices of violation shall only be issued to registered owners of those vehicles based on that evidence.

(c) A civil penalty shall be assessed as follows:

(1) Fifty dollars ($50) for driving at a speed of 11 to 15 miles per hour over the posted speed limit.

(2) One hundred dollars ($100) for driving at a speed of 16 to 25 miles per hour over the posted speed limit.

(3) Two hundred dollars ($200) for driving at a speed of 26 miles per hour or more over the posted speed limit, unless paragraph (4) applies.

(4) Five hundred dollars ($500) for driving at a speed of 100 miles per hour or more.

(d) A civil penalty shall not be assessed against an authorized emergency vehicle.

(e) The notice of violation shall be in writing and issued to the registered owner of the vehicle within 15 calendar days of the date of the violation. The notice of violation shall include all of the following information:

(1) The violation, including reference to the speed law that was violated, the speed of the vehicle, the speed limit for the road on which the violation occurred, and verification of the most recent calibration of the system in accordance with paragraph (4) of subdivision (c) of Section 22435.

(2) The date, approximate time, and location where the violation occurred.

(3) The vehicle license number and the name and address of the registered owner of the vehicle.

(4) A statement that payment is required to be made no later than 30 calendar days from the date of mailing of the notice of violation, or that the violation may be contested pursuant to Section 22437.

(5) The amount of the civil penalty due for that violation and the procedures for the payment of the civil penalty or for contesting the notice of violation.

(6) An affidavit of nonliability, and information of what constitutes nonliability, information as to the effect of executing the affidavit, and instructions for returning the affidavit to the processor. If the affidavit of nonliability is returned to the processing agency within 30 calendar days of the mailing of the notice of violation, together with proof of a written lease or rental agreement between a bona fide rental company, as defined in Section 1939.01 of the Civil Code, or a personal vehicle sharing program, as defined in Section 11580.24 of the Insurance Code, and its customer that identifies the renter or lessee, the processing agency shall serve or mail a notice of violation to the renter or lessee identified in the affidavit of nonliability. If the affidavit of nonliability is returned to the processing agency within 30 calendar days of the mailing of the notice of violation, together with proof of a copy of a police report indicating the vehicle had been stolen at the time of the violation, the processing agency shall not subject the registered owner to a civil violation.

(7) A proof of service consistent with Section 1013a of the Code of Civil Procedure.

(f) Mobile radar or laser systems shall not be used until at least two years after the installation of the first fixed radar or laser system unless the mobile radar or laser system is kept at a fixed location.

(g) (1) Revenues derived from any program utilizing a speed safety system for speed limit enforcement shall first be used to recover program costs. Program costs include, but are not limited to, the installation of speed safety systems, the adjudication of violations, and reporting requirements as specified in this section.

(2) The designated jurisdiction shall maintain their existing commitment of local funds for traffic-calming measures in order to remain authorized to participate in the pilot program, and shall annually expend not less than the annual average of expenditures for traffic-calming measures during the 2016–17, 2017–18, and 2018–19 fiscal years. For purposes of this subdivision, in calculating average expenditures on traffic-calming measures, restricted funds that may not be available on an ongoing basis, including those from voter-approved bond issuances or tax measures, shall not be included. The designated jurisdiction shall enter into an agreement with the Department of Transportation for the use of any excess revenue for traffic calming-measures on the Pacific Coast Highway, in the City of Malibu. Excess revenue shall be used for traffic-calming measures within three years of the end of the fiscal year in which the excess revenue was received. If traffic-calming measures are not planned or constructed after the third year, excess revenue shall revert to the Active Transportation Program established pursuant to Chapter 8 (commencing with Section 2380) of the Streets and Highways Code, to be allocated by the California Transportation Commission pursuant to Section 2381 of the Streets and Highways Code.

(h) A person shall not be assessed a civil penalty if they are subject to criminal penalties for the same act.

(i) A speed safety system may only be in operation for five years, or until January 1, 2032, whichever date is sooner.

22437. (a) No later than 30 calendar days from the date of mailing of a notice of violation, the recipient may request an initial review of the notice by the issuing agency. The request may be made by telephone, in writing, electronically, or in person. There shall be no charge for this review. If, following the initial review, the issuing agency is satisfied that the violation did not occur, or that extenuating circumstances make cancellation of the notice of violation appropriate in the interest of justice, the issuing agency shall cancel the notice of violation. The issuing agency shall advise the processing agency, if any, of the cancellation. The issuing agency or the processing agency shall mail the results of the initial review to the person contesting the notice within 60 days of receipt of the recipient's request for an initial review, and, if cancellation of the notice does not occur following that review, include a reason for that denial, notification of the ability to request an administrative hearing, and notice of the procedures adopted by the designated jurisdiction for the administrative hearing, including for waiving prepayment of the civil penalty based upon an inability to pay pursuant to paragraph (2) of subdivision (b).

(b) (1) If the person contesting the notice of violation is dissatisfied with the results of the initial review, the person may, no later than 21 calendar days following the mailing of the results of the issuing agency's initial

review, request an administrative hearing of the violation. The request may be made by telephone, in writing, electronically, or in person.

(2) The person requesting an administrative hearing shall pay the amount of the civil penalty to the processing agency. The issuing agency shall adopt a written procedure to allow a person to request an administrative hearing without payment of the civil penalty upon satisfactory proof of an inability to pay the amount due.

(3) The administrative hearing shall be held within 90 calendar days following the receipt of a request for an administrative hearing. The person requesting the hearing may request one continuance, not to exceed 21 calendar days.

(c) The administrative hearing process shall include all of the following:

(1) The person requesting a hearing shall have the choice of a hearing upon written declaration, video conference, or in person. An in-person hearing shall be conducted within the jurisdiction of the issuing agency.

(2) If the person requesting a hearing is an unemancipated minor, that person shall be permitted to appear at a hearing or admit responsibility for the automated speed violation without the appointment of a guardian. The processing agency may proceed against the minor in the same manner as against an adult.

(3) The administrative hearing shall be conducted in accordance with written procedures established by the issuing agency and approved by the governing body or chief executive officer of the issuing agency. The hearing shall provide an independent, objective, fair, and impartial review of contested automated speed violations.

(4) (A) The issuing agency's governing body or chief executive officer of the designated jurisdiction shall appoint or contract with qualified independent examiners or administrative hearing providers that employ qualified independent examiners to conduct the administrative hearings. Examiners shall demonstrate the qualifications, training, and objectivity necessary to conduct a fair and impartial review, and shall meet the minimum requirements specified in subparagraph (B). The examiner shall be separate and independent from the notice of violation issuing and processing functions. An examiner's continued employment, performance evaluation, compensation, and benefits shall not, directly or indirectly, be linked to the amount of civil penalties upheld by the examiner or the number or percentage of violations upheld by the examiner.

(B) (i) Examiners shall have a minimum of 20 hours of training. The examiner, unless an employee of the designated jurisdiction, is responsible for the costs of the training. The issuing agency may reimburse the examiner for those costs. Training may be provided through any of the following:

(I) An accredited college or university.

(II) A program conducted by the Commission on Peace Officer Standards and Training.

(III) A program conducted by the American Arbitration Association or a similar organization.

(IV) Any program approved by the governing body or chief executive officer of the issuing agency, including a program developed and provided by, or for, the agency.

(ii) Training programs shall include topics relevant to the administrative hearing, including, but not limited to, applicable laws and regulations, enforcement procedures, due process, evaluation of evidence, hearing procedures, and effective oral and written communication. Upon the approval of the governing body or chief executive officer of the issuing agency, up to 12 hours of relevant experience may be substituted for up to 12 hours of training. Up to eight hours of the training requirements described in this subparagraph may be credited to an individual, at the discretion of the governing body or chief executive officer of the issuing agency, based upon training programs or courses described in this subparagraph that the individual attended within the last five years.

(5) The employee of the designated jurisdiction who issues a notice of violation shall not be required to participate in an administrative hearing. To establish a violation, the issuing agency shall not be required to produce any evidence other than, in proper form, the notice of violation or copy thereof, including the photograph of the vehicle's license plate, and information received from the Department of Motor Vehicles identifying the registered owner of the vehicle. The documentation in proper form shall be prima facie evidence of the violation. If the designated jurisdiction meets its initial burden, the recipient of the notice of violation may present any evidence and argument in defense.

(6) The examiner's final decision following the administrative hearing may be personally delivered to the person by the examiner or sent by first-class mail within 60 days of the date of the conclusion of the administrative hearing.

(7) Following a determination by the examiner that a person has committed the violation, the examiner may, consistent with the written guidelines established by the issuing agency, allow payment of the civil penalty in installments, or an issuing agency may allow for deferred payment or payments in installments, if the person provides evidence satisfactory to the examiner or the issuing agency, as the case may be, of an inability to pay the civil penalty in full. If authorized by the governing body of the issuing agency, the examiner may permit the performance of community service in lieu of payment of the civil penalty.

(8) If a notice of violation is dismissed following an administrative hearing, any civil penalty, if paid, shall be refunded by the issuing agency within 30 days.

22438. (a) Within 30 days after personal delivery or mailing of the final decision described in subdivision (c) of Section 22437, the contestant may seek review by filing an appeal to the superior court, where the case shall be heard de novo, except that the contents of the processing agency's file in the case on appeal shall be lodged by the designated agency at the designated agency's expense and be received into evidence. A copy of the notice of violation shall be admitted into evidence as prima facie evidence

of the facts stated in the notice. A copy of the notice of appeal shall be served in person or by certified first-class mail with return receipt upon the processing agency by the appellant. For purposes of computing the 30-day period, Section 1013 of the Code of Civil Procedure shall be applicable. A proceeding under this subdivision is a limited civil case.

(b) The fee for filing the notice of appeal shall be as provided in Section 70615 of the Government Code. Upon receipt of the notice of appeal, the designated jurisdiction shall lodge its administrative record for the case with the court within 15 calendar days. The court shall notify the appellant of the appearance date by mail or personal delivery. The court shall retain the fee under Section 70615 of the Government Code regardless of the outcome of the appeal. If the appellant prevails, this fee and any payment of the civil penalty shall be promptly refunded by the issuing agency in accordance with the judgment of the court.

(c) The conduct of the hearing on appeal under this section is a subordinate judicial duty that may be performed by a commissioner or other subordinate judicial officer at the direction of the presiding judge of the court.

(d) If a notice of appeal of the examiner's decision is not filed within the period set forth in subdivision (a), the decision shall be deemed final.

(e) If the civil penalty has not been paid and the final decision is adverse to the appellant, the processing agency may, promptly after the decision becomes final, proceed to collect the civil penalty under Section 22436.

22439. (a) A designated jurisdiction shall offer a diversion program for indigent speed safety system violation recipients, to perform community service in lieu of paying the penalty for a speed system violation.

(b) A designated jurisdiction shall offer the ability for indigent speed safety system violation recipients to pay applicable fines and penalties over a period of time under a payment plan with monthly installments of no more than twenty-five dollars ($25) and shall limit the processing fee to participate in a payment plan to five dollars ($5) or less.

(c) Notwithstanding subdivisions (a) and (b), a designated jurisdiction shall reduce the applicable fines and penalties by 80 percent for indigent persons, and by 50 percent for individuals up to 250 percent above the federal poverty level.

(d) The person may demonstrate that they are indigent or make up to 250 percent above the poverty level or less by providing either of the following information, as applicable:

(1) Proof of income from a pay stub or another form of proof of earnings, such as a bank statement, that shows that the person meets the income criteria set forth in subdivision (b) of Section 68632 of the Government Code, subject to review and approval by the processing agency or its designee. The processing agency or its designee shall not unreasonably withhold its approval.

(2) Proof of receipt of benefits under the programs described in subdivision (a) of Section 68632 of the Government Code, including, but not limited to, an electronic benefits transfer card or another card, subject

to review and approval by the processing agency. The processing agency or its designee shall not unreasonably withhold its approval.

22440. The designated jurisdiction that used a speed safety system shall, on or before March 1 of the fifth year in which the system has been implemented, submit to its governing body and the transportation committees of the Legislature, consistent with Section 9795 of the Government Code, an evaluation of the speed safety system in their respective jurisdictions to determine the system's impact on street safety and the system's economic impact on the communities where the system is utilized. The report shall be made available on the internet website of the jurisdiction and shall include all of the following information:

(a) Data, at least three months before and at least six months after implementation of each system, on the number and proportion of vehicles speeding from 11 to 15 miles per hour over the legal speed limit, inclusive, from 16 to 25 miles per hour over the legal speed limit, inclusive, 26 miles per hour over the legal speed limit, and for every violator traveling at a speed of 100 miles per hour or greater. Data shall also be collected on the average speed of vehicles and 85th percentile speed of vehicles. To the extent feasible, the data should be collected at the same time of day, day of week, and location.

(b) The number of notices of violation issued under the program by month and year, the corridors or locations where violations occurred, and the number of vehicles with two or more violations in a monthly period and a yearly period.

(c) Data, before and after implementation of the system, on the number of traffic collisions that occurred where speed safety systems are used, relative to citywide data, and the transportation mode of the parties involved. The data on traffic collisions shall be categorized by collision type and injury severity, such as property damage only, complaint of pain, other visible injury, or severe or fatal injury.

(d) The number of violations paid, the number of delinquent violations, and the number of violations for which an initial review is requested. For the violations in which an initial review was requested, the report shall indicate the number of violations that went to initial review, administrative hearing, and de novo hearing, the number of notices that were dismissed at each level of review, and the number of notices that were not dismissed after each level of review.

(e) The costs associated with implementation and operation of the speed safety system and revenues collected by the jurisdiction.

(f) A racial and economic equity impact analysis, developed in collaboration with local racial justice and economic equity stakeholder groups. The analysis shall include the number of notices of violations issued to indigent individuals, the number of notices of violations issued to individuals of up to 250 percent above the poverty line, and the number of violations issued to each ZIP Code.

22441. This article shall remain in effect only until January 1, 2032, and as of that date is repealed.

SEC. 4. The Legislature finds and declares that Section 3 of this act, which adds Section 22435 to the Vehicle Code, imposes a limitation on the public's right of access to the meetings of public bodies or the writings of public officials and agencies within the meaning of Section 3 of Article I of the California Constitution. Pursuant to that constitutional provision, the Legislature makes the following findings to demonstrate the interest protected by this limitation and the need for protecting that interest:

To protect the privacy interests of persons who are issued notices of violation under a speed safety system pilot program, the Legislature finds and declares that the photographic or administrative records generated by the program shall be confidential, and shall be made available only to alleged violators and to governmental agencies solely for the purpose of enforcing these violations and assessing the impact of the use of speed safety systems, as required by this act.

SEC. 5. The Legislature finds and declares that a special statute is necessary and that a general statute cannot be made applicable within the meaning of Section 16 of Article IV of the California Constitution because of the unique need to provide additional traffic safety in the City of Malibu.

O

95

Attachment 2

This attachment will be distributed under separate cover.

City Council Meeting
3-23-2026
Item 5.A.

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

Date prepared: March 12, 2026 Meeting date: March 23, 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: Continue the item to the April 13, 2026 Regular City Council meeting.

City Council Meeting
03-23-26
Item 7.A.

Council Agenda Report

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

Prepared by: Susan Dueñas, Public Safety Director

Approved by: Rob Duboux, Interim City Manager

Date prepared: February 17, 2026 Meeting date: March 23, 2026

Subject: After-Action Review of the City's Response to the Franklin and Palisades Fires (Continued from March 9, 2026)

RECOMMENDED ACTION: Receive and file a report on the After-Action Review of the City's Response to the Franklin and Palisades Fires.

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.

DISCUSSION: The City of Malibu has completed an independent After-Action Review (AAR) evaluating the City's emergency management and Emergency Operations Center (EOC) response to the Franklin Fire (December 2024) and Palisades Fire (January 2025).

Prepared by Witt O'Brien's, a nationally recognized emergency management and disaster response firm, the report provides a comprehensive, forward-looking assessment of how the City coordinated emergency operations, communications, evacuations, and recovery support during two unprecedented wildfire events.

The report focuses on the City's emergency management systems and how the City organized, supported, and sustained operations to protect public safety, maintain continuity of government, and serve residents during prolonged, highly complex emergencies. Importantly, this report is not an evaluation of wildfire suppression, firefighting tactics, or fire origin. Those functions fall under the jurisdiction of the Los Angeles County Fire Department and other responding agencies. The Los Angeles County After Action Reviews for the Eaton and Palisades Fires can be found at https://lacounty.gov/aar/.

The report identifies strengths and areas for improvement across ten focus areas: preparedness, EOC operations, governance, communications, evacuation coordination, technology, procurement, and workforce sustainability. It highlights the extraordinary dedication of City staff, effective interagency coordination, and innovative communication practices, and outlines actionable recommendations to strengthen readiness, resilience, and continuity for future large-scale disasters.

Some of the recommendations have already been implemented, such as:

- Establish an EOC Policy Group (Recommendation 2.1);
- Institutionalize the formal EOC Planning Process (Recommendation 2.2)
- Customize a Microsoft Teams Channel for EOC use (Recommendation 4.5 and 8.1)

In addition, many of the recommendations are in the process of being implemented, such as:

- Adopt Citywide emergency staff policies (Recommendation 1.2)
- Develop a comprehensive disaster recovery plan (Recommendation 1.3)
- Establish Agreements for alternate EOC facilities (Recommendation 1.4)
- Develop EOC relocation policies and procedures (Recommendation 2.4, 6.1, 10.3)
- Augment EOC staffing capacity (Recommendation 4.8, 10.1)
- Establish new communication and alert mechanisms (Recommendation 5.5)

The City commissioned this review to ensure transparency, accountability, and continuous improvement. The findings will help guide future investments, policy development, training, and planning as Malibu prepares for increasingly frequent and severe wildfire events.

The After-Action Review will also be submitted to the State of California in accordance with State reporting requirements.

ATTACHMENTS:
1) Q&A: After-Action Review of the Franklin and Palisades Fires
2) After Action Review of the City's Response to the Franklin and Palisades Fires

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

Q&A: After-Action Review of the Franklin and Palisades Fires

Q: What is the After-Action Review?
The After-Action Review (AAR) is an independent report prepared by Witt O'Brien's, a nationally recognized emergency management and disaster response firm. The report provides a comprehensive, forward-looking assessment of how the City coordinated emergency operations, communications, evacuations, and recovery support during the 2024 Franklin Fire and the 2025 Palisades Fire.

The review evaluated the City's Emergency Operations Center (EOC) functions, governance processes, coordination with partner agencies, public communication efforts, evacuation procedures, technology systems, and workforce sustainability during these incidents.

Q: Why did the City commission the After-Action Review?
The City commissioned the report to understand what worked well, identify opportunities for improvement, and strengthen emergency preparedness for future disasters.

The Franklin and Palisades Fires were among the most significant disasters in Malibu's history. Conducting an independent After-action Review following major emergencies is a nationally recognized best practice. The goal is continuous improvement. The report is forward-looking and focused on strengthening systems for the future.

Q: Was the City prepared for these fires?
The report recognizes that City staff demonstrated resilience, adaptability, and strong coordination under extremely challenging conditions, including power shutoffs, infrastructure disruptions and multiple Emergency Operations Center relocations.

At the same time, the scale and duration of these fires tested every aspect of the City's emergency management system. The review identifies ways to formalize and strengthen processes to match the increasing frequency and severity of wildfire events.

Preparedness is not static. Continuous improvement is part of responsible emergency management.

Q: Does the report include recommendations?
Yes. Like all After-Action reviews, the report includes recommendations to help improve emergency operations.
These recommendations focus on strengthening:

- Training and Exercises
- Governance structures during major incidents
- Backup communication systems and technology redundancies
- Evacuation coordination and re-entry planning
- Documentation and financial tracking for disaster reimbursement
- Continuity planning and Emergency Operations Center relocation protocols
- Workforce sustainability during prolonged emergency activations.

Some improvements are already underway, and others will be evaluated through future policy discussions and budget considerations.

Q: Is this a report on firefighting tactics or why structures burned?
No. The report does not evaluate firefighting tactics, fire suppression activities, or fire origin. Those responsibilities fall under Los Angeles County and state agencies. LA County released an After-Action Review on the Eaton and Palisades Fire in September, 2025, which is available to view here: https://lacounty.gov/aar/.

This report focuses specifically on the City of Malibu's emergency management role, including coordination and communication, evacuation support, and continuity of city operations during the fires.

Q: What does the report say worked well?
The report highlights several strengths demonstrated during the fires, including:

- Strong coordination with Los Angeles County and partner agencies

- Effective public communication efforts, including daily briefings and public information updates
- The use of emergency alert systems and online communication tools
- The ability to maintain emergency operations despite multiple Emergency Operations Center relocations
- The dedication, resilience, and adaptability of City staff
- Valuable field coordination through Fire Safety Liaisons

The report acknowledges the City personnel sustained operations under extremely challenging conditions and that many systems functioned because of staff commitment and collaboration.

Q: What challenges or areas for improvement does the report identify?
The report identifies opportunities to strengthen systems and procedures in several areas, particularly given the increasing complexity of wildfire events.

These Include:

- Formalizing emergency governance and decision-making structures
- Expanding training and building deeper staffing capacity
- Strengthening backup communications and technology redundancy
- Improving evacuation zone coordination and re-entry planning
- Standardizing documentation and resource tracking for disaster reimbursement
- Enhancing continuity planning, including Emergency Operations Center relocation procedures.

The report emphasizes that many systems worked because of staff dedication. The recommendations are intended to reinforce and institutionalize those systems for future emergencies.

Q: Why were there multiple Emergency Operations Center relocations?
During both fires, the City's primary Emergency Operations Center was impacted by fire conditions and infrastructure disruptions, requiring evacuation and relocation to alternate facilities to maintain operations.

City staff successfully sustained operations despite these moves. The report recommends formalizing relocation protocols and strengthening continuity planning to ensure smoother transitions in future incidents.

Maintaining continuity during fast-moving disasters is complex, and the City is evaluating ways to further strengthen this capability.

Q: Will the City implement the recommendations?
The City will carefully review the recommendations and prioritize actions that strengthen public safety and emergency readiness.
Some improvements can be implemented administratively, while others may require policy updates, coordination with regional partners, or future budget discussions.

Implementation will occur over time and will be discussed publicly through City Council and Commission meetings. Any actions requiring funding or policy changes will be considered at the direction of the City Council.

Q: Will implementing these recommendations increase City spending?
Some recommendations involve internal procedural improvements, training updates, or enhancing emergency planning systems. Any actions that require funding would be reviewed by the City Council through the normal public budget process.

If future investments are considered, they would be evaluated carefully, with transparency and public input.

Q: Is this report submitted to the State?
Yes. The report will be submitted to the State of California, as required.

Q: Does this review affect rebuilding or recovery after the fires?
No. The After-Action Report focuses on emergency operations during the fires.
Rebuilding and long-term recovery efforts are addressed through separate processes and policies. However, lessons learned from this report may inform future recovery planning.

Q: Why did it take nearly one year to complete the After Action Review?
A: The City contracted with Witt O'Brien's in April of 2025 and began the review process shortly thereafter.

After Action Reviews for major disasters typically take several months to complete, this timeline was extended due to unexpected staffing changes within the consultant's organization that required the reassignment of project leadership.

In addition, the scale and complexity of the Franklin and Palisades Fires required extensive review and contributed to the overall timeline. Throughout this process, the City's priority was to ensure the review was thorough, accurate, and reliable so the community could have confidence in the findings.

Recycled Paper

Q: Can residents review the report and share feedback?
Yes. The report is available to the public on the City's website as part of the March 9 City Council agenda and on the Public Safety webpage. It will be discussed at the March 9 City Council meeting and the April 1 Public Safety Commission meeting. Both meetings are open to the public and include opportunities for public comment. Community input is welcome. Viewing and commenting instructions are included with the March 9 City Council meeting agenda, which is posted on the City website at: www.MalibuCity.org/agendacenter.

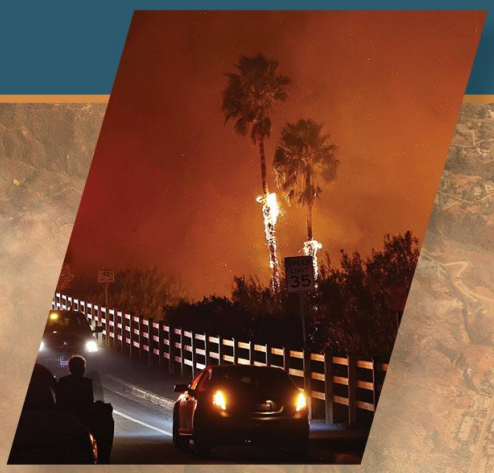
###

Media Contact
Matt Myerhoff, Media Information Officer, City of Malibu
C: (424) 395-6450
mmyerhoff@malibucity.org

Recycled Paper

DECEMBER 2025

After-Action Review of the City's Response to the Franklin and Palisades Fires





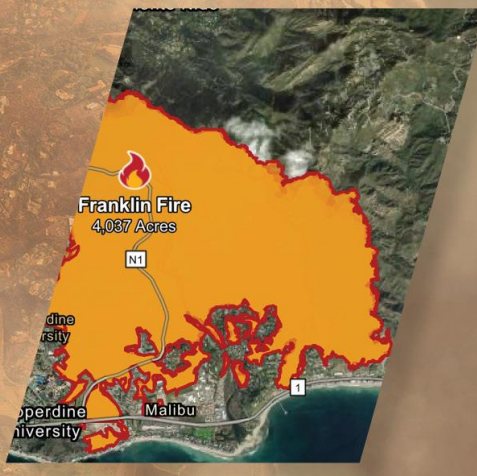




Table of Contents

Disclaimers 5
Handling Instructions 5
About Witt O'Brien's 5
Acknowledgements 5

SECTION 1 - EXECUTIVE SUMMARY 6

SECTION 2 - SCOPE 7

Methodology 7
Data Collection 7
Franklin Fire – Summary of Events 8
Franklin Fire Timeline 9
Palisades Fire – Summary of Events 10
Palisades Fire Timeline 12

SECTION 3 - STRENGTHS, CHALLENGES AND RECOMMENDATIONS 14

Overview 14

Focus Area #1: Preparedness 16

Focus Area #1 Strengths 16
Focus Area #1 Challenges & Recommendations 17
Challenge #1 – Frequency of Emergency Response Training & Exercises 17
Challenge #2 – Citywide Emergency Policy for Staff 17
Challenge #3 – Recovery Planning 18
Challenge #4 – EOC Continuity & Memorandums of Understanding (MOUs) 18
Challenge #5 – Volunteer & Donations Management 19

Focus Area #2: EOC & Incident Management 20

Focus Area #2 Strengths 21
Focus Area #2 Challenges & Recommendations 21
Challenge #1 – City Leadership Alignment 21
Challenge #2 – Incident Planning 22
Challenge #3 – Documentation and Cost Recovery 22
Challenge #4 – EOC Continuity and Relocation 23
Challenge #5 – Mobile Command 24

Focus Area #3: Governance & Policy 26

Focus Area #3 Strengths 26

Focus Area #3 Challenges & Recommendations 26
Challenge #1 – Elected Officials Integration 26
Challenge #2 – Executive Decision-Making 27
Challenge #3 – Leadership Expectations During Relocation 28

Focus Area #4: Operational Coordination 29

Focus Area #4 Strengths 29
Focus Area #4 Challenges & Recommendations 30
Challenge #1 – Fire Liaison Integration 30
Challenge #2 – Resource Tracking 30
Challenge #3 – Situation Unit Personnel 30
Challenge #4 – Staff Role Assignments 31
Challenge #5 – Technology & Collaboration Tools 32
Challenge #6 – Regional Coordination 33
Challenge #7 – Geographic Coordination 34
Challenge #8 –EOC Staff Augmentation 35

Focus Area #5: Communication 36

Focus Area #5 Strengths 36
Focus Area #5 Challenges & Recommendations 37
Challenge #1 – Systemwide Communications Loss 37
Challenge #2 – Alternate EOC Communication 37
Challenge #3 – Staff Communication 37
Challenge #4 – Emergency Alert and Warning 38
Challenge #5 – Power & Telecommunications Outages 39

Focus Area #6: Community Evacuation 40

Focus Area #6 Strengths 40
Focus Area #6 Challenges & Recommendations 41
Challenge #1 – Evacuation Procedures for City Hall 41
Challenge #2 –Evacuation Coordination 41
Challenge #3 – Evacuation Zone Management 41
Challenge #4 – Re-entry and Repopulation Planning 42

Focus Area #7: Emergency Public Information 43

Focus Area #7 Strengths 43
Focus Area #7 Challenges & Recommendations 44
Challenge #1 – Social Media & Public Information 44
Challenge #2 – Elected Official Briefings 45
Challenge #3 – Joint Information Center (JIC) 45

Challenge #4 –Public Information Support 46

Focus Area #8: Technology 47

Focus Area #8 Strengths 47

Focus Area #8 Challenges & Recommendations 48

Challenge #1 – Virtual Collaboration Tools 48

Challenge #2 – Geographic Information System (GIS) Capability 48

Challenge #3 – Shared Drives and Network Access During EOC Relocations 49

Challenge #4 –Situational Awareness Tools 49

Focus Area #9: Emergency Purchasing Process 50

Focus Area #9 Strengths 50

Focus Area #9 Challenges & Recommendations 50

Challenge #1 – Emergency Procurement Policy 50

Challenge #2 – Standardized Recordkeeping Practices 51

Challenge #3 – Pre-Negotiated Vendor Agreements 51

Challenge #4 – Integration of Procurement into Continuity Planning 51

Focus Area #10: Workforce & Staff Sustainability 52

Focus Area #10 Strengths 53

Focus Area #10 Challenges & Recommendations 53

Challenge #1 – EOC Staff Fatigue and Sustainability 53

Challenge #2 – Assignment and Deployment 54

Challenge #3 – EOC Relocation Impacts 54

Challenge #4 – Training Participation and Incentives 54

Challenge #5 – Compensation and Equity 55

Challenge #6 – Continuity of Operations 55

Challenge #7 – Behavioral Health and Wellness 56

SECTION 4 - CLOSING SUMMARY 57

APPENDIX I: ACRONYMS 58

APPENDIX II: IMPROVEMENT PLAN 59

Disclaimers

This report was prepared by Witt O'Brien's under contract with the City of Malibu. The strengths, challenges, recommendations, and conclusions are provided solely for the use and benefit of the requesting party. Any warranties (expressed and/or implied) are specifically waived. Any statements, allegations, and recommendations in this report should not be construed as a governing policy or decision unless so designated by other documentation. This report is based on the most accurate and current data available to Witt O'Brien's at the time of publication and is, therefore, subject to change without notice. Provided to the City of Malibu in December 2025.

Handling Instructions

This report is the property of the City of Malibu. It is intended as an internal document to be used by the City for improvement to its emergency response capabilities. The release of any or all of this document will be coordinated through the City of Malibu.

About Witt O'Brien's

Witt O'Brien's is a global leader in emergency preparedness, crisis management, and disaster response and recovery. Witt O'Brien's has worked with public and private sector organizations throughout the United States to enhance, improve, and implement their emergency planning, training, and exercise programs, as well as assist and assess prevention, protection, mitigation, preparedness, response, and recovery operations. For the past 15 years, Witt O'Brien's has been supporting communities and others in the development of independent after-action reports that identify critical challenges, highlight capabilities that require enhancement, and establish roadmaps for future success in emergency management.

Acknowledgements

Witt O'Brien's acknowledges and appreciates the cooperation of the City of Malibu for their observations, input, and ideas in the development of this report. We are grateful for the absolute and dedicated commitment to serving the residents of the City of Malibu throughout these disasters.

SECTION 1 - EXECUTIVE SUMMARY

In late 2024 and early 2025, the City of Malibu was directly impacted by two major wildfire events: the Franklin Fire (December 2024) and the Palisades Fire (January 2025). Together, these incidents burned thousands of acres across the City, destroyed or damaged thousands of structures, forced mass evacuations, disrupted utilities and communications, and tragically resulted in loss of life. [1] [2]Malibu sustained significant damage, including more than 700 structures destroyed during the Palisades Fire, making these events among the most consequential disasters in the City's history.[3]

This After-Action Report (AAR), requested by the City of Malibu, provides an objective assessment of the City's response to these fires. The review evaluates both strategic and operational aspects of Malibu's emergency management system and identifies lessons to strengthen preparedness for future large-scale incidents.

The report documents key strengths that had a meaningful impact on the City's response:

- **Organizational Structure:** Placement of emergency management at the departmental level elevated visibility and facilitated peer-level coordination.
- **Staff Dedication:** City personnel demonstrated adaptability, commitment, and resilience, maintaining EOC operations under highly challenging conditions.
- **Fire Liaison Support:** Integration of Fire Liaisons provided valuable intelligence, situational awareness, and stronger coordination with incident command.
- **Public Information Practices:** The Public Information Guide (PIG), daily elected official briefings, and contracted PIO/vendor support proved highly effective in maintaining communication with leadership and the community.

At the same time, the fires revealed critical challenges where improvements are needed:

- **Staffing and Training:** Limited depth and inconsistent training created challenges with EOC roles, responsibilities, and processes.
- **Planning Gaps:** The absence of a pre-disaster recovery plan and a few other recovery documents (such as a re-entry plan) would have made the transition from response to recovery a bit more cohesive.
- **Documentation and Procurement:** The need for better resource tracking, financial documentation, and emergency procurement policies limited cost recovery compliance and efficiency.

[1] https://www.malibucity.org/1168/Palisades-Fire-Incident-Information-Arch
[2] https://www.malibucity.org/franklinfire
[3] https://abc7.com/post/california-wildfires-rebuilding-malibu-palisades-fire-is-complex-moving-slow/18096436/

- **Communications and Evacuation:** Limitations in infrastructure, staff communication processes, and evolving evacuation zone messaging at times made it harder for residents and partners to access consistent information.

The strengths, challenges and recommendations are organized under ten Focus Areas:

- Preparedness
- EOC & Incident Management
- Governance & Policy
- Operational Coordination
- Communication
- Community Evacuation
- Emergency Public Information
- Technology
- Emergency Purchasing Process
- Workforce & Staff Sustainability

Together, the observations made during the review highlight the City's strengths in commitment, coordination, and innovation, as well as the need to expand planning, continuity, and resilience measures. The Improvement Plan accompanying this report outlines specific, actionable steps to build upon strengths while addressing identified gaps, ensuring Malibu is better prepared for future large-scale emergencies.

SECTION 2 - SCOPE

This After-Action Report (AAR) reviews the City of Malibu's preparedness, response, and coordination activities during the Franklin and Palisades Fires. The analysis focuses on Malibu's emergency management functions — including Emergency Operations Center (EOC) operations, interagency coordination, communication, evacuation, and continuity of services — while also acknowledging dependencies on Los Angeles County and state partners. The scope covers the period from December 9, 2024 (Franklin Fire) through March 7, 2025 (Malibu EOC deactivation) and is structured around ten thematic areas. The report does not evaluate wildfire suppression tactics or fire origin investigations, which fall under the jurisdiction of Los Angeles County Fire Department and related agencies.

Methodology

Data Collection

To develop this report, the Witt O'Brien's team collected feedback from City personnel, as well as key partners using a variety of methods, including archival research, document review, informal discussions,

and formal interviews. The Witt O'Brien's team interviewed over 32 participants. The team also reviewed hundreds of pages of documentation, including City plans and policies, plus incident action plans, situation reports, and other data generated during the response.

The goals of the review included identifying areas highlighted as best practices, as well as identifying challenges and areas that should be improved. This is a forward-looking report – it does not intend to lay blame for any challenges; rather, it is intended to assist with enhancing the City's emergency management and response capabilities. All interviews were conducted with the understanding that comments would not be attributed to individuals.

This section provides an overview of the Franklin and Palisades wildfires, the weather conditions that fueled their rapid spread, and the City of Malibu's role and response during the incident. It is intended to give readers a clear understanding of the incident environment, the scale of impacts, and the broader operational context for Malibu's emergency management activities.

Franklin Fire – Summary of Events

The Franklin Fire erupted on Monday, December 9, 2024, at approximately 11:00 p.m., near Malibu Canyon Road and Station Boundary, just outside of Malibu city limits. [4]Initially reported at only a few dozen acres, the fire grew quickly under the influence of powerful Santa Ana winds, which gusted over 50 mph and pushed flames across steep canyons and dry vegetation. The extreme weather prompted Southern California Edison to implement Public Safety Power Shut-offs (PSPS) resulting in widespread power outages, disrupting service to more than 40,000 customers, and forcing the shutdown of critical infrastructure and gas stations in the region. By the early hours of December 10, the fire had expanded to several hundred acres, prompting mandatory evacuations and closure of the Pacific Coast Highway and surrounding roads.[5] Within hours, thousands of residents were ordered to evacuate as the fire advanced toward neighborhoods, schools, City Hall and the campus of Pepperdine University, where students were directed to shelter-in-place.[6]

On December 10, local and state officials quickly escalated emergency actions. Governor Gavin Newsom secured a Fire Management Assistance Grant (FMAG) from the Federal Emergency Management Agency (FEMA), ensuring the availability of vital resources and financial support for suppression efforts. [7]More than

[4] https://fire.lacounty.gov/franklin-fire/
[5] https://abc7.com/post/timeline-how-franklin-fire-exploded-size-threatened-pepperdine-university-malibu/15642636/#:~:text=It%20was%20just%207%25%20contained.%20Here's%20a,Pepperdine%20University%20and%20seaside%20homes%20in%20Malibu.
[6] https://www.latimes.com/california/story/2024-12-10/malibu-endures-cellphone-power-outages-as-franklin-fire-burns#
[7] https://www.caloes.ca.gov/wp-content/uploads/Recovery/Applicant-Briefings/FACT-SHEET-Franklin-Fire-FM-5548-Los-Angeles-County.pdf

1,700 firefighters from 13 different agencies were deployed to combat the Franklin Fire, supported by helicopters, bulldozers, and hand crews working around the clock.[8]

Despite fierce winds, steep terrain, and critically dry fuels, containment progress was steadily achieved in the following days. On December 11, the fire grew to over 3,000 acres, but crews reported the first containment gains, enabling officials to begin coordinated repopulation efforts in some evacuated neighborhoods. [9]By December 13, most evacuation orders were downgraded to warnings, and the Pacific Coast Highway was fully reopened.[10]

After nine days of firefighting operations, the Franklin Fire was declared fully contained on December 18, 2024, with crews transitioning to recovery and debris removal efforts.[11]

The Franklin Fire, though smaller in scale than later incidents such as the Palisades Fire, was a highly destructive wildfire for the Malibu community. It forced mass evacuations, destroyed dozens of structures, disrupted education across the city, and highlighted vulnerabilities in infrastructure, evacuation routes, and community preparedness. Its rapid ignition and spread underscored the growing wildfire risks Malibu faces under intensifying Santa Ana wind events and prolonged drought conditions.

Franklin Fire Timeline	
December 8, 2024	• City of Malibu issues alerts on city social media platforms advising the public of upcoming Red Flag Warning (12/9/24-12/11/24) and potential Public Safety Power Shutoffs (PSPS) power outages (12/9/24-12/11/24)
December 9, 2024	• **Franklin Fire starts at approximately 11:00 PM in the Santa Monica Mountains** • City of Malibu activates the Emergency Operations Center (EOC) • Evacuation orders issued • City of Malibu issues Emergency Alerts on Everbridge Notification System • Public Safety Power Shutoffs implemented

[8] https://ktla.com/news/local-news/franklin-fire-in-malibu-still-smoldering-as-favorable-weather-conditions-aid-in-firefight/
[9] https://www.newsweek.com/franklin-fire-live-updates-1999040
[10] https://www.latimes.com/california/story/2024-12-14/franklin-fire-evacuation-orders-lifted-pch-reopens
[11] https://www.malibucity.org/franklinfire

Franklin Fire Timeline	
December 10, 2024	• **Fire size estimated at 2,667 acres (Total # of acres based on final daily CalFire status update report (12/10/24))** • Fire Management Assistance Grant (FMAG) declared • Evacuation orders and warnings issued • City of Malibu issues Emergency Alerts on Everbridge Notification System • City of Malibu EOC evacuates City Hall and relocates to Calabasas EOC • City of Malibu coordinates with the Community Emergency Response Team (CERT) to set up Emergency Information and Supply Station • Road closure of PCH • Santa Monica-Malibu Unified School District (SMMUSD) closed
December 11, 2024	• **Fire size estimated at 4,031 acres (Total # of acres based on final daily CalFire status update report (12/11/24))** • **7% Containment (Based on final daily CalFire status update report)** • Power restored to some impacted areas
December 12, 2024	• **Fire size estimated at 4,037 acres (Total # of acres based on final daily CalFire status update report (12/12/24))** • **30% Containment (Based on final daily CalFire status update report)** • City of Malibu issues alerts regarding repopulation for impacted areas • 66% of residents return home • 1,600 residents remain under evacuation orders
December 18, 2024	• **Fire size estimated at 4,037 acres (Total # of acres based on final daily CalFire status update report (12/18/24))** • **100% Containment (Based on final daily CalFire status update report)** • City of Malibu EOC deactivates

Palisades Fire – Summary of Events

The Palisades Fire erupted on Tuesday, January 7, 2025, at approximately 10:30 a.m. in the Santa Monica Mountains near Pacific Palisades. Initially reported at just 10 acres, the fire quickly accelerated in size due to a combination of severe drought, dry vegetation, and powerful Santa Ana winds that gusted as high as 80 mph. Within hours, the fire had grown to more than 700 acres, threatening thousands of homes and prompting the first broad evacuation orders at 12:07 p.m.[12] By early afternoon, over 10,000 homes were at immediate risk, as flames advanced into neighborhoods and canyon corridors. Mandatory road closures

[12] https://www.foxla.com/news/franklin-fire-malibu-schools-reopen-dec-16-2024

were implemented along key evacuation routes, including Pacific Coast Highway and Topanga Canyon Boulevard, to support life safety operations. [13]

The extreme fire weather prompted Southern California Edison to implement public safety power shutoffs across Malibu, leaving tens of thousands without power and cell service.[14]

Governor Gavin Newsom proclaimed a State of Emergency by the evening of January 7, and within 24 hours the president approved a Major Disaster Declaration, securing federal resources to assist in the firefighting effort. [15]Despite these actions, the intensity of the concurrent Santa Ana windstorm forced aerial firefighting operations to be grounded, limiting suppression efforts and allowing the blaze to spread unchecked overnight.

By January 8, the fire had grown to over 11,000 acres[16], with more than 180,000 people under evacuation orders. [17]Flames advanced into Malibu, destroying beachfront homes and overwhelming firefighting resources. At its height, the response drew more than 5,600 firefighting personnel, supported by hundreds of fire engines, bulldozers, helicopters, and international mutual aid resources from Canada and Mexico.

Traffic gridlock on the roads surrounding the Pacific Coast Highway (PCH) forced some residents to abandon their cars and flee on foot. Nearly 200 abandoned vehicles were later removed by bulldozers to reopen critical routes for emergency responders.[18]

After nearly a month of continuous firefighting operations, the Palisades Fire was declared fully contained on January 31, 2025, 24 days after.[19]

The Palisades Fire was the tenth deadliest and third-most destructive wildfire in California history, and the most destructive fire ever to impact the area. [20]Its impacts spanned Malibu, Pacific Palisades, and Topanga, leaving entire neighborhoods destroyed, scarred landscapes across the Santa Monica Mountains, and unprecedented recovery challenges for affected communities.

---

[13] https://abc7.com/post/pacific-coast-highway-partially-reopen-weeks-palisades-fire/15860332/
[14] https://www.foxla.com/news/palisades-fire-prompts-power-outages-tens-thousands
[15] https://news.caloes.ca.gov/governor-newsom-quickly-secures-major-disaster-declaration-from-president-biden-for-los-angeles-fires/
[16] https://www.washingtonpost.com/weather/2025/01/08/what-caused-palisades-fire-california-windstorm-conditions/
[17] https://www.cnbc.com/2025/01/09/los-angeles-wildfires-latest-at-least-5-dead-more-than-100000-forced-to-evacuate.html
[18] https://www.bbc.com/news/videos/c24n4pz6p2eo
[19] https://www.fire.ca.gov/incidents/2025/1/7/palisades-fire
[20] https://www.nbclosangeles.com/news/local/what-is-holdover-fire-palisades-fire-jonathan-rinderknecht/3788840/

Palisades Fire Timeline

January 6, 2025	• City of Malibu issues City alerts on all communication platforms (ex: social media, website alerts, Everbridge) advising the public of upcoming Particularly Dangerous Situation (PDS) Red Flag Warning (1/7/25-1/9/25) and potential Public Safety Power Shutoffs (PSPS) power outages (1/7/25-1/9/25)
January 7, 2025	• **The Palisades Fire starts at approximately 10:30am in the Santa Monica Mountains** • Fire Management Assistance Grant (FMAG) declared • State of Emergency declared by Governor Newsom • Evacuation orders and warnings issued • City of Malibu activates the Emergency Operations Center (EOC) • City of Malibu issues Emergency Alerts on Everbridge Notification System • City of Malibu EOC evacuates City Hall and relocates to Westlake Village EOC • Power shutoffs activate • American Red Cross activates evacuation shelters
January 8, 2025	• **Fire size estimated at 15,832 acres (Total # of acres based on final daily CalFire status update report 1/08))** • Governor Newsom requests a major disaster declaration. • City of Malibu building inspectors conduct rapid visual damage assessments • Gas shutoffs activate • Additional road closures implemented • Santa Monica-Malibu Unified School District (SMMUSD) closed • Some telecommunication providers deploy cell on wheels (COW)/generators to Malibu area
January 9, 2025	• **Fire size estimated at 19,978 acres (Total # of acres based on final daily CalFire status update report (1/09))** • President Biden granted Governor Newsom's request for a Federal Major Disaster Declaration (DR-4856-CA), providing immediate federal assistance • City of Malibu EOC evacuates Westlake Village EOC due to Kenneth Fire and relocates to Camarillo Police Department • Gas stations not operational • Boil water advisory issued
January 10-11, 2025	• **Fire size estimated at 23,654 acres (Total # of acres based on final daily CalFire status update report (1/11))** • City of Malibu establishes Emergency Distribution Center at Malibu Equestrian Center providing PPE, and essential items to impacted residents

Palisades Fire Timeline

	• City of Malibu relocates from Camarillo Police Department EOC to Pepperdine University. • "Do Not Drink Water" advisory issued • Urgent health order issued declaring unhealthy air quality • Some telecommunications restored
January 15, 2025	• **Fire size estimated at 23,713 acres (Total # of acres based on final daily CalFire status update report (1/15))** • **21% Containment (Based on final daily CalFire status update report)** • Disaster Recovery Center (DRC) opens
January 16, 2025	• **Fire size estimated at 23,713 acres (Total # of acres based on final daily CalFire status update report (1/16))** • **27% Containment (Based on final daily CalFire status update report)** • Malibu EOC relocates from Pepperdine University to Malibu City Hall
January 24-31, 2025	• **Fire size estimated at 23,448 acres (Total # of acres based on final daily CalFire status update report (1/31))** • **100% Containment (Based on final daily CalFire status update report on 1/31)** • 4 fatalities, 720 structures destroyed in Malibu with 6,831 overall, 973 structures damaged overall • City of Malibu conducts Town Hall at Malibu High School Auditorium (1/25/25) • City of Malibu issues City alerts on all communication platforms (ex: social media, website alerts, Everbridge) advising the public of upcoming Flood Watch (1/27/25) • City of Malibu EOC adds Recovery Team to focus on recovery efforts (1/27/25) • City of Malibu coordinates with LASD to establish Pass Distribution Site (1/28/25) • Ocean Water advisory issued • Limited resident access begins • Limited utilities restored
February 3, 2025	• **Containment at 100%** • Warnings for mudslides and debris flows post wildfire • 4 fatalities, 720 structures destroyed in Malibu with 6,831 overall, 973 structures damaged overall
March 7, 2025	• City of Malibu EOC deactivates

SECTION 3 - STRENGTHS, CHALLENGES AND RECOMMENDATIONS

Overview

All challenges and recommendations are based on an assessment of response-related materials and in-person interviews conducted with the City and partners. Interviews were conducted during June 2025.

The City of Malibu's response to the Franklin and Palisades Fires demonstrated a strong foundation for emergency management and a deeply committed workforce. By elevating public safety and emergency management at the department level, the City enabled peer-to-peer coordination across departments and rapid problem-solving under pressure. Fire Liaison relationships with incident command, daily briefings to elected officials, and practical use of collaboration tools such as Microsoft Teams, Genasys Protect, and WatchDuty helped sustain operations through fast-moving conditions and multiple EOC relocations. These strengths, culture, relationships, and adaptability—were central to Malibu's ability to safeguard the community during an extraordinarily complex event.

At the same time, the fires revealed areas where readiness must evolve to keep pace with a new reality of more frequent and higher-consequence incidents. Training and exercises have not matched the pace of repeated activations, leaving some staff uncertain about their roles in the EOC and reducing organizational "muscle memory" for managing complex operations. Governance structures were not fully formalized: the EOC Policy Group and Elected Policy Group were not consistently engaged, some executive decisions occurred outside the EOC process, and citywide crisis policies for all staff were not yet established. These gaps made it more difficult to maintain unity of command and consistent situational awareness during critical periods.

Within the EOC, core incident management practices could be improved. The incident action planning cycle was not consistently executed; documentation and the use of ICS forms varied; and on-incident purchasing lacked standardized controls, complicating disaster cost recovery. Repeated relocations of the EOC—managed with notable resourcefulness—nonetheless underscored the need for predefined readiness criteria, tested logistics checklists, technology failover, and clear expectations for when and how to return operations to Malibu.

Operational coordination benefitted from strong ties to fire agencies, but inconsistent tracking of personnel and equipment and limited, inconsistent staffing of the Situation Unit made it difficult to sustain a clear common operating picture. Communications systems absorbed significant stress as infrastructure was damaged and the EOC relocated multiple times. While LA-RICS proved resilient,

alternate-site connectivity and internal staff communications were uneven, and public-facing information was handled effectively but without the support of a County/IC Joint Information Center. Evacuation operations highlighted the following additional planning needs: detailed City procedures to guide immediate actions, stable and clearly communicated evacuation zones aligned with Genasys Protect, clarified roles beyond LASD's life-safety mission, and a formal re-entry and re-population framework**.**

Technology and support systems will be strong indicators of future readiness. Microsoft Teams, Genasys Protect, and WatchDuty provided meaningful support; however, the City's EOC management system was challenging, a dedicated GIS capability was absent, and access to SharePoint/network drives at alternate sites was inconsistent. Procurement and contracting frameworks also require maturation—both to streamline emergency purchases and to ensure FEMA/Cal OES compliance—alongside pre-negotiated agreements for lodging, vehicles, and other relocation needs. Finally, sustaining Malibu's workforce will require modernized compensation and relocation policies, transparent assignment practices, deeper staffing benches, and formalized wellness and behavioral-health supports.

Taken together, the path forward is clear and achievable: formalize governance and Citywide crisis policies; institutionalize the Planning "P," documentation, and purchasing controls; harden continuity of operations and alternate-site technology; stand up GIS and streamline EOC software system; publish comprehensive evacuation and re-entry plans; and modernize procurement and workforce policies. By codifying strengths and closing the gaps identified in this report, Malibu can convert hard-won lessons into durable resilience—readying the City for the next wildfire season and strengthening public trust in its emergency management enterprise.

Focus Area #1: Preparedness

The City of Malibu met the challenges of both the Franklin and the Palisades fire responses with a strong organizational foundation that elevated public safety and emergency management as a departmental priority. This placement within the City's structure allowed for effective recognition of the mission's importance and supported coordination across departments at the peer level. Staff commitment, resourcefulness, and adaptability were evident throughout the incidents, forming a critical backbone of the City's response.

At the same time, the fires underscored opportunities to further strengthen Malibu's ability to manage large-scale emergencies. Additional training and exercise opportunities would help staff maintain familiarity and confidence with their EOC roles, particularly given the growing frequency of activations. Some personnel expressed a desire for greater clarity around responsibilities in the EOC, while others noted the benefit of having more formalized policies and procedures to guide all City staff during crisis events.

The absence of a pre-disaster recovery plan meant that recovery priorities were developed during the incident, and limited City Hall evacuation planning required EOC staff to adapt quickly when relocating to alternate facilities. While staff responded effectively, future efforts could be supported by establishing formal agreements, pre-identified logistical arrangements, and readily available electronic guides. Similarly, coordination with partners, such as the American Red Cross, would be strengthened by developing a mass care strategy, and volunteer and donations management could benefit from additional planning.

Overall, Malibu demonstrated resilience, adaptability, and commitment during the Franklin and Palisades fires. By expanding preparedness efforts — including enhanced training, policy development, continuity planning, and human services support — the City can build on its organizational strengths to further enhance readiness and resilience.

Focus Area #1 Strengths

- The organizational placement of the public safety program as a department reporting directly to the City Manager best ensures effective and efficient access to all City departments and external agencies and allows for greater prioritization to be provided to Citywide preparedness, mitigation, response, and recovery efforts.
- City staff worked well together and performed extremely complex tasks during the response to both fires.
- The City fostered and maintained a positive working relationship and effective coordination capabilities with Los Angeles County and neighboring jurisdictions which better enabled support to affected populations.

- The City has an established Emergency Operations Plan (EOP) and other documents that helped guide the response efforts.
- The City was able to relocate their EOC multiple times while continuing response operations.
- Most of the City staff were familiar with response operations and knew they had a role to perform during both emergencies.

Focus Area #1 Challenges & Recommendations

Challenge #1 – Frequency of Emergency Response Training & Exercises

Discussion: Staff commitment was immeasurable during the response. However, staff turnover and increasing job demands limited employees' ability to participate in regular training, contributing to some uncertainty regarding EOC roles. Although the Public Safety Department offered several training opportunities prior to the fires, City staff participation was limited. Both fires illustrated a lack of sufficient EOC training and experience by some City staff. The last exercise the City conducted prior to the fires was in December 2023. It is difficult to remember what to do during an incident if you haven't regularly practiced your role and responsibilities within the EOC. Additionally, during the response efforts, staff filled multiple different roles within the EOC, and they were not trained ahead of time to fulfill those roles. While the Public Safety Department does provide training throughout the year, it is difficult for all staff to participate in the scheduled training courses due to high workload and limited department staffing. During both fires, this caused a lot of ad hoc procedures and just-in-time training for EOC staff.

References: City's Emergency Operations Plan, EOC Staffing Plan, and Interview Notes

Recommendation 1.1: Implement a more frequent and structured training and exercise schedule that accommodates frequent activations while reinforcing role familiarity. This may include shorter, scenario-based drills, just-in-time training modules, and post-activation refreshers designed to maintain operational readiness even during periods of high activity.

Challenge #2 – Citywide Emergency Policy for Staff

Discussion: City staff adapted quickly during the incident, though the absence of consistent policies or procedures for all employees created uncertainty during response operations. For example, some staff worked 12 plus hour days onsite at the EOC, while other staff worked from home or were not activated. Additionally, some staff had two plus-hour commutes each way during the response without additional compensation or consideration for the additional time they spent before and after an EOC shift. City staff also had a difficult time getting past checkpoints being operated by L.A. County.

Reference: City's Emergency Operations Plan, EOC Org Chart, EOC Staffing Plan, EOC Shift Emails, and Interview Notes

Recommendation 1.2: Develop and adopt a Citywide emergency response policy applicable to all staff, clearly defining roles, responsibilities, and expectations during emergencies. Embedding this policy in orientation and refresher training will help build confidence and ensure consistent action across the organization. Additionally, providing pre-established badging that is coordinated with LA County to all City staff is critical prior to an emergency.

Challenge #3 – Recovery Planning

Discussion: Staff resourcefulness enabled recovery priorities to be developed in real time; however, the lack of a pre-established recovery plan required ad hoc decision-making. The establishment of the Local Assistance Center following the Franklin Fire and a Disaster Recovery Center (DRC) for the Palisades Fire was a major success for the City; however, the absence of prepositioned resources and timely staffing requests placed significant strain on an already exhausted workforce. Staff were put in a difficult position—without initial guidance, plans, or procedures to reference, they were unable to provide answers or operate effectively in the early stages.

References: Disaster Recovery Center Action Plan and Local Assistance Documents

Recommendation 1.3: Develop and adopt a comprehensive disaster recovery plan that provides a structured framework for operations, including prioritization of services, coordination with external partners, and financial and administrative recovery considerations. Exercising the plan will further strengthen the City's capacity for post-incident recovery.

Challenge #4 – EOC Continuity & Memorandums of Understanding (MOUs)

Discussion: EOC personnel successfully maintained continuity of operations through multiple relocations; however, the lack of formal procedures and agreements made each transition significantly more challenging. Staff were often required to move the EOC during hazardous conditions, at times traveling directly through heavy smoke or active fires. Although they performed exceptionally well during every move, the relocations were unplanned and staff had to operate in dangerous circumstances without clear guidance on what to bring, when to move, or where to report for their next shift.

References: EOC Org Chart, Malibu EOC Status Board, and EOC Action Plans

Recommendation 1.4: Establish continuity procedures, Memorandums of Understanding (MOUs), and logistical agreements for alternate or mobile EOC facilities. Document these in accessible electronic guides and test them during exercises to ensure staff are familiar with the process. This will reduce friction during relocations and ensure seamless continuity of operations.

Challenge #5 – Volunteer & Donations Management

Discussion: Community support was evident, but limited planning for volunteer and donations management placed additional burdens on staff during the response. On several occasions, the Disaster Recovery Center (DRC) was staffed with personnel reassigned by leadership. While this approach was adequate for short-term recovery efforts, the DRC requires an operational framework that can sustain longer-term operations. Staff cannot be expected to carry out their regular duties while simultaneously supporting the DRC and broader recovery activities. Additionally, a formal recovery structure must be established prior to an emergency, and staff should have the necessary forms and documentation readily available immediately following the response.

The use of Community Emergency Response Team (CERT), Sheriff's Department Volunteers on Patrol (VOP), and Fire Department Community Brigade volunteers provided critical "boots on the ground" information during and after the fires. These volunteers assisted with evacuations and helped distribute Personal Protective Equipment (PPE) during repopulation. These volunteers were also critical in providing situational awareness to the EOC during the response efforts. Without this volunteer coordination, the EOC would not have had situational awareness and knowledge of what their partners were doing in the field.

The City established an Emergency Distribution Center at the Malibu Equestrian Center and was operated by City staff and the Malibu CERT team. The Distribution Center provided masks, food, water, and first aid supplies to any impacted residents.

Reference: EOC Donation Forms, Recovery Documents, and Interview Notes

Recommendation 1.5: Develop and integrate volunteer and donations management planning into the City's emergency operations framework. Explore establishing an MOU with local nonprofits to assist with donation management. Train staff to support these functions during crises and exercise coordination with partner organizations to ensure the City can effectively channel community support when it is most needed.

Focus Area #2: EOC & Incident Management

The Franklin and Palisades fires placed extraordinary demands on Malibu's Emergency Operations Center (EOC). Despite leadership transitions, repeated relocations, and direct threats to the facility itself, EOC personnel remained committed to sustaining operations and supporting the community. Assistance from surrounding jurisdictions and mutual aid programs further enhanced the City's ability to manage the complex and prolonged incidents.

The response efforts also revealed opportunities to strengthen adherence to EOC processes and ensure consistent integration of leadership into incident management structures. On some occasions, executive decisions occurred outside the EOC process, which limited situational awareness and reduced the opportunity for the emergency management team to inform decision-making. Establishing a formal policy group and reinforcing structured management protocols would help further align executive leadership with EOC operations.

The incident action planning cycle was not always consistently applied, which reduced the overall effectiveness of situational awareness and coordination. The absence of a dedicated Documentation Unit and inconsistent use of Incident Command System (ICS213) forms made resource tracking and internal communication more challenging. Similarly, purchases of consumable and non-consumable items were not always systematically tracked, creating difficulties in meeting disaster cost recovery documentation requirements.

EOC continuity posed a particularly significant challenge, as Malibu's EOC sits within a known fire corridor and has required evacuation during the last three major wildfires. During the Franklin and Palisades Fires, EOC staff were required to evacuate and relocate while simultaneously managing community evacuations, which strained logistics, staff role execution, and continuity of operations. These recurring vulnerabilities underscore the need for both formal relocation procedures and the establishment of alternate EOC facilities outside high-risk areas. The absence of a mobile command trailer further limited Malibu's options, forcing staff to rely solely on fixed facilities and ad hoc arrangements during relocations.

Overall, the City demonstrated adaptability and resilience throughout these challenges. By strengthening EOC processes, improving documentation and cost tracking, and establishing robust continuity resources, including alternate EOC facilities, relocation procedures, and mobile command capacity, Malibu can enhance readiness for complex and extended activations.

Focus Area #2 Strengths

- Elected Officials were actively integrated within the community and offered executive oversight and touchpoints for all fire-impacted areas.
- City leadership collaborated daily with elected officials and maintained consistent communication throughout the response efforts. EOC staff accomplished multiple EOC relocations during response efforts.
- City staff and volunteers coordinated with the onsite incident command structure daily.
- EOC staff followed most Standard Emergency Management System (SEMS) and Incident Command System (ICS) practices.
- City staff were very dedicated to response efforts and trying to follow EOC procedures.

Focus Area #2 Challenges & Recommendations

Challenge #1 – City Leadership Alignment

Discussion: Leadership engagement and commitment to community support were evident throughout the response; however, opportunities remain to strengthen alignment by ensuring that all executive-level decisions are fully coordinated through the EOC process.

During the response, the City did not utilize a formal EOC Policy Group structure. The City Management Team (defined as the City Manager, Assistant City Manager, Deputy City Manager, Department Heads, and the City Clerk) did not convene as the EOC Policy Group when the EOC was activated. Upon EOC activation, the EOC Policy Group is typically convened in or near the EOC to ensure efficient coordination and timely executive-level policy decisions. Formal activation of the EOC Policy Group would allow the City Management Team to maintain continuity of normal City functions while supporting response operations effectively. The best practice is for the City Management Team, when functioning as the EOC Policy Group, to focus on strategic direction, policy development, and long-term considerations, rather than operational decision-making. During the response efforts to the fires, some decisions were made on an ad hoc basis with selected City Management Team members rather than through a coordinated EOC Policy Group process.

Reference: City Emergency Operations Plan and Interview Notes

Recommendation 2.1: Establish a formal EOC Policy Group composed of the City Management Team to provide strategic guidance and executive-level decision-making during major incidents. Clearly define the group's role within the City's emergency management structure to ensure that all leadership decisions are coordinated through the EOC. This alignment will enhance situational awareness, allow the emergency management team to provide timely analysis and recommendations, and ensure that executive actions are fully integrated into operational planning and response activities. Regular participation of the EOC policy group in EOC processes (such as briefings, incident action planning, and

resource prioritization) will reinforce a unified command approach and support consistent communication across all levels of the organization.

Challenge #2 – Incident Planning

Discussion: Staff collaborated to share information and adapt plans under evolving conditions but faced challenges when the planning process was applied inconsistently, limiting a common operating picture.

Incident Action Plans (IAPs) or EOC Action Plans were not produced cohesively and consistently during the response efforts. Each shift should produce an EOC Action Plan and follow the Planning P process throughout the shift to ensure continuity and consistency in EOC process. During the Franklin and Palisades Fires, EOC Action Plans were inconsistent. White boards were utilized for situation status, but the information was not translated onto the appropriate planning documents to ensure the next EOC shift had the same situational awareness. Relocating the EOC also posed a challenge to maintaining the white boards and overall situational awareness.

Reference: City Emergency Operations Plan and EOC Action Plans

Recommendation 2.2: Institutionalize the planning process by making it a routine element of all EOC activations, regardless of scale or duration. This includes establishing a standardized schedule for planning meetings, clearly assigning roles for developing situation reports and EOC Action Plans components, and ensuring products are distributed consistently to staff and leadership. Even during smaller incidents, applying the planning cycle builds staff familiarity, reinforces discipline in information-sharing, and creates a habit of documenting objectives, strategies, and resource needs. Regular use of EOC Action Plans will strengthen situational awareness, support operational coordination across departments, and provide a record that can be used for both cost recovery and post-incident analysis.

Challenge #3 – Documentation and Cost Recovery

Discussion: Staff showed resourcefulness in tracking expenses and purchases under pressure but could enhance the effectiveness of resource tracking and use of ICS 213RRs were not always consistent, creating challenges for reimbursement. Several ICS 213RRs were utilized during the response efforts, however, they were not accurately completed and finalized. Overall, the administrative procedures (214s, check-in-check-out procedures, sign-in sheets, etc.) were not followed cohesively for each EOC shift throughout the response efforts.

Additionally, the inconsistent use of ICS forms, and the absence of any City-specific customized versions, created challenges. For example, not having an ICS 207 or a shift-specific organizational chart led to confusion in each operational period, particularly as staff rotated through different roles within the EOC.

Key stakeholders identified challenges in efficient and effective tracking of resources as resource management took on a largely decentralized approach. Information provided in resource requests often lacked sufficient detail to properly support requests and understand needs. The EOC software system that the City was using at the time was found to be problematic as some staff had limited exposure to the system and struggled with basic maneuvering around the platform. As a result, staff developed alternative methods of resource ordering and tracking including paper-based forms and individual emails making record keeping more challenging.

Resources were identified to often be requested through individual emails and phone calls, creating a difficult data collection exercise and backfilling ICS forms. To ensure comprehensive documentation is collected to promote an effective resource management process and to best prepare for potential federal audits, the documentation must be collected in a singular location. Tracking down individual emails and phone calls not only adds to the level of effort required but also presents the potential documentation that will not be discovered justifying a specific resource expenditure.

As the Resource Unit leader resides in the Logistics Section in the Malibu EOC, the communication of resource status was not routinely available or incorporated in EOC incident action planning. The limitation of resources information in incident action planning challenges the ability to make informed decisions during response operations. Throughout this incident staffing the Situation Unit experienced difficulties creating added challenges in comprehensive action planning including the incorporation of resource status.

The use of EMMA during the response efforts greatly enhanced the financial and administrative tracking process and led to financial and administrative documentation that may not have occurred otherwise.

Reference: EOC Action Plans, ICS 213RRs, ICS 214s, and other EOC Finance Section Documents

Recommendation 2.3: Dedicate trained staff for Finance and Administration Section functions within the EOC to ensure that financial tracking, purchasing, and documentation are prioritized from the start of an incident. Establishing standardized documentation practices—such as consistent use of ICS 213 forms, purchase logs, and electronic filing systems—will create a clear audit trail that supports both operational decision-making and disaster cost recovery requirements. Having staff focused on these functions not only reduces the burden on operational responders but also ensures the City is well-positioned to meet FEMA and Cal OES reimbursement standards. This approach will help capture eligible costs in real time, minimize the risk of missed documentation, and streamline the recovery process after future incidents.

Challenge #4 – EOC Continuity and Relocation

Discussion: The City's primary Emergency Operations Center (EOC) has required evacuation during each of the last three major wildfire incidents due to its location within a fire corridor, significantly

undermining continuity of operations. During these incidents, the City relied on strong relationships with neighboring jurisdictions and the ingenuity of City staff and volunteers to rapidly identify alternate facilities. While these efforts enabled continued operations, the relocations were largely ad hoc. Facilities were not pre-identified, often lacked adequate space, technology, power, or logistical support, and were not configured to support sustained EOC operations. The City cannot assume such facilities will be available in future incidents, particularly when neighboring jurisdictions may also be responding to emergencies. Additionally, these relocations likely disrupted the host jurisdictions' own operations.

During the Palisades Fire, repeated EOC relocations further strained personnel, technology, and logistics. Relocations occurred under hazardous conditions, without formal checklists, protocols, or documentation to guide the safe and effective movement of EOC operations. This placed staff at risk and caused significant disruptions to emergency coordination for extended periods. Compounding these challenges, pressure to prematurely re-occupy the primary EOC complicated operational decision-making.

These conditions demonstrate an ongoing and foreseeable need to relocate EOC operations during major incidents. Reliance on a limited number of informal alternate sites presents additional risks, including site unavailability, evolving threats, insufficient capacity, or competing emergency demands. To maintain effective emergency operations, the City must establish a comprehensive, pre-incident framework for EOC continuity and relocation, including formal agreements, clearly defined processes, and regularly tested alternate facilities.

Reference: City Emergency Operations Plan and EOC Action Plans

Recommendation 2.4: Develop formal EOC relocation protocols that clearly define roles, responsibilities, decision-making authority, readiness criteria, and step-by-step procedures for relocating operations. This should include logistical requirements, technology needs, safety considerations, and resource tracking. Identify, catalog, and assess potential alternate sites through a pre-incident inventory, needs and gaps analysis, and facility readiness assessments. This includes establishing Memorandums of Understanding (MOUs) with partner agencies and neighboring jurisdictions to secure alternate EOC facilities outside fire-prone area and identifying multiple viable options to account for competing emergency needs. Test these facilities in advance to ensure viability of operations. Incorporate EOC relocation drills into training and exercises and establish clear re-entry criteria that are communicated to City leadership and elected officials to manage expectations and reduce pressure for premature return to the primary EOC.

Challenge #5 – Mobile Command

Discussion: Malibu lacks flexible backup/alternate facilities if the primary EOC is compromised and partner MOUs are delayed or unavailable. During both fire responses, the EOC had to relocate without a

plan or appropriate resources. In addition, the City does not have a mobile resource to deploy to the Incident Command Post (ICP) to support staff that are at the ICP.

A mobile command center would provide Malibu with a critical, flexible hub for coordinated response and recovery. By bringing communications, planning, and operational capabilities directly into the impacted areas, it would reduce reliance on outside agencies and allow City leaders to maintain real-time situational awareness. The unit could serve as an on-scene location for interagency coordination, resource tracking, community information, and public officials' briefings, helping streamline decision-making during fast-moving fire conditions. Additionally, a mobile command center would support continuity of government functions and offer a visible, accessible presence for residents seeking assistance in the aftermath of major fire events.

Reference: City Emergency Operations Plan, Logistics Files, and EOC Action Plans

Recommendation 2.5: Explore acquisition or lease of a mobile command trailer to provide a deployable, scalable option for sustaining EOC functions or supporting staff at the ICP. A mobile platform would enhance flexibility, allow operations closer to the incident when safe, and ensure Malibu has a dedicated continuity resource independent of outside partners.

Focus Area #3: Governance & Policy

The Palisades Fire underscored the central role of Malibu's elected and executive leadership in shaping the City's response. Leadership was engaged and demonstrated commitment to the safety of the community, but the absence of formalized structures for governance during disasters created challenges for coordination, decision-making, and integration with emergency management processes.

During the incident, elected officials were not consistently incorporated into the EOC structure through a defined elected policy group. Without this mechanism, opportunities for leadership to provide strategic guidance while maintaining situational awareness were limited. At times, executive decisions were made outside of the EOC process, which reduced information flow and hindered the ability of the emergency management team to provide critical input.

In addition, leadership placed strong pressure on EOC staff to return operations to Malibu before it was logistically feasible, creating stress and complicating continuity of operations. The event also revealed that broader policies to guide all City staff during crisis events were underdeveloped, leading to uncertainty about expectations and responsibilities outside of the EOC environment.

Together, these challenges illustrate that Malibu would benefit from codifying the role of elected and executive leaders in emergency response, strengthening governance structures, and ensuring that policies are in place to guide both leadership and staff during large-scale incidents.

Focus Area #3 Strengths

- The City held public forums to gather feedback from the community on response efforts.
- City leadership was very engaged and proactive during the fire response efforts.
- EOC staff remained flexible and overcame significant operational challenges.

Focus Area #3 Challenges & Recommendations

Challenge #1 – Elected Officials Integration

Discussion: Elected officials demonstrated strong engagement and commitment during the incident but lacked a formal mechanism to participate effectively in the response structure. Elected officials serve in a legislative role, providing governance oversight and policy approval, and are not intended to participate in response operations or tactical decision-making.

Throughout the response, coordination between the EOC Policy Group (city management team) and the Elected Policy Group (elected officials) was largely informal. Elected officials communicated directly with City staff and department leadership on an ad hoc basis, which at times created confusion in decision-making and resulted in elected officials becoming involved in operational details. Additionally,

multiple City Council members were present at incident briefings and field operations sites. This presence created the potential for operational confusion by blurring the distinction between field-level priorities and the strategic policy decisions that should be addressed through the EOC.

During future response efforts, the City Council should remain focused on approving emergency proclamations, providing policy direction, ensuring government continuity, liaising with state/federal officials, managing public communication (via Mayor/PIO), and overseeing critical recovery decisions, focusing on policy while trusting operational staff to handle the "weeds" of the response itself, ensuring the community needs are met. The EOC Policy Group can guide the Elected Policy Group to review and make strategic policy decisions. This would further help to keep the elected officials out of the details of response operations, allowing them to focus on the high priority policies and decisions needed to run the City.

Reference: City Council Agendas, EOC Action Plans, and EOC Documentation

Recommendation 3.1: Develop a clear, documented process in emergency plans that defines how and when the Elected Policy Group should be involved during emergencies. Train elected officials on the EOC's roles and functions and incorporating them into exercises to ensure familiarity. This will give elected officials a structured role in incident management while preserving EOC processes and improving coordination.

Challenge #2 – Executive Decision-Making

Discussion: While elected officials demonstrated tremendous dedication and support to response actions, it was observed that these efforts can be enhanced through establishing formal guidance. Harnessing the collective efforts of leadership in an organized manner to enhance situation awareness through established networks, ensuring a continuity of leadership, leading policy development, and demonstrating a unified direction better enables the response team to successfully engage in incident management operations. Elected officials have a unique role in an emergency and in information-sharing due to their emergency authority and how they hold a special relationship with constituents and stakeholder organizations.

Reference: City Council Agendas, EOC Action Plans, and EOC Documentation

Recommendation 3.2: Establish procedures that ensure coordination and communication between the EOC Policy Group and the Elected Policy Group to better support EOC operations. All major decisions should flow through the EOC process, supported by regular management briefings that allow both the EOC Policy Group and Elected Policy Group to stay fully informed and provide input in real time. Embedding this practice will enhance situational awareness, reinforce a unified chain of command, and strengthen decision-making.

Challenge #3 – Leadership Expectations During Relocation

Discussion: EOC personnel adapted to multiple relocations, maintaining continuity of operations; however, pressure to return to Malibu before conditions were ready created additional stress and complexity.

Reference: EOC Action Plans, EOC Documentation, and Interview Notes

Recommendation 3.3: Establish clear emergency readiness benchmarks—such as EOC facility safety, infrastructure availability/access (such as roadways being open), and staffing support for EOC relocation and re-entry operations. Communicate these benchmarks to leadership in advance to help manage expectations, reduce pressure during activations, and ensure re-entry decisions are based on objective criteria.

Focus Area #4: Operational Coordination

The Franklin and Palisades fires highlighted the importance of coordination between the City of Malibu and its many response partners. The City benefited from strong relationships with fire agencies, supported in part by the presence of dedicated fire liaisons. These liaisons provided valuable situational intelligence, promoted effective communication, and strengthened collaboration with incident command. Staff also made effective use of tools such as Microsoft Teams, open video calls, and whiteboards to promote information-sharing and coordination during periods of high activity, including EOC evacuation and relocation.

At the same time, the incident underscored areas where operational coordination could be further strengthened. Resource tracking processes for equipment and personnel were inconsistent, limiting the City's ability to maintain a complete picture of assets deployed. The EOC Situation Unit, which is critical for developing a common operating picture, struggled with maintaining trained and consistent staffing, impacting decision-making and situational awareness.

Staff dedication was evident, but the assignment of personnel to multiple roles — sometimes outside their trained specialty — reduced role confidence and made specialized skills difficult to sustain. The transition to Microsoft Teams ultimately improved collaboration and ease of use but required significant back-end adjustments to align files and workflows. Coordination with the Disaster Management Area (B) also faced challenges when the assigned coordinator was personally impacted by the fire, forcing alternate coordination routes and highlighting the importance of familiarity with mutual aid systems such as California's Emergency Management Mutual Aid (EMMA) program.

Given Malibu's unique geography — coastal terrain, the Pacific Coast Highway, and the Santa Monica Mountains — interorganizational and interjurisdictional coordination will always be a defining element of response operations. By building on the strengths of fire liaison support, technology integration, and agency relationships, while addressing gaps in resource tracking, situational awareness, and staff role alignment, the City can strengthen its operational coordination for future incidents.

Focus Area #4 Strengths

- The use of the Fire Liaisons was a massive success during response efforts.
- City staff were creative and used multiple tools to coordinate response efforts.
- City staff, specifically the Fire Liaisons, used existing relationships to coordinate during response and recovery operations, which enhanced situational awareness and cohesive decision-making.
- The use of Microsoft Teams later in response operations allowed for better tracking and enhanced coordination.

Focus Area #4 Challenges & Recommendations

Challenge #1 – Fire Liaison Integration

Discussion: Fire Liaisons provided valuable intelligence, facilitated communication, and strengthened interagency coordination, serving as a critical link with incident command. Fire Liaisons are City staff who, during fire response operations, were deployed to the field to provide updates to the Incident Command Post (ICP) and the Emergency Operations Center (EOC). The Fire Liaisons provided a coordination point between the ICP and the EOC that would not have existed without their role.

Reference: City Emergency Operations Plan, EOC Action Plans, and Interview Notes

Recommendation 4.1: Maintain and expand the role of Fire Liaisons in emergency operations by clearly defining their responsibilities in plans and incorporating them into training and exercises. Preserving these strong ties with incident command will ensure timely intelligence sharing, reinforce interagency relationships, and improve the City's ability to adapt during dynamic wildfire events.

Challenge #2 – Resource Tracking

Discussion: Staff made resourceful efforts to track equipment and personnel, but inconsistent processes limited visibility of available assets and their deployment. The City's EOC software system that was used at the beginning of response operations was both helpful and problematic. The system was difficult to use and not many EOC staff were sufficiently trained in how to use it. The move to Microsoft Teams helped with resource tracking later in the Palisades Fire. Key stakeholders (Logistics and Finance Section) identified challenges in efficient and effective tracking of resources as resource management took on a largely decentralized approach. Information provided in resource requests often lacked sufficient detail to properly support requests and understand needs. ICS 213RR forms were not used at the beginning of response operations, which made resource tracking very cumbersome.

Reference: City Emergency Operations Plan, Logistics and Finance Section Documents, and Interview Notes

Recommendation 4.2: Standardize a unified resource tracking process and train staff on its consistent application across all incidents. Integrating this process into EOC procedures and technology platforms will provide leadership with real-time asset visibility, support more effective deployment, and improve accountability for cost recovery.

Challenge #3 – Situation Unit Personnel

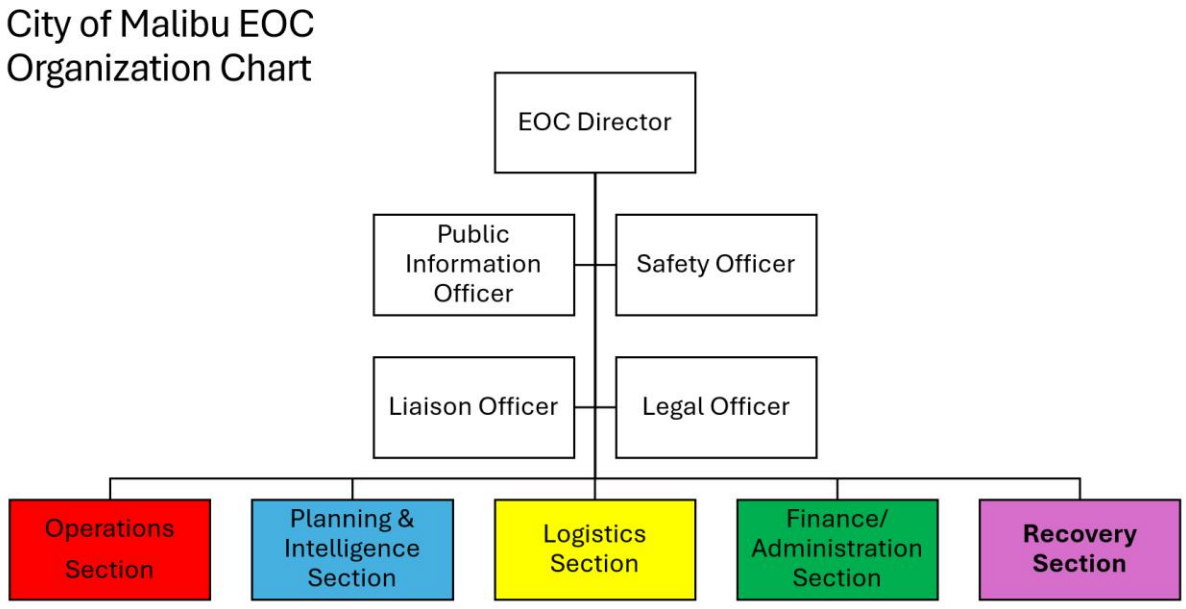
Discussion: The Situation Unit contributed to information gathering, but the lack of consistently trained personnel reduced situational awareness and limited decision-making support. Interviews highlighted a

communication gap that existed in the EOC that restricted information sharing between field operations, EOC sections, and the Situation Status Unit. The connection between these response functions is important to maintain a cohesive dialog and Common Operating Picture (COP). Each function benefits from the information managed by the other. The breakdown in this situation appears to be more from a change in operational rhythm and a lack of training versus a deliberate withholding of information. Job aids reminding personnel to coordinate with key personnel in the EOC with specific coordination tasks help to facilitate the ongoing communication.

Reference: City Emergency Operations Plan, Planning Section Documents, and Interview Notes

Recommendation 4.3: Develop a trained pool of Planning Section staff to serve in the Situation Unit, with clear responsibilities for maintaining situational displays, maps, and updates. Emphasize this function in exercises to reinforce its importance in building a common operating picture, supporting both tactical and policy-level decisions.

Challenge #4 – Staff Role Assignments



Discussion: City staff demonstrated adaptability by filling multiple roles during the incident, though frequent reassignment to unfamiliar positions impacted confidence and limited application of specialized skills. Personnel were placed in different EOC roles across shifts due to variations in how staffing assignments were made, leading to some individuals serving in roles outside their original EOC designation and/or expertise. Throughout both response efforts, some personnel were moved from

position to position, making it difficult to maintain continuity of operations and placing significant stress on individuals who were asked to fill roles they had neither trained for nor previously been expected to perform.

Another challenge was the use of consultants to augment EOC staffing. Conceptually, this is a great concept, but the practical reality is often very different. During the response efforts, the City chose to utilize this type of assistance, which overwhelmed EOC staff when they were asked to perform tasks they were not trained to do or they were asked questions to help the consultant perform tasks, which ended up taking them away from operational priorities.

Reference: EOC Action Plans, Staffing Documents, and Interview Notes

Recommendation 4.4: Align staff assignments more closely with training and experience while expanding cross-training to provide flexibility for surge staffing. Reinforce role-specific readiness through regular exercises so staff can step confidently into primary or secondary positions when needed.

Challenge #5 – Technology & Collaboration Tools

Discussion: Microsoft Teams and physical whiteboards proved highly valuable for collaboration, though significant backend set-up was required during the event to make these tools fully functional. The transition from the City's EOC software system to Microsoft Teams proved beneficial for the EOC. However, establishing the Microsoft Teams channels and organizational structure, assigning appropriate permissions and access for staff, providing access to external partners (such as EMMA support), and managing virtual EOC operations introduced significant challenges during the response.

During the later stages of the response, IT staff created (or provided access to) a SharePoint site for mutual aid partners. While this proved to be a valuable tool for incoming assistance, the level of effort required for IT to customize and configure the site was significant. This capability should be pre-planned, with a "dark site" or alternative file-sharing solution ready for activation in future emergencies.

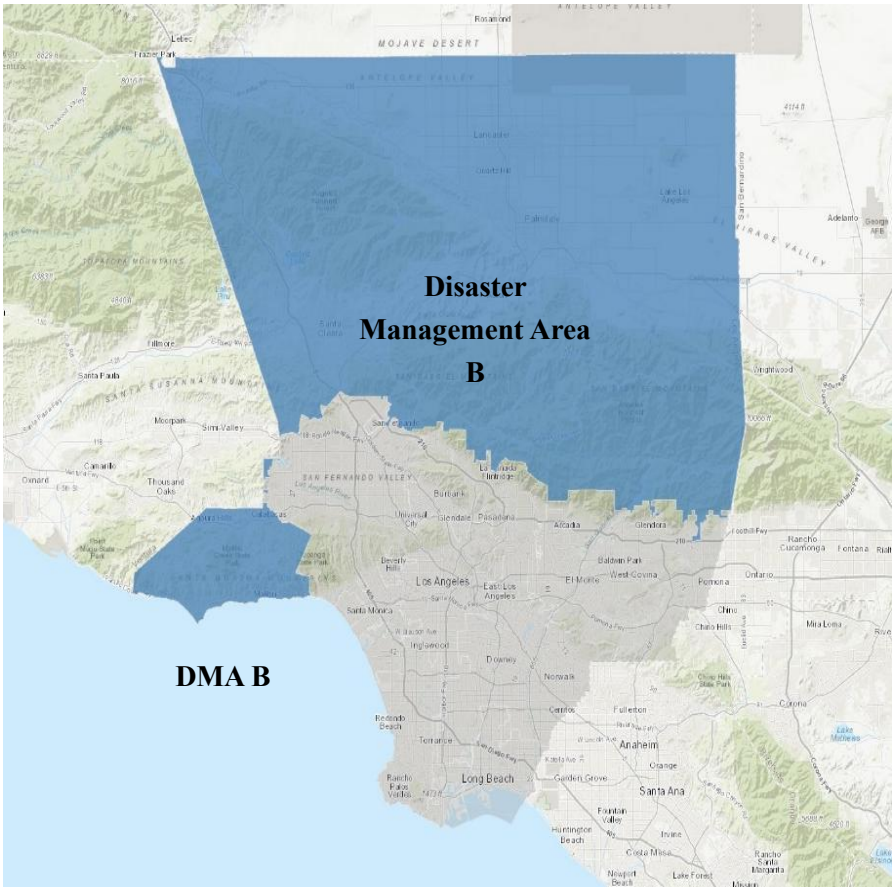
As response operations progressed, the City relied on several different Excel files to support collaboration and manage activities. While this was functional as a short-term solution, forms and other documentation should be standardized and developed in advance of an emergency. If the City plans to standardize using Microsoft Teams channels, these forms and documents should be located within each channel to assist EOC staff.

Reference: EOC Action Plans and Interview Notes

Recommendation 4.5: Configure Microsoft Teams channels, sync key files, and establish standardized digital workflows prior to activation. Documenting these procedures and exercising them regularly will allow staff to maximize efficiency and reduce setup delays during future incidents.

Challenge #6 – Regional Coordination

Discussion: Los Angeles County serves as the intermediate level of government that coordinates and communicates disaster response needs between the eighty-eight (88) cities within its geographic boundaries and the State of California[21]. The County is organized into eight Disaster Management Areas (A through H), with each city assigned to a specific area. A Disaster Management Area Coordinator (DMAC) oversees each Disaster Management Area. The City of Malibu is located within Disaster Management Area B.



Regional coordination was essential during the incident; however, challenges were identified when Area B communication was limited due to incident impacts. As a result, the City coordinated directly with the Operational Area Duty Officer.

[21] Data. Lacounty.gov/datasets/lacounty::disaster-management-areas.about.

One of the main EOC Operations Section objectives during the Palisades Fire was to "Maintain Routine Communications with LASD (Watch Commander), LAFD, Public Works, and Field Personnel for Updates on Fire Progression, Road Closures/Opening, press briefings, access for community partners/City staff, and other pertinent event information (as needed)." This was challenging due to a lack of operational communication equipment and the limited availability of external/regional liaisons. Collaboration with outside agencies relied largely on personal relationships, website updates, and eventually the IMT Cooperators Meeting. This will likely continue to be a challenge for the City's EOC, given that most first-response functions (sheriff, fire, EMS, etc.) are contracted out.

The ability for a Fire liaison representative to attend the IMT Cooperators Meetings greatly enhanced the City's ability to respond and recover. However, this was an ad hoc process and needs to be formalized for future emergencies.

Reference: EOC Action Plans and Interview Notes

Recommendation 4.6: Expand staff training and familiarity with regional coordination systems and partners. This includes training on the Disaster Management Areas process and role so that staff are aware of who manages it and how it works. Additional measures include developing redundant pathways for communication with regional partners to ensure coordination can continue seamlessly, even when key individuals or systems are unavailable.

Challenge #7 – Geographic Coordination

Discussion: Malibu's unique coastal and mountainous geography requires extensive interagency and interjurisdictional coordination, which was evident during the fire response. The City faced major communication challenges (such as disruptions to radio and cell networks) as well as logistical issues, including staff access back into the City, EOC relocation, network connectivity, and resource distribution during both response efforts. These difficulties were compounded by the geographic characteristics of the City and its surrounding area. For example, the City was gathering weather data from the Topanga weather station, which was in the valley and not accurate for most of the geographic locations within the City. Since the geography will not change, the City should continue to expand their coordination efforts and enhance joint planning, training, and exercises initiatives with surrounding jurisdictions.

Reference: EOC Action Plans and Planning Section Documents

Recommendation 4.7: Continue to prioritize regional planning and joint exercises with agencies responsible for coastal, mountain, and highway operations. This will strengthen shared understanding of jurisdictional roles, clarify coordination procedures, and enhance the City's ability to manage geographically complex incidents.

Challenge #8 –EOC Staff Augmentation

Discussion: During both fire incidents, the City did not have sufficient staffing to effectively support EOC operations given the complexity and duration of the response. The City utilized consultants to augment EOC staff, which was a creative solution. However, the consultants had not trained or exercised with the City EOC staff, and it led to several complications for the existing City EOC staff.

Although the City utilized the Emergency Management Mutual Aid (EMMA) to supplement EOC staffing, the support arrived later in the response, making it difficult to effectively integrate EMMA personnel into the established EOC operational cadence. EMMA was developed to provide emergency management personnel and technical specialists to support the disaster operations of affected jurisdictions during an emergency to assist with response and recovery for the whole community without imposing additional financial burden on the impacted jurisdiction[22]. EMMA is administered by the California Office of Emergency Services (Cal OES), with an EMMA Coordinator assigned at each level of the Standardized Emergency Management System (SEMS). In future incidents, the City may want to consider coordinating ahead of time with its designated EMMA Coordinator (otherwise known as the Cal OES Regional Duty Officer) to request additional resources, staffing support, and to work out logistics and Mutual Aid Agreements (MAAs) ahead of time.

Reference: EOC Action Plans and Planning Section Documents

Recommendation 4.8: Augment EOC staffing capacity by establishing pre-incident agreements/MAAs with qualified external consultants and within the EMMA system to support critical roles during major EOC activations. This approach should include the proactive activation of EMMA as soon as an incident is anticipated to be significant in size or scope, ensuring timely staffing support across EOC Sections.

As an additional preparedness measure, contracted personnel should be integrated into the City's EOC program through regular training, orientation to City-specific plans and systems, and participation in exercises to ensure operational readiness and seamless coordination during future incidents**.**

[22] State of California Emergency Management Mutual Aid Plan.

Focus Area #5: Communication

The Palisades Fire placed unprecedented strain on the City of Malibu's communication systems. Public Safety Power Shut-Offs along with infrastructure damage caused widespread system failures, creating challenges for both internal and external communication. While the Los Angeles Regional Interoperable Communication System (LA-RICS) demonstrated resilience and remained functional during the incident, many of the City's own systems struggled to support operations and situational awareness.

The City's relocation to alternate EOCs further complicated communications, as connectivity and logistical issues limited staff ability to collaborate. Internet connectivity was often unreliable, particularly during transitions between facilities. City staff also noted the absence of a consistent plan for staff communications during emergencies, leading to varied experiences — some personnel received emails while others did not — which fueled confusion, misinformation, and rumors.

Power and telecommunications outages created an even greater barrier, at times making it impossible to send alerts, warnings, and real-time updates to the community. These failures underscored Malibu's vulnerability to cascading impacts when critical infrastructure is disrupted.

Externally, the City had social media channels and a website available to share information with the public but lacked the staffing and dedicated resources to manage these platforms effectively during a sustained incident. While channels were in place, a dedicated incident-specific webpage was not established, limiting centralized access to updates.

During an evacuation, Malibu's primary responsibility is issuing alerts to its residents. Evacuation decisions are made and enforced by LASD. When Incident Command broke down the existing evacuation zones into sub-zones and transmitted updated alerts without coordinating with the City, it created conflicting information for residents and placed additional strain on Malibu's EOC to correct and clarify messaging.

Despite these challenges, Malibu staff worked diligently to maintain communications under difficult circumstances, leveraging available platforms and partner support. Building on these experiences, the City has clear opportunities to strengthen resilience, improve internal and external communications, and reduce reliance on ad hoc solutions in future incidents.

Focus Area #5 Strengths

- The use of LA-RICS radios provided a mechanism for the EOC to communicate with field personnel, the ICP and the Mayor.
- The City website was a critical communication tool.
- The City found innovative ways to communicate (such as internal Everbridge notifications).
- Providing EOC laptops for mutual aid partners working in the EOC proved to be very helpful.

Focus Area #5 Challenges & Recommendations

Challenge #1 – Systemwide Communications Loss

Discussion: Staff adapted resourcefully to maintain operations despite the destruction of key infrastructure that created systemwide communications challenges. During initial response efforts, all forms of communication were down (phones, internet, some radios, etc.) due to the high winds and Public Safety Power Shutoffs (PSPS).

Reference: EOC Action Plans, Palisades Cooperations Meeting Notes, other Operations and Logistics Section Documents, and Interview Notes

Recommendation 5.1: Expand use of resilient systems such as LA-RICS and mobile communication options, pursue additional redundancies, and ensure alternate EOCs are equipped with a reliable communication infrastructure. Building multiple layers of back-up capacity will reduce vulnerability to infrastructure loss and safeguard continuity of operations in future large-scale incidents.

Challenge #2 – Alternate EOC Communication

Discussion: EOC staff-maintained operations at alternate facilities, but logistical and connectivity barriers created delays and required staff to improvise solutions. In essence, each time the EOC relocated, the staff was relying upon existing communication and other equipment that was located at the alternate location. Often, this was non-existent or had significant connectivity issues.

Reference: City Emergency Operations Plan, EOC Action Plans, and Interview Notes

Recommendation 5.2: Establish and test alternate EOC sites for communications readiness, including internet connectivity, phone systems, and collaboration tools. Documenting site capabilities and limitations in advance will streamline future relocations and ensure continuity of communication systems.

Challenge #3 – Staff Communication

Discussion: Timely and consistent communications are fundamental to effective incident management, coordination, team cohesion, and staff moral. Clear and accurate information from trusted sources is crucial during incidents for informed decision-making, overall safety, operational effectiveness, and community actions.

City staff remained committed during the incident, yet inconsistent email distribution created confusion and, at times, fueled rumors. During the interviews, it was reported that timely and accurate information was lacking during response operations. When communication was provided, it was often sent by email (via the PIG distribution) which is an unreliable method during an emergency. Some staff received no messages

or updates at all during either incident. Human Resources did not have an up-to-date address list or visibility of the geographic location of staff, which affected shift scheduling and travel times. Outdated or inaccurate contact lists further contributed to delays and information gaps for City personnel.

Additionally, the lack of the use of standardized communication forms created additional confusion. For example, the documents provided for review for this AAR did not include any ICS 205s (Incident Radio Communications Form) or 205A (Communications List). While the City does not have to use ICS Forms, it would be helpful to have a standardized communications plan that is trained on and regularly updated prior to the next emergency.

Reference: EOC Action Plans, Staffing Documents, the PIGs, and Interview Notes

Recommendation 5.3: Create a staff communication plan that defines clear processes, assigns responsibilities, and incorporates backup methods such as text alerts or Teams notifications. Regular drills using these systems will help ensure all staff receive consistent and reliable information during emergencies.

Challenge #4 – Emergency Alert and Warning

Discussion: Emergency notifications are issued by City authorities to the public in the event of a hazard posing a risk to life safety. Alerts include instructions on necessary steps to protect life and property. The Everbridge alerting and notification application served as the City's local emergency notification system and was the primary tool for alerting the public about potential hazards and providing information on actions to protect life and property. The alerting system delivers notifications to specific areas via landline phones, cell phones, and email.

The demands of community Alert and Warning carry substantial consequences when not effectively carried out requiring the City to manage a complex program prior to an emergency incident. The speed of incidents posing significant threats to the safety and well-being of the population can occur rapidly requiring immediate community alerts. This has been seen in multiple critical incidents in recent years such as the fast-moving fires in the Franklin and Palisades fires. The systems used, various credible sources of communication that need to be deconflicted, inter-organizational coordination, and understanding diverse community needs in receiving emergency alerts are just a handful of issues that need to be managed and maintained demonstrating a need for dedicated staffing.

During the Franklin and Palisades Fires, the City issued alerts and notifications to the residents. Due to the extreme life safety threat, the County simultaneously sent its own alerts to Malibu residents. These alerts were sometimes sent without sufficient coordination with the City, this overlap led to some confusion and misunderstandings during critical periods of the emergency.

Reference: City Emergency Operations Plan and EOC Action Plans

Recommendation 5.4: Work with Los Angeles County Office of Emergency Management to formalize emergency alert and notification protocols for emergency alerts and notifications. This includes clarifying roles and responsibilities across agencies and jurisdictions related to emergency alert and notification. The City should also conduct regular alert and notification tests and exercises that include emergency alerting partners**.** Streamlining this process will improve timeliness, reduce duplication, and strengthen public confidence in emergency messaging.

Challenge #5 – Power & Telecommunications Outages

Discussion: Power and telecommunications outages disrupted alerts and made it difficult (or even impossible) to maintain communication with the community and staff. As noted earlier, Public Safety Power Shut-Offs affected the entire communications infrastructure during critical response periods. Given the City's geography, these power and telecommunications challenges are likely to persist in future emergencies.

Reference: EOC Action Plans, Palisades Cooperations Meeting Notes, other Operations and Logistics Section Documents, and Interview Notes

Recommendation 5.5: Establish new communication and alert mechanisms that can operate independently of traditional infrastructure. Options include 2-tone radios, LA-RICS radio receivers and sirens. Building redundancy into alerting and communications will ensure Malibu can sustain connectivity with staff and the public during future wildfires or infrastructure disruptions.

Focus Area #6: Community Evacuation

The Palisades Fire emphasized the complexity of evacuation operations in Malibu and the importance of having well-defined procedures before an incident occurs. The Los Angeles Sheriff's Department (LASD) carried out its life safety responsibilities with dedication and focus, the City had limited pre-established evacuation procedures to guide staff during immediate evacuation operations. While LASD assumed primary responsibility for evacuation, their scope of work focused on immediate notification, life safety, and access control, leaving broader logistical and operational considerations under-addressed.

Public messaging was further complicated by changes to evacuation zones in the Genasys system. These changes created confusion among residents and agencies, especially since the City had limited involvement in establishing or adjusting temporary evacuation zones. Malibu's unique geography, limited access routes, and high evacuation demand underscore the importance of clearly defined and consistently communicated zones.

Finally, the incident highlighted the lack of formal post-evacuation re-entry and re-population plans. Without these frameworks, staff and responding agencies faced uncertainty regarding the timing and process of returning residents and resources, as well as access for City staff traveling from outside Malibu. These gaps created inefficiencies in resource tracking, accountability, and coordination.

Despite these challenges, the City and its partners showed adaptability and commitment to protecting the community. Strengthening evacuation and re-entry planning, clarifying roles, and ensuring consistent public messaging will position Malibu to more effectively manage future large-scale evacuation operations.

Focus Area #6 Strengths

- The advanced training with LAPD, LAFD, and LASD was instrumental for the City's volunteers in providing evacuation assistance.
- Continuous monitoring of emergency and community-based apps (Pulse Point, Watch Duty, Genasys Protect, etc.) allowed for increased situational awareness, faster response times, and evacuation coordination.
- The LASD (with assistance from VOP) went door to door and used their Hi-Low Evacuation Systems on their vehicles to issue evacuation orders.
- The Genasys Protect application was used for providing evacuation information, and it is a tool that is available to the community. The platform is preferred for public evacuation zone information.

Focus Area #6 Challenges & Recommendations

Challenge #1 – Evacuation Procedures for City Hall

Discussion: EOC staff worked diligently to manage protective actions during the fire, but the absence of detailed evacuation procedures for City Hall and the EOC created challenges for immediate EOC operations.

Reference: City Emergency Operations Plan and EOC Action Plans

Recommendation 6.1: Develop comprehensive evacuation procedures for City Hall and the EOC. Integrate them into the City's Emergency Operations Plan (EOP). Support these procedures with staff training and regular exercises to ensure familiarity, coordination, and confidence during future evacuations.

Challenge #2 –Evacuation Coordination

Discussion: LASD effectively carried out life safety responsibilities during the Franklin and Palisades fires, but broader logistical needs of evacuation support were not fully addressed. Due to the immense department and agency response needed during both fires, at times, evacuation coordination was difficult for the City. While LASD has responsibility for operational elements (issuing evacuation orders, traffic management, etc.) during an evacuation, the City also has some evacuation responsibilities such as emergency alerts and supporting evacuation rally points when they are established.

Reference: City Emergency Operations Plan and EOC Action Plans

Recommendation 6.2: Formalize evacuation roles and scope within the evacuation process for Malibu. This includes coordination and clarification on evacuation roles and responsibilities with other partners (such as LASD) responsibilities. This clarity will strengthen interagency coordination and ensure all aspects of evacuation are addressed.

Challenge #3 – Evacuation Zone Management

Discussion: The Genasys Protect application served as an important tool for communicating evacuation zone information, but zone changes during the incident created confusion among both the public and agencies.

The City supported zone-based evacuations but had limited involvement in establishing or modifying zones during the incident. During the Palisades fire, Incident Command established sub-zones, which caused significant confusion in evacuations.

Before future evacuations, the City should coordinate with LASD and the LA County Office of Emergency Management (OEM) to ensure that Malibu's unique geography and community needs are fully considered in evacuation zones and zone decision-making.

Reference: City Emergency Operations Plan and EOC Action Plans

Recommendation 6.3: Identify and clarify evacuation zones with the County for various hazard types and exercise them with City staff and partner agencies. Coordinate closely with the County to ensure consistency of zone naming, boundaries, and messaging so the public receives clear and reliable guidance.

Challenge #4 – Re-entry and Repopulation Planning

Discussion: The City coordinated closely with partners during re-entry, but the absence of formal re-entry and re-population plans limited consistency in managing staff and resident access after evacuations.

Reference: City Emergency Operations Plan, EOC Action Plans, and Recovery Documents

Recommendation 6.4: Develop re-entry and re-population frameworks that establish clear criteria, agency roles, coordination mechanisms, and communication procedures for phased return of residents, staff, and critical resources. Testing these frameworks during exercises will help refine the process and build public confidence in safe re-entry.

Focus Area #7: Emergency Public Information

During the Palisades Fire, the City of Malibu's Public Information function demonstrated both innovation and dedication in keeping staff, elected officials, and the community informed. The development and use of the Public Information Guide (PIG) provided a single, efficient tool for disseminating consistent information to leadership, staff, partners, and other audiences. Public Information Officers (PIOs) sent frequent emails to all City staff with updates, attempting to provide a common understanding of the evolving situation. However, not all staff received the email and/or it wasn't a known situational update method for staff (see Focus Area #5: Communications and Recommendation 5.3: Staff Communications for further details).

The City's PIOs successfully provided daily status briefings to elected officials, which enhanced transparency, built confidence, and strengthened communication between City leadership and the public. The City's vendor support for social media, website management, and messaging also proved valuable in amplifying communications during the incident.

At the same time, challenges arose in obtaining timely and detailed information from other response partners to support public information efforts. This gap limited the City's ability to quickly update the community on certain aspects of the response. Additionally, neither the County nor Incident Command established a Joint Information Center (JIC), which would typically serve as a hub for coordinated messaging across agencies. Without a JIC, Malibu's PIOs was responsible for ensuring consistent public messaging.

Overall, Malibu's Public Information function was resourceful and effective in many areas, but the incident emphasized the importance of stronger coordination with partners and the need to integrate into County- and incident-level JIC structures in future events.

Focus Area #7 Strengths

- The City's PIOs did a great job of utilizing all publicly accessible information (such as Cal Fire, surrounding jurisdictions social media, etc.) during response efforts.
- Both fires provided on the job training for the City PIOs.
- The PIOs were creative in finding methods to disseminate information during response efforts.
- The creation and use of the Public Information Guides (PIGs) was valuable to staff and other partners.

Focus Area #7 Challenges & Recommendations

Challenge #1 – Social Media & Public Information

Discussion: The City worked diligently to share timely updates with the public, though limited staffing made it difficult to manage social media and online communication during response and recovery.

During the Franklin Fire, the City developed a custom public-facing website that was well received. However, maintaining it required significant staff time and frequent updates throughout the response. To improve efficiency, the City should develop pre-established templates for incident-specific webpages that can be quickly activated during emergencies. These pages should serve as a centralized source of regularly updated information, reducing confusion and ensuring consistent messaging across platforms.

During the Palisades Fire, the City developed and distributed a Public Information Guide (PIG), which was well received by both staff and the public. However, the City did not create a custom website or establish a cadence (or structure) for releasing public information during this incident. Hotline staff also reported feeling unprepared to answer complex questions (particularly those involving individuals that had to find out their home was burned to the ground). Finally, interviews revealed a broader shortage of staff trained in public information roles within the City.

Overall, the City's social media and public information efforts varied significantly by Public Information Officer (PIO) and operational period. Adequate pre-incident planning and clear procedures are essential to support staff in fulfilling their roles. Because the PIO team is small and will likely need to draw on additional resources from within the organization or external partners, having standardized tools and guidance in place will be critical to ensuring staff confidence and consistency across operational periods. This includes the formation of a PIO Team and/or a Public Information Branch (even if it is contracted out) within the EOC.

Plans and procedures will need to streamline emergency public information communications processes to ensure rapid and timely release of information from the PIO. Continue planning efforts to support information dissemination across multiple communication platforms and through channels not tied to web-based communication, with considerations for accessibility for non-English speaking populations and individuals with disabilities or others with access and functional needs.

One additional comment from the interviews included the recommendation for the City to host a City radio station for delivering emergency information to the public.

Reference: Public Information Guides (PIGs), Public Announcements/Website Updates, other Public Information Documents, and Interview Notes

Recommendation 7. 1: Establish a dedicated Public Information Officer (PIO) team/Public Information Branch or contractual surge capacity to handle social media, rumor control, public hotlines, incident specific website(s), and online engagement during major incidents. The Public Information Officer (PIO) and other public information staff should continue to utilize the Public Information Group (PIG) during incidents and Emergency Operations Center (EOC) activations. The PIG should be formalized, with established procedures and protocols for information updates and dissemination. This will enhance the City's ability to provide real-time updates, counter misinformation, and maintain public trust.

Challenge #2 – Elected Official Briefings

Discussion: Daily status briefs for the City Council built confidence, transparency, and trust between leadership and the emergency management team. While elected officials demonstrated tremendous dedication and support to response actions, it was observed that these efforts can be enhanced through establishing formal briefings and an EOC policy group to help coordinate public information dissemination (see Focus Area #3). Additionally, by enhancing the coordination between the EOC and the Elected Officials, the public will receive consistent emergency information and updates. Establishing talking points and scheduled public briefing sessions for Elected Officials will help ensure they are included in response efforts as well as maintaining their public interests. Regular briefings tailored to the community will strengthen public confidence and help counter misinformation during prolonged emergencies.

Reference: City Emergency Operations Plan, EOC Action Plans, Media releases, and City Council Documents

Recommendation 7.2: Coordinate Public Briefings by Elected Officials and continue the internal Elected Official Briefings.

Challenge #3 – Joint Information Center (JIC)

Discussion: The absence of a Joint Information Center (JIC) created challenges in coordinating messaging across agencies and jurisdictions. For example, the lack of communication and coordination protocols resulted in delayed messaging to the public. Regular coordination meetings, information-sharing agreements, and inclusion of City partner agencies in exercises will help reduce delays and improve message accuracy.

Reference: City Emergency Operations Plan, EOC Action Plans, and Media releases

Recommendation 7.3: Work with partner agencies and Incident Command to advocate for JIC activation during significant incidents. Ensure Malibu PIOs are integrated into JIC operations when activated, enabling unified messaging and better coordination with regional partners.

Challenge #4 –Public Information Support

Discussion: The City's public information vendor support was highly effective in managing social media, website updates, and message flow, but capacity may be strained during longer or multiple concurrent incidents.

Reference: City Emergency Operations Plan, EOC Action Plans, and Media releases

Recommendation 7.4: Sustain current vendor support arrangements and consider pre-identifying surge vendors for additional capacity. Establishing agreements in advance will ensure the City can quickly scale its communication capabilities when incident complexity or duration demands it.

Focus Area #8: Technology

Technology played a central role in Malibu's response to the Palisades Fire, offering both valuable tools and areas where capabilities could be strengthened. The City effectively leveraged Microsoft for situation status (SitStat), scheduling, and internal coordination. Staff reported that Teams provided flexibility, ease of use, and an accessible platform for collaboration across multiple locations. Similarly, applications such as WatchDuty proved valuable in enhancing situational awareness and providing real-time updates on fire activity. These systems and other applications are essential to facilitate the management of situational information and intelligence, managing resources to staff and equipping response personnel, track costs and expenditures, providing for damage assessments, communicating with threatened communities, among multiple additional critical actions.

At the same time, several technology challenges limited operational efficiency. The City's EOC software system was described as cumbersome, with both internal staff and external partners experiencing difficulties in access and navigation. In addition, the absence of a dedicated Geographic Information System (GIS) capability also restricted the City's ability to provide data-driven mapping and analysis to support informed decision-making during the fire.

Relocating to alternate EOC facilities presented additional obstacles. Staff encountered difficulties accessing SharePoint and network drives, creating delays in retrieving key documents and data. These access issues reinforced the importance of ensuring continuity and redundancy in technology systems during relocations or disruptions.

Overall, Malibu's use of modern collaboration tools and third-party applications enhanced coordination and awareness, but the event also demonstrated the need for greater investment in GIS, and more resilient access to shared systems.

Focus Area #8 Strengths

- The City used multiple collaboration tools in the EOC.
- SharePoint, Microsoft Teams, and other file sharing tools provided greater collaboration for EOC staff.
- EOC staff demonstrated resilience by successfully relocating the EOC multiple times and utilized all the available tools to continue responding to the emergency. IT staff were instrumental in EOC relocation efforts as well as EOC support in general. The EOC could not function without them.

Focus Area #8 Challenges & Recommendations

Challenge #1 – Virtual Collaboration Tools

Discussion: At the start of the Franklin Fire, EOC staff used the existing EOC software system for status tracking and document management. Although the system served as the official information management system, many found it cumbersome and difficult to use. External partners lacked both access and training, and some EOC staff were also not trained in advance. Midway through the emergency, the system was abandoned in favor of Microsoft Teams which many staff members were more familiar with, and it proved more effective for the response.

During the remainder of the Franklin Fire and during the Palisades Fire, Microsoft Teams proved highly effective for situational status tracking and coordination, giving staff a reliable and adaptable collaboration platform. However, it still required some staff to learn a new technology tool while simultaneously determining how best to collaborate within it. The lack of a predefined structure and procedures complicated implementation. And because some staff had limited exposure to the system, many struggled with basic navigation. As a result, personnel relied on both paper-based forms and digital tools, creating significant tracking and coordination challenges.

Reference: EOC Action Plans and Interview Notes

Recommendation 8.1: Continue using Microsoft Teams or choose a virtual collaboration tool for EOC operations. Pre-configure the platform/tool for key functions, establish standard workflows, ensure EOC staff access and permission, and train staff to ensure familiarity and efficiency during activations. Regular use of a virtual collaboration tool during exercises will further strengthen staff readiness and reduce set-up time during emergencies.

Challenge #2 – Geographic Information System (GIS) Capability

Discussion: While staff worked resourcefully to manage situation status displays, the absence of GIS and mapping tools limited the City's ability to support decision-making with geospatial analysis. GIS capabilities provide tremendous capabilities to develop more informed decisions and support operational missions through the use of mapping products and associated data. The use of GIS provides visual understanding of geographic components of the incident allowing for better understanding of incident conditions.

Geographic elements are embedded in nearly all aspects of an incident, including the Franklin and Palisades fires. As a result, there is significant demand for mapping products to support EOC objectives and the needs of almost every EOC position. If a GIS role is established within the EOC, a system must be in place to manage this demand. The process should prioritize requests, track them to ensure completion, and provide visibility into the level of effort required from GIS personnel through a centralized request system.

Reference: EOC Action Plans and Interview Notes

Recommendation 8.2: Staff a GIS unit within the EOC by designating trained personnel, acquiring appropriate software, and developing standard mapping products to support planning, operations, and public information. Regular training and exercises will help embed GIS into daily operations and enhance situational awareness.

Challenge #3 – Shared Drives and Network Access During EOC Relocations

Discussion: EOC Staff were able to continue operations during EOC relocations, but access to SharePoint and network drives was difficult from alternate EOC sites, slowing information flow. EOC staff were constantly trying to re-establish a Common Operating Picture (COP) at each new EOC location. It was a massive challenge to access shared drives and the network at each new location. Often, VPN access was slow, unstable, or blocked by the host jurisdiction's firewall or bandwidth limitations. Even when VPN access did work, large files (maps, plans, spreadsheets) loaded slowly or failed to sync. Network drives, departmental shared drives, and internal portals (e.g., SharePoint, intranet) were inaccessible without a proper connection. Critical software interfaces, (such as finance systems) were locked behind internal firewalls. Printers and scanners were tied to the City network and were unusable. Mixed with this was the use of external partners in the EOC that did not have the authorized permissions and access to shared drives.

Reference: Interview Notes

Recommendation 8.3: Enhance cloud-based access and implement redundancies to ensure critical shared drives and networks are available regardless of location. Test connectivity and access at alternate facilities in advance to confirm systems will function reliably during relocations. Consider mobile EOC options to reduce the reliance on alternate facilities in other jurisdictions.

Challenge #4 –Situational Awareness Tools

Discussion: WatchDuty and other real-time situational awareness applications proved valuable for monitoring fire progression and sharing timely updates. While the Public Safety staff utilize them regularly, this was not a previously needed process within the EOC. These applications provided real-time fire updates and information that EOC staff can utilize for situational awareness and operational decisions.

Reference: Interview Notes

Recommendation 8.4: Incorporate situational awareness applications into EOC standard operating procedures and provide training for staff to maximize their utility. Embedding them into the City's information management framework will strengthen situational awareness and support faster, more informed decision-making.

Focus Area #9: Emergency Purchasing Process

The Palisades Fire highlighted the importance of clear purchasing procedures to support timely resource acquisition during emergencies. Purchase processing includes resources obtained through a credit card for small items. Malibu staff demonstrated initiative and adaptability in securing needed resources, but the absence of standardized processes created challenges in record keeping and disaster cost recovery. Staff used a variety of purchasing methods during the response, which complicated financial tracking and reduced consistency in documentation.

The City did not have an emergency-specific purchasing policy in place, limiting staff's ability to efficiently obtain resources while ensuring compliance with federal disaster cost recovery requirements. Without this framework, purchasing actions were carried out inconsistently, increasing the administrative burden during and after the incident.

Additionally, the City did not have pre-existing contracts or agreements with vendors for critical needs such as hotels, car rentals, or other services to support staff and mutual aid resources when relocating to alternate facilities. The lack of pre-negotiated agreements made it more difficult to quickly secure accommodation and logistical support during relocation, adding stress to already complex operations.

Overall, Malibu's response demonstrated resourcefulness but underscored the need for a clear procurement framework, as well as pre-established agreements with vendors to support future activations and EOC relocations.

Focus Area #9 Strengths

- Finance staff worked hard to create and maintain financial records during the response efforts.
- The recovery efforts were able to pivot to a more robust financial tracking process.
- City staff were very creative in working around emergency procurement issues.

Focus Area #9 Challenges & Recommendations

Challenge #1 – Emergency Procurement Policy

Discussion: Staff resourcefully managed purchases during the incident, though the absence of a standardized emergency procurement policy created uncertainty and risk for reimbursement. Staff used their personal credit cards and other creative methods to purchase items to support response operations.

Reference: EOC Action Plans, Finance Section Documents, and Interview Notes

Recommendation 9.1: Develop a formal emergency procurement and purchasing policy that aligns with FEMA and Cal OES cost recovery requirements. Clearly outline staff roles, thresholds for emergency purchases, and documentation expectations to ensure compliance and consistency during activations.

Challenge #2 – Standardized Recordkeeping Practices

Discussion: Purchasing and documentation processes were maintained under pressure, but inconsistencies made it more difficult to track expenses and prepare reimbursement packages. The switch from the existing EOC software system to Microsoft Teams partially contributed to this challenge as well as staffing changes within the Finance and Administration Section during response operations.

Reference: EOC Action Plans, Finance Section Documents, and Interview Notes

Recommendation 9.2: Establish uniform processes for documenting purchases, including consistent use of ICS forms, purchase logs, and financial tracking systems. Embedding these practices into training and exercises will help staff capture required documentation in real time and support smoother reimbursement.

Challenge #3 – Pre-Negotiated Vendor Agreements

Discussion: Staff quickly secured resources during the incident, but the lack of pre-arranged agreements with critical vendors delayed logistical support at times.

Reference: EOC Action Plans, Finance Section Documents, and Interview Notes

Recommendation 9.3: Negotiate contracts ahead of time with hotels, car rental companies, and other essential vendors to ensure timely logistical support for staff, mutual aid personnel, and displaced operations. Building these agreements in advance will reduce delays, reduce use of staff personal finances, provide cost predictability, and strengthen continuity.

Challenge #4 – Integration of Procurement into Continuity Planning

Discussion: EOC staff sustained operations during relocations, but the absence of procurement planning in continuity efforts created additional challenges in accessing needed resources.

Reference: EOC Action Plans, Finance Section Documents, and Interview Notes

Recommendation 9.4: Integrate procurement policies and vendor agreements into EOC continuity and relocation planning. Ensure that alternate facilities have pre-identified resource pathways, reducing friction during transitions and enabling seamless support for staff during extended activations.

Focus Area #10: Workforce & Staff Sustainability

The Franklin and Palisades fires underscored both the resilience and dedication of Malibu's workforce, as well as the need for policies and systems that sustain personnel during prolonged activations. Staff commitment was evident throughout the incident, with employees demonstrating adaptability, flexibility, and a willingness to assume diverse roles under pressure. These qualities provided tremendous value to the City's response efforts.

At the same time, the incident highlighted several structural challenges that affected sustainability and staff well-being. The City has fewer than 100 full-time staff and only two highly trained emergency managers, leaving it understaffed to fulfill many of the basic city services while also responding to disasters. These limitations created difficulties in staffing the Emergency Operations Center (EOC), especially when training participation was inconsistent. Most staff found it difficult to make time for the training needed to fulfill EOC roles, and no incentives currently exist to encourage or reward participation.

Extended work hours, coupled with limited staffing depth, led to extreme fatigue and safety concerns. The absence of overtime compensation for exempt employees contributed to perceptions of inequity between salaried and hourly staff. In some cases, staff questioned the fairness of assignments or deployment distribution, which impacted willingness to respond. Attrition further reduced staffing capacity, underscoring the need for long-term workforce investment.

Continuity of operations also presented challenges, with concerns raised about prioritizing ongoing projects while managing disaster response responsibilities. Relocation of the EOC introduced additional burdens, including staff who traveled long distances only to be released, in the absence of policies addressing financial or time impacts.

Behavioral health emerged as a critical factor during the incident. Prolonged activations, stressful conditions, and the fire's impact on the community highlighted the need for wellness monitoring. The City's HR team played an important role by facilitating wellness activities and resources and providing much-needed support to staff during high-stress periods.

Overall, Malibu's workforce demonstrated commitment and resilience, but the event emphasized the need for clear and equitable personnel policies, improved staffing sustainability, stronger wellness and continuity practices, and expanded emergency management capacity to maintain a healthy and effective workforce during future emergencies.

Focus Area #10 Strengths

- The EOC staff were very resilient and displayed extreme dedication to response efforts for the City.
- EOC staff all contributed to the AAR process and discussed how meaningful the AAR process was for closure of the fire responses.
- Therapy dogs and other wellness activities were very appreciated.
- The external staffing support and liaisons (Cal Fire and Cal OES reps) were very helpful later in the response operations.

Focus Area #10 Challenges & Recommendations

Challenge #1 – EOC Staff Fatigue and Sustainability

Discussion: The City has fewer than 100 staff and only two highly trained emergency managers, limiting its ability to meet both day-to-day service demands and emergency response needs. EOC Staff demonstrated dedication by sustaining long shifts and maintaining operations under pressure, but limited staffing depth created safety concerns and extreme fatigue. Overall, the EOC probably remained active for too long, which also contributed to staff fatigue and a lack of sustainability for future operations.

The City should implement a structured method for shift planning that accounts for rest cycles, commute times, and safe staffing rotations. The City should consider conducting a review of staffing based on requirements outlined in the Emergency Operations Plan (EOP) and experiences gained during EOC activations. Identify needed positions and determine the knowledge, skills, and abilities required for each position. This will facilitate the identification of staff or external personnel to fill these positions.

Staff maintained operations despite attrition, but reduced depth strained response capacity and limited surge staffing options. The City lacks sufficient depth to surge staffing during prolonged activations. The City should invest in staff development, retention, and succession planning to build workforce depth.

Reference: EOC Staffing Documents and Interview Notes

Recommendation 10.1: Expand EOC staffing levels and ensure staff considerations are included in shift planning. Building a sustainable staffing model will improve time management, protect personnel's health, enhance decision-making, and reduce risks during extended activations. Additionally, the City may want to explore contracting or hiring part-time/as-needed emergency management professionals to serve as part of an EOC Incident Management Reserve Team, ensuring surge support during activations. As a final element that could help augment EOC staffing levels, the City may want to consider establishing a Memorandum of Understanding (MOU) with neighboring jurisdictions to provide mutual aid in emergency management staffing. Leveraging regional partnerships will strengthen capacity and ensure support during complex incidents.

Challenge #2 – Assignment and Deployment

Discussion: City staff adapted to a wide range of roles and responsibilities but concerns over fairness in assignments and deployment distribution affected willingness to respond. While all City staff are Disaster Service Workers (DSWs), some City staff were not part of the EOC operations, and this contributed to the perception of unfair burden on some City staff vs. others that were not working during the fires. Additionally, HR did not have awareness of geographic locations of where staff lived or current contact information, which caused additional stress on EOC staff and other responders.

Reference: EOC Action Plans, Staffing Documents, and Interview Notes

Recommendation 10.2: Develop transparent assignment protocols that clarify how roles are allocated during activations. Communicate decision-making processes openly to staff to strengthen trust, promote fairness, and encourage participation in future incidents. Maintain current rosters and callback lists for City staff.

Challenge #3 – EOC Relocation Impacts

Discussion: Personnel adapted to EOC relocations, but no policy addressed the added time, costs, or personal burdens on staff during these moves due to miscommunication or mismanagement of EOC staff and their time. One of the individuals interviewed recommended hotel/lodging accommodation for staff with extraordinarily long commute times. This is coupled with Finding #2 on the assignment and deployment of City staff during response operations.

Reference: EOC Action Plans and Interview Notes

Recommendation 10.3: Develop EOC relocation support policies that recognize and mitigate staff impacts, such as mileage reimbursement, meal stipends, lodging accommodations, or flexible scheduling. Addressing these challenges will sustain morale and ensure staff are supported during relocations.

Challenge #4 – Training Participation and Incentives

Discussion: Training and exercising plans, procedures, policies, and systems is critical to ensure that assigned EOC and other incident management personnel are adequately familiar with incident management principles and the guidance documents that drive the City's responses. It is essential that there is support for the City training and exercise program at the highest levels of the organization to ensure that departments buy in and actively participate in training and exercise opportunities.

Overall, City staff participation in training and exercises related to EOC action plans, procedures, and processes was inconsistent. This inconsistency affected all aspects of response management, including establishing and staffing the response structure, utilizing emergency response plans effectively, and

applying processes developed and adopted by the City. Limited socialization of existing emergency plans, combined with insufficient opportunities to demonstrate response competencies through routine training and exercises, likely contributed to gaps in familiarity and confidence among City executives and staff. To address these issues, the City should review incident staffing requirements and assess the effectiveness of its current training and exercise program.

Prior to the recent fire response operations, many staff found it difficult to make time for required training, and no incentives exist to encourage participation. During the general debrief session, staff expressed concerns about the length of training sessions and their ability to perform their daily work along with the added training requirements. Expand training opportunities to prepare new staff for EOC roles and ensure the City maintains readiness even with turnover. One individual suggested keeping training to under a half an hour to promote participation.

Reference: City Emergency Operations Plan and Interview Notes

Recommendation 10.4: Explore an in-house collateral assignment program to establish an EOC Incident Management Team. Staff could apply to participate, receive collateral pay, and commit to a minimum of four hours of training per month to build readiness. This recommendation also dovetails with recommendation 10.1.

Challenge #5 – Compensation and Equity

Discussion: Staff commitment was evident across classifications, though exempt personnel were ineligible for overtime, creating perceptions of inequity compared to hourly staff.

Reference: Interview Notes

Recommendation 10.5: Update policies to ensure fair and transparent compensation during prolonged emergencies. Clearly define expectations for all personnel classifications and consider flexible compensation mechanisms to support equity and morale.

Challenge #6 – Continuity of Operations

Discussion: Personnel balanced emergency response with ongoing projects, though some staff raised concerns about how continuity of core City services was prioritized.

Reference: City Emergency Operations Plan and Interview Notes

Recommendation 10.6: Integrate continuity of operations planning into workforce strategies. Identify essential projects, designate backup staff, and establish procedures to ensure critical services continue without overburdening emergency response personnel.

Challenge #7 – Behavioral Health and Wellness

Discussion: Staff demonstrated remarkable resilience despite stress, long hours, and the broader impacts on the community, highlighting the critical need for wellness support. The use of therapy dogs and other wellness activities was both necessary and highly appreciated by EOC personnel. The absence of a dedicated "administrative" function in the EOC contributed to significant stress, fatigue, and eventual burnout. Although the EOC Safety Officer was active during response operations, this role focuses on physical safety rather than staff wellbeing. Establishing a dedicated EOC position responsible for staff wellness and mental health would help mitigate these challenges and support the overall resilience of the EOC team.

Reference: EOC Action Plans and Interview Notes

Recommendation 10.7: Formalize behavioral health monitoring and integrate HR-led wellness resources into EOC operations. Provide access to peer support, counseling, and recovery resources to sustain staff well-being during and after emergencies.

SECTION 4 - CLOSING SUMMARY

The Franklin and Palisades fires were defining events for the City of Malibu that tested every facet of its emergency management system while also showcasing the resilience and dedication of its workforce and community. Staff resourcefulness, interagency collaboration, and the City's organizational commitment to public safety were evident throughout both incidents, enabling Malibu to navigate one of the most complex and destructive wildfire seasons in its history.

At the same time, these events underscored the urgent need to adapt Malibu's systems, policies, and resources to a new operational reality. More frequent, higher-consequence disasters demand deeper staffing capacity, stronger continuity and relocation planning, redundant communications infrastructure, and consistent governance processes that align leadership with EOC operations. Addressing these gaps will not only enhance readiness but also build trust across the community and with regional partners.

This After-Action Report documents both the strengths and challenges of Malibu's response. It provides a roadmap for targeted improvements across preparedness, governance, operations, communications, evacuation, workforce sustainability, and recovery planning. By institutionalizing lessons learned, formalizing policies and agreements, and investing in resilient systems and staff development, Malibu can strengthen its ability to safeguard lives, sustain critical services, and support recovery when future disasters occur.

Through continued collaboration with County, State, and Federal partners (and by building on the dedication of its staff and community) Malibu can transform these hard-won lessons into lasting resilience.

APPENDIX I: ACRONYMS

AAR – After Action Report

Cal OES – California Office of Emergency Services

Cal Fire – California Department of Forestry and Fire Protection

DMAC – Disaster Management Area Coordinator

DSW – Disaster Service Worker

EMAC – Emergency Management Assistance Compact

EMMA – Emergency Management Mutual Aid

EOC – Emergency Operations Center

FEMA – Federal Emergency Management Agency

GIS – Geographic Information System

IAP – Incident Action Plan

ICS – Incident Command System

IP – Improvement Plan

JIC – Joint Information Center

LA County OEM – Los Angeles County Office of Emergency Management

LA-RICS – Los Angeles Regional Interoperable Communications System

LASD – Los Angeles Sherrif's Department

MOU – Memorandum of Understanding

PIG – Public Information Guide

PIO – Public Information Officer

SEMS – Standard Emergency Management System

Sit Stat – Satiation Status

SO – Sheriff's Office

APPENDIX II: IMPROVEMENT PLAN

The following Improvement Plan (IP) matrix summarizes the recommended areas for improvement, department/unit responsible, and status of improvement action that are identified throughout the AAR. Items identified in this IP are specific to the Franklin and Palisades fire response. The challenges and recommendations in this report provide greater detail and explanation for each of the following recommendations.

Finding	Recommendations	Responsible Entity	Status/Notes
Focus Area #1: Preparedness			
1.1	Implement a more frequent and structured training and exercise schedule that accommodates frequent activations while reinforcing role familiarity.		
1.2	Develop and adopt a Citywide emergency response policy applicable to all staff, clearly defining roles, responsibilities, and expectations during emergencies.		
1.3	Develop and adopt a comprehensive disaster recovery plan that provides a structured framework for operations, including prioritization of services, coordination with external partners, and financial and administrative recovery considerations.		
1.4	Establish continuity procedures, Memorandums of Understanding (MOUs), and logistical agreements for alternate or mobile EOC facilities.		

Finding	Recommendations	Responsible Entity	Status/Notes
1.5	Develop and integrate volunteer and donations management planning into the City's emergency operations framework.		
Focus Area #2: EOC & Incident Management			
2.1	Establish a formal EOC Policy Group composed of the City Management Team to provide strategic guidance and executive-level decision-making during major incidents.		
2.2	Institutionalize the planning process by making it a routine element of all EOC activations, regardless of scale or duration.		
2.3	Dedicate trained staff to Finance and Administration functions within the EOC to ensure that financial tracking, purchasing, and documentation are prioritized from the start of an incident.		
2.4	Develop formal EOC relocation protocols that clearly define roles, responsibilities, decision-making authority, readiness criteria, and step-by-step procedures for relocating operations.		
2.5	Explore acquisition or lease of a mobile command trailer to provide a deployable, scalable option for sustaining EOC functions or supporting staff at the ICP.		
Focus Area #3: Governance & Policy			

Finding	Recommendations	Responsible Entity	Status/Notes
3.1	Develop a clear, documented process in emergency plans that defines how and when the Elected Policy Group should be involved during emergencies.		
3.2	Establish procedures that ensure coordination and communication between the EOC Policy Group and the Elected Policy Group to better support EOC operations.		
3.3	Establish clear emergency readiness benchmarks—such as EOC facility safety, infrastructure availability/access (such as roadways being open), and staffing support for EOC relocation and re-entry operations.		
Focus Area #4: Operational Coordination			
4.1	Maintain and expand the role of Fire Liaisons in emergency operations by clearly defining their responsibilities in plans and incorporating them into training and exercises.		
4.2	Standardize a unified resource tracking process and train staff on its consistent application across all incidents.		
4.3	Develop a trained pool of Planning Section staff to serve in the Situation Unit, with clear responsibilities for maintaining situational displays, maps, and updates.		

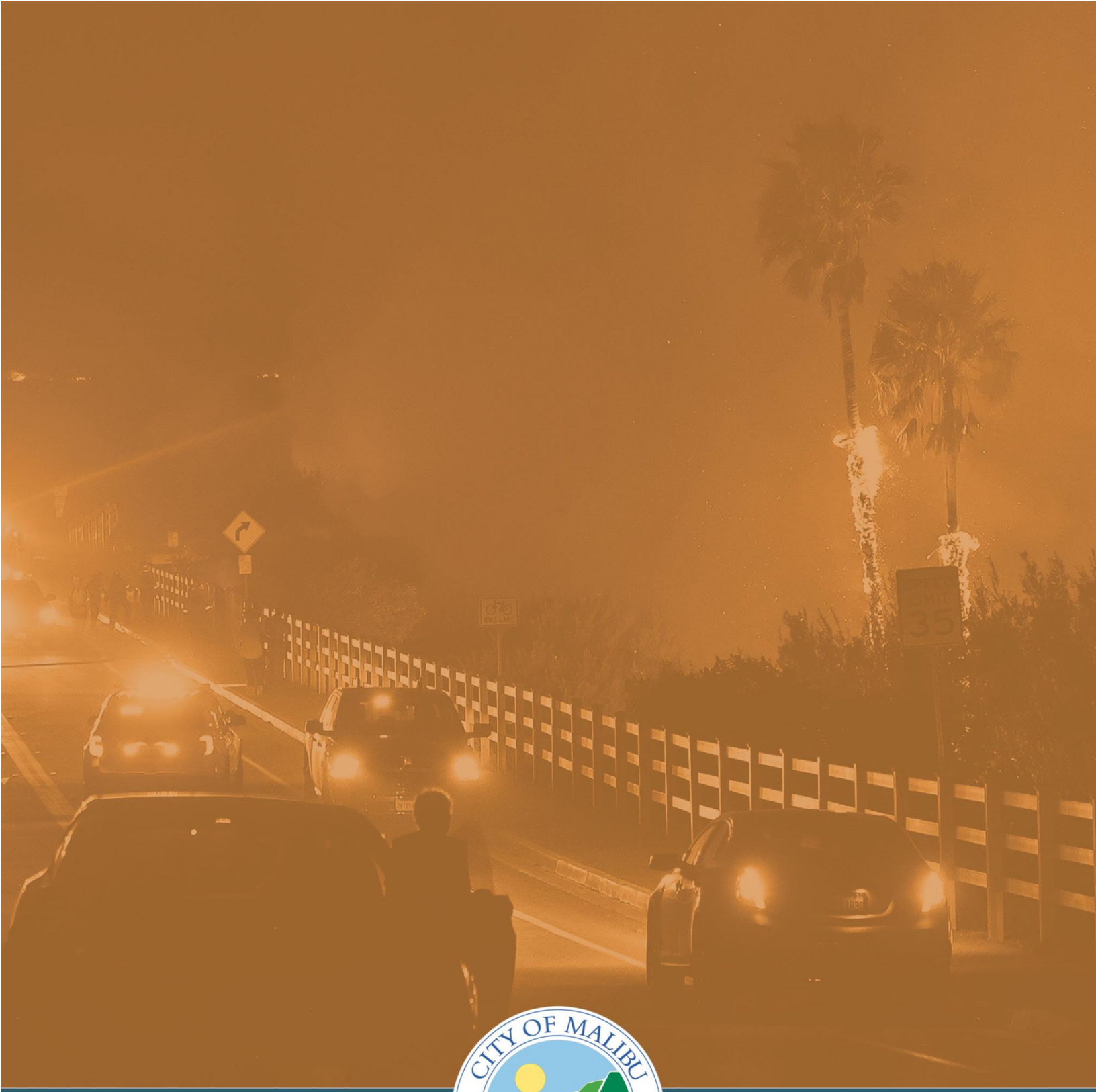
Finding	Recommendations	Responsible Entity	Status/Notes
4.4	Align staff assignments more closely with training and experience while expanding cross-training to provide flexibility for surge staffing.		
4.5	Configure Microsoft Teams channels, sync key files, and establish standardized digital workflows prior to activation.		
4.6	Expand staff training and familiarity with regional coordination systems and partners.		
4.7	Continue to prioritize regional planning and joint exercises with agencies responsible for coastal, mountain, and highway operations.		
4.8	Augment EOC staffing capacity by establishing pre-incident agreements/MAAs with qualified external consultants and within the EMMA system to support critical roles during major EOC activations.		
Focus Area #5: Communication			
5.1	Expand use of resilient systems such as LA-RICS and mobile communication options, pursue additional redundancies, and ensure alternate EOCs are equipped with a reliable communication infrastructure.		
5.2	Establish and test alternate EOC sites for communications readiness, including		

Finding	Recommendations	Responsible Entity	Status/Notes
	internet connectivity, phone systems, and collaboration tools.		
5.3	Create a staff communication plan that defines clear processes, assigns responsibilities, and incorporates backup methods such as text alerts or Teams notifications.		
5.4	Work with Los Angeles County Office of Emergency Management to formalize emergency alert and notification protocols for emergency alerts and notifications.		
5.5	Establish new communication and alert mechanisms that can operate independently of traditional infrastructure.		
Focus Area #6: Community Evacuation			
6.1	Develop comprehensive evacuation procedures for City Hall and the EOC. Integrate them into the City's Emergency Operations Plan (EOP).		
6.2	Formalize evacuation roles and scope within the evacuation process for Malibu.		
6.3	Identify and clarify evacuation zones with the County for various hazard types and exercise them with City staff and partner agencies.		
6.4	Develop re-entry and re-population frameworks that establish clear criteria,		

Finding	Recommendations	Responsible Entity	Status/Notes
	agency roles, coordination mechanisms, and communication procedures for phased return of residents, staff, and critical resources.		
Focus Area #7: Emergency Public Information			
7.1	Establish a dedicated Public Information Officer (PIO) team/Public Information Branch or contractual surge capacity to handle social media, rumor control, public hotlines, incident specific website(s), and online engagement during major incidents.		
7.2	Coordinate Public Briefings by Elected Officials and continue the internal Elected Official Briefings.		
7.3	Work with partner agencies and Incident Command to advocate for JIC activation during significant incidents.		
7.4	Sustain current vendor support arrangements and consider pre-identifying surge vendors for additional capacity.		
Focus Area #8: Technology			
8.1	Continue using Microsoft Teams or choose a virtual collaboration tool for EOC operations.		
8.2	Staff a GIS unit within the EOC by designating trained personnel, acquiring appropriate software, and developing standard mapping products to support		

Finding	Recommendations	Responsible Entity	Status/Notes
	planning, operations, and public information.		
8.3	Enhance cloud-based access and implement redundancies to ensure critical shared drives and networks are available regardless of location.		
8.4	Incorporate situational awareness applications into EOC standard operating procedures and provide training for staff to maximize their utility.		
Focus Area #9: Emergency Purchasing Process			
9.1	Develop a formal emergency procurement and purchasing policy that aligns with FEMA and Cal OES cost recovery requirements.		
9.2	Establish uniform processes for documenting purchases, including consistent use of ICS forms, purchase logs, and financial tracking systems.		
9.3	Negotiate contracts ahead of time with hotels, car rental companies, and other essential vendors to ensure timely logistical support for staff, mutual aid personnel, and displaced operations.		
9.4	Integrate procurement policies and vendor agreements into EOC continuity and relocation planning.		

Finding	Recommendations	Responsible Entity	Status/Notes
Focus Area #10: Workforce and Staff Sustainability			
10.1	Expand EOC staffing levels and ensure staff considerations are included in shift planning.		
10.2	Develop transparent assignment protocols that clarify how roles are allocated during activations.		
10.3	Develop EOC relocation support policies that recognize and mitigate staff impacts, such as mileage reimbursement, meal stipends, lodging accommodations, or flexible scheduling.		
10.4	Explore an in-house collateral assignment program to establish an EOC Incident Management Team.		
10.5	Update policies to ensure fair and transparent compensation during prolonged emergencies.		
10.6	Integrate continuity of operations planning into workforce strategies.		
10.7	Formalize behavioral health monitoring and integrate HR-led wellness resources into EOC operations.		



After-Action Review of the City's Response to the Franklin and Palisades Fires

City Council Meeting
03-23-26
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, Interim Public Works Director/City Engineer

Approved by: Joseph D. Irvin, City Manager

Date prepared: February 25, 2026 Meeting date: March 23, 2026

Subject: 3700 La Paz Wastewater Allocation Request

RECOMMENDED ACTION: Review the developer's request at 3700 La Paz Lane for additional wastewater allocation and provide direction to staff to either: 1) Require the developer to remain within its assigned wastewater allocation as part of the Civic Center Wastewater Treatment Facility Phase One (Phase One); 2) Allow phase development pending implementation of Civic Center Wastewater Treatment Facility Phase Two; or 3) Require the applicant to obtain additional wastewater allocation through transfer from another parcel located in Civic Center Wastewater Treatment Facility Phase One.

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

STRATEGIC PRIORITY: N/A

DISCUSSION: The Civic Center Water Treatment Facility (CCWTF), located at 24000 Civic Center Way, is a centralized treatment facility that treats, reuses, and disposes of wastewater flows from properties within the Civic Center area, also known as CCWTF Phase One.

In 2018, the city implemented a public sewer system to replace existing septic systems within the Phase One service area. As part of that process, each property was assigned a specific wastewater flow allocation pursuant to the Modified Engineer's Report City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility – Phase 1, Attachment 1). These allocations were based on anticipated land uses and projected wastewater generation rates.

The assigned allocations 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.

On July 19, 2024, the city received a land development application for a proposed new single-family residence, a second unit guest house, and twenty proposed multi-family units on an undeveloped parcel located at 3700 La Paz Lane (APN 4458-022-025). Public Works reviewed the development application and determined that the parcel is located within Phase One and the assigned total wastewater allocation of 1,469.3135 gallons per day (GPD) for future development of an office building (based on Approved Modified Engineer's Report). The current property owner acquired the parcel after completion of the Phase One allocation process and did not participate in the original allocation determinations.

As part of the review process, Public Works calculated the additional wastewater flow demand for the proposed development using the residential wastewater flow rate assumptions of 700 GPD for large estate-sized homes and 200 GPD for condominiums/ multi-units is assumed in standard practice. The total projected demand is 700 GPD + (21 units × 200 GPD) = 4,900 GPD.

APN 4458-022-025

Allocated Wastewater Flows	Wastewater Flows based on Proposed Development	Wastewater Flows Needed
1,469.3135 GPD	4,900 GPD	3,430.6865 GPD

In order for the proposed development application to move forward, it is necessary for the applicant to either secure additional wastewater allocation of 3,340.6865 GPD (approximately a 233% increase) or rescope the project to align with the already wastewater allocation assigned to this parcel. Staff identified three options for the City Council's consideration.

OPTION 1 - Require the Developer to Remain within Its Assigned Phase One Wastewater Allocation

Under this option, the applicant would be required to revise the proposed development to remain within the parcel's existing wastewater allocation assigned during phase one. Based on preliminary estimates, this would reduce the total number of units from the proposed 21 units to approximately 3 units.

This option maintains the original phase one allocation framework. Below are some advantages and disadvantages to this option.

Advantages

- Preserves fairness among phase one property owners
- Respects reliance interests of owners who designed projects within their allocations
- Avoids premature advancement of phase two infrastructure and unknown costs to the city
- Provides clear and predictable development standards
- Avoids establishing precedent for allocation exceedances

Disadvantages

- Reduces potential housing density on the site
- May require redesign
- May affect project feasibility
- Does not accelerate utilization of the plant's expandable design.

OPTION 2 - Phase the Development Pending Implementation of Phase Two Expansion

This option, the applicant would be permitted to construct only the number of residential units that can be supported within the parcel's existing phase one wastewater allocation (approximately 3 units). The remaining units (18 units) could be constructed upon completion of phase two of the wastewater treatment facility, when additional system capacity becomes available.

Below are some advantages and disadvantages to this option.

Advantages

- Maintains integrity of the phase one allocation system
- Allows partial development to proceed
- Avoids granting permanent allocation exceedance.

Disadvantages

- Requires long-term coordination with future phase two timing.
- May introduce financing or project sequencing challenges

- Uncertainty regarding timing of phase two implementation
- May introduce additional design efforts for the Phase Two project

OPTION 3 - Require Purchase or Transfer of Additional Wastewater Allocation from Another Phase One Parcel

Under this option, the applicant would be required to acquire additional wastewater allocation through voluntary transfer from another property within the phase one service area that has unused allocation. Allocation transfers must be voluntary between property owners.

Advantages

- Maintains overall phase one system capacity limits
- Preserves fairness by requiring market-based reallocation.
- Consistent with original allocation framework if transfers are permitted.

Disadvantages

- Dependent on availability of willing sellers
- Market conditions may make transfers impractical
- May increase project costs

At present, the Civic Center Water Treatment Facility currently 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 and therefore 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.

Based on the information presented herein, staff requests the City Council to provide direction on whether to 1) Require the developer to remain within its assigned wastewater allocation as part of the Civic Center Wastewater Treatment Facility Phase One (Phase One); 2) Allow phase development pending implementation of Civic Center Wastewater Treatment Facility Phase Two; or 3) Require the applicant to obtain

additional wastewater allocation through transfer from another parcel located in Civic Center Wastewater Treatment Facility Phase One.

ATTACHMENTS:

1.) Approved Modified Engineer's Report, December 2019
2.) Proposed site plan for 3700 La Paz Lane
3.) Resolution No. 24-38 – Establishing the criteria and process for the transfer of wastewater capacity between properties

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

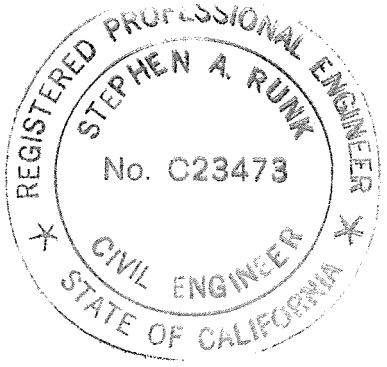
This Part satisfies the requirements of Part 7.5 of the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931," which is Division 4 of the Streets and Highways Code of the State of California. This Part identifies the total principal amount of all unpaid special assessments required 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:

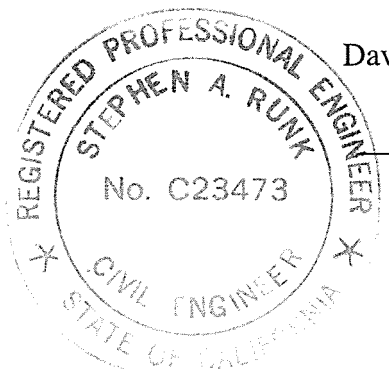
1. The total amount, as near as can be determined, of the total principal amount of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than contemplated in the instant proceedings is: $10,243[1].

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

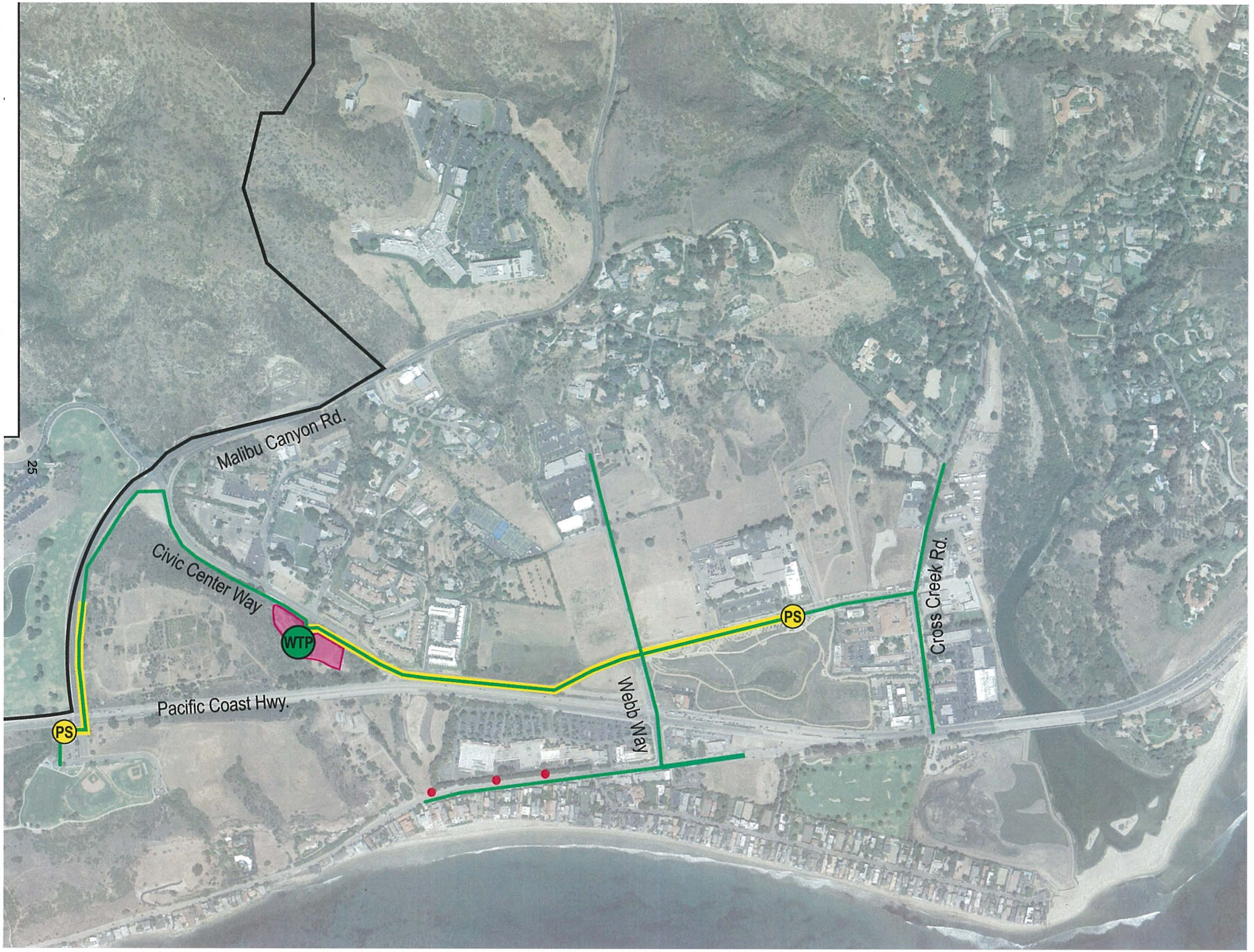

Malibu Canyon Rd.
Civic Center Way
WTP
PS
Pacific Coast Hwy.
PS
Webb Way
Cross Creek Rd.
25

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.

---

[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.

REGISTERED PROFESSIONAL ENGINEER
STEPHEN A. RUNK
No. C23473
CIVIL ENGINEER
STATE OF CALIFORNIA

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

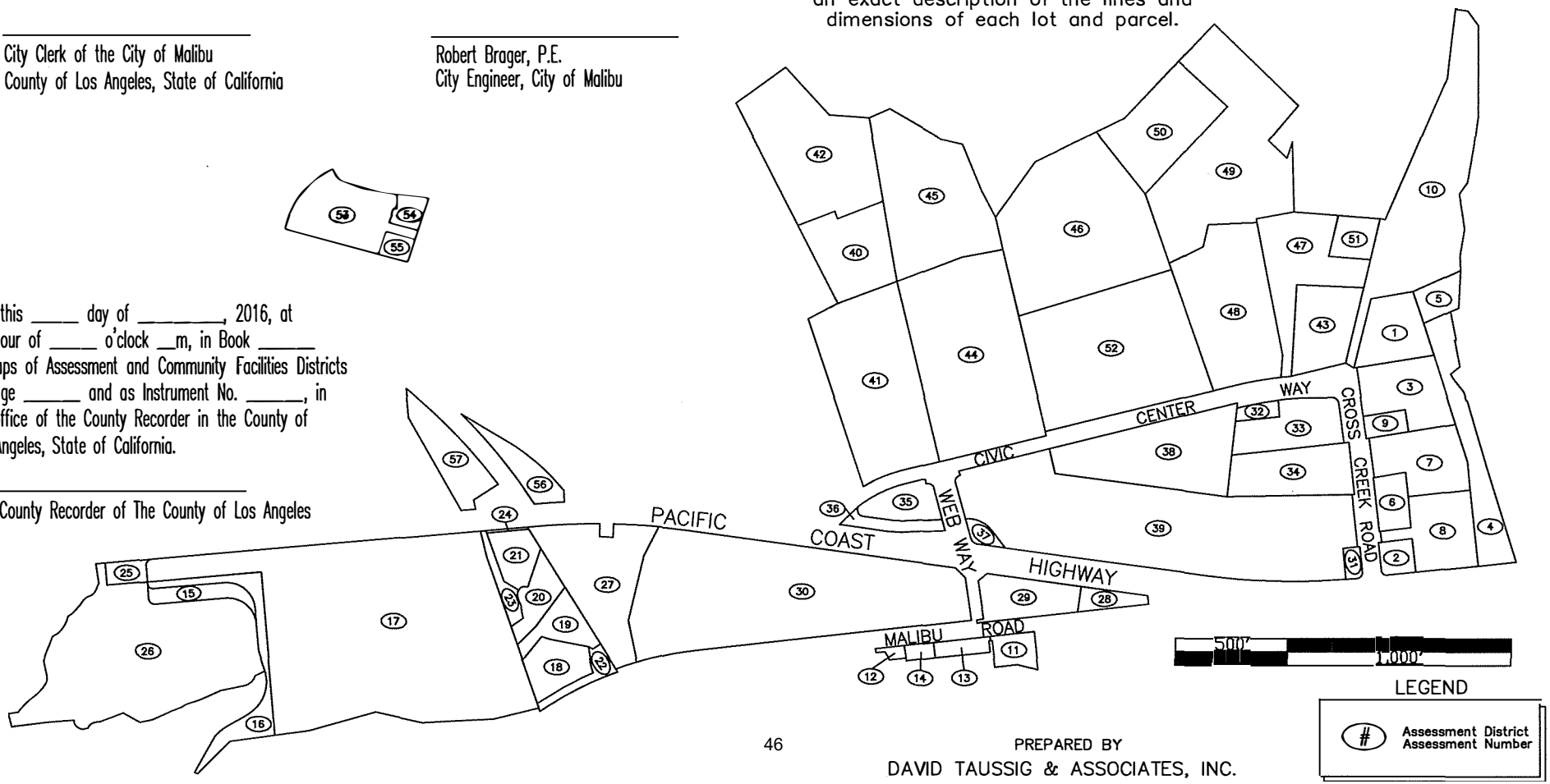
Recorded in the office of the City Engineer this ____ day of _____, 2016.

_____
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.

SHEET 2 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

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

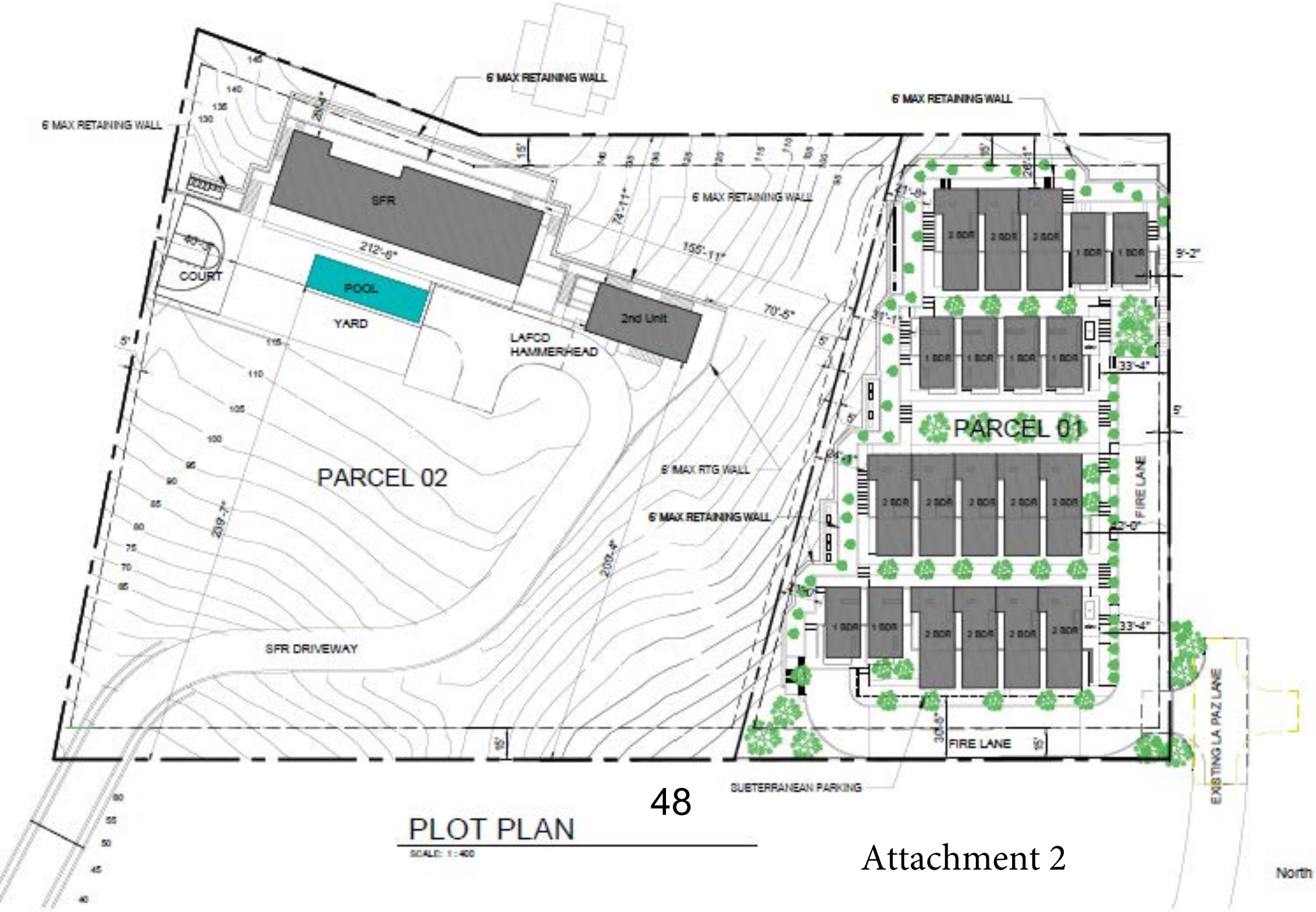
Reference is hereby made to the Assessor maps of the County of Los Angeles for an exact description of the lines and dimensions of each lot and parcel.

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.



PLOT PLAN

SCALE: 1 : 400

Attachment 2

RESOLUTION NO. 24-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU ESTABLISHING CRITERIA AND A PROCESS FOR THE TRANSFER OF WASTEWATER CAPACITY BETWEEN PROPERTIES SERVED BY THE CIVIC CENTER WATER TREATMENT FACILITY (CCWTF), PHASE 1

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

SECTION 1. Recitals.

A. The Malibu Civic Center Water Treatment Facility (CCWTF), located at 24000 Civic Center Way, is a centralized treatment facility that will treat, reuse, and/or dispose of wastewater flows from properties in the Malibu Civic Center area.

B. The project was to be developed in three phases. Phase One encompassed the construction of the treatment plant and the collection and distribution systems to nearby parcels. The treatment plant was designed and constructed with the ability to expand for Phases Two and Three which would include connecting various parcels in and around the Civic Center Area to the CCWTF and related infrastructure necessary for these additional parcels.

C. The CCWTF was developed pursuant to a Memorandum of Understanding (MOU) by the Los Angeles Regional Water Quality Control Board and the State Water Resources Control Board to prohibit discharges from onsite wastewater discharge systems (OWDS) in the Civic Center area, and to ban new OWDS, based on a phased schedule for the various parcels in the area.

D. Financing for the CCWTF was provided by bonds (Bonds) and a low interest loan from the Clean Water State Revolving Fund (SRF Loan). In order to finance the CCWTF, the City formed City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility – Phase 1) (the "Assessment District").

E. The Assessment District assessed all the properties within its boundaries in accordance with the special benefits those properties received from being served by the CCWTF. Each of the properties was assessed (Assessments) based on the calculation of its estimated wastewater flow and organic load as described in the Modified Engineer's Report City of Malibu Assessment District No. 2015-1 (Civic Center Wastewater Treatment Facility – Phase 1) (Engineer's Report). The Assessments were calculated based upon the actual and potential development area and type of use; residential, office, retail or restaurant.

F. The Assessments represent each property's proportionate share of the capacity of the CCWTF. The Assessments secure bonds and a State Revolving Loan from the State Water Resources Control Board which financed the costs of the CCWTF.

G. The City desires to establish a policy and methodology for the transfer of wastewater capacity among properties with the Assessment District to allow for changes in development plans with the Civic Center area from those contemplated

in the Engineer's Report. The proposed changes will not increase the overall wastewater flow to the CCWTF. The intent is to transfer wastewater capacity allocations from one property to another.

SECTION 2. The City Council hereby creates a program allowing for the transfer of wastewater capacity between properties served by the CCWTF subject to the requirements found in this resolution as well as any other City Council action or regulations promulgated by the City Manager or designee that are not inconsistent with the requirements found in this resolution.

A. Initiation of Request. On a form created by the City, the property owner of record shall submit a written request to the City's Public Works Director, in a form approved by him/her, requesting the transfer of some of the property's allocation of wastewater treatment capacity (Transfer Capacity) served by the CCWTF. At a minimum, this request shall include the identification of the transferor property, the identification of the transferee property, the existing allocated capacity for both the transferor and transferee properties and the amount of allocated capacity being requested to transfer.

B. Review of Request. Upon receipt of a request, the City's Public Works Director shall review the Transfer Capacity request to ensure all required information is included in the application, the transferor property has sufficient capacity to support the transfer, and any additional information requested by the Public Works Director.

The Transferor can only transfer their wastewater allocations if the following conditions are met:

1. If Transferor's property is undeveloped, the Transferor may transfer up to 40% of the transferor original wastewater allocation. A Transferor can make multiple transfer requests so long as the cumulative amount does not exceed 40% of their original wastewater allocation.
2. If Transferor's property is developed, only that amount of unused wastewater capacity can be transferred to the Transferee's property.

Any additional request amounts beyond the amounts listed above may be made to the City Council.

C. Payment of Wastewater Capacity Transfer Fee. The property owner of record for the property requesting the transfer (*i.e.*, the transferor property) shall pay to the City all costs associated with calculating the cost of the Prepayment Amount and any related engineering, legal or City staff costs related to the requested transfer (Capacity Transfer Fee).

The City's Public Works Director shall then engage with a consultant responsible for establishing the assessment amounts for the properties (or similar professional with the expertise required to make the required calculation) to calculate the Assessment associated with the proposed Transfer Capacity. This shall include the costs of prepaying the associated Assessments pursuant to the Bonds issued as well as the allocated cost to repay

the low interest SRF Loan (collectively referred to as the "Prepayment Amount"). The property owner of record for the property requesting the transfer (*i.e.*, the transferor property) shall pay to the City the entire Prepayment Amount to the City so that the City can prepay the portion of the Bonds and SRF Loan that was allocated for the amount of allocated capacity that is requested to be transferred.

D. Approval and Recording Notice. In the event all required fees and payments are made and the City's Public Works Director determines that the requested transfer is consistent with this resolution then the transfer shall be approved and formalized via the following:

(i) record a notice of discharge of the assessment amount on the transferor property indicating the prepayment of the assessment amount on the transferred capacity and the amount of capacity left after the transfer; and

(ii) record a notice of transferred capacity on the transferee property specifying the amount of transferred capacity and the new total capacity for the transferee property.

E. Final Decision, Recordkeeping and Ongoing Charges. The decision by the City's Public Works Director shall be final under this program and the City shall maintain an ongoing list and/or database of all properties serviced by the CCWTF and the amount of capacity allocated to each. Nothing in this Resolution shall have any impact on the ongoing monthly charges associated with the actual use of the CCWTF for the treatment of wastewater or the use of any recycled water produced by the CCWTF as established by the City.

SECTION 3. Environmental Review.

The Council finds that the adoption and implementation of this resolution is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that this action may have a significant effect on the environment and section 15064(e) which exempts purely economic regulations.

SECTION 4. This resolution shall become effective immediately upon its adoption. 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 12th day of August 2024.

DOUG STEWART, Mayor

ATTEST:

KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

TREVOR RUSIN, Interim City Attorney

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 24-38 was passed and adopted by the City Council of the City of Malibu at the Regular meeting thereof held on the 12th day of August 2024 by the following vote:

AYES:	5	Councilmembers:	Grisanti, Silverstein, Uhring, Riggins, Stewart
NOES:	0		
ABSTAIN:	0		
ABSENT:	0		

KELSEY PETTIJOHN, City Clerk
(seal)