



# Council Agenda Report

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

Prepared by: Arthur Aladjadjian, Public Works Superintendent

Reviewed by: Robert DuBoux, Public Works Director/City Engineer

Approved by: Steve McClary, Interim City Manager

Date prepared: May 26, 2021 Meeting date: June 14, 2021

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

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**RECOMMENDED ACTION:** 1) Conduct the Public Hearing; and 2) Adopt Resolution No. 21-29 levying an assessment for the maintenance, repair, and improvements works, systems and facilities pertaining to Assessment District 98-1 (Big Rock Mesa) for Fiscal Year 2021-2022.

**FISCAL IMPACT:** There is no fiscal impact associated with the recommended action. All revenues and expenditures are recorded in the Big Rock Mesa Landslide Maintenance District Fund 290. The total District levy for Fiscal Year 2021-2022 is \$327,538.79 for continued maintenance and capital improvements, with each Benefit Assessment Unit (BAU) assessed at 463.87. As the average single-family home has two BAUs the annual assessment will be \$927.74 per household (see Table 1 on page 4 of Assessment Engineer's Report – Attachment 1). The maximum allowable assessment amount of \$927.74 for two BAUs, which includes an allowed annual increase set by the Consumer Price Index. The annual assessment for Fiscal Year 2021-2022 is an increase of \$19.88 (per household) over the 2020-2021 assessment of \$907.86.

**WORK PLAN:** This item was included as item 8.e in the Adopted Work Plan for Fiscal Year 2020-2021.

**DISCUSSION:** The City administers the Big Rock Mesa Landslide Assessment District on behalf of the District's homeowners. The District was originally established by Los Angeles County as County Improvement District No. 2629R2 following the major landslide during the winter storms in 1983, with the purpose of improving the stability of

the landslide. As a result of the “El Nino” storms in 1998 and landslide movement, the City Council formed Assessment District 98-1 (Big Rock Mesa) pursuant to the Municipal Improvement Act of 1913. This District was formed to construct new dewatering and monitoring facilities in the eastern mesa area and to take over maintenance of the entire dewatering system, replacing the maintenance function of the Los Angeles County assessment district.

Yeh & Associates, Inc., under contract with the City of Malibu, monitors and maintains the District facilities that include 23 dewatering wells, 37 hydraugers, and numerous slope inclinometers and piezometers. The dewatering wells and hydraugers lower the groundwater level in the landslide area, thereby improving the stability of the hillside. Readings from the hydraugers are recorded on a monthly basis. Discharge volume is recorded from the dewatering wells on a monthly basis. Water levels are measured within the inclinometers/standpipe piezometers on a monthly basis. Monitoring of subsurface land movement is done using the slope inclinometers, drilled into the ground to depths up to 400 ft. The inclinometers are recorded on a quarterly to annual basis. In addition, the quality of the water extracted is monitored on a quarterly basis in accordance with the Districts’ National Pollutant Discharge Elimination System (NPDES) permit.

For the upcoming fiscal year, anticipated work budgeted includes NPDES water quality monitoring, recording discharge from dewatering wells and hydraugers, slope inclinometer surveys, crack and ground surface monitoring, groundwater level monitoring, performing maintenance to dewatering wells, hydraugers, collection piping, and equipment, and data management, administration, and reporting.

Both the Annual Assessment District report and the Annual Maintenance District reports are posted on the City’s website. In May 2021, a letter was sent to all property owners in the district advising them of the availability of these reports (Attachment 2).

#### ATTACHMENTS:

1. Resolution No. 21-29
2. Letter sent to property owners on availability of annual Assessment District Report for 2021-2022 and Maintenance District Report
3. Notice of Public Hearing

## RESOLUTION NO. 21-29

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU LEVYING AN ASSESSMENT FOR THE MAINTENANCE, REPAIR AND IMPROVEMENT OF WORKS, SYSTEMS AND FACILITIES OF ASSESSMENT DISTRICT NO. 98-1 (BIG ROCK MESA) FOR FISCAL YEAR 2021-2022

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

#### SECTION 1. Recitals.

- A. The City Council of the City of Malibu, State of California, did on May 11, 1998, adopt its resolution of intention, Resolution No. 98-030, pursuant to the Municipal Improvement Act of 1913, Division 12 of the Streets and Highways Code (commencing with Section 10000) (the "1913 Act") and the alternative proceedings under the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, Part 7.5 of Division 4 of the Streets and Highways Code (commencing with Section 2960), for the reconstruction and annual maintenance of certain public improvements, together with appurtenances and appurtenant work in connection therewith (collectively, the "Improvements"), in a special assessment district known and designated as Assessment District No. 98-1 (Big Rock Mesa) (hereinafter referred to as the "Assessment District").
- B. Section 5 of the Resolution of Intention No. 98-030 declared the Council's intention to levy an assessment to maintain, repair or improve the Improvements pursuant to Section 10100.8 of the 1913 Act.
- C. On June 29, 1998, the City Council adopted Resolution No. 98-049 confirming assessments and ordering improvements made for Assessment District No. 98-1.
- D. The City Council proposes to levy an assessment for the maintenance, repair and improvement of the Improvements for Fiscal Year 2021-2022 pursuant to the authorization contained in Section 5 of the Resolution of Intention No. 98-030.
- E. The City Clerk fixed a time and place for a public hearing relating to the proposed assessment.
- F. At the time set for the public hearing, all comments, objections and protests were duly heard and considered.
- G. All evidence, both oral and written, relative to the necessity for the proposed assessment was heard and considered.
- H. The City Council is now satisfied as to the proposed assessment.
- I. The City Council previously designated the City Engineer to perform the duties of the Superintendent of Streets for purposes of the proceedings in connection with the annual levy of assessments for the maintenance and repair or improvement of the Improvements pursuant to Section 10100.8 of the 1913 Act.

SECTION 2. The Annual Assessment Report for Assessment District No. 98-1, City of Malibu, Big Rock Mesa, dated June 14, 2021 (Attachment A) is hereby accepted.

SECTION 3. The City Council hereby approves the estimate of expenditures for the maintenance, repair and improvement of the Improvements for Fiscal Year 2021-2022 as shown on Exhibit A of the Annual Assessment Report, attached hereto and incorporated herein by reference. The City Council hereby determines to levy and collect a special assessment in the amount of the estimate of expenditures contained in Exhibit B of the Engineer's Report, attached hereto and incorporated herein by reference, such special assessment to provide for the maintenance, repair and improvement of the Improvements for Fiscal Year 2021-2022.

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

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

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

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

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

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

SECTION 10. The levy of the proposed assessment is for the maintenance, repair or minor alteration of existing facilities to provide landslide mitigation services. Therefore, the City Council hereby finds that the assessment and this Resolution have no significant effect on the environment for the purposes of the California Environmental Quality Act ("CEQA"). The assessment and this

Resolution are therefore exempt from CEQA pursuant to Title 14 of the California Code of Regulations Section 15061 (b) (3) and Section 15301.

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

PASSED, APPROVED, and ADOPTED this 14<sup>th</sup> day of June 2021.

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PAUL GRISANTI, Mayor

ATTEST:

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KELSEY PETTIJOHN, Acting City Clerk  
(seal)

APPROVED AS TO FORM:

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

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JOHN COTTI, Interim City Attorney



**CITY OF MALIBU**



**ANNUAL ASSESSMENT REPORT  
(FISCAL YEAR 2021-2022)**

Assessment District No. 98-1

Big Rock Mesa

**Prepared on behalf of:**

**City of Malibu**

Public Works Department

23825 Stuart Ranch Road

Malibu, CA 90265-4861

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## INTRODUCTION

### INTRODUCTION

This report provides an analysis of the financial and administrative obligations of Assessment District No. 98-1 (Big Rock Mesa) ("AD No. 98-1" or the "District") to be paid through the collection of assessments in fiscal year (FY) 2021-2022.

This report is organized into the following sections:

#### **Section I – Background**

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

#### **Section II – Facilities and Maintenance Financed**

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

#### **Section III – Cost Estimate**

Section II presents the projected budget for FY 2021-2022, the budget for FY 2020-2021, and projected year-end costs for maintenance of the landslide maintenance facilities.

#### **Section IV – Annual Assessments and Assessment Diagram**

Section IV contains the proposed assessment of the total FY 2021-2022 maintenance costs upon the parcels within AD No. 98-1 in proportion to the estimated benefits to be received by such parcels from said maintenance, and a reduced copy of the assessment diagram.



## SECTION I BACKGROUND

### I BACKGROUND

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

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

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

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

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



## SECTION II FACILITIES AND MAINTENANCE FINANCED

### II FACILITIES AND MAINTENANCE FINANCED

The City proposes to levy assessments in FY 2021-2022 to finance the activities and inspection, maintenance and repair of the following facilities:

- Dewatering wells (23 each);
- Inclinometers (28 each);
- Standpipes (29 each);
- Hydraugers (37 each);
- Energy costs; and
- Water quality testing (required for NPDES compliance).



### SECTION III COST ESTIMATE

#### III COST ESTIMATE

The maximum annual assessment for FY 2021-2022 is \$463.87 per benefit assessment unit, which reflects an increase of 2.19% or the percentage change in the Consumer Price Index, All Urban Consumers, Los Angeles-Long Beach-Anaheim, CA. The maximum annual increase in the maximum assessment is limited to 5.00%. The benefit assessment units applicable to each parcel depend upon land use.

The FY 2021-2022 budget is \$406,531, which consists of costs for operation/maintenance, replacement/special projects, energy, and administration. This is based on projected needs for an average rainfall year. In addition to estimated costs, the assessment levy includes reserves to cover possible expenses associated with an above-average rainfall year and delinquent assessments. Any funds not used in the current year are held in the assessment district account and applied to the next fiscal year. The total desired reserve amount equals approximately \$394,917 or 97.14% of the estimated FY 2021-2022 budget (100.00% of costs for operation/maintenance and replacement/special projects for an above-average rainfall year and 6.16% of the total assessment for delinquency contingency based upon the FY 2020-2021 delinquency rate). The total amount necessary to cover the budget and reserves is \$801,448; subtracting from this amount the estimated FY 2020-2021 year-end fund balance of \$100,434 results in a desired assessment levy of \$701,014. This exceeds the maximum assessment revenues of \$327,539 by \$373,475. Therefore, it is estimated that only \$21,442 of the \$394,917 in desired reserves will be funded.

A comparison of FY 2021-2022 and FY 2020-2021 assessment amounts for selected land uses is shown in Table 1 below.

**Table 1: Summary of Annual Maintenance Assessment**

| Land Use              | Benefit Units | Actual Annual Assessment |              | Maximum Annual Assessment |              |
|-----------------------|---------------|--------------------------|--------------|---------------------------|--------------|
|                       |               | FY 2021-2022             | FY 2020-2021 | FY 2021-2022              | FY 2020-2021 |
| Single-Family Home    | 2.00          | \$927.74                 | \$907.86     | \$927.74                  | \$907.86     |
| Condominium/Apartment | 1.65          | \$765.39                 | \$748.98     | \$765.39                  | \$748.98     |
| Total Budget          |               | \$327,538.79             | \$320,519.79 | \$327,538.79              | \$320,519.79 |
| Total Benefit Units   |               | 706.10                   | 706.10       | 706.10                    | 706.10       |

The proposed budget, current budget, and projected year-end costs are itemized in Appendix A.



**SECTION IV  
ANNUAL ASSESSMENTS AND  
ASSESSMENT DIAGRAM**

**IV ANNUAL ASSESSMENTS AND ASSESSMENT DIAGRAM**

**A Annual Assessments**

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

**B Assessment Diagram**

The assessment diagram is attached hereto as Appendix D.

## **APPENDIX A**

City of Malibu  
Assessment District No. 98-1  
Big Rock Mesa  
Annual Assessment Report  
(Fiscal Year 2021-2022)



**COST ESTIMATE**

**Fiscal Year 2021-2022 Budget<sup>1</sup>**

| <b>FY 2020-2021 Resources</b>    |   |             |
|----------------------------------|---|-------------|
| 1.                               | Beginning Fund Balance (Audited)  | \$148,671   |
| 2.                               | Assessment Proceeds <sup>2</sup>  | \$300,766   |
| 3.                               | Transfer from Contingent Assessment Fund  | \$0         |
| 4.                               | Total FY 2020-2021 Resources Available<br>(Line 1 + Line 2 + Line 3)  | \$449,437   |
| <b>FY 2020-2021 Expenditures</b> |   |             |
| 5.                               | Operation & Maintenance and Other Expenditures (Projected)  | (\$349,003) |
| 6.                               | FY 2020-2021 Ending Fund Balance<br>(Line 4 + Line 5)   | \$100,434   |
| <b>FY 2021-2022 Expenditures</b> |   |             |
| 7.                               | Estimated Operation/Maintenance and Replacement/Special Projects<br>(See attached FY 2021-2022 Cost Estimate) | (\$351,700) |
| 8.                               | Estimated City Administration and Energy Costs<br>(See attached FY 2021-2022 Cost Estimate)                   | (\$54,831)  |
| 9.                               | Reserve Amount (6.10% x Line 7) <sup>3</sup>  | (\$21,442)  |
| 10.                              | Delinquency Contingency (0.00% x Line 12) <sup>4</sup>  | \$0         |
| 11.                              | Total FY 2021-2022 Expenditures   | (\$427,973) |
| 12.                              | Assessment<br>(Line 6 + Line 11)  | \$327,539   |
| 13.                              | Estimated FY 2021-2022 Surplus/(Deficit)<br>(Line 6 + Line 11 + Line 12)                                      | \$0         |

<sup>1</sup> Numbers in parentheses represent expenditures. Positive numbers represent revenue sources.

<sup>2</sup> Reflects the estimated assessment revenues collected by the County Tax-Collector through April 21, 2021.

<sup>3</sup> Desired reserve amount for above average rainfall and other unknowns is equal to 100.00% of FY 2021-2022 estimated operation/maintenance and replacement/special projects. The actual funded reserve amount is equal to 6.10% of FY 2021-2022's estimated expenditures.

<sup>4</sup> Desired delinquency contingency is equal to 6.16% (FY 2020-2021 delinquency rate) multiplied by FY 2021-2022's assessment. No delinquency contingency is anticipated to be funded for FY 2021-2022.

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

Appendix A  
FY 2021-2022 COST ESTIMATE

| Task #  | Description  | FY 2020-2021<br>Budget Summary | Projected Year<br>End Cost | FY 2021-2022<br>Budget Summary |
|---|--|--------------------------------|----------------------------|--------------------------------|
| <b>I. CITY ADMINISTRATION</b>                           |  |                                |                            |                                |
| A.  | Report Preparation, Assessment Roll, Noticing      | \$10,395                       | \$10,395                   | \$10,623                       |
| B.  | Project Administration                             | \$13,708                       | \$13,708                   | \$14,008                       |
| C.  | Legal Fees   | \$1,000                        | \$1,000                    | \$1,000                        |
| D.  | Tax Collector's Fee                                | \$200                          | \$200                      | \$200                          |
| E.  | Permit Fees  | \$9,000                        | \$9,000                    | \$9,000                        |
|   | SUBTOTAL (I)                                       | \$34,303                       | \$34,303                   | \$34,831                       |
| <b>II. DEWATERING SYSTEM MONITORING AND MAINTENANCE</b> |  |                                |                            |                                |
| A.  | Monitoring and NPDES Sampling/Testing <sup>1</sup> | \$124,000                      | \$124,000                  | \$130,000                      |
| B.  | Maintenance <sup>2</sup>                           | \$35,000                       | \$35,000                   | \$34,000                       |
| C.  | Data Management                                    | \$18,000                       | \$18,000                   | \$18,000                       |
| D.  | Reporting <sup>3</sup>                             | \$15,000                       | \$15,000                   | \$20,000                       |
| E.  | Public Outreach                                    | \$6,200                        | \$6,200                    | \$6,200                        |
| F.  | Emergency Services                                 | \$0                            | \$0                        | \$0                            |
| G.  | Project Administration                             | \$15,000                       | \$15,000                   | \$15,000                       |
| H.  | Facility Inventory                                 | \$10,000                       | \$10,000                   | \$0                            |
|   | SUBTOTAL (II)                                      | \$223,200                      | \$223,200                  | \$223,200                      |

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

Appendix A  
FY 2021-2022 COST ESTIMATE

| Task #   | Description                                    | FY 2020-2021<br>Budget Summary | Projected Year<br>End Cost | FY 2021-2022<br>Budget Summary |
|--|--|--------------------------------|----------------------------|--------------------------------|
| III. CAPITAL IMPROVEMENT REPLACEMENTS AND SPECIAL PROJECTS |  |                                |                            |                                |
| A.   | Hydrauger Flushing                             | \$50,000                       | \$0                        | \$0                            |
| B.   | Replacement of W-1 (Replace Pump and Controls) | \$50,000                       | \$8,000                    | \$0                            |
| C.   | BYA-1 Pump/Pump Adjustments                    | \$0                            | \$14,000                   | \$0                            |
| D.   | Transducers/Well Adjustments                   | \$0                            | \$12,000                   | \$5,000                        |
| E.   | Crack Gauges/Extensometer                      | \$0                            | \$4,500                    | \$3,000                        |
| F.   | BYA-9 Pump, Video, Remote Transducer           | \$0                            | \$15,000                   | \$0                            |
| G.   | Meter Upgrades - Remote Reading                | \$0                            | \$18,000                   | \$41,500                       |
| H.   | Replace Inclinator SP-26                       | \$0                            | \$0                        | \$79,000                       |
|  | SUBTOTAL (III)                                 | \$100,000                      | \$71,500                   | \$128,500                      |
| IV. ENERGY COSTS   |  |                                |                            |                                |
| A.   | Energy Costs                                   | \$20,000                       | \$20,000                   | \$20,000                       |
|  | SUBTOTAL (IV)                                  | \$20,000                       | \$20,000                   | \$20,000                       |
| TOTAL EXPENDITURES (I - IV)                                |  | \$377,503                      | \$349,003                  | \$406,531                      |

Notes:

- 1 - Monitoring: Inclinatorimeters, Piezometers, Dewatering Wells, Hydraugers, Surface Survey, and NPDES Sampling/Testing
- 2 - Maintenance: Wells, Hydraugers, Conveyance Pipeing, Misc Repairs
- 3 - Reporting: Annual LAD Report, NPDES Compliance Reports

## **APPENDIX B**

City of Malibu  
Assessment District No. 98-1  
Big Rock Mesa  
Annual Assessment Report  
(Fiscal Year 2021-2022)



## **ASSESSMENT ROLL**

**Fiscal Year 2021-2022 Preliminary Assessment Roll  
City of Malibu  
Assessment District No. 98-1 (Big Rock Mesa)**

| <b>Assessor's<br/>Parcel<br/>Number</b> | <b>Assessment<br/>Number</b> | <b>BAU</b> | <b>FY 2021-22<br/>Assessment</b> |
|---|------------------------------|------------|----------------------------------|
| 4449-012-001                            | 004                          | 3.30       | \$1,530.77                       |
| 4449-012-002                            | 003                          | 2.00       | \$927.74                         |
| 4449-012-003                            | 002                          | 2.00       | \$927.74                         |
| 4449-012-004                            | 001                          | 2.00       | \$927.74                         |
| 4449-013-001                            | 007                          | 2.00       | \$927.74                         |
| 4449-013-002                            | 008                          | 2.00       | \$927.74                         |
| 4449-013-003                            | 009                          | 2.00       | \$927.74                         |
| 4449-013-004                            | 010                          | 2.00       | \$927.74                         |
| 4449-013-005                            | 011                          | 2.00       | \$927.74                         |
| 4449-013-006                            | 012                          | 2.00       | \$927.74                         |
| 4449-013-007                            | 013                          | 2.00       | \$927.74                         |
| 4449-013-008                            | 014                          | 2.00       | \$927.74                         |
| 4449-013-009                            | 015                          | 2.00       | \$927.74                         |
| 4449-013-011                            | 017                          | 2.00       | \$927.74                         |
| 4449-013-014                            | 018                          | 2.00       | \$927.74                         |
| 4449-013-015                            | 006                          | 2.00       | \$927.74                         |
| 4449-013-016                            | 016                          | 2.00       | \$927.74                         |
| 4449-014-001                            | 037                          | 2.00       | \$927.74                         |
| 4449-014-002                            | 036                          | 2.00       | \$927.74                         |
| 4449-014-003                            | 035                          | 2.00       | \$927.74                         |
| 4449-014-004                            | 032                          | 2.00       | \$927.74                         |
| 4449-014-006                            | 030                          | 2.00       | \$927.74                         |
| 4449-014-007                            | 031                          | 2.00       | \$927.74                         |
| 4449-014-009                            | 022                          | 2.00       | \$927.74                         |
| 4449-014-011                            | 021                          | 2.00       | \$927.74                         |
| 4449-014-012                            | 025                          | 2.00       | \$927.74                         |
| 4449-014-013                            | 019                          | 2.00       | \$927.74                         |
| 4449-014-015                            | 024                          | 2.00       | \$927.74                         |
| 4449-014-016                            | 028                          | 2.00       | \$927.74                         |
| 4449-014-017                            | 027                          | 2.00       | \$927.74                         |
| 4449-014-018                            | 034                          | 2.00       | \$927.74                         |
| 4449-014-019                            | 033                          | 2.00       | \$927.74                         |
| 4449-014-020                            | 023                          | 2.00       | \$927.74                         |
| 4449-014-021                            | 029                          | 2.00       | \$927.74                         |
| 4449-015-004                            | 049                          | 2.00       | \$927.74                         |
| 4449-015-009                            | 052                          | 2.00       | \$927.74                         |
| 4449-015-010                            | 054                          | 2.00       | \$927.74                         |
| 4449-015-011                            | 053                          | 2.00       | \$927.74                         |
| 4449-015-012                            | 055                          | 2.00       | \$927.74                         |
| 4449-015-013                            | 057                          | 2.00       | \$927.74                         |
| 4449-015-014                            | 056                          | 2.00       | \$927.74                         |
| 4449-015-015                            | 058                          | 2.00       | \$927.74                         |
| 4449-015-016                            | 059                          | 2.00       | \$927.74                         |
| 4449-015-017                            | 063                          | 2.00       | \$927.74                         |
| 4449-015-018                            | 060                          | 2.00       | \$927.74                         |
| 4449-015-019                            | 061                          | 2.00       | \$927.74                         |
| 4449-015-020                            | 062                          | 2.00       | \$927.74                         |
| 4449-015-021                            | 047A                         | 2.00       | \$927.74                         |
| 4449-015-022                            | 050A                         | 2.00       | \$927.74                         |

**Fiscal Year 2021-2022 Preliminary Assessment Roll  
City of Malibu  
Assessment District No. 98-1 (Big Rock Mesa)**

| <b>Assessor's<br/>Parcel<br/>Number</b> | <b>Assessment<br/>Number</b> | <b>BAU</b> | <b>FY 2021-22<br/>Assessment</b> |
|---|------------------------------|------------|----------------------------------|
| 4449-015-023                            | 051                          | 2.00       | \$927.74                         |
| 4449-016-001                            | 046                          | 2.00       | \$927.74                         |
| 4449-016-002                            | 045                          | 2.00       | \$927.74                         |
| 4449-016-003                            | 044                          | 2.00       | \$927.74                         |
| 4449-016-004                            | 043                          | 2.00       | \$927.74                         |
| 4449-016-005                            | 042                          | 2.00       | \$927.74                         |
| 4449-016-006                            | 041                          | 2.00       | \$927.74                         |
| 4449-016-007                            | 040                          | 2.00       | \$927.74                         |
| 4449-016-008                            | 039                          | 2.00       | \$927.74                         |
| 4449-016-900                            | 038                          | 2.00       | \$927.74                         |
| 4450-001-024                            | 265                          | 3.30       | \$1,530.77                       |
| 4450-001-025                            | 264                          | 3.30       | \$1,530.77                       |
| 4450-001-026                            | 263                          | 2.00       | \$927.74                         |
| 4450-001-027                            | 262                          | 2.00       | \$927.74                         |
| 4450-001-041                            | 267                          | 3.30       | \$1,530.77                       |
| 4450-001-042                            | 266                          | 2.00       | \$927.74                         |
| 4450-001-044                            | 261                          | 2.00       | \$927.74                         |
| 4450-002-037                            | 284                          | 2.00       | \$927.74                         |
| 4450-002-038                            | 283                          | 2.00       | \$927.74                         |
| 4450-002-039                            | 282                          | 4.95       | \$2,296.16                       |
| 4450-002-040                            | 281                          | 4.95       | \$2,296.16                       |
| 4450-002-041                            | 280                          | 2.00       | \$927.74                         |
| 4450-002-042                            | 279                          | 2.00       | \$927.74                         |
| 4450-002-043                            | 278                          | 2.00       | \$927.74                         |
| 4450-002-044                            | 277                          | 3.30       | \$1,530.77                       |
| 4450-002-045                            | 276                          | 3.30       | \$1,530.77                       |
| 4450-002-046                            | 275                          | 3.30       | \$1,530.77                       |
| 4450-002-047                            | 274                          | 2.00       | \$927.74                         |
| 4450-002-048                            | 273                          | 3.30       | \$1,530.77                       |
| 4450-002-049                            | 272                          | 3.30       | \$1,530.77                       |
| 4450-002-050                            | 271                          | 2.00       | \$927.74                         |
| 4450-002-051                            | 270                          | 3.30       | \$1,530.77                       |
| 4450-002-052                            | 269                          | 2.00       | \$927.74                         |
| 4450-002-053                            | 268                          | 3.30       | \$1,530.77                       |
| 4450-003-010                            | 293                          | 2.00       | \$927.74                         |
| 4450-003-011                            | 292                          | 2.00       | \$927.74                         |
| 4450-003-012                            | 291                          | 2.00       | \$927.74                         |
| 4450-003-013                            | 290                          | 2.00       | \$927.74                         |
| 4450-003-014                            | 289                          | 2.00       | \$927.74                         |
| 4450-003-015                            | 288                          | 2.00       | \$927.74                         |
| 4450-003-016                            | 287                          | 8.25       | \$3,826.93                       |
| 4450-003-017                            | 286                          | 3.30       | \$1,530.77                       |
| 4450-003-018                            | 285                          | 3.30       | \$1,530.77                       |
| 4450-004-028                            | 302                          | 2.00       | \$927.74                         |
| 4450-004-029                            | 301                          | 6.60       | \$3,061.54                       |
| 4450-004-030                            | 300                          | 2.00       | \$927.74                         |
| 4450-004-031                            | 299                          | 9.90       | \$4,592.31                       |
| 4450-004-032                            | 298                          | 4.95       | \$2,296.16                       |
| 4450-004-033                            | 297                          | 4.95       | \$2,296.16                       |

**Fiscal Year 2021-2022 Preliminary Assessment Roll  
City of Malibu  
Assessment District No. 98-1 (Big Rock Mesa)**

| <b>Assessor's<br/>Parcel<br/>Number</b> | <b>Assessment<br/>Number</b> | <b>BAU</b> | <b>FY 2021-22<br/>Assessment</b> |
|---|------------------------------|------------|----------------------------------|
| 4450-004-034                            | 296                          | 6.60       | \$3,061.54                       |
| 4450-004-035                            | 295                          | 4.95       | \$2,296.16                       |
| 4450-004-036                            | 294                          | 6.60       | \$3,061.54                       |
| 4450-005-024                            | 319                          | 3.30       | \$1,530.77                       |
| 4450-005-040                            | 327                          | 6.60       | \$3,061.54                       |
| 4450-005-042                            | 315A                         | 1.65       | \$765.39                         |
| 4450-005-043                            | 315                          | 1.65       | \$765.39                         |
| 4450-005-046                            | 303A                         | 1.65       | \$765.39                         |
| 4450-005-047                            | 303                          | 1.65       | \$765.39                         |
| 4450-005-048                            | 310A                         | 1.65       | \$765.39                         |
| 4450-005-049                            | 310                          | 1.65       | \$765.39                         |
| 4450-005-050                            | 309A                         | 1.65       | \$765.39                         |
| 4450-005-051                            | 309                          | 1.65       | \$765.39                         |
| 4450-005-052                            | 307A                         | 1.65       | \$765.39                         |
| 4450-005-053                            | 307                          | 1.65       | \$765.39                         |
| 4450-005-054                            | 306A                         | 1.65       | \$765.39                         |
| 4450-005-055                            | 306                          | 1.65       | \$765.39                         |
| 4450-005-056                            | 305A                         | 1.65       | \$765.39                         |
| 4450-005-057                            | 305                          | 1.65       | \$765.39                         |
| 4450-005-058                            | 325A                         | 1.65       | \$765.39                         |
| 4450-005-059                            | 325                          | 1.65       | \$765.39                         |
| 4450-005-060                            | 323A                         | 1.65       | \$765.39                         |
| 4450-005-061                            | 323                          | 1.65       | \$765.39                         |
| 4450-005-062                            | 321A                         | 1.65       | \$765.39                         |
| 4450-005-063                            | 321                          | 1.65       | \$765.39                         |
| 4450-005-064                            | 313A                         | 1.65       | \$765.39                         |
| 4450-005-065                            | 313                          | 1.65       | \$765.39                         |
| 4450-005-066                            | 314A                         | 1.65       | \$765.39                         |
| 4450-005-067                            | 314                          | 1.65       | \$765.39                         |
| 4450-005-068                            | 316A                         | 1.65       | \$765.39                         |
| 4450-005-069                            | 316                          | 1.65       | \$765.39                         |
| 4450-005-070                            | 312A                         | 1.65       | \$765.39                         |
| 4450-005-071                            | 312                          | 1.65       | \$765.39                         |
| 4450-005-072                            | 308A                         | 1.65       | \$765.39                         |
| 4450-005-073                            | 308                          | 1.65       | \$765.39                         |
| 4450-005-074                            | 326A                         | 1.65       | \$765.39                         |
| 4450-005-075                            | 326                          | 1.65       | \$765.39                         |
| 4450-005-076                            | 322A                         | 1.65       | \$765.39                         |
| 4450-005-077                            | 322                          | 1.65       | \$765.39                         |
| 4450-005-078                            | 320A                         | 1.65       | \$765.39                         |
| 4450-005-079                            | 320                          | 1.65       | \$765.39                         |
| 4450-005-080                            | 318A                         | 1.65       | \$765.39                         |
| 4450-005-081                            | 318                          | 1.65       | \$765.39                         |
| 4450-005-082                            | 324A                         | 1.65       | \$765.39                         |
| 4450-005-083                            | 324                          | 1.65       | \$765.39                         |
| 4450-005-084                            | 304                          | 1.65       | \$765.39                         |
| 4450-005-085                            | 304A                         | 1.65       | \$765.39                         |
| 4450-005-086                            | 311&311A                     | 3.30       | \$1,530.77                       |
| 4450-006-055                            | 328                          | 2.00       | \$927.74                         |

Fiscal Year 2021-2022 Preliminary Assessment Roll  
City of Malibu  
Assessment District No. 98-1 (Big Rock Mesa)

| Assessor's<br>Parcel<br>Number | Assessment<br>Number | BAU  | FY 2021-22<br>Assessment |
|--------------------------------|----------------------|------|--------------------------|
| 4450-011-023                   | 255                  | 2.00 | \$927.74                 |
| 4450-011-024                   | 254                  | 2.00 | \$927.74                 |
| 4450-011-025                   | 253                  | 2.00 | \$927.74                 |
| 4450-011-027                   | 257                  | 2.00 | \$927.74                 |
| 4450-011-028                   | 252                  | 2.00 | \$927.74                 |
| 4450-011-031                   | 249                  | 2.00 | \$927.74                 |
| 4450-011-034                   | 248                  | 2.00 | \$927.74                 |
| 4450-011-035                   | 245                  | 2.00 | \$927.74                 |
| 4450-011-037                   | 243                  | 2.00 | \$927.74                 |
| 4450-011-041                   | 256                  | 2.00 | \$927.74                 |
| 4450-011-042                   | 246                  | 2.00 | \$927.74                 |
| 4450-011-043                   | 250                  | 2.00 | \$927.74                 |
| 4450-012-022                   | 201                  | 2.00 | \$927.74                 |
| 4450-012-023                   | 202                  | 2.00 | \$927.74                 |
| 4450-012-024                   | 203                  | 2.00 | \$927.74                 |
| 4450-012-025                   | 204                  | 2.00 | \$927.74                 |
| 4450-012-026                   | 205                  | 2.00 | \$927.74                 |
| 4450-012-027                   | 206                  | 2.00 | \$927.74                 |
| 4450-012-028                   | 207                  | 2.00 | \$927.74                 |
| 4450-012-029                   | 208                  | 2.00 | \$927.74                 |
| 4450-012-030                   | 209                  | 2.00 | \$927.74                 |
| 4450-012-031                   | 210                  | 2.00 | \$927.74                 |
| 4450-012-032                   | 211                  | 2.00 | \$927.74                 |
| 4450-012-033                   | 212                  | 2.00 | \$927.74                 |
| 4450-012-034                   | 213                  | 2.00 | \$927.74                 |
| 4450-012-036                   | 215                  | 2.00 | \$927.74                 |
| 4450-012-037                   | 214                  | 2.00 | \$927.74                 |
| 4450-012-038                   | 200                  | 2.00 | \$927.74                 |
| 4450-012-039                   | 199                  | 2.00 | \$927.74                 |
| 4450-012-040                   | 198                  | 2.00 | \$927.74                 |
| 4450-013-058                   | 241                  | 2.00 | \$927.74                 |
| 4450-013-059                   | 240                  | 2.00 | \$927.74                 |
| 4450-013-060                   | 239                  | 2.00 | \$927.74                 |
| 4450-013-061                   | 238                  | 2.00 | \$927.74                 |
| 4450-013-062                   | 237                  | 2.00 | \$927.74                 |
| 4450-013-063                   | 236                  | 2.00 | \$927.74                 |
| 4450-013-064                   | 235                  | 2.00 | \$927.74                 |
| 4450-013-067                   | 232                  | 2.00 | \$927.74                 |
| 4450-013-068                   | 226                  | 2.00 | \$927.74                 |
| 4450-013-069                   | 227                  | 2.00 | \$927.74                 |
| 4450-013-070                   | 230                  | 2.00 | \$927.74                 |
| 4450-013-071                   | 229                  | 2.00 | \$927.74                 |
| 4450-013-072                   | 228                  | 2.00 | \$927.74                 |
| 4450-013-073                   | 225                  | 2.00 | \$927.74                 |
| 4450-013-074                   | 224                  | 2.00 | \$927.74                 |
| 4450-013-075                   | 223                  | 2.00 | \$927.74                 |
| 4450-013-076                   | 222                  | 2.00 | \$927.74                 |
| 4450-013-077                   | 221                  | 2.00 | \$927.74                 |
| 4450-013-078                   | 220                  | 2.00 | \$927.74                 |

**Fiscal Year 2021-2022 Preliminary Assessment Roll  
City of Malibu  
Assessment District No. 98-1 (Big Rock Mesa)**

| <b>Assessor's<br/>Parcel<br/>Number</b> | <b>Assessment<br/>Number</b> | <b>BAU</b> | <b>FY 2021-22<br/>Assessment</b> |
|---|------------------------------|------------|----------------------------------|
| 4450-013-079                            | 219                          | 2.00       | \$927.74                         |
| 4450-013-080                            | 217                          | 2.00       | \$927.74                         |
| 4450-013-081                            | 218                          | 2.00       | \$927.74                         |
| 4450-013-082                            | 216                          | 2.00       | \$927.74                         |
| 4450-013-083                            | 231                          | 2.00       | \$927.74                         |
| 4450-013-084                            | 233 & 234                    | 4.00       | \$1,855.48                       |
| 4450-014-062                            | 136                          | 2.00       | \$927.74                         |
| 4450-014-063                            | 135                          | 2.00       | \$927.74                         |
| 4450-014-065                            | 138                          | 2.00       | \$927.74                         |
| 4450-014-066                            | 137                          | 2.00       | \$927.74                         |
| 4450-014-067                            | 151                          | 2.00       | \$927.74                         |
| 4450-014-068                            | 150                          | 2.00       | \$927.74                         |
| 4450-014-069                            | 149                          | 2.00       | \$927.74                         |
| 4450-014-070                            | 148                          | 2.00       | \$927.74                         |
| 4450-014-071                            | 147                          | 2.00       | \$927.74                         |
| 4450-014-072                            | 146                          | 2.00       | \$927.74                         |
| 4450-014-073                            | 145                          | 2.00       | \$927.74                         |
| 4450-014-074                            | 144                          | 2.00       | \$927.74                         |
| 4450-014-075                            | 143                          | 2.00       | \$927.74                         |
| 4450-014-076                            | 142                          | 2.00       | \$927.74                         |
| 4450-014-077                            | 141                          | 2.00       | \$927.74                         |
| 4450-014-078                            | 140                          | 2.00       | \$927.74                         |
| 4450-014-079                            | 139                          | 2.00       | \$927.74                         |
| 4450-015-016                            | 172                          | 2.00       | \$927.74                         |
| 4450-015-018                            | 170                          | 2.00       | \$927.74                         |
| 4450-015-019                            | 169                          | 2.00       | \$927.74                         |
| 4450-015-020                            | 168                          | 2.00       | \$927.74                         |
| 4450-015-021                            | 167                          | 2.00       | \$927.74                         |
| 4450-015-023                            | 165                          | 2.00       | \$927.74                         |
| 4450-015-024                            | 164                          | 2.00       | \$927.74                         |
| 4450-015-025                            | 163                          | 2.00       | \$927.74                         |
| 4450-015-026                            | 162                          | 2.00       | \$927.74                         |
| 4450-015-027                            | 161                          | 2.00       | \$927.74                         |
| 4450-015-028                            | 160                          | 2.00       | \$927.74                         |
| 4450-015-029                            | 159                          | 2.00       | \$927.74                         |
| 4450-015-030                            | 158                          | 2.00       | \$927.74                         |
| 4450-015-031                            | 157                          | 2.00       | \$927.74                         |
| 4450-015-032                            | 156                          | 2.00       | \$927.74                         |
| 4450-015-033                            | 155                          | 2.00       | \$927.74                         |
| 4450-015-034                            | 152                          | 2.00       | \$927.74                         |
| 4450-015-035                            | 153                          | 2.00       | \$927.74                         |
| 4450-015-036                            | 154                          | 2.00       | \$927.74                         |
| 4450-015-037                            | 173                          | 2.00       | \$927.74                         |
| 4450-015-038                            | 174                          | 2.00       | \$927.74                         |
| 4450-015-040                            | 175                          | 2.00       | \$927.74                         |
| 4450-015-041                            | 176                          | 2.00       | \$927.74                         |
| 4450-015-042                            | 177                          | 2.00       | \$927.74                         |
| 4450-015-043                            | 178                          | 2.00       | \$927.74                         |
| 4450-015-044                            | 179                          | 2.00       | \$927.74                         |

Fiscal Year 2021-2022 Preliminary Assessment Roll  
City of Malibu  
Assessment District No. 98-1 (Big Rock Mesa)

| Assessor's<br>Parcel<br>Number | Assessment<br>Number | BAU  | FY 2021-22<br>Assessment |
|--------------------------------|----------------------|------|--------------------------|
| 4450-015-045                   | 180                  | 2.00 | \$927.74                 |
| 4450-015-046                   | 181                  | 2.00 | \$927.74                 |
| 4450-015-047                   | 185                  | 2.00 | \$927.74                 |
| 4450-015-048                   | 184                  | 2.00 | \$927.74                 |
| 4450-015-049                   | 183                  | 2.00 | \$927.74                 |
| 4450-015-050                   | 182                  | 2.00 | \$927.74                 |
| 4450-015-051                   | 171                  | 2.00 | \$927.74                 |
| 4450-015-052                   | 166                  | 2.00 | \$927.74                 |
| 4450-016-009                   | 191                  | 2.00 | \$927.74                 |
| 4450-016-010                   | 190                  | 2.00 | \$927.74                 |
| 4450-016-011                   | 189                  | 2.00 | \$927.74                 |
| 4450-016-012                   | 188                  | 2.00 | \$927.74                 |
| 4450-016-013                   | 187                  | 2.00 | \$927.74                 |
| 4450-016-014                   | 186                  | 2.00 | \$927.74                 |
| 4450-016-017                   | 194                  | 2.00 | \$927.74                 |
| 4450-016-018                   | 195                  | 2.00 | \$927.74                 |
| 4450-016-019                   | 196                  | 2.00 | \$927.74                 |
| 4450-016-023                   | 193                  | 2.00 | \$927.74                 |
| 4450-016-900                   | 192                  | 2.00 | \$927.74                 |
| 4450-017-008                   | 329                  | 2.00 | \$927.74                 |
| 4450-017-009                   | 114                  | 2.00 | \$927.74                 |
| 4450-017-011                   | 113                  | 2.00 | \$927.74                 |
| 4450-017-012                   | 112                  | 2.00 | \$927.74                 |
| 4450-017-014                   | 119                  | 2.00 | \$927.74                 |
| 4450-017-016                   | 122                  | 2.00 | \$927.74                 |
| 4450-017-017                   | 120                  | 2.00 | \$927.74                 |
| 4450-017-018                   | 115                  | 2.00 | \$927.74                 |
| 4450-017-021                   | 118                  | 2.00 | \$927.74                 |
| 4450-017-023                   | 117                  | 2.00 | \$927.74                 |
| 4450-018-013                   | 133                  | 2.00 | \$927.74                 |
| 4450-018-014                   | 131                  | 2.00 | \$927.74                 |
| 4450-018-015                   | 130                  | 2.00 | \$927.74                 |
| 4450-018-017                   | 126                  | 2.00 | \$927.74                 |
| 4450-018-018                   | 127                  | 2.00 | \$927.74                 |
| 4450-018-019                   | 128                  | 2.00 | \$927.74                 |
| 4450-018-020                   | 129                  | 2.00 | \$927.74                 |
| 4450-018-022                   | 124                  | 2.00 | \$927.74                 |
| 4450-018-023                   | 125                  | 2.00 | \$927.74                 |
| 4450-018-025                   | 134                  | 2.00 | \$927.74                 |
| 4450-019-021                   | 064                  | 2.00 | \$927.74                 |
| 4450-019-022                   | 065                  | 2.00 | \$927.74                 |
| 4450-019-023                   | 066                  | 2.00 | \$927.74                 |
| 4450-019-024                   | 067                  | 2.00 | \$927.74                 |
| 4450-019-025                   | 074                  | 2.00 | \$927.74                 |
| 4450-019-026                   | 075                  | 2.00 | \$927.74                 |
| 4450-019-027                   | 076                  | 2.00 | \$927.74                 |
| 4450-019-028                   | 077                  | 2.00 | \$927.74                 |
| 4450-019-029                   | 073                  | 2.00 | \$927.74                 |
| 4450-019-030                   | 072                  | 2.00 | \$927.74                 |

**Fiscal Year 2021-2022 Preliminary Assessment Roll  
City of Malibu  
Assessment District No. 98-1 (Big Rock Mesa)**

| <b>Assessor's<br/>Parcel<br/>Number</b> | <b>Assessment<br/>Number</b> | <b>BAU</b>    | <b>FY 2021-22<br/>Assessment</b> |
|---|------------------------------|---------------|----------------------------------|
| 4450-019-031                            | 071                          | 2.00          | \$927.74                         |
| 4450-019-032                            | 070                          | 2.00          | \$927.74                         |
| 4450-019-033                            | 069                          | 2.00          | \$927.74                         |
| 4450-019-034                            | 068                          | 2.00          | \$927.74                         |
| 4450-020-022                            | 086                          | 2.00          | \$927.74                         |
| 4450-020-025                            | 083                          | 2.00          | \$927.74                         |
| 4450-020-026                            | 082                          | 2.00          | \$927.74                         |
| 4450-020-027                            | 081                          | 2.00          | \$927.74                         |
| 4450-020-028                            | 080                          | 2.00          | \$927.74                         |
| 4450-020-029                            | 079                          | 2.00          | \$927.74                         |
| 4450-020-030                            | 078                          | 2.00          | \$927.74                         |
| 4450-020-031                            | 085                          | 2.00          | \$927.74                         |
| 4450-020-032                            | 084                          | 2.00          | \$927.74                         |
| 4450-021-043                            | 096                          | 2.00          | \$927.74                         |
| 4450-021-044                            | 093                          | 2.00          | \$927.74                         |
| 4450-021-045                            | 092                          | 2.00          | \$927.74                         |
| 4450-021-046                            | 091                          | 2.00          | \$927.74                         |
| 4450-021-048                            | 087                          | 2.00          | \$927.74                         |
| 4450-021-049                            | 089                          | 2.00          | \$927.74                         |
| 4450-021-050                            | 094                          | 2.00          | \$927.74                         |
| 4450-021-051                            | 088                          | 2.00          | \$927.74                         |
| 4450-021-052                            | 098                          | 2.00          | \$927.74                         |
| 4450-021-053                            | 099                          | 2.00          | \$927.74                         |
| 4450-021-054                            | 097                          | 2.00          | \$927.74                         |
| 4450-021-055                            | 095                          | 2.00          | \$927.74                         |
| 4450-022-044                            | 104                          | 2.00          | \$927.74                         |
| 4450-022-047                            | 102                          | 2.00          | \$927.74                         |
| 4450-022-049                            | 100                          | 2.00          | \$927.74                         |
| 4450-022-051                            | 101                          | 2.00          | \$927.74                         |
| 4450-022-052                            | 103                          | 2.00          | \$927.74                         |
| 4450-022-053                            | 105                          | 2.00          | \$927.74                         |
| 4450-022-054                            | 106                          | 2.00          | \$927.74                         |
| <b>326 Records</b>                      | <b>Total:</b>                | <b>706.10</b> | <b>\$327,538.79</b>              |

## **APPENDIX C**

City of Malibu  
Assessment District No. 98-1  
Big Rock Mesa  
Annual Assessment Report  
(Fiscal Year 2021-2022)



### **METHOD OF ASSESSMENT APPORTIONMENT**

**Exhibit C**  
**Annual Assessment Report**  
**Assessment District No. 98-1**  
**(Big Rock Mesa)**  
**For Fiscal Year 2021-2022**

**Method of Spread of Assessment**

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

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

**Project Need**

The primary purpose of the dewatering and monitoring system to be installed and maintained by the District is the reduction of groundwater, from both rainfall and residential effluent, percolating down to the slide plane. This reduction in groundwater stabilizes the landslide outlined on the Diagram attached as Exhibit D. Stabilization of the landslide plane provides two distinct types of benefit to property within the District: protection of the property (i.e. the parcels) located on the slide plane and protection of the roads which would be inundated with mud in a slide event.

**Assessment District Boundary**

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

**Specific Benefit**

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

Since the roads within the District, except for Pacific Coast Highway (PCH), do not convey through traffic, there is no general benefit to the public for such road access. With respect to PCH, which does convey through traffic, properties located on PCH west and east of the slide area would have access via other roadways, whereas no access would be available to properties located on PCH within the landslide area. Clearly, stabilization of the slide confers a special benefit enjoyed only by the properties which may be impacted by slope failure or movements. The April 1998 analysis prepared by City's Geotechnical Consultant, confirms that the impacted properties are all located either within or on the slide boundary.

#### **Method of Assessment**

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

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

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

**Table 1: Trip Generation Factors and Benefit Assessment Units**

| Land Use              | Average Weekday Trips/Units | Benefit Assessment Units (BAUs) |
|-----------------------|-----------------------------|---------------------------------|
| Single-Family         | 9.55                        | 1.00                            |
| Condominium/Apartment | 6.23                        | 0.65                            |

#### **Examples of Assignment of Benefit Assessment Units**

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

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

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| 3) Parcel with Four Apartment Units |                                       |
| BAU for Protection Benefit          | 4.00 (4 units X 1 BAU/unit)           |
| BAU for Access Benefit              | <u>2.60</u> (4 units X 0.65 BAU/unit) |
| Total BAUs                          | 6.60                                  |

**Exemption from Annual Assessment**

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

## **APPENDIX D**

City of Malibu  
Assessment District No. 98-1  
Big Rock Mesa  
Annual Assessment Report  
(Fiscal Year 2021-2022)



## **ASSESSMENT DIAGRAM**

SHEET 1 OF 4

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.

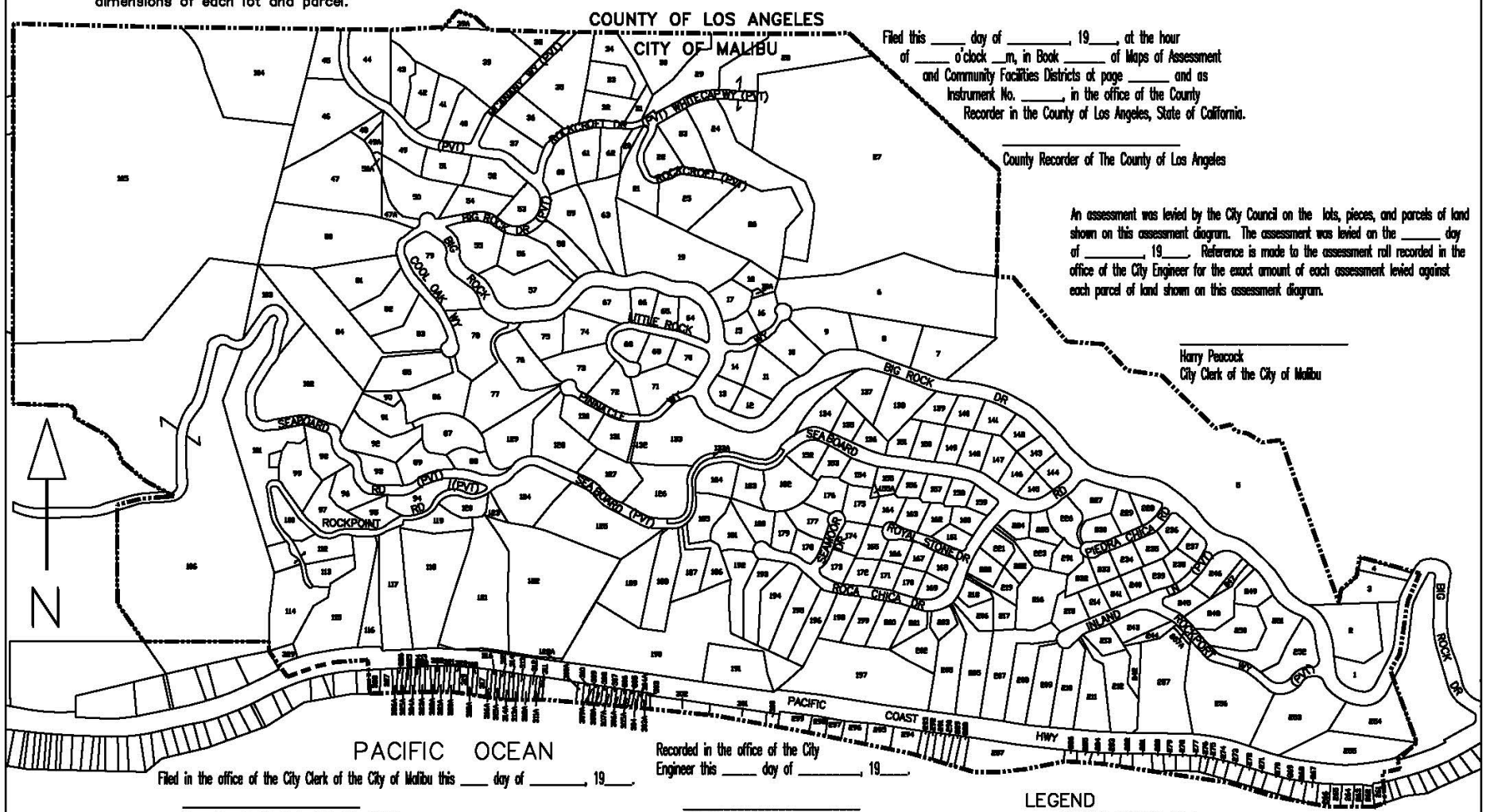
ASSESSMENT DIAGRAM FOR  
ASSESSMENT DISTRICT NO. 98-1  
CITY OF MALIBU -- (BIG ROCK MESA)  
LOS ANGELES COUNTY, CALIFORNIA

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

County Recorder of The County of Los Angeles

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

Harry Peacock  
City Clerk of the City of Malibu



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

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

LEGEND

----- Boundary of A.D. No. 98-1  
x Assessment Number

PREPARED BY  
DAVID TAUSSIG & ASSOCIATES, INC.

SHEET 2 OF 4

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

| ASSESSMENT<br>NUMBER | A.P.N.       | SITUS ADDRESS         | ASSESSMENT<br>NUMBER | A.P.N.       | SITUS ADDRESS         | ASSESSMENT<br>NUMBER | A.P.N.       | SITUS ADDRESS       |
|----------------------|--------------|-----------------------|----------------------|--------------|-----------------------|----------------------|--------------|---------------------|
| 001                  | 4449-012-004 | 20085 BIG ROCK DR     | 048                  | 4449-015-002 |                       | 096                  | 4450-021-043 | 20706 SEABOARD RD   |
| 002                  | 4449-012-003 | 20109 BIG ROCK DR     | 049                  | 4449-015-004 | 20860 BIG ROCK DR     | 097                  | 4450-021-054 |                     |
| 003                  | 4449-012-002 | 20201 BIG ROCK DR     | 049A                 | 4449-015-003 |                       | 098                  | 4450-021-052 | 20756 SEABOARD RD   |
| 004                  | 4449-012-001 | 20203 BIG ROCK DR     | 050A                 | 4449-015-022 |                       | 099                  | 4450-021-053 | 20743 ROCKPOINT WAY |
| 005                  | 4449-011-001 |                       | 051                  | 4449-015-023 | 20832 BIG ROCK DR     | 100                  | 4450-022-049 | 20762 ROCKPOINT WAY |
| 006                  | 4449-013-015 |                       | 052                  | 4449-015-009 | 20826 BIG ROCK DR     | 101                  | 4450-022-051 | 20765 ROCK POINT RD |
| 007                  | 4449-013-001 |                       | 053                  | 4449-015-011 | 20776 BIG ROCK DR     | 102                  | 4450-022-047 | 20755 SEABOARD RD   |
| 008                  | 4449-013-002 | 20400 LITTLE ROCK WAY | 054                  | 4449-015-010 | 20734 BIG ROCK DR     | 103                  | 4450-022-052 |                     |
| 009                  | 4449-013-003 | 20402 LITTLE ROCK WAY | 055                  | 4449-015-012 | 20721 BIG ROCK DR     | 104                  | 4450-022-044 |                     |
| 010                  | 4449-013-004 | 20404 LITTLE ROCK WAY | 056                  | 4449-015-014 | 20743 BIG ROCK DR     | 105                  | 4450-022-053 |                     |
| 011                  | 4449-013-005 | 20507 BIG ROCK DR     | 057                  | 4449-015-013 | 20693 BIG ROCK DR     | 106                  | 4450-022-054 |                     |
| 012                  | 4449-013-006 | 20505 BIG ROCK DR     | 058                  | 4449-015-015 | 20765 BIG ROCK DR     | 112                  | 4450-017-012 | 20782 ROCKPOINT WAY |
| 013                  | 4449-013-007 | 20503 BIG ROCK DR     | 059                  | 4449-015-016 | 20771 BIG ROCK DR     | 113                  | 4450-017-011 | 20790 ROCKPOINT WAY |
| 014                  | 4449-013-008 | 20509 BIG ROCK DR     | 060                  | 4449-015-018 | 20781 BIG ROCK DR     | 114                  | 4450-017-009 | 20797 ROCKPOINT WAY |
| 015                  | 4449-013-009 | 20431 LITTLE ROCK WAY | 061                  | 4449-015-019 | 20779 BIG ROCK DR     | 115                  | 4450-017-018 |                     |
| 016                  | 4449-013-016 | 20415 LITTLE ROCK WAY | 062                  | 4449-015-020 | 20777 BIG ROCK DR     | 116                  | 4450-017-019 |                     |
| 017                  | 4449-013-011 | 20529 BIG ROCK DR     | 063                  | 4449-015-017 | 20773 BIG ROCK DR     | 117                  | 4450-017-020 |                     |
| 018                  | 4449-013-014 | 20527 BIG ROCK DR     | 064                  | 4450-019-021 | 20520 BIG ROCK DR     | 118                  | 4450-017-021 |                     |
| 018A                 | 4449-013-012 |                       | 065                  | 4450-019-022 | 20525 LITTLE ROCK WAY | 119                  | 4450-017-014 | 20676 ROCKPOINT WAY |
| 019                  | 4449-014-013 | 20563 BIG ROCK DR     | 066                  | 4450-019-023 | 20533 LITTLE ROCK WAY | 120                  | 4450-017-017 | 20670 ROCKPOINT WAY |
| 020                  | 4449-014-010 |                       | 067                  | 4450-019-024 | 20537 LITTLE ROCK WAY | 121                  | 4450-017-015 | 20674 ROCKPOINT WAY |
| 021                  | 4449-014-011 | 20646 ROCKCROFT DR    | 068                  | 4450-019-034 | 20556 LITTLE ROCK WAY | 122                  | 4450-017-016 | 20672 ROCKPOINT WAY |
| 022                  | 4449-014-009 | 20659 ROCKCROFT DR    | 069                  | 4450-019-033 | 20572 LITTLE ROCK WAY | 122A                 | 4450-017-022 |                     |
| 023                  | 4449-014-020 | 20650 WHITECAP WAY    | 070                  | 4450-019-032 | 20512 LITTLE ROCK WAY | 123                  | 4450-018-021 |                     |
| 024                  | 4449-014-015 |                       | 071                  | 4450-019-031 | 20573 LITTLE ROCK WAY | 124                  | 4450-018-022 | 20616 SEABOARD RD   |
| 025                  | 4449-014-012 | 20628 ROCKCROFT DR    | 072                  | 4450-019-030 | 20565 LITTLE ROCK WAY | 125                  | 4450-018-023 | 20544 SEABOARD RD   |
| 026                  | 4449-014-014 | 20600 ROCKCROFT DR    | 073                  | 4450-019-029 | 20555 LITTLE ROCK WAY | 126                  | 4450-018-017 | 20585 SEABOARD RD   |
| 027                  | 4449-014-017 |                       | 074                  | 4450-019-025 | 20549 LITTLE ROCK WAY | 127                  | 4450-018-018 | 20595 SEABOARD RD   |
| 028                  | 4449-014-016 |                       | 075                  | 4450-019-026 | 20632 BIG ROCK DR     | 128                  | 4450-018-019 | 20564 PINNACLE WAY  |
| 029                  | 4449-014-021 |                       | 076                  | 4450-019-027 | 20644 BIG ROCK DR     | 129                  | 4450-018-020 | 20566 PINNACLE WAY  |
| 030                  | 4449-014-006 |                       | 077                  | 4450-019-028 | 20568 PINNACLE WAY    | 130                  | 4450-018-015 | 20548 PINNACLE WAY  |
| 031                  | 4449-014-007 |                       | 078                  | 4450-020-030 | 20786 COOL OAK WAY    | 131                  | 4450-018-014 | 20540 PINNACLE WAY  |
| 032                  | 4449-014-004 | 20723 ROCKCROFT DR    | 079                  | 4450-020-029 | 20754 COOL OAK WAY    | 132                  | 4450-018-016 |                     |
| 033                  | 4449-014-019 | 20725 ROCKCROFT DR    | 080                  | 4450-020-028 | 20737 COOL OAK WAY    | 133                  | 4450-018-013 | 20520 PINNACLE WAY  |
| 034                  | 4449-014-018 |                       | 081                  | 4450-020-027 | 20749 COOL OAK WAY    | 133A                 | 4450-018-024 |                     |
| 035                  | 4449-014-003 | 20729 ROCKCROFT DR    | 082                  | 4450-020-026 | 20753 COOL OAK WAY    | 134                  | 4450-014-064 | 20433 SEABOARD RD   |
| 036                  | 4449-014-002 | 3648 MCANANY WAY      | 083                  | 4450-020-025 | 20771 COOL OAK WAY    | 135                  | 4450-014-063 | 20419 SEABOARD RD   |
| 037                  | 4449-014-001 | 20815 BIG ROCK DR     | 084                  | 4450-020-032 | 20795 COOL OAK WAY    | 136                  | 4450-014-062 | 20407 SEABOARD RD   |
| 038                  | 4449-016-009 |                       | 085                  | 4450-020-031 | 20799 COOL OAK WAY    | 137                  | 4450-014-066 | 20380 BIG ROCK DR   |
| 039                  | 4449-016-008 | 3655 MCANANY WAY      | 086                  | 4450-020-022 | 20645 SEABOARD RD     | 138                  | 4450-014-065 | 20358 BIG ROCK DR   |
| 039A                 | 4448-030-019 |                       | 087                  | 4450-021-048 | 20643 SEABOARD RD     | 139                  | 4450-014-079 | 20350 BIG ROCK DR   |
| 040                  | 4449-016-007 | 3651 MCANANY WAY      | 088                  | 4450-021-051 | 20653 SEABOARD RD     | 140                  | 4450-014-078 | 20340 BIG ROCK DR   |
| 041                  | 4449-016-006 | 20851 BIG ROCK DR     | 089                  | 4450-021-049 | 20647 SEABOARD RD     | 141                  | 4450-014-077 | 20330 BIG ROCK DR   |
| 042                  | 4449-016-005 | 20863 BIG ROCK DR     | 090                  | 4450-021-047 |                       | 142                  | 4450-014-076 | 20310 BIG ROCK DR   |
| 043                  | 4449-016-004 | 20871 BIG ROCK DR     | 091                  | 4450-021-046 | 20649 SEABOARD RD     | 143                  | 4450-014-075 | 20290 BIG ROCK DR   |
| 044                  | 4449-016-003 | 20933 BIG ROCK DR     | 092                  | 4450-021-045 | 20651 SEABOARD RD     | 144                  | 4450-014-074 | 20309 SEABOARD RD   |
| 045                  | 4449-016-002 | 20940 BIG ROCK DR     | 093                  | 4450-021-044 | 20725 SEABOARD RD     | 145                  | 4450-014-073 | 20325 SEABOARD RD   |
| 046                  | 4449-016-001 | 20727 BIG ROCK DR     | 094                  | 4450-021-050 | 20677 ROCKPOINT WAY   | 146                  | 4450-014-072 | 20345 SEABOARD RD   |
| 047A                 | 4449-015-021 |                       | 095                  | 4450-021-055 | 20706 ROCKPOINT WAY   | 147                  | 4450-014-071 | 20355 SEABOARD RD   |

SHEET 3 OF 4

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

| ASSESSMENT |              |                      | ASSESSMENT |              |                       | ASSESSMENT |              |                         |
|------------|--------------|----------------------|------------|--------------|-----------------------|------------|--------------|-------------------------|
| NUMBER     | A.P.N.       | SITUS ADDRESS        | NUMBER     | A.P.N.       | SITUS ADDRESS         | NUMBER     | A.P.N.       | SITUS ADDRESS           |
| 148        | 4450-014-070 | 20365 SEABOARD RD    | 196        | 4450-016-019 | 20504 ROCA CHICA DR   | 245        | 4450-011-035 |                         |
| 149        | 4450-014-069 | 20375 SEABOARD RD    | 197        | 4450-012-041 |                       | 246        | 4450-011-042 |                         |
| 150        | 4450-014-068 | 20385 SEABOARD RD    | 198        | 4450-012-040 | 20494 ROCA CHICA DR   | 248        | 4450-011-034 | 20220 INLAND LN         |
| 151        | 4450-014-067 | 20395 SEABOARD RD    | 199        | 4450-012-039 | 20484 ROCA CHICA DR   | 249        | 4450-011-031 |                         |
| 152        | 4450-015-034 | 20434 SEABOARD RD    | 200        | 4450-012-038 | 20474 ROCA CHICA DR   | 250        | 4450-011-030 | 20173 ROCKPORT WAY      |
| 153        | 4450-015-035 | 20418 SEABOARD RD    | 201        | 4450-012-022 | 20464 ROCA CHICA DR   | 251        | 4450-011-029 |                         |
| 154        | 4450-015-036 | 20406 SEABOARD RD    | 202        | 4450-012-023 | 20458 ROCA CHICA DR   | 252        | 4450-011-028 |                         |
| 155        | 4450-015-033 | 20394 SEABOARD RD    | 203        | 4450-012-024 | 20454 ROCA CHICA DR   | 253        | 4450-011-025 | 20110 ROCKPORT WAY      |
| 155A       | 4450-015-039 |                      | 204        | 4450-012-025 | 20452 ROCA CHICA DR   | 254        | 4450-011-024 | 20054 BIG ROCK DR       |
| 156        | 4450-015-032 | 20384 SEABOARD RD    | 205        | 4450-012-026 | 20450 ROCA CHICA DR   | 255        | 4450-011-023 |                         |
| 157        | 4450-015-031 | 20374 SEABOARD RD    | 206        | 4450-012-027 | 20444 ROCA CHICA DR   | 256        | 4450-011-041 | 20130 ROCKPORT WAY      |
| 158        | 4450-015-030 | 20364 SEABOARD RD    | 207        | 4450-012-028 | 20279 INLAND LN       | 257        | 4450-011-027 | 20178 ROCKPORT WAY      |
| 159        | 4450-015-029 | 20405 ROCA CHICA DR  | 208        | 4450-012-029 | 20283 INLAND LN       | 257A       | 4450-011-040 |                         |
| 160        | 4450-015-028 | 20413 ROCA CHICA DR  | 209        | 4450-012-030 | 20282 INLAND LN       | 261        | 4450-001-028 |                         |
| 161        | 4450-015-027 | 20425 ROCA CHICA DR  | 210        | 4450-012-031 | 20276 INLAND LN       | 262        | 4450-001-027 | 19950 PACIFIC COAST HWY |
| 162        | 4450-015-026 | 20471 ROYAL STONE DR | 211        | 4450-012-032 | 20272 INLAND LN       | 263        | 4450-001-026 | 19954 PACIFIC COAST HWY |
| 163        | 4450-015-025 | 20481 ROYAL STONE DR | 212        | 4450-012-033 | 20270 INLAND LN       | 264        | 4450-001-025 | 19958 PACIFIC COAST HWY |
| 164        | 4450-015-024 | 20491 ROYAL STONE DR | 213        | 4450-012-034 | 20260 INLAND LN       | 265        | 4450-001-024 | 20000 PACIFIC COAST HWY |
| 165        | 4450-015-023 | 20494 ROYAL STONE DR | 214        | 4450-012-037 | 20259 INLAND LN       | 266        | 4450-001-042 | 20006 PACIFIC COAST HWY |
| 166        | 4450-015-052 | 20480 ROYAL STONE DR | 215        | 4450-012-036 | 20269 INLAND LN       | 267        | 4450-001-041 | 20010 PACIFIC COAST HWY |
| 167        | 4450-015-021 | 20470 ROYAL STONE DR | 216        | 4450-013-082 | 20247 PIEDRA CHICA RD | 268        | 4450-002-053 | 20016 PACIFIC COAST HWY |
| 168        | 4450-015-020 | 20435 ROCA CHICA DR  | 217        | 4450-013-080 | 20436 ROCA CHICA DR   | 269        | 4450-002-052 | 20020 PACIFIC COAST HWY |
| 169        | 4450-015-019 | 20455 ROCA CHICA DR  | 218        | 4450-013-081 | 20440 ROCA CHICA DR   | 270        | 4450-002-051 | 20026 PACIFIC COAST HWY |
| 170        | 4450-015-018 | 20475 ROCA CHICA DR  | 219        | 4450-013-079 | 20434 ROCA CHICA DR   | 271        | 4450-002-050 | 20032 PACIFIC COAST HWY |
| 171        | 4450-015-051 | 20485 ROCA CHICA DR  | 220        | 4450-013-078 | 20426 ROCA CHICA DR   | 272        | 4450-002-049 | 20038 PACIFIC COAST HWY |
| 172        | 4450-015-016 | 20495 ROCA CHICA DR  | 221        | 4450-013-077 | 20418 ROCA CHICA DR   | 273        | 4450-002-048 | 20044 PACIFIC COAST HWY |
| 173        | 4450-015-037 | 3812 SEAMOODR DR     | 222        | 4450-013-076 | 20414 ROCA CHICA DR   | 274        | 4450-002-047 | 20048 PACIFIC COAST HWY |
| 174        | 4450-015-038 | 3810 SEAMOODR DR     | 223        | 4450-013-075 | 20412 ROCA CHICA DR   | 275        | 4450-002-046 | 20054 PACIFIC COAST HWY |
| 175        | 4450-015-040 | 3800 SEAMOODR DR     | 224        | 4450-013-074 | 20404 ROCA CHICA DR   | 276        | 4450-002-045 | 20058 PACIFIC COAST HWY |
| 176        | 4450-015-041 | 3801 SEAMOODR DR     | 225        | 4450-013-073 | 20324 SEABOARD RD     | 277        | 4450-002-044 | 20062 PACIFIC COAST HWY |
| 177        | 4450-015-042 | 3811 SEAMOODR DR     | 226        | 4450-013-068 | 20243 PIEDRA CHICA RD | 278        | 4450-002-043 | 20102 PACIFIC COAST HWY |
| 178        | 4450-015-043 | 20521 ROCA CHICA DR  | 227        | 4450-013-069 | 20241 PIEDRA CHICA RD | 279        | 4450-002-042 | 20108 PACIFIC COAST HWY |
| 179        | 4450-015-044 | 20531 ROCA CHICA DR  | 228        | 4450-013-072 | 20207 PIEDRA CHICA RD | 280        | 4450-002-041 | 20112 PACIFIC COAST HWY |
| 180        | 4450-015-045 | 20541 ROCA CHICA DR  | 229        | 4450-013-071 | 20223 PIEDRA CHICA RD | 281        | 4450-002-040 | 20120 PACIFIC COAST HWY |
| 181        | 4450-015-046 | 20545 ROCA CHICA DR  | 230        | 4450-013-070 | 20235 PIEDRA CHICA RD | 282        | 4450-002-039 | 20124 PACIFIC COAST HWY |
| 182        | 4450-015-050 | 20468 SEABOARD RD    | 231        | 4450-013-083 | 20245 PIEDRA CHICA RD | 283        | 4450-002-038 | 20132 PACIFIC COAST HWY |
| 183        | 4450-015-049 | 20470 SEABOARD RD    | 232        | 4450-013-067 | 20246 PIEDRA CHICA RD | 284        | 4450-002-037 | 20136 PACIFIC COAST HWY |
| 184        | 4450-015-048 | 20490 SEABOARD RD    | 233        | 4450-013-066 | 20238 PIEDRA CHICA RD | 285        | 4450-003-018 | 20140 PACIFIC COAST HWY |
| 185        | 4450-015-047 | 20520 SEABOARD RD    | 234        | 4450-013-065 |                       | 286        | 4450-003-017 | 20152 PACIFIC COAST HWY |
| 186        | 4450-016-014 | 20536 SEABOARD RD    | 235        | 4450-013-064 | 20218 PIEDRA CHICA RD | 287        | 4450-003-016 | 20202 PACIFIC COAST HWY |
| 187        | 4450-016-013 | 20538 SEABOARD RD    | 236        | 4450-013-063 | 20206 PIEDRA CHICA RD | 288        | 4450-003-015 | 20212 PACIFIC COAST HWY |
| 188        | 4450-016-012 | 20540 SEABOARD RD    | 237        | 4450-013-062 | 20205 INLAND LN       | 289        | 4450-003-014 | 20214 PACIFIC COAST HWY |
| 189        | 4450-016-011 | 20542 SEABOARD RD    | 238        | 4450-013-061 | 20219 INLAND LN       | 290        | 4450-003-013 | 20218 PACIFIC COAST HWY |
| 190        | 4450-016-010 |                      | 239        | 4450-013-060 | 20229 INLAND LN       | 291        | 4450-003-012 | 20222 PACIFIC COAST HWY |
| 191        | 4450-016-009 |                      | 240        | 4450-013-059 | 20239 INLAND LN       | 292        | 4450-003-011 | 20224 PACIFIC COAST HWY |
| 192        | 4450-016-900 | 20544 ROCA CHICA DR  | 241        | 4450-013-058 | 20249 INLAND LN       | 293        | 4450-003-010 | 20228 PACIFIC COAST HWY |
| 193        | 4450-016-023 | 20534 ROCA CHICA DR  | 242        | 4450-011-038 |                       | 294        | 4450-004-036 | 20288 PACIFIC COAST HWY |
| 194        | 4450-016-017 | 20522 ROCA CHICA DR  | 243        | 4450-011-037 | 20252 INLAND LN       | 295        | 4450-004-035 | 20300 PACIFIC COAST HWY |
| 195        | 4450-016-018 | 20514 ROCA CHICA DR  | 244        | 4450-011-036 |                       | 296        | 4450-004-034 | 20308 PACIFIC COAST HWY |

SHEET 4 OF 4

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

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

| ASSESSMENT<br>NUMBER | A.P.N.       | SITUS | ADDRESS           |
|----------------------|--------------|-------|-------------------|
| 325A                 | 4450-005-058 | 20612 | PACIFIC COAST HWY |
| 326                  | 4450-005-075 | 20614 | PACIFIC COAST HWY |
| 326A                 | 4450-005-074 | 20616 | PACIFIC COAST HWY |
| 327                  | 4450-005-040 | 20620 | PACIFIC COAST HWY |
| 328                  | 4450-006-055 | 20624 | PACIFIC COAST HWY |
| 329                  | 4450-017-008 |       |                   |



# City of Malibu

23825 Stuart Ranch Road Malibu, California 90265-4861  
Phone (310) 456-2489 Fax (310) 456-3356 [www.malibucity.org](http://www.malibucity.org)

May 25, 2021

Assessment No.:

Assessor's Parcel No.:

Situs Address:

Property Owner:

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

Dear Property Owner:

The City of Malibu will post the geologist's annual report titled "Annual Report, July 2020 Through June 2021" for the Big Rock Mesa assessment district on its website in November 2021. The report presents detailed discussions on the status of the district and the maintenance and monitoring activities for the past year. In addition, the fiscal year 2021-22 annual assessment report for the assessment district will be posted in July 2021. Staff anticipates that this year's assessments will increase by the annual CPI adjustment of 2.19% as specified in the annual assessment report. To access the reports, please follow the steps below.

1. Go to <https://www.malibucity.org/>
2. Click on *City Government* located on the top of the page
3. Click on *Public Works / Engineering*
4. Click on *Assessment Districts* on the left of the page
5. Click on the Big Rock Mesa assessment district. Within the district's homepage, click on *Annual Assessment Reports* or *Geologist's Annual Report*.

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

Sincerely,

Jerry Wen, Vice President

DTA

for

Rob DuBoux

Public Works Director / City Engineer



**NOTICE OF PUBLIC HEARING  
CITY OF MALIBU  
CITY COUNCIL**

The City of Malibu City Council will hold a public hearing on **MONDAY, June 14, 2021, at 6:30 p.m.** in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

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

Assessment District No. 98-1 (Big Rock)

This public hearing will be held via the Zoom application only in order to reduce the risk of spreading COVID-19 and pursuant to the Governor's Executive Orders N-25-20 and N-29-20 and the County of Los Angeles Public Health Officer's Safer at Home Order (revised May 14, 2021).

HOW TO VIEW THE MEETING: No physical location from which members of the public may observe the meeting and offer public comment will be provided. Please view the meeting, which will be live streamed at <https://malibucity.org/video> and <https://malibucity.org/VirtualMeeting>.

HOW TO PARTICIPATE DURING THE MEETING: Members of the public may speak during the meeting through the Zoom application. You must first sign up to speak before the item you would like to speak on has been called by the Mayor and then you must be present in the Zoom conference to be recognized.

Written objections or comments regarding the Assessment Districts may be submitted to the City Clerk by email to [cityclerk@malibucity.org](mailto:cityclerk@malibucity.org) between now and **Monday, June 14, 2021**. If you are unable to submit your objections by email please contact the City Clerk at (310) 456-2489, ext. 228 to make alternative arrangements as City Hall is currently closed due to the COVID-19 Pandemic and the Public Health Order listed above. All written objections or comments must be received prior to the opening of the public hearing.

A copy of all relevant material, including resolutions, staff reports, and Engineer's Reports, are on file and available by request. Requests or questions about this notice should be directed to Public Works Director Robert DuBoux at (310) 456-2489 ext. 339 or [rduboux@malibucity.org](mailto:rduboux@malibucity.org).

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

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Robert DuBoux, Public Works Director

Publish Date: June 3 and June 10, 2021

ATTACHMENT 3