

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

1. Amended Agenda

Documents:

[CC_260309_AMENDED AGENDA.PDF](#)

2. Item 1B2

Approve Warrants

Documents:

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3. Item 1B3

Approval of Minutes

Documents:

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4. Item 1B4

Amendment No. 3 to Professional Services Agreement with Hinderliter de Llamas and Associates (HdL) for Sales Tax Management and Monitoring

Documents:

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5. Item 1B5

Investment Report for the Month Ending January 31, 2026

Documents:

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6. Item 1B6

Amendment to Agreement with Burns-Pacific Construction, Inc.

Documents:

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7. Item 1B7

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

Documents:

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8. Item 1B8

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

Documents:

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9. Item 1B9

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

Documents:

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10. Item 1B10

Senate Bill (SB) 1352 Property taxation: newly constructed: reconstructed property - SUPPORT

Documents:

[CC_260309_ITEM 1B10.PDF](#)

11. Item 5A

Second Reading and Adoption of Floodplain Management Ordinance and Adoption of Urgency Ordinance

Documents:

[CC_260309_ITEM 5A_SUPPLEMENTAL.PDF](#)
[CC_260309_ITEM 5A.PDF](#)

12. Item 7A

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

Documents:

[CC_260309_ITEM 7A.PDF](#)

13. Item 7B

Malibu Bluffs Park Snack Shack and Park Enhancement Project

Documents:

[CC_260309_ITEM 7B.PDF](#)

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

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

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

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

Amended¹ Malibu City Council **Regular Meeting Agenda**

Monday, March 9, 2026

4:45 P.M. - CLOSED SESSION

City Hall – Council Chambers (call to order)
Westward Room (closed session)
23825 Stuart Ranch Road

5:30 P.M. – CITY COUNCIL REGULAR MEETING

City Hall – Council Chambers
23825 Stuart Ranch Road

Zoom Webinar Link:

<https://us02web.zoom.us/j/87985644870>

Four-forty-five p.m. Convene for Purpose of Closed Session

Call to Order – Mayor (Council Chambers)

Public Comment on Closed Session Items

¹ See the addition of Consent Calendar Item No. 1.B.10.

Recess to Closed Session (to be held in the Westward Room)

This time has been set aside for the City Council to meet in a closed session to discuss matters pursuant to Government Code Section 54956.9. Based on the advice of the City Attorney, discussion in open session concerning these matters would prejudice the position of the City in this litigation. The City Attorney will give an additional oral report regarding the Closed Session at the beginning of the next regular City Council meeting. At the conclusion of the Closed Session, the Council may continue any item listed on the Closed Session agenda to the Open Session agenda for discussion or to take formal action as it may deem appropriate.

Conference with Legal Counsel – Anticipated Litigation

1. Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code section 54956.9
Number of potential cases: (2)

Five-thirty p.m. Regular Session

Call to Order - Mayor

Roll Call - Recording Secretary

Pledge of Allegiance

Closed Session Report

Report on Posting of Agenda – February 27, 2026; *Amended Agenda Posted March 6, 2026*

Approval of Agenda**1. Consent Calendar**

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

A. Previously Discussed Items

None.

B. New Items**1. Waive Further Reading**

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

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

2. Approve Warrants

Recommended Action: Allow and approve warrant demand numbers 78191-78262 on the register from the General Fund and direct the City Manager to pay out the funds to each of the claimants listed in Warrant Register No. 785 in the amount of the warrant appearing opposite their names, for the purposes stated on the respective demands in a total amount of \$3,550,378.53. City of Malibu payroll check number 5562-5564 and ACH deposits were issued in the amount of \$571,506.87.

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

3. Approval of Minutes

Recommended Action: Approve the minutes for the July 22, 2025 Special Meeting, July 30, 2025 Special Meeting, and August 5, 2025 Special Meeting.

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

4. Amendment No. 3 to Professional Services Agreement with Hinderliter de Llamas and Associates (HdL) for Sales Tax Management and Monitoring

Recommended Action: Authorize the Mayor to execute Amendment No. 3 to Professional Services Agreement with Hinderliter de Llamas and Associates (HdL) for sales tax management and monitoring.

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

5. Investment Report for the Month Ending January 31, 2026

Recommended Action: Receive the Investment Report for the month ending January 31, 2026.

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

6. Amendment to Agreement with Burns-Pacific Construction, Inc.

Recommended Action: Authorize the Mayor to execute Amendment No. 1 to Agreement with Burns-Pacific Construction, Inc. to adjust the contract's labor, equipment and rental rates.

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

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

Recommended Action: Adopt Resolution No. 26-11 extending the declaration of the existence of a local emergency related to the increase of reckless and illegal driving on Pacific Coast Highway and directing staff to coordinate efforts with other governmental agencies to increase attention and create programs to reduce the risk and danger associated with Pacific Coast Highway in the City.

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

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

Recommended Action: Adopt Resolution No. 26-12, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

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

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

Recommended Action: Adopt Resolution No. 26-13, extending the declaration of the existence of a local emergency in response to the Palisades Fire.

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

10. Senate Bill (SB) 1352 Property taxation: newly constructed: reconstructed property – SUPPORT

Recommended Action: Authorize the Mayor to send a letter of support for Senate Bill 1352 (Valladares), which would clarify that post-disaster rebuilding up to 110% of a home's original size will not trigger a property tax reassessment, allowing homeowners to restore damaged structures without higher taxes.

Staff Contact: Assistant to the City Manager Kajszo, 456-2489, ext. 224

2. **Ceremonial/Presentations**

A. Big Rock Landslide Facts

3. **Commission / Committee / City Manager Updates**

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

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

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

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

5. Ordinances and Public Hearings

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

A. Second Reading and Adoption of Floodplain Management Ordinance and Adoption of Urgency Ordinance

Recommended Action: 1) Conduct the second reading, unless waived, and adopt Ordinance No. 533 amending Malibu Municipal Code Chapter 15.20 to make technical amendments to the Floodplain Management Ordinance and finding the same exempt from the California Environmental Quality Act ; 2) After the City Attorney reads the title of the ordinance, adopt Urgency Ordinance No. 533U amending Malibu Municipal Code Chapter 15.20 to make technical amendments to the Floodplain Management Ordinance, declaring the urgency thereof, and finding the same exempt from the California Environmental Quality Act.

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

6. Old Business

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

None.

7. New Business

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

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

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

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

B. Malibu Bluffs Park Snack Shack and Park Enhancement Project

Recommended Action: 1) At the recommendation of the City Council Public Parks and Property Ad Hoc Committee and the Parks and Recreation Commission, review and approve the Malibu Bluffs Park Snack Shack and Park Enhancement Project (Project) final preliminary design; and 2) Determine potential funding sources for construction of the Project.

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

8. Council Items

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

None.

Adjournment

Future Regular Meetings

Monday, March 23, 2026	5:30 p.m.	Regular City Council Meeting	City Hall Council Chambers
Monday, April 13, 2026	5:30 p.m.	Regular City Council Meeting	City Hall Council Chambers
Monday, April 27, 2026	5:30 p.m.	Regular City Council Meeting	City Hall Council Chambers

Guide to the City Council Proceedings and Decorum

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

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

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

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

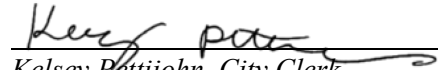
No new items will be taken-up after 10:30 p.m. without a two-thirds vote of the City Council.

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

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

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

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements. Regular and Adjourned Regular meeting agendas may be amended up to 72 hours in advance of the meeting. Dated this 6th day of March 2026 at 4:30 p.m.


Kelsey Pettijohn, City Clerk

**Item
1.B.2.****WARRANT REGISTER NO. 785**

On March 9, 2026, the Malibu City Council allowed and approved warrant demand numbers 78191-78262 from the General Fund. The City Manager is hereby directed to pay out the funds named hereon to each of the claimants listed, the amount appearing opposite their name for the purpose stated on the respective demands, making a total of \$3,550,378.53. City of Malibu payroll check numbers 5562-5564 and ACH deposits were issued in the amount of \$571,506.87.

PASSED, APPROVED and ADOPTED this 9th day of March 2026.

Bruce Silverstein
Mayor

ATTEST:

Kelsey Pettijohn
City Clerk

CERTIFICATE

In accordance with Government Code Sections 37202 and Malibu Municipal Code 3.08.050, I hereby certify that: (1) the claims or demands set forth in the warrant register(s) listed below and attached hereto and incorporated herein by this reference in the aggregate amount of \$4,121,885.40 have been audited as to their accuracy; and (2) sufficient funds have been appropriated by the City Council and are available for the payment thereof.

EXECUTED this 26th day of February 2026, AT MALIBU, CALIFORNIA

Signed by:



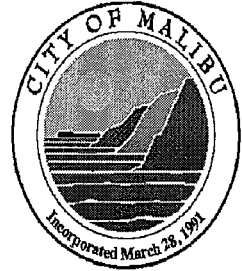
05DAECFC40D6449

Robert DuBoux
Interim City Manager

Accounts Payable

Checks by Date - Summary by Check Number

User: craspe
Printed: 2/25/2026 8:22 AM



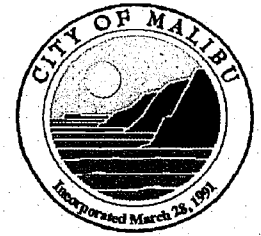
Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
78191	30360PUB	30 THREE SIXTY PUBLIC FINANCE IN	02/12/2026	0.00	10,724.50
78192	4IMPRINT	4IMPRINT INC	02/12/2026	0.00	1,461.15
78193	4LEAF	4LEAF INC	02/12/2026	0.00	36,987.50
78194	BLONDEDL	BLONDED LP	02/12/2026	0.00	575.00
78195	BURNS	BURNS PACIFIC CONSTRUCTION INC	02/12/2026	0.00	185,342.84
78196	CABUILD	CA BUILDING STANDARDS COMMISS	02/12/2026	0.00	3,708.90
78197	CANTKEI	KEITH CANTER	02/12/2026	0.00	396.00
78198	CASSWCON	CASSWELL CONSULTING INC	02/12/2026	0.00	13,266.00
78199	CIVICSO	CIVIC SOLUTIONS INC	02/12/2026	0.00	18,070.00
78200	CMS	RICHARD COMI	02/12/2026	0.00	600.00
78201	COOKALI	ALLISON COOK	02/12/2026	0.00	10,642.50
78202	CRPRINT	EARTH PRINT INC	02/12/2026	0.00	1,046.81
78203	CSLEGACY	CS LEGACY CONSTRUCTION INC	02/12/2026	0.00	72,487.22
78204	DAPEERR	DAPEER ROSENBLIT & LITVAK LLP	02/12/2026	0.00	3,810.40
78205	DIAMOND	DIAMOND CONSTRUCTION INC	02/12/2026	0.00	451,926.73
78206	DOCUSIGN	DOCUSIGN INC	02/12/2026	0.00	28,987.20
78207	FILIPPIN	FILIPPIN ENGINEERING INC	02/12/2026	0.00	38,585.00
78208	GLADWEL	GLADWELL GOVERNMENTAL SERVIC	02/12/2026	0.00	450.00
78209	GUTSTE	STEVEN GUTIERREZ	02/12/2026	0.00	900.00
78210	IRIS	LORRIE FEINBERG	02/12/2026	0.00	7,256.25
78211	KIMLEY	KIMLEY-HORN AND ASSOC INC	02/12/2026	0.00	35,174.81
78212	LACOREG	LA CO REGISTRAR RECCORDER/CITY	02/12/2026	0.00	71.00
78213	Lance	LSL LLP	02/12/2026	0.00	3,510.00
78214	LARICS	COUNTY OF LOS ANGELES LA-RICS	02/12/2026	0.00	600.00
78215	MALNOE	NOELANI MALLEY	02/12/2026	0.00	50.00
78216	MNS	MNS ENGINEERS INC	02/12/2026	0.00	8,345.00
78217	PARSARS	PUBLIC AGENCY RETIREMENT SVCS	02/12/2026	0.00	626.31
78218	PEGASUS	PEGASUS STUDIOS	02/12/2026	0.00	7,710.00
78219	PETKEN	KENNETH E PETERSON	02/12/2026	0.00	11,269.37
78220	SEKMAR	MARINA SEK	02/12/2026	0.00	9,028.00
78221	SOLIDWA	SOLID WASTE SOLUTIONS INC	02/12/2026	0.00	23,786.79
78222	STA&WIT	STACY AND WITBECK INC	02/12/2026	0.00	40,472.95
78223	ULTMAINT	ULTIMATE MAINTENANCE SERVICES	02/12/2026	0.00	1,900.00
78224	VIALYTIC	VIALYTICS AMERICAS INC	02/12/2026	0.00	8,582.80
78225	VIDO	VIDO ARTUKOVICH & SON INC/VIDM	02/12/2026	0.00	190,950.00
78226	YEHASSOC	YEH AND ASSOCIATES INC	02/12/2026	0.00	570.00
78227	USBANK2	US BANK	02/17/2026	0.00	1,076.31
78228	ACCOUNT	OFFICE TEAM A ROBERT HALF COMP	02/19/2026	0.00	2,083.83
78229	ADVANTAN	MAP COMMUNICATIONS INC	02/19/2026	0.00	292.03
78230	ARC	ARC DOCUMENT SOLUTIONS LLC	02/19/2026	0.00	2.39
78231	AT&TMOBI	AT&T MOBILITY	02/19/2026	0.00	422.48
78232	BURNS	BURNS PACIFIC CONSTRUCTION INC	02/19/2026	0.00	315,290.15
78233	CAHIGH	DEPT OF THE CA HIGHWAY PATROL	02/19/2026	0.00	194,838.40
78234	CALPERS	CA EMPLOYEES RETIREMENT SYSTE	02/19/2026	0.00	479,638.00
78235	CJBIOMON	COURTNEY JEAN MCCAMMON	02/19/2026	0.00	20,923.00
78236	CRASSOC	CHEN RYAN ASSOCIATES INC	02/19/2026	0.00	5,319.50
78237	CRPRINT	EARTH PRINT INC	02/19/2026	0.00	557.54

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
78238	FRONTIER	FRONTIER CALIFORNIA INC	02/19/2026	0.00	2,458.81
78239	GOVERN	GOVERNMENTAL FINANCIAL SERVIC	02/19/2026	0.00	13,497.50
78240	GUTSTE	STEVEN GUTIERREZ	02/19/2026	0.00	350.00
78241	HUBLEY	ROGUE SERVICES AND SOLUTIONS	02/19/2026	0.00	19,884.00
78242	KIMLEY	KIMLEY-HORN AND ASSOC INC	02/19/2026	0.00	6,303.94
78243	LACOSHE	LA CO SHERIFF'S DEPARTMENT	02/19/2026	0.00	985,965.98
78244	LAEPFBRI	LA EMERGENCY PREP FOUNDATION	02/19/2026	0.00	100,000.00
78245	LAZPARKI	LAZ KARP ASSOCIATES LLC	02/19/2026	0.00	44,420.20
78246	MALAUTO	MALIBU AUTO CARE SPECIALIST	02/19/2026	0.00	1,133.92
78247	MALIBURI	MALIBU RIVIERA ESTATES HOA	02/19/2026	0.00	42.12
78248	MMASC	MMASC	02/19/2026	0.00	125.00
78249	MNS	MNS ENGINEERS INC	02/19/2026	0.00	5,672.63
78250	NIGHT&WE	NIGHTS & WEEKENDS	02/19/2026	0.00	437.00
78251	QUINTO	QUINTO CONSULTING LP	02/19/2026	0.00	4,550.00
78252	REMOTESA	REMOTE SATELLITE SYSTEMS INT'L	02/19/2026	0.00	268.00
78253	RPBARRI	R P BARRICADE INC	02/19/2026	0.00	2,273.45
78254	SDIPRES	SDI PRESENCE LLC	02/19/2026	0.00	4,810.00
78255	SPECTRUM	CHARTER COMMUNICATIONS HOLDI	02/19/2026	0.00	4,996.99
78256	STRICKBI	STRICKBINE PUBLISHING INC	02/19/2026	0.00	1,200.00
78257	TRENCH	TOM MALLOY CORPORATION	02/19/2026	0.00	1,848.00
78258	VIAWEST	FLEXENTIAL COLORADO CORP	02/19/2026	0.00	3,701.65
78259	WOODCURI	WOODARD & CURRAN INC	02/19/2026	0.00	11,583.00
78260	XEROXFIN	XEROX CORPORATION	02/19/2026	0.00	148.41
78261	YEHASSOC	YEH AND ASSOCIATES INC	02/19/2026	0.00	24,611.95
78262	USBANK	US BANK	02/19/2026	0.00	59,781.32
Report Total (72 checks):				0.00	3,550,378.53

Accounts Payable

Transactions by Account

User: craspe
 Printed: 02/25/2026 - 8:25AM
 Batch: 00000.00.0000



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-0000-3202-00	NIGHTS & WEEKENDS	Ref - Film Permit No. 25-260	02/19/2026	78250	437.00	
		Vendor Subtotal:			437.00	
100-0000-3431-00	KENNETH E PETERSON	Palisades Fee Waiver PVPF 25-127	02/12/2026	78219	254.00	
		Vendor Subtotal:			254.00	
100-3001-5120-00	BURNS PACIFIC CONSTRUCTION	Task 1: Routine Maint - Jan '26	02/19/2026	78232	44,588.95	000004401
100-3001-5120-00	BURNS PACIFIC CONSTRUCTION	Task 7: Yard Rental - Jan '26	02/19/2026	78232	8,250.00	000004401
		Vendor Subtotal:			52,838.95	
100-3001-5123-00	BURNS PACIFIC CONSTRUCTION	Task 4: Storm Response - Dec '25	02/12/2026	78195	185,342.84	000004401
100-3001-5123-00	BURNS PACIFIC CONSTRUCTION	Task 4: Storm Response - Jan '26	02/19/2026	78232	252,869.20	000004401
		Vendor Subtotal:			438,212.04	
100-3001-5123-01	BURNS PACIFIC CONSTRUCTION	Task 3: Storm Drain Maint - Jan '26	02/19/2026	78232	3,173.54	000004401
		Vendor Subtotal:			3,173.54	
100-3001-5300-00	US BANK	PW-3834 Roundabouts - Online Train	02/19/2026	78262	195.00	
		Vendor Subtotal:			195.00	
100-3001-6120-00	VIALYTICS AMERICAS INC	Vialytics Software 1/1/26 - 12/31/2026	02/12/2026	78224	8,582.80	
		Vendor Subtotal:			8,582.80	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-3001-6160-00	BURNS PACIFIC CONSTRUCTION	Supplies - Jan '26	02/19/2026	78232	6,408.46	000004401
		Vendor Subtotal:			6,408.46	
100-3001-6160-00	R P BARRICADE INC	PW - Supplies	02/19/2026	78253	363.75	
100-3001-6160-00	R P BARRICADE INC	PW - Signs	02/19/2026	78253	1,786.36	
100-3001-6160-00	R P BARRICADE INC	PW - Signs	02/19/2026	78253	123.34	
		Vendor Subtotal:			2,273.45	
100-3007-5721-00	FRONTIER CALIFORNIA INC	Civic Center STF - Feb '26	02/19/2026	78238	-125.04	
		Vendor Subtotal:			-125.04	
100-3008-5100-00	MNS ENGINEERS INC	FEMA/Floodplain Ordinance - Jan '26	02/19/2026	78249	3,577.88	000004331
100-3008-5100-00	MNS ENGINEERS INC	Task 1: Malibu Creek Ecological Rest	02/19/2026	78249	2,094.75	000004331
		Vendor Subtotal:			5,672.63	
100-3008-5125-00	KIMLEY-HORN AND ASSOC INC	Traffic Engr - SB 99/Safety Element -	02/19/2026	78242	3,570.57	000004367
		Vendor Subtotal:			3,570.57	
100-4001-6160-00	US BANK	CS-4743 Amazon - Bluffs Supplies	02/19/2026	78262	18.72	
		Vendor Subtotal:			18.72	
100-4002-5300-00	US BANK	CS-4743 Red Cross - Lifeguard Certs	02/19/2026	78262	144.00	
		Vendor Subtotal:			144.00	
100-4002-6160-00	US BANK	CS-4743 Amazon - Supplies	02/19/2026	78262	45.98	
		Vendor Subtotal:			45.98	
100-4003-5721-00	US BANK	CS-1673 Satellite Phone Store - Charn	02/19/2026	78262	72.79	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			72.79	
100-4006-6160-00	US BANK	CS-4743 NCSI - Background Checks	02/19/2026	78262	55.50	
		Vendor Subtotal:			55.50	
100-4007-6160-00	US BANK	CS-4743 NCSI - Background Checks	02/19/2026	78262	37.00	
		Vendor Subtotal:			37.00	
100-4008-6160-00	US BANK	CS-4743 NCSI/Ralphs - Supplies	02/19/2026	78262	37.09	
100-4008-6160-00	US BANK	CS-1563 Fabulous Events/Amazon - S	02/19/2026	78262	798.51	
		Vendor Subtotal:			835.60	
100-4010-5721-00	FRONTIER CALIFORNIA INC	Las Flores, Bluffs, Trancas - Feb '26	02/19/2026	78238	-20.86	
		Vendor Subtotal:			-20.86	
100-4010-6160-00	US BANK	CS-2169 Amazon - Bluffs Park Restro	02/19/2026	78262	99.21	
		Vendor Subtotal:			99.21	
100-4011-6160-00	US BANK	CS-1654 Amazon - Art Exhibit Suppli	02/19/2026	78262	43.09	
100-4011-6160-00	US BANK	CS-4743 LA County Fire Permit - Chu	02/19/2026	78262	398.66	
		Vendor Subtotal:			441.75	
100-4012-6160-00	US BANK	CS-4743 Ralphs - Caffeinated Verse S	02/19/2026	78262	52.95	
100-4012-6160-00	US BANK	CS-1673 Palomar Glass Engraving - L	02/19/2026	78262	364.00	
		Vendor Subtotal:			416.95	
100-7001-5300-00	US BANK	CM-3100 City Leaders - M. Riggins/I:	02/19/2026	78262	50.00	
		Vendor Subtotal:			50.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-7001-5930-03	LA EMERGENCY PREP FOUNDA	FY 25/26 General Fund Grant	02/19/2026	78244	100,000.00	000004675
		Vendor Subtotal:			100,000.00	
100-7001-6160-00	ARC DOCUMENT SOLUTIONS LJ	Late Fee - Jan '26	02/19/2026	78230	2.39	
		Vendor Subtotal:			2.39	
100-7002-5100-00	MAP COMMUNICATIONS INC	Live Telephone Answering Svcs - Feb	02/19/2026	78229	292.03	000004376
		Vendor Subtotal:			292.03	
100-7002-5100-00	PEGASUS STUDIOS	Video Broadcast Svcs - Jan '26	02/12/2026	78218	7,710.00	000004427
		Vendor Subtotal:			7,710.00	
100-7002-5107-00	OFFICE TEAM A ROBERT HALF C	Temp Staff - K. Franklin 1/30/26	02/19/2026	78228	2,083.83	
		Vendor Subtotal:			2,083.83	
100-7002-5401-00	US BANK	CM-1480 Facebook - City Event Ads	02/19/2026	78262	249.85	
		Vendor Subtotal:			249.85	
100-7002-5405-00	US BANK	CM-3100 CR Print - Palisades Rememr	02/19/2026	78262	167.92	
		Vendor Subtotal:			167.92	
100-7002-5640-00	US BANK	CM-1480 Listentech - AV Equipment	02/19/2026	78262	121.77	
100-7002-5640-00	US BANK	CM-1480 Pureland - AV Equipment	02/19/2026	78262	741.80	
		Vendor Subtotal:			863.57	
100-7002-6160-00	4IMPRINT INC	Malibu Forward Promo Items	02/12/2026	78192	1,461.15	000004664
		Vendor Subtotal:			1,461.15	
100-7002-6160-00	US BANK	CM-3100 Palisades Remembrance Sup	02/19/2026	78262	1,132.02	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-7002-6160-00	US BANK	CM-1480 Palisades Anniversary Supp	02/19/2026	78262	367.26	
		Vendor Subtotal:			1,499.28	
100-7003-5300-00	US BANK	CM-1522 CCCA - '26 Legislative Tou	02/19/2026	78262	406.49	
		Vendor Subtotal:			406.49	
100-7003-5330-00	MMASC	Membership G. Kajszo - Through 2/7/	02/19/2026	78248	125.00	
		Vendor Subtotal:			125.00	
100-7003-6160-00	US BANK	CM-3100 Event Supplies	02/19/2026	78262	2,115.06	
		Vendor Subtotal:			2,115.06	
100-7005-5103-00	DAPEER ROSENBLIT & LITVAK	City Prosecutor Svc - Dec '25	02/12/2026	78204	3,810.40	000002553
		Vendor Subtotal:			3,810.40	
100-7007-5100-00	DOCUSIGN INC	Docusign Subscription 1/25/26 - 1/24/	02/12/2026	78206	28,987.20	000004674
		Vendor Subtotal:			28,987.20	
100-7007-5100-00	GLADWELL GOVERNMENTAL S	FY 25/26 Retention Schedule Review	02/12/2026	78208	450.00	
		Vendor Subtotal:			450.00	
100-7007-5100-00	LA CO REGISTRAR RECCORDER	Recorded Doc Fees - Nov '25	02/12/2026	78212	71.00	
		Vendor Subtotal:			71.00	
100-7007-5150-00	US BANK	CC-2343 BBK - '26 Election Law Too	02/19/2026	78262	551.25	
		Vendor Subtotal:			551.25	
100-7007-5300-00	US BANK	CC-1018 CMCA - Conf/Lodging C. N	02/19/2026	78262	1,095.03	
100-7007-5300-00	US BANK	CC-2343 CMCA/BBK - Conf/Webina	02/19/2026	78262	1,170.03	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-7007-5300-00	US BANK	CC-0994 CMCA - Conf/Lodging J. La	02/19/2026	78262	1,095.03	
Vendor Subtotal:					3,360.09	
100-7007-5330-00	US BANK	CC-0994 CMCA - Membership J. Law	02/19/2026	78262	300.00	
100-7007-5330-00	US BANK	CC-2343 IIMC Membership - K. Petti	02/19/2026	78262	195.00	
Vendor Subtotal:					495.00	
100-7021-5100-00	STEVEN GUTIERREZ	Parking Enforcement Hearings - Jan '2	02/12/2026	78209	900.00	000004374
100-7021-5100-00	STEVEN GUTIERREZ	Parking Enforcement Hearings - Feb '2	02/19/2026	78240	350.00	000004374
Vendor Subtotal:					1,250.00	
100-7021-5100-00	COUNTY OF LOS ANGELES LA-R	LARICS Radios - Jan '26	02/12/2026	78214	600.00	000004646
Vendor Subtotal:					600.00	
100-7021-5100-01	DEPT OF THE CA HIGHWAY PAT	Traffic Enforcement - Dec '25	02/19/2026	78233	101,841.91	000004220
100-7021-5100-01	DEPT OF THE CA HIGHWAY PAT	Traffic Enforcement - Jan '26	02/19/2026	78233	92,996.49	000004220
Vendor Subtotal:					194,838.40	
100-7021-5115-00	LA CO SHERIFF'S DEPARTMENT	Sheriff's Svcs - Lost Hills - Jan '26	02/19/2026	78243	909,182.26	000004586
100-7021-5115-00	LA CO SHERIFF'S DEPARTMENT	Sheriff's Svcs -Traffic Enforcement 11	02/19/2026	78243	24,741.05	000004586
100-7021-5115-00	LA CO SHERIFF'S DEPARTMENT	Sheriff's Svcs - Liaison 11/4 - 11/25/25	02/19/2026	78243	27,347.72	000004586
Vendor Subtotal:					961,271.03	
100-7021-5122-00	LAZ KARP ASSOCIATES LLC	Parking Enforcement - Jan '26	02/19/2026	78245	44,420.20	000004318
Vendor Subtotal:					44,420.20	
100-7021-5721-00	AT&T MOBILITY	Phone Lines - EOC/PS 1/2 - 2/1/26	02/19/2026	78231	422.48	
Vendor Subtotal:					422.48	
100-7021-5721-00	FRONTIER CALIFORNIA INC	Disaster, Tier, E911 - Feb '26	02/19/2026	78238	383.91	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			383.91	
100-7021-5721-00	REMOTE SATELLITE SYSTEMS I	Satellite Phones - Mar '26	02/19/2026	78252	268.00	
		Vendor Subtotal:			268.00	
100-7021-5721-00	US BANK	IS-6901 Starlink CH/SP/VOP	02/19/2026	78262	1,148.84	
		Vendor Subtotal:			1,148.84	
100-7021-6120-00	US BANK	PS-3241 Veribook/ChatGPT - Monthly	02/19/2026	78262	45.09	
		Vendor Subtotal:			45.09	
100-7021-6160-00	US BANK	PS-3241 Supplies	02/19/2026	78262	1,087.58	
100-7021-6160-00	US BANK	IS-6901 Direct TV - EOC/PS	02/19/2026	78262	235.98	
100-7021-6160-00	US BANK	PS-2785 Refund - Lion Fire Extinguish	02/19/2026	78262	-796.52	
		Vendor Subtotal:			527.04	
100-7054-5100-00	GOVERNMENTAL FINANCIAL SI	CPA Svcs - FY 24/25 YE, FY 25/26 In	02/19/2026	78239	13,497.50	000004320
		Vendor Subtotal:			13,497.50	
100-7054-5100-00	LORRIE FEINBERG	DB Updates - Finance - Jan '26	02/12/2026	78210	101.25	000004147
		Vendor Subtotal:			101.25	
100-7054-5100-00	LSL LLP	FY 24-2025 - Annual Audit - Final Bil	02/12/2026	78213	3,510.00	000004285
		Vendor Subtotal:			3,510.00	
100-7054-5100-01	QUINTO CONSULTING LP	City Treasurer Svcs/Budgeting Dev - I	02/19/2026	78251	4,550.00	000003670
		Vendor Subtotal:			4,550.00	
100-7054-5117-00	SOLID WASTE SOLUTIONS INC	Film Permits - Jan '26	02/12/2026	78221	23,786.79	000004067

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			23,786.79	
100-7054-6160-00	US BANK	AS-6486 Best Buy - Wireless Keyboa	02/19/2026	78262	183.39	
		Vendor Subtotal:			183.39	
100-7058-5320-00	STRICKBINE PUBLISHING INC	Recruitments Ads - Prin Planner/Bldg	02/19/2026	78256	1,200.00	
		Vendor Subtotal:			1,200.00	
100-7058-5320-00	US BANK	HR-5582 Recruitment Expense	02/19/2026	78262	1,677.50	
100-7058-5320-00	US BANK	CS-4743 CSUN - Career Fair Registra	02/19/2026	78262	600.00	
100-7058-5320-00	US BANK	HR-4710 Recruitment Ads	02/19/2026	78262	1,400.00	
		Vendor Subtotal:			3,677.50	
100-7058-5330-00	US BANK	HR-5582 SHRM- Membership A. Fre	02/19/2026	78262	224.25	
		Vendor Subtotal:			224.25	
100-7058-6160-00	US BANK	HR-4710 Amazon - Name Plates	02/19/2026	78262	36.74	
		Vendor Subtotal:			36.74	
100-7058-6170-00	US BANK	CS-2169 Amazon - Employee Lunche	02/19/2026	78262	217.86	
100-7058-6170-00	US BANK	HR-4710 Amazon - Employee Birthda	02/19/2026	78262	33.04	
		Vendor Subtotal:			250.90	
100-7059-4217-00	CA EMPLOYEES RETIREMENT S'	5915281324 GASB 75 - CalPERS OP	02/19/2026	78234	479,638.00	000004677
		Vendor Subtotal:			479,638.00	
100-7059-5210-00	PUBLIC AGENCY RETIREMENT	PARS Admin Fee - Oct '25	02/12/2026	78217	310.70	
100-7059-5210-00	PUBLIC AGENCY RETIREMENT	PARS Admin Fee - Nov '25	02/12/2026	78217	315.61	
		Vendor Subtotal:			626.31	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
100-7059-5640-00	XEROX CORPORATION	CDD Xerox Meter Read 11/10 - 11/21	02/19/2026	78260	12.24	
100-7059-5640-00	XEROX CORPORATION	CDD Xerox Meter Read 11/21 - 12/21	02/19/2026	78260	67.14	
		Vendor Subtotal:			79.38	
100-7059-5721-00	FRONTIER CALIFORNIA INC	City Hall Facility - Feb '26	02/19/2026	78238	232.12	
100-7059-5721-00	FRONTIER CALIFORNIA INC	Bluffs Park 2nd Wifi - Feb '26	02/19/2026	78238	218.11	
		Vendor Subtotal:			450.23	
100-7059-6160-00	EARTH PRINT INC	Business Cards	02/19/2026	78237	206.93	
		Vendor Subtotal:			206.93	
100-7059-6160-00	US BANK	AS-0702 Safeguard - Tax Forms & En	02/19/2026	78262	188.01	
100-7059-6160-00	US BANK	IS-6901 Amazon - Supplies	02/19/2026	78262	1,019.80	
		Vendor Subtotal:			1,207.81	
100-7059-7600-00	US BANK	AS-7465 ErgoDirect/Flexispot - Desk	02/19/2026	78262	2,537.72	
		Vendor Subtotal:			2,537.72	
		Subtotal for Section 1: 100			2,419,331.24	
101-0000-3410-00	KENNETH E PETERSON	Palisades Fee Waiver PVPF 25-127	02/12/2026	78219	8,252.68	
		Vendor Subtotal:			8,252.68	
101-0000-3410-01	KENNETH E PETERSON	Palisades Fee Waiver PVPF 25-127	02/12/2026	78219	215.00	
		Vendor Subtotal:			215.00	
101-0000-3412-00	KENNETH E PETERSON	Palisades Fee Waiver PVPF 25-127	02/12/2026	78219	1,179.00	
101-0000-3412-00	KENNETH E PETERSON	Palisades Fee Waiver PVPF 25-127	02/12/2026	78219	264.00	
		Vendor Subtotal:			1,443.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
101-0000-3414-00	KENNETH E PETERSON	Palisades Fee Waiver PVPF 25-127	02/12/2026	78219	430.00	
101-0000-3414-00	KENNETH E PETERSON	Palisades Fee Waiver PVPF 25-127	02/12/2026	78219	239.00	
		Vendor Subtotal:			669.00	
101-0000-3415-00	KENNETH E PETERSON	Palisades Fee Waiver PVPF 25-127	02/12/2026	78219	215.00	
		Vendor Subtotal:			215.00	
101-0000-3419-00	MALIBU RIVIERA ESTATES HOA	Ref - Credit Card Fee #25-5008, 2650	02/19/2026	78247	42.12	
		Vendor Subtotal:			42.12	
101-0000-3419-00	KENNETH E PETERSON	Palisades Fee Waiver PVPF 25-127	02/12/2026	78219	20.69	
		Vendor Subtotal:			20.69	
101-0000-3421-00	BLOADED LP	Reissue CK76517 Ref- APR 24-052,2	02/12/2026	78194	575.00	
		Vendor Subtotal:			575.00	
101-0000-3421-00	KEITH CANTER	Ref- PVD 25-007, 6362 Sea Star Dr	02/12/2026	78197	396.00	
		Vendor Subtotal:			396.00	
101-0000-3421-00	KENNETH E PETERSON	Palisades Fee Waiver PVPF 25-127	02/12/2026	78219	200.00	
		Vendor Subtotal:			200.00	
101-0000-3425-00	CA BUILDING STANDARDS COM	Building Standards Admin Fee - Q4 20	02/12/2026	78196	3,708.90	
		Vendor Subtotal:			3,708.90	
101-2001-5100-00	4LEAF INC	Planning Svcs - Dec '25	02/12/2026	78193	26,750.00	000004387
		Vendor Subtotal:			26,750.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
101-2001-5100-00	CASSWELL CONSULTING INC	Contract Planning - Jan '26	02/12/2026	78198	12,507.00	000004361
		Vendor Subtotal:			12,507.00	
101-2001-5100-00	CIVIC SOLUTIONS INC	Contract Planning Svcs - Jan '26	02/12/2026	78199	18,070.00	000004413
		Vendor Subtotal:			18,070.00	
101-2001-5100-00	COURTNEY JEAN MCCAMMON	City Proj Biologist - Jan '26	02/19/2026	78235	165.00	000004442
101-2001-5100-00	COURTNEY JEAN MCCAMMON	City Proj Biologist - Dec '25	02/19/2026	78235	525.00	000004442
		Vendor Subtotal:			690.00	
101-2001-5100-00	ALLISON COOK	Planning Svcs - Jan '26	02/12/2026	78201	10,642.50	000004394
		Vendor Subtotal:			10,642.50	
101-2001-5100-00	LORRIE FEINBERG	DB Updates - Planning - Jan '26	02/12/2026	78210	3,543.75	000004147
		Vendor Subtotal:			3,543.75	
101-2001-5100-00	MARINA SEK	Contract Planning - Jan '26	02/12/2026	78220	9,028.00	000004360
		Vendor Subtotal:			9,028.00	
101-2001-5100-01	COURTNEY JEAN MCCAMMON	Contract Biologist - Jan '26	02/19/2026	78235	11,238.00	000004442
101-2001-5100-01	COURTNEY JEAN MCCAMMON	Contract Biologist - Dec '25	02/19/2026	78235	6,767.00	000004442
		Vendor Subtotal:			18,005.00	
101-2001-5300-00	US BANK	CDD-5265 Credit - Best Western Mon	02/19/2026	78262	-293.54	
		Vendor Subtotal:			-293.54	
101-2001-5330-00	US BANK	CDD-5265 APA - Membership P. Ach	02/19/2026	78262	846.00	
101-2001-5330-00	US BANK	CDD-5265 Zoom - Monthly	02/19/2026	78262	16.71	
		Vendor Subtotal:			862.71	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
101-2001-5401-00	EARTH PRINT INC	Public Notice Postcard Mailings - City	02/12/2026	78202	424.86	000004077
101-2001-5401-00	EARTH PRINT INC	Public Notice Postcard Mailings	02/12/2026	78202	379.17	000004077
101-2001-5401-00	EARTH PRINT INC	Public Notice Postcard Mailings	02/12/2026	78202	242.78	000004077
101-2001-5401-00	EARTH PRINT INC	Public Notice Postcard Mailings	02/19/2026	78237	172.88	000004077
101-2001-5401-00	EARTH PRINT INC	Public Notice Postcard Mailings	02/19/2026	78237	177.73	000004077
Vendor Subtotal:					1,397.42	
101-2001-6400-00	US BANK	CDD-7736 4Imprint Windbreaker - U.	02/19/2026	78262	43.68	
Vendor Subtotal:					43.68	
101-2004-5100-00	LORRIE FEINBERG	DB Updates - Building Safety - Jan '26	02/12/2026	78210	3,273.75	000004147
Vendor Subtotal:					3,273.75	
101-2004-5330-00	US BANK	CDD-7736 Dropbox - Membership	02/19/2026	78262	119.88	
Vendor Subtotal:					119.88	
101-2004-6160-00	US BANK	CDD-7736 Ralphs/Amazon - Supplies	02/19/2026	78262	38.55	
Vendor Subtotal:					38.55	
101-2004-6200-00	US BANK	CDD-0241 Masonry Society - Shippin	02/19/2026	78262	27.34	
101-2004-6200-00	US BANK	CDD-0241 ASCE - Shipping	02/19/2026	78262	11.95	
101-2004-6200-00	US BANK	CDD-0241 American Wood Council -	02/19/2026	78262	26.00	
101-2004-6200-00	US BANK	CDD-0241 ASCE - Min Design Load	02/19/2026	78262	232.50	
101-2004-6200-00	US BANK	CDD-0241 Masonry Society - Bldg Co	02/19/2026	78262	200.00	
101-2004-6200-00	US BANK	CDD-0241 American Wood Council -	02/19/2026	78262	215.00	
Vendor Subtotal:					712.79	
101-3003-5100-00	LORRIE FEINBERG	DB Updates - Clean Water Program (E	02/12/2026	78210	337.50	000004147
Vendor Subtotal:					337.50	
101-3003-5330-00	US BANK	CDD-7736 Canva - Membership	02/19/2026	78262	120.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal:					120.00	
Subtotal for Section 1: 101					121,586.38	
102-3002-5100-01	COURTNEY JEAN MCCAMMON	WF Biologist - Jan '26	02/19/2026	78235	908.00	000004442
102-3002-5100-01	COURTNEY JEAN MCCAMMON	WF Biologist - Dec '25	02/19/2026	78235	1,320.00	000004442
Vendor Subtotal:					2,228.00	
102-3002-5100-02	4LEAF INC	WF Planning Svcs - Dec '25	02/12/2026	78193	10,237.50	000004387
Vendor Subtotal:					10,237.50	
102-3002-5100-02	CASSWELL CONSULTING INC	WF Contract Planning - Jan '26	02/12/2026	78198	759.00	000004361
Vendor Subtotal:					759.00	
102-3102-5100-00	ULTIMATE MAINTENANCE SER	Rebuild Ctr Janitorial Svcs - Feb '26	02/12/2026	78223	1,900.00	000004465
Vendor Subtotal:					1,900.00	
102-3102-5100-04	YEH AND ASSOCIATES INC	Palisades Fire Calle del Barco AD 98-	02/12/2026	78226	570.00	000003612
102-3102-5100-04	YEH AND ASSOCIATES INC	Palisades Fire Big Rock Mesa AD 98-	02/19/2026	78261	8,014.35	000003612
102-3102-5100-04	YEH AND ASSOCIATES INC	Palisades Fire Big Rock Mesa AD 98-	02/19/2026	78261	680.00	000003612
Vendor Subtotal:					9,264.35	
102-3102-5640-00	XEROX CORPORATION	Rebuild Ctr - Xerox Meter Read 12/21	02/19/2026	78260	69.03	
Vendor Subtotal:					69.03	
102-3102-5721-00	CHARTER COMMUNICATIONS E	Rebuild Ctr Internet - Jan '26 Acct#25	02/19/2026	78255	220.00	
Vendor Subtotal:					220.00	
102-3102-6160-00	US BANK	CDD-7736 Odgens - Rebuild Events	02/19/2026	78262	166.40	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			166.40	
102-9207-5100-00	TOM MALLOY CORPORATION	Temp Shoring Plates - Latigo Cyn 1/1	02/19/2026	78257	1,848.00	
		Vendor Subtotal:			1,848.00	
102-9223-5100-00	DIAMOND CONSTRUCTION INC	Big Rock Drainage Infrastructure - No	02/12/2026	78205	451,926.73	000004506
		Vendor Subtotal:			451,926.73	
102-9223-5100-00	KIMLEY-HORN AND ASSOC INC	Task 3: Big Rock Discharge - Through	02/12/2026	78211	35,174.81	000004523
		Vendor Subtotal:			35,174.81	
102-9223-5100-00	VIDO ARTUKOVICH & SON INC/	Palisades Fire - Big Rock Drainage Re	02/12/2026	78225	190,950.00	000004551
		Vendor Subtotal:			190,950.00	
102-9223-5100-00	YEH AND ASSOCIATES INC	Palisades Fire Storm Drain Big Rock 1	02/19/2026	78261	13,842.60	000003612
102-9223-5100-00	YEH AND ASSOCIATES INC	Palisades Fire Storm Drain Big Rock 1	02/19/2026	78261	2,075.00	000003612
		Vendor Subtotal:			15,917.60	
102-9225-5100-00	STACY AND WITBECK INC	Retention - Palisades Fire Guardrail 9/	02/12/2026	78222	28,499.30	000004549
		Vendor Subtotal:			28,499.30	
102-9226-5100-00	STACY AND WITBECK INC	Retention - Franklin Fire Guardrail 9/1	02/12/2026	78222	11,973.65	000004549
		Vendor Subtotal:			11,973.65	
		Subtotal for Section 1: 102			761,134.37	
103-9050-5610-00	US BANK	AS-7465 Amazon - Supplies	02/19/2026	78262	51.55	
103-9050-5610-00	US BANK	AS-7465 Cubicle Keys - Shipping	02/19/2026	78262	4.95	
103-9050-5610-00	US BANK	AS-7465 Cubicle Keys - File Cabinet 1	02/19/2026	78262	7.15	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			63.65	
103-9050-5721-00	FRONTIER CALIFORNIA INC	City Hall Septic, Fire Line - Feb '26	02/19/2026	78238	355.31	
		Vendor Subtotal:			355.31	
103-9050-6160-00	US BANK	AS-7465 Amazon/Staples - Supplies	02/19/2026	78262	79.62	
		Vendor Subtotal:			79.62	
		Subtotal for Section 1: 103			498.58	
207-3004-5100-00	30 THREE SIXTY PUBLIC FINAN	Recycling Fee 7/8 - 12/12/25	02/12/2026	78191	964.50	000003903
		Vendor Subtotal:			964.50	
		Subtotal for Section 1: 207			964.50	
211-7021-5115-00	LA CO SHERIFF'S DEPARTMENT	Sheriff's Svcs - Brulte - Jan '26	02/19/2026	78243	24,694.95	000004586
		Vendor Subtotal:			24,694.95	
		Subtotal for Section 1: 211			24,694.95	
290-6002-5100-00	30 THREE SIXTY PUBLIC FINAN	AD 98-1 Big Rock 7/8 - 12/12/25	02/12/2026	78191	614.00	000003903
		Vendor Subtotal:			614.00	
		Subtotal for Section 1: 290			614.00	
291-6003-5100-00	30 THREE SIXTY PUBLIC FINAN	AD 98-3 Malibu Rd 7/8 - 12/12/25	02/12/2026	78191	251.00	000003903
		Vendor Subtotal:			251.00	
		Subtotal for Section 1: 291			251.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
292-6004-5100-00	30 THREE SIXTY PUBLIC FINAN	AD 98-2 Calle Del Barco 7/8 - 12/12/	02/12/2026	78191	1,063.50	000003903
		Vendor Subtotal:			1,063.50	
		Subtotal for Section 1: 292			1,063.50	
310-9075-5100-00	WOODARD & CURRAN INC	CCWTF Phase 2 - Through 1/31/26	02/19/2026	78259	11,583.00	000003489
		Vendor Subtotal:			11,583.00	
310-9090-5100-00	CS LEGACY CONSTRUCTION IN	Permanent Skate Park - Dec '25	02/12/2026	78203	72,487.22	000004530
		Vendor Subtotal:			72,487.22	
310-9090-5100-00	FILIPPIN ENGINEERING INC	Task 1: Permanent Skate Park - Throug	02/12/2026	78207	38,585.00	000004488
		Vendor Subtotal:			38,585.00	
310-9100-5100-00	CHEN RYAN ASSOCIATES INC	PCH Right Turn Lane at Trancas - Dec	02/19/2026	78236	5,319.50	000003915
		Vendor Subtotal:			5,319.50	
310-9103-5100-00	KIMLEY-HORN AND ASSOC INC	Task 15: Kanan Dume Biofilters - Dec	02/19/2026	78242	1,660.30	000004356
		Vendor Subtotal:			1,660.30	
310-9114-5100-00	MNS ENGINEERS INC	Malibu Seafood Pedestrian Undercross	02/12/2026	78216	8,345.00	000004575
		Vendor Subtotal:			8,345.00	
		Subtotal for Section 1: 310			137,980.02	
515-3010-5100-00	30 THREE SIXTY PUBLIC FINAN	WW/RW Fee CCWWTP 7/8 - 12/12/2	02/12/2026	78191	997.00	000003903
		Vendor Subtotal:			997.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Subtotal for Section 1: 515					997.00	
601-3005-6120-00	US BANK	PW-8679 Ford - Monthly Fleet GPS	02/19/2026	78262	480.00	
Vendor Subtotal:					480.00	
601-3005-6330-00	MALIBU AUTO CARE SPECIALIS	Fleet Maint - F37	02/19/2026	78246	187.89	
601-3005-6330-00	MALIBU AUTO CARE SPECIALIS	Fleet Maint - F19	02/19/2026	78246	174.74	
601-3005-6330-00	MALIBU AUTO CARE SPECIALIS	Fleet Maint - F31	02/19/2026	78246	187.89	
601-3005-6330-00	MALIBU AUTO CARE SPECIALIS	Fleet Maint - F44	02/19/2026	78246	181.32	
601-3005-6330-00	MALIBU AUTO CARE SPECIALIS	Fleet Maint - F16	02/19/2026	78246	187.89	
601-3005-6330-00	MALIBU AUTO CARE SPECIALIS	Fleet Maint - F45	02/19/2026	78246	214.19	
Vendor Subtotal:					1,133.92	
601-3005-6330-00	US BANK	PW-9093 Buzz Automotive - Car Was	02/19/2026	78262	100.00	
Vendor Subtotal:					100.00	
601-3005-6500-00	US BANK	PW-9093 Chevron - Fleet Fuel	02/19/2026	78262	156.80	
601-3005-6500-00	US BANK	CS-2481 Chevron - Fleet Fuel	02/19/2026	78262	348.49	
601-3005-6500-00	US BANK	PW-8679 Shell - Fleet Fuel	02/19/2026	78262	138.01	
601-3005-6500-00	US BANK	PW-1571 Chevron - Fleet Fuel	02/19/2026	78262	76.72	
601-3005-6500-00	US BANK	CS-7433 Shell - Fleet Fuel	02/19/2026	78262	83.23	
601-3005-6500-00	US BANK	PW-3834 Chevron - Fleet Fuel	02/19/2026	78262	59.29	
Vendor Subtotal:					862.54	
Subtotal for Section 1: 601					2,576.46	
602-7060-5100-00	SDI PRESENCE LLC	Land Management Implementation - C	02/19/2026	78254	4,810.00	000003318
Vendor Subtotal:					4,810.00	
602-7060-5330-00	US BANK	IS-9039 Open AI/Linked In/Microsoft	02/19/2026	78262	2,168.88	
Vendor Subtotal:					2,168.88	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
602-7060-5721-00	FRONTIER CALIFORNIA INC	City Hall Fac Internet - Feb '26	02/19/2026	78238	-164.74	
602-7060-5721-00	FRONTIER CALIFORNIA INC	City Hall Internet 1/27 - 2/26/26	02/19/2026	78238	1,580.00	
Vendor Subtotal:					1,415.26	
602-7060-5721-00	CHARTER COMMUNICATIONS F	Public Network/Install - Feb'26 Acct#:	02/19/2026	78255	2,386.00	
602-7060-5721-00	CHARTER COMMUNICATIONS F	Media Network - Feb'26 Acct#256849	02/19/2026	78255	1,050.00	
602-7060-5721-00	CHARTER COMMUNICATIONS F	City Hall Internet - Feb '26 Acct#2568	02/19/2026	78255	1,250.00	
Vendor Subtotal:					4,686.00	
602-7060-5721-00	US BANK	IS-6901 Starlink - IT	02/19/2026	78262	10.00	
Vendor Subtotal:					10.00	
602-7060-6120-00	ROGUE SERVICES AND SOLUTIO	Annual Intranet Svc 12/26/25 - 12/26/26	02/19/2026	78241	19,884.00	000004676
Vendor Subtotal:					19,884.00	
602-7060-6120-00	US BANK	IS-9039 Computer Software	02/19/2026	78262	5,216.06	
602-7060-6120-00	US BANK	IS-6901 Computer Software	02/19/2026	78262	10,137.31	
602-7060-6120-00	US BANK	IS-4874 Amazon - Windows 11 Softw	02/19/2026	78262	297.00	
Vendor Subtotal:					15,650.37	
602-7060-6120-00	FLEXENTIAL COLORADO CORP	Server Colocation - Feb '26	02/19/2026	78258	3,701.65	
Vendor Subtotal:					3,701.65	
602-7060-6160-00	US BANK	IS-6901 Amazon - Wall Calendar	02/19/2026	78262	13.84	
602-7060-6160-00	US BANK	IS-9039 Amazon - Supplies	02/19/2026	78262	18.59	
Vendor Subtotal:					32.43	
602-7060-6400-00	US BANK	IS-6901 Land's End - IT Uniforms	02/19/2026	78262	906.57	
Vendor Subtotal:					906.57	
602-7060-7400-00	US BANK	IS-9039 Amazon - Computer Equipme	02/19/2026	78262	442.51	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
602-7060-7400-00	US BANK	IS-6901 Computer Equipment	02/19/2026	78262	15,253.99	
		Vendor Subtotal:			15,696.50	
602-7060-7800-00	CHARTER COMMUNICATIONS E	Rebuild Ctr Security Camera Cloud - J	02/19/2026	78255	90.99	
		Vendor Subtotal:			90.99	
		Subtotal for Section 1: 602			69,052.65	
710-0000-2270-12	NOELANI MALLEY	Reissue CK74284 Ref - N.Malley - Se	02/12/2026	78215	50.00	
		Vendor Subtotal:			50.00	
710-0000-2270-38	KIMLEY-HORN AND ASSOC INC	22761 PCH - Through 10/31/25	02/19/2026	78242	1,073.07	000004354
		Vendor Subtotal:			1,073.07	
710-0000-2270-56	RICHARD COMI	Review of WRP 23-008, 28395.5 PCH	02/12/2026	78200	150.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 23-008, 28395.5 PCH	02/12/2026	78200	150.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 22-018, 7311.5 Birdv	02/12/2026	78200	150.00	
710-0000-2270-56	RICHARD COMI	Review of WRP 22-018, 7311.5 Birdv	02/12/2026	78200	150.00	
		Vendor Subtotal:			600.00	
		Subtotal for Section 1: 710			1,723.07	
712-9048-5100-00	30 THREE SIXTY PUBLIC FINAN	CFD 2006-1 Carbon Beach 7/8 - 12/12	02/12/2026	78191	3,941.00	000003903
		Vendor Subtotal:			3,941.00	
		Subtotal for Section 1: 712			3,941.00	
713-9052-5100-00	30 THREE SIXTY PUBLIC FINAN	AD 2010-1 Broad Beach 7/8 - 12/12/2	02/12/2026	78191	1,028.50	000003903
		Vendor Subtotal:			1,028.50	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Subtotal for Section 1: 713					1,028.50	
715-9049-5100-00	30 THREE SIXTY PUBLIC FINAN	AD 2015-1 CCWWTP Phase 1 7/8 - 1:	02/12/2026	78191	1,865.00	000003903
Vendor Subtotal:					1,865.00	
Subtotal for Section 1: 715					1,865.00	
900-0000-2040-00	CalPERS Retirement	PR Batch 70012.02.2026 PEPRA Addl	02/12/2026	0	49.61	
900-0000-2040-00	CalPERS Retirement	PR Batch 70012.02.2026 PERS Addl I	02/12/2026	0	83.64	
900-0000-2040-00	CalPERS Retirement	PR Batch 70012.02.2026 PERS EESHr	02/12/2026	0	12,224.96	
Vendor Subtotal:					12,358.21	
900-0000-2040-01	CalPERS Retirement	PR Batch 70012.02.2026 PERS ERSht	02/12/2026	0	23,367.10	
900-0000-2040-01	CalPERS Retirement	PR Batch 70012.02.2026 PEPRA ER (	02/12/2026	0	25,012.64	
Vendor Subtotal:					48,379.74	
900-0000-2040-02	CalPERS Retirement	PR Batch 70012.02.2026 PEPRA EE (	02/12/2026	0	24,952.17	
Vendor Subtotal:					24,952.17	
900-0000-2041-00	US BANK	PR Batch 70012.02.2026 PARS - ER S	02/12/2026	78227	186.58	
900-0000-2041-00	US BANK	PR Batch 70012.02.2026 PARS - EE S	02/12/2026	78227	889.73	
Vendor Subtotal:					1,076.31	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70012.02.2026 457 Retirement	02/12/2026	0	3,600.00	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70012.02.2026 457 Retirement	02/12/2026	0	1,657.66	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70012.02.2026 457 Retirement	02/12/2026	0	11,397.00	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70012.02.2026 Roth-457 Re	02/12/2026	0	300.00	
900-0000-2042-00	EMPOWER RETIREMENT LLC	PR Batch 70012.02.2026 Roth-457 Re	02/12/2026	0	1,305.52	
Vendor Subtotal:					18,260.18	
900-0000-2042-01	EMPOWER RETIREMENT LLC	PR Batch 70012.02.2026 457 Loan Pro	02/12/2026	0	947.51	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
		Vendor Subtotal:			947.51	
900-0000-2043-00	EMPOWER RETIREMENT LLC	PR Batch 70012.02.2026 401 Retirement	02/12/2026	0	1,000.00	
		Vendor Subtotal:			1,000.00	
900-0000-2050-00	Federal Taxes from PR	PR Batch 70012.02.2026 Federal Income	02/12/2026	0	63,377.26	
		Vendor Subtotal:			63,377.26	
900-0000-2051-00	State of California PR Taxes	PR Batch 70012.02.2026 State Income	02/12/2026	0	26,390.15	
		Vendor Subtotal:			26,390.15	
900-0000-2053-00	Federal Taxes from PR	PR Batch 70012.02.2026 Medicare EE	02/12/2026	0	7,257.54	
900-0000-2053-00	Federal Taxes from PR	PR Batch 70012.02.2026 Medicare EE	02/12/2026	0	7,257.54	
		Vendor Subtotal:			14,515.08	
		Subtotal for Section 1: 900			211,256.61	
		Report Total:			3,760,558.83	
		Report Total:			3,760,558.83	
		Less Clearing House Electronic AP Proof List 00001.02.2026:			(210,180.30)	
		Total:			3,550,378.53	



Council Agenda Report

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

Prepared by: Kelsey Pettijohn, City Clerk

Approved by: Rob DuBoux, Interim City Manager

Date prepared: February 24, 2026 Meeting date: March 9, 2026

Subject: Approval of Minutes

RECOMMENDED ACTION: Approve the minutes for the July 22, 2025 Special Meeting, July 30, 2025 Special Meeting, and August 5, 2025 Special Meeting.

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

STRATEGIC PLAN IMPLEMENTATION: N/A.

DISCUSSION: Staff has prepared draft minutes for the Council meetings on July 22, 2025, July 30, 2025, August 5, 2025.

ATTACHMENTS:

July 22, 2025 Special Meeting
July 30, 2025 Special Meeting
August 5, 2025 Special Meeting

MINUTES
MALIBU CITY COUNCIL
SPECIAL MEETING
JULY 22, 2025
COUNCIL CHAMBERS
9:00 AM

MEETING CALL TO ORDER

Mayor Riggins called the meeting to order at 9:02 a.m.

ROLL CALL

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

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

PLEDGE OF ALLEGIANCE

Mayor Riggins led the Pledge of Allegiance.

REPORT ON POSTING OF AGENDA

City Clerk Pettijohn reported that the agenda for the meeting was properly posted on July 18, 2025.

APPROVAL OF AGENDA

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

PUBLIC COMMENT ON CLOSED SESSION

Mayor Riggins opened the floor to public comment.

Speakers: None.

RECESS TO CLOSED SESSION

At 9:03 a.m., the Council recessed to Closed Session to discuss the following items listed on the Closed Session agenda:

Personnel Matters pursuant to Government Code Section 54957:

1. Public Employee Appointment
Title: City Manager

Conference with Labor Negotiator pursuant to Government Code Section 54957.6:

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

Conference with Legal Counsel – Anticipated Litigation

1. Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code section 54956.9
Number of potential cases: (2)

REGULAR SESSION CALL TO ORDER

Mayor Riggins called the meeting to order at 10:44 a.m.

ROLL CALL

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

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

ALSO PRESENT: Trevor Rusin, Interim City Attorney; Candace Bond, Interim City Manager; Richard Rojas, Interim Deputy City Manager; Kelsey Pettijohn, City Clerk; Yolanda Bundy, Community Development Director; Rob DuBoux, Public Works Director; Christina Muñoz, Deputy City Clerk; Jason Lawrence, Deputy City Clerk; Tyler Eaton, Assistant Community Development Director; Lauren Doyel, Contract Geotechnical Engineer; Andre Ketchedjian, Senior Plan Check Engineer; and Michael Phipps, Contract Geologist

CLOSED SESSION REPORT

Interim City Attorney Rusin reported that the meeting convened at 9:00 a.m., after which time the City Council recessed to a Closed Session pursuant to Government Code Section 54956.9, 54957, and 54957.6, with all Councilmembers present. He stated the Council discussed the items on the Closed Session agenda and took no reportable action.

ITEM 1 CONSENT CALENDAR

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

Speakers: Dean Wenner, S. Haimer

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

MOTION Councilmember Uhring moved, and Councilmember Stewart seconded a motion to approve the Consent Calendar and continue Item No. 1.B.2. to the August 11, 2025 Regular Meeting. The motion carried unanimously.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items

None.

B. New Items

1. Professional Services Agreement with DMCM Partners

Recommended Action: 1) Receive a report on the approval of an emergency agreement with DMCM Partners for emergency management, preparedness, securing and management of grants and other funding, and assistance with FEMA Public Assistance and Hazard Mitigation Grant Program activities; and 2) Authorize the City Manager or designee to amend the approved agreements if necessary to receive reimbursement from FEMA or any other governmental agency.

This following item was continued to the August 11, 2025 Regular Meeting:

2. Hazard Mitigation Grant Program – Codes and Standards

Recommended Action: Authorize the City Manager to sign the letter of commitment for the Hazard Mitigation Grant Program (HMGP) – Codes and Standards sub-application to California Governor’s Office of Emergency Services (CalOES).

ITEM 2 NEW BUSINESS

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

Recommended Action: Consider the rebuild policy document to facilitate the rebuild of structures destroyed by natural disasters.

Principal Planner Eaton presented the staff report.

The Council directed questions to staff.

Mayor Riggins opened the floor to public comment.

Speakers: Dennis Smith, Dean Wenner, Marissa Coughlan, Luis Tena, Arno Koch, Sherif Washa, Salwa Wahba; Kraig Hill; Marcie Post; S. Haimer; Wade Major; Lester Tobias; and Jo Drummond

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

The Council discussed the item and directed questions to staff.

MOTION Mayor Pro Tem Silverstein moved, and Councilmember Stewart seconded a motion to direct staff to bring back a revised policy document reflecting the direction that structures damaged or destroyed by the Palisades Fire which did not have active code enforcement and can be demonstrated to have existed before the fire and could be permitted under the Zoning code shall be considered lawfully erected under the Zoning code. The motion carried unanimously.

ITEM 8 COUNCIL ITEMS

None.

ADJOURNMENT

Mayor Riggins adjourned the meeting at 12:58 p.m.

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

BRUCE SILVERSTEIN, Mayor

ATTEST:

KELSEY PETTIJOHN, City Clerk
(seal)

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

MEETING CALL TO ORDER

Mayor Riggins called the meeting to order at 10:32 a.m.

ROLL CALL

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

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

ALSO PRESENT: Monica Castillo, Deputy City Attorney; Christina Muñoz, Deputy City Clerk; and Jason Lawrence, Deputy City Clerk.

PLEDGE OF ALLEGIANCE

Mayor Riggins led the Pledge of Allegiance.

REPORT ON POSTING OF AGENDA

Deputy City Clerk Muñoz reported that the agenda for the meeting was properly posted on July 29, 2025.

APPROVAL OF AGENDA

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

PUBLIC COMMENT ON CLOSED SESSION

Mayor Riggins opened the floor to public comment.

Speakers: None.

RECESS TO CLOSED SESSION

At 10: 30 a.m., the Council recessed to Closed Session to discuss the following items listed on the Closed Session agenda:

Personnel Matters pursuant to Government Code Section 54957:

1. Public Employee Appointment
Title: City Manager

Conference with Labor Negotiator pursuant to Government Code Section 54957.6:

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

CLOSED SESSION REPORT

Deputy City Attorney Castillo reported that the meeting convened at 10:32 a.m., after which time the City Council recessed to a Closed Session pursuant to Government Code Section 54957 and 54957.6. She reported that by unanimous vote the Council appointed Ronda Perez as City Manager, conditioned on the approval of an agreement with Ms. Perez on an open session agenda. She stated the agreement would be presented at the August 11, 2025 Regular Meeting and take effect August 25, 2025. There were no other reportable actions.

ADJOURNMENT

Mayor Riggins adjourned the meeting at 10:57 a.m.

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

BRUCE SILVERSTEIN, Mayor

ATTEST:

KELSEY PETTIJOHN, City Clerk
(seal)

MINUTES
MALIBU CITY COUNCIL
SPECIAL MEETING
AUGUST 5, 2025
COUNCIL CHAMBERS
10:30 A.M.

MEETING CALL TO ORDER

Mayor Riggins called the meeting to order at 10:31 a.m.

ROLL CALL

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

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

ALSO PRESENT: Monica Castillo, Deputy City Attorney; Christina Muñoz, Deputy City Clerk; and Jason Lawrence, Deputy City Clerk

PLEDGE OF ALLEGIANCE

Mayor Riggins led the Pledge of Allegiance.

REPORT ON POSTING OF AGENDA

Deputy City Clerk Muñoz reported that the agenda for the meeting was properly posted on August 4, 2025.

APPROVAL OF AGENDA

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

PUBLIC COMMENT ON CLOSED SESSION

Mayor Riggins opened the floor to public comment.

Speakers: None.

RECESS TO CLOSED SESSION

At 10: 30 a.m., the Council recessed to Closed Session to discuss the following items listed on the Closed Session agenda:

Personnel Matters pursuant to Government Code Section 54957:

1. Public Employee Appointment
Title: City Manager

Conference with Labor Negotiator pursuant to Government Code Section 54957.6:

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

CLOSED SESSION REPORT

Deputy City Attorney Castillo reported that the meeting convened at 10:31 a.m., after which time the City Council recessed to a Closed Session pursuant to Government Code Section 54957 and 54957.6 with all Councilmembers present. She stated the Council discussed the items on the Closed Session agenda and took no reportable action.

ADJOURNMENT

Mayor Riggins adjourned the meeting at 3:01 p.m.

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

BRUCE SILVERSTEIN, Mayor

ATTEST:

KELSEY PETTIJOHN, City Clerk
(seal)



Council Agenda Report

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

Prepared by: Sarina Flores, Accounting Technician

Reviewed by: Christopher Smith, Assistant City Manager

Approved by: Rob DuBoux, Interim City Manager

Date prepared: February 18, 2026 Meeting date: March 9, 2026

Subject: Amendment No. 3 to Professional Services Agreement with Hinderliter de Llamas & Associates for Sales Tax Management and Monitoring

RECOMMENDED ACTION: Authorize the Mayor to execute Amendment No. 3 to Professional Services Agreement with Hinderliter de Llamas & Associates (HdL) for sales tax management and monitoring.

FISCAL IMPACT: Funding for this agreement was included in the Proposed Budget for Fiscal Year 2025-26 in Account No. 100-7054-5100-00 (Finance - Professional Services). Amendment No. 3 will extend the term of the agreement and increase the budget by \$45,000, for a total not to exceed of \$100,000.

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

DISCUSSION: On July 1, 2021 the City entered into an Agreement with HdL for sales tax management and monitoring which includes examining all sales, use and transactions tax records of the California Department of Tax and Fee Administration (CDTFA) pertaining to sales, use and transactions taxes collected by the CDTFA on behalf of the City of Malibu. On December 12, 2022, the City entered into Amendment No. 1 to include management and monitoring services for the Transaction and Use District Tax Measure MC approved by voters on November 8, 2022. On November 1, 2023, the City entered into Amendment No. 2 to extend the term of the agreement and increase HdL's compensation.

The base cost for use and transaction tax services provided by HdL is \$200 per month. This amount includes the preparation of regular transaction district tax reports and related information. In addition, HdL provides audit and recovery services for a contingency fee equal to 25% of the initial new transactions or use tax revenue received by the City as a result of HdL's audit and recovery efforts.

The parties propose to amend the Agreement via Amendment No. 3 to increase the Consultant's total compensation by \$45,000, for a revised not-to-exceed amount of \$100,000, and to extend the term of the Agreement through July 1, 2029. Staff recommend this augmentation to the Agreement to allow HdL to work with staff to examine the impacts of the recent natural disasters on City tax revenues and to support future financial planning.

ATTACHMENTS:

1. Amendment No. 3 to Agreement with HdL

AMENDMENT NO. 3 TO AGREEMENT FOR PROFESSIONAL SERVICES

THIS AMENDMENT NO. 3 TO AGREEMENT FOR PROFESSIONAL SERVICES (“Amendment No. 3”) is made and entered in the City of Malibu on March 9, 2026, by and between the CITY OF MALIBU, a municipal corporation, hereinafter referred to as “City”, and Hinderliter de Llamas and Associates, a California Stock Corporation, hereinafter referred to as “Consultant”. City and Consultant are each a “Party” and collectively, the “Parties”.

The City and the Consultant agree as follows:

RECITALS

- A. On July 1, 2021 the City entered into an Agreement with Consultant for sales tax management and monitoring which includes examining all sales, use and transactions tax records of the California Department of Tax and Fee Administration (CDTFA) pertaining to sales, use and transactions taxes collected by the CDTFA on behalf of the City of Malibu (the “Agreement”).
- B. On December 30, 2022, the City entered into Amendment No. 1 to include management and monitoring services for the Transaction and Use District Tax Measure MC approved by voters on November 8, 2022.
- C. On November 1, 2023, the City entered into Amendment No. 2 to extend the term of the agreement and increase Consultant’s compensation.
- D. The Parties desire to amend the Agreement to increase the Consultant’s compensation by \$45,000 for a not to exceed amount of \$100,000 and to extend the term of agreement through June 1, 2029, and Consultant has submitted a proposal for this purpose that is acceptable to the City, attached as Exhibit A.

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

- 1. Section 2.0 – Term of Agreement, of the Agreement, is hereby extended to June 1, 2029, the “Renewal Term”.
- 2. Section 4.0 – Compensation for Services, of the Agreement, is hereby amended by \$45,000 to increase the total not to exceed amount to \$100,000 for the term of the agreement.
- 3. The Parties agree to replace the existing Scope of Services, attached to the Agreement as Exhibit A, with Schedule A attached to this Amendment No. 3 as Exhibit A.
- 4. The Parties further agree that this Amendment No. 3 will be considered signed when the signature of a Party is delivered physically or by facsimile transmission or scanned and delivered via electronic mail. Such facsimile or electronic mail copies will be treated in all respects as having the same effect as an original signature.
- 5. All terms and conditions of the Agreement not amended by this Amendment No. 3 remain in full force and effect.

Amendment No. 3 to Agreement
Hinderliter de Llamas and Associates
Page 2 of 2

This Amendment No. 3 is executed on March 9, 2026, at Malibu, California, and effective as of March 9, 2026.

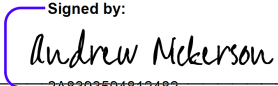
CITY OF MALIBU:

ATTEST:

BRUCE SILVERSTEIN, Mayor

KELSEY PETTIJOHN, City Clerk
(seal)

CONSULTANT: Hinderliter de Llamas and
Associates, a California corporation

Signed by:
By: 
Name: Andrew Nickerson
Title: President

APPROVED AS TO FORM:

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

TREVOR RUSIN, Interim City Attorney

SCHEDULE A

PREMIUM SERVICES – Sales and Use Tax

1. Sales and Use Tax and Economic Analysis/Reports

- 1.1. Establish a special database with California Department of Tax and Fee Administration (“CDTFA”) registration data for businesses within applicable district boundaries holding seller’s permit accounts.
- 1.2. Consultant shall make available to CITY the HdL proprietary software program and database containing all applicable registration and quarterly allocation information for CITY business outlets registered with the Department of Tax and Fee Administration. The database will be updated quarterly.
- 1.3. Consultant shall provide updated reports each quarter identifying changes in allocation totals by individual businesses, business groups and by categories. Quarterly aberrations due to State audits, fund transfers, and receivables, along with late or double payments, will also be identified.
- 1.4. Following each calendar quarter shall provide a summary analysis for City to share with Council Members, Chamber of Commerce, other economic development interest groups and the public that analyze City’s sales tax trends by major groups without disclosing confidential individual tax records.
- 1.5. Provide periodic updated reports endeavoring to identify and assist with budget forecasting including (i) changes in allocation totals by individual businesses, business groups and categories, and (ii) aberrations due to State audits, fund transfers, and receivables, along with late or double payments.
- 1.6. Consultant shall provide a presentation led by an HdL Sales Tax Principal discussing latest sales tax results, emerging retail trends, business retention needs, leveraging of economic clusters and reviewing successes in client jurisdictions with similar characteristics. This presentation will occur following each calendar quarter.

2. Allocation and Audit Recovery Services

- 2.1. Conduct (when mutually agreed with City) initial and on-going sales and use tax audits of businesses to help identify and correct allocation errors, and to proactively affect favorable registration, reporting or formula changes thereby generating previously unrealized sales and use tax income for the City and/or recovering misallocated tax from registered taxpayers. Common errors that will be monitored and corrected include but are not limited to: transposition errors resulting in misallocations; erroneous consolidation of multiple outlets; misreporting of “point of sale” to the wrong location; delays in reporting new outlets; misallocating use tax payments to the allocation pools or wrong jurisdiction; and erroneous fund transfers and adjustments.
- 2.2. Initiate contacts with sales, management and accounting officials in companies that have businesses where a probability of error exists to endeavor to help verify whether current tax receipts accurately reflect the local sales activity. Such contacts will be conducted in a professional and courteous manner.
- 2.3. Prepare and submit to the CDTFA information for the purpose of correcting any identified allocation errors, and follow-up with individual businesses and the CDTFA to promote recovery by the City of back or prospective quarterly payments that may be owing.
- 2.4. If, during the course of its audit, Consultant finds businesses located in the City’s jurisdiction that are properly reporting sales and use tax but have the potential for modifying their operation to

provide an even greater share to City, Consultant may so advise City and collaborate with those businesses and City to encourage such changes.

PREMIUM SERVICES – Transactions and Use Tax

3. Transactions Tax and Economic Analysis/Reports

- 3.1 Establish a database containing all applicable Department of Tax and Fee Administration (CDTFA) registration data for each business within the Measure “MC” District boundaries holding a seller’s permit account. Said database shall also identify the quarterly transactions and use tax allocations under each account for the most current and previous quarters where available.
- 3.2 Consultant shall make available to CITY the HdL proprietary software program and Measure “MC” database containing all applicable registration and quarterly allocation information for CITY business outlets registered with the Department of Tax and Fee Administration. The database will be updated quarterly.
- 3.3 Consultant shall provide updated reports each quarter identifying changes in allocation totals by individual businesses, business groups and by categories. Quarterly aberrations due to State audits, fund transfers, and receivables, along with late or double payments, will also be identified.
- 3.1. Following each calendar quarter shall provide a summary analysis for City to share with Council Members, Chamber of Commerce, other economic development interest groups and the public that analyze City’s sales tax trends by major groups without disclosing confidential individual tax records.
- 3.2. Provide periodic updated reports endeavoring to identify and assist with budget forecasting including (i) changes in allocation totals by individual businesses, business groups and categories, and (ii) aberrations due to State audits, fund transfers, and receivables, along with late or double payments.
- 3.3. Consultant shall provide a presentation led by an HdL Sales Tax Principal discussing latest sales tax results, emerging retail trends, business retention needs, leveraging of economic clusters and reviewing successes in client jurisdictions with similar characteristics. This presentation will occur following each calendar quarter.

4. Deficiency/Allocation Reviews and Recovery

- 4.1. Consultant shall conduct on-going reviews to identify and correct unreported transactions and tax payments and distribution errors thereby generating previously unrealized revenue for the City. Reviews shall include:
 - 4.1.(a) Comparison of county-wide local tax allocations to transactions tax for brick and mortar stores and other cash register-based businesses, where clearly all transactions are conducted on-site within the Measure “MC” City boundaries, and therefore subject to transactions tax.
 - 4.1.(b) Review of any significant one-time use tax allocations to ensure that there is corresponding transaction tax payments for taxpayers with nexus within the City boundaries.
 - 4.1.(c) Review of state-wide transactions tax allocations and patterns to identify any obvious errors and omissions.
 - 4.1.(d) Identification and follow-up with any potentially large purchasers of supplies and equipment (e.g. hospitals, universities, manufacturing plants, agricultural operations, refineries) to ensure that their major vendors are properly reporting corresponding transactions tax payments to the Measure “MC” Transactions Tax District.

- 4.2. Consultant will initiate, where the probability of an error exists, contacts with the appropriate taxpayer management and accounting officials to verify whether current tax receipts accurately reflect the local sales activity. Such contacts will be conducted in a professional and courteous manner so as to enhance CITY's relations with the business community.
- 4.3. Consultant shall prepare and submit to the Department of Tax and Fee Administration all information necessary to correct any allocation errors and deficiencies that are identified and shall follow-up with the individual businesses and the California Department of Tax and Fee Administration to ensure that all back quarter payments due the CITY are recovered.

5. Consulting and Other Optional Services

Consultant may from time to time in its sole discretion, consult with City's staff, including without limitation, regarding (i) technical questions and other issues related to sales, use and transactions tax, (ii) utilization of reports to enhance business license collection efforts, (iii) sales tax projections for proposed annexations, economic development projects and budget planning, (iv) negotiating/review of tax sharing agreements, (v) establishing purchasing corporations, (vi) meeting with taxpayers to encourage self-assessment of tax obligations, and (vii) other sales, use or transactions tax revenue-related matters.

FEES – Sales and Use Tax Services

6. Sales and Use Tax and Economic Analysis/ Reports

- 6.1. Fees for performing the sales tax and economic analysis Services as described above shall initially be **\$683** per month, commencing with the month of the Effective Date (hereafter referred to as "monthly fee"). The monthly fee shall be invoiced quarterly in arrears, and shall be paid by City no later than 30 days after the invoice date.
- 6.2. Consultant will increase the non-hourly Fees established above once a year with reference to the 12-month percent change in the most recently published annual Consumer Price Index for All Urban Consumers (CPI-U), as reported by the U.S. Bureau of Labor Statistics (the "CPI Change").

7. Allocation and Audit Recovery Services

- 7.1. Fees for performing the allocation and audit recovery Services described above shall be **18%** of all new, increased and recovered sales and use tax revenue received by the City as a result, in whole or in part, of the allocation audit and recovery services (hereafter referred to as "audit fee"). The fee shall be paid notwithstanding any related City assistance, work in parallel, and/or incurrence of attorneys' fees or other costs or expenses in connection, with the relevant Services.
- 7.2. The Fee described above include, without limitation, State fund transfers received for back quarter reallocations and monies received in the second eight (8) consecutive reporting quarters following completion of Consultant's allocation audit and confirmation of the corrections by the CDTFA.
- 7.3. These Fees shall be paid by City upon Consultant's submittal of evidence of Consultant's relevant Services in support thereof, including, without limitation, copies of relevant communications between Consultant and the CDTFA and/or taxpayers.

FEES – Transactions Tax Services

8. Transactions Tax and Economic Analysis/Reports

- 8.1. Fees shall be paid **\$220** monthly billed quarterly for the transaction district tax reports that we include with the quarterly sales tax analyses. The monthly fee shall be invoiced quarterly in arrears and shall be paid by City no later than 30 days after the invoice date.

- 8.2. Consultant will increase the non-hourly Fees established above once a year with reference to the 12-month percent change in the most recently published annual Consumer Price Index for All Urban Consumers (CPI-U), as reported by the U.S. Bureau of Labor Statistics (the "CPI Change").

9. Allocation and Audit Recovery Services

- 9.1. Fees shall be paid **25%** of the initial amount of new transactions or use tax revenue received by the City because of audit and recovery work performed by Consultant, (hereafter referred to as "audit fees"). New revenue shall not include any amounts determined and verified by City or Consultant to be increment attributable to causes other than Consultant's work pursuant to this agreement. In the event, Consultant is responsible for an increase in the tax reported by businesses already properly making tax payments to the City, it shall be Consultant's responsibility to separate and support the incremental amount attributable to its efforts prior to the application of the audit fee. Said audit fees will apply to state fund transfers received for those specific quarters identified as being missing and/or deficient following completion of the audit by Consultant and confirmation of corrections by the California Department of Tax and Fee Administration but shall not apply prospectively to any future quarter. Consultant shall provide City with an itemized quarterly invoice showing all formula calculations and amounts due for audit fees.

ADDITIONAL TERMS – Sales, Use and Transactions Tax Services

10. Consulting and Other Optional Services

- 10.1. Fees for performing other optional services are described below:
 - 10.1.1. Fees for performing City Staff training, public representation, or technical seminars for elected officials shall be \$3,000 for one-time service and \$2,000 for recurring service.
 - 10.1.2. Fees for performing transactional tax ballot measure estimates shall be \$2,600 per report.
 - 10.1.3. On-site travel to the city shall be \$2,600 plus any associated travel expenses per visit.
 - 10.1.4. Incremental non-core packet reporting shall be \$2,600 for a one-time report and \$700 for recurring reporting service.
- 10.2. Any other consulting and optional Services not listed shall be based on the following initial hourly rates: (i) Principal - \$325; (ii) Programmer - \$295; (iii) Senior Analyst - \$245; and (iv) Analyst - \$195.

11. General Provisions Relating to Fees

- 11.1. Fees for travel and lodging expenses will be invoiced at cost and applied to all meetings (including implementation, training, operations and support). Travel expenses only apply to out of scope travel and must therefore be pre-approved by City.
- 11.2. Fees will be invoiced monthly to City for Services performed during the prior month. To the extent that Consultant has commercially reasonable means to do so, Fees will be netted out of City's monthly revenue disbursement.

12. Confidentiality Information

Section 7056 of the State of California Revenue and Taxation Code ("R&T Code") specifically limits the disclosure of confidential taxpayer information contained in the records of the CDTFA. Section 7056 specifies the conditions under which a city, county or district may authorize persons other than such city, county or district's officers and employees to examine state sales and use tax records.

The following conditions specified in Section 7056-(b)(1) of the State of California R&T Code are hereby made part of this Agreement:

- 12.1. Consultant is authorized by this Agreement to examine sales, use or transactions and use tax records of the CDTFA provided to City pursuant to contract under the Bradley-Burns Uniform Local Sales and Use Tax Law R&T Code Section 7200 et.seq.
- 12.2. Consultant is required to disclose information contained in, or derived from, those sales or transactions and use tax records only to an officer or employee of City who is authorized by City resolution provided to the CDTFA to examine the information.
- 12.3. Consultant is prohibited from performing consulting services for a retailer (as defined in R&T Code Section 6015), during the term of this agreement.
- 12.4. Consultant is prohibited from retaining the information contained in or derived from those sales, use or transactions and use tax records after this agreement has expired. Information obtained by examination of the CDTFA records shall be used only for purposes related to collection of local sales and use tax or for other governmental functions of the City as set forth by resolution adopted pursuant to Section 7056 (b) of the Revenue and Taxation Code. The resolution shall designate the Consultant as a person authorized to examine sales and use tax records and certify that this agreement meets the requirements set forth above and in Section 7056 (b), (1) of the Revenue and Taxation Code.

**City of Malibu
Memorandum**

City Council Meeting
03-09-26

**Item
1.B.5.**

To: Mayor Silverstein and the Honorable Members of the City Council
From: Ruth F. Quinto, CPA, City Treasurer
Subject: Investment Report for the Month Ending January 31, 2026

RECOMMENDED ACTION: Receive the Investment Report for the month ending January 31, 2026.

The portfolio is in compliance with the City's Investment Policy. The City has sufficient liquidity to meet expenditure requirements for at least six months. This monthly Investment Report is in conformance with Government Code 53636, stating the Treasurer may render a quarterly report to the legislative body within 45 days following the end of the quarter covered by the report.

The City's portfolio is invested in the following categories:

Cash and Cash Equivalents	22.49%
U.S. Treasury	71.75%
U.S. Agencies	0.00%
Certificates of Deposit	5.77%

Investments month to month:

Investment Issuer/Instrument	Type	December 31, 2025			January 31, 2026		
		Amount (in millions)	Yield ^(A)	%	Amount (in millions)	Yield ^(A)	%
Operating Cash	Cash	\$13.24	3.19%	15.35%	\$16.67	3.19%	18.57%
LAIF	Cash	\$2.48	3.97%	2.87%	\$2.53	3.90%	2.82%
CDs	Investment	\$5.43	3.99%	6.30%	\$5.18	3.94%	5.77%
Treasury Bills	Investment	\$0.00	0.00%	0.00%	\$0.00	0.00%	0.00%
Treasury Notes	Investment	\$54.68	3.85%	63.37%	\$54.65	3.85%	60.88%
Treasury STRIPS	Investment	\$9.73	4.02%	11.27%	\$9.75	4.02%	10.87%
Money Market	Cash	\$0.72	3.79%	0.84%	\$0.99	3.65%	1.10%
Total/Blended Yield			3.78%			3.75%	
Total Duration(Years)			1.85			1.70	

^(A)Yield is based on Purchase Yield for Treasury Bills

Two-Year U.S. Treasury Note Benchmark, as of January 31, 2026: 3.52%.

The fair market value of all investments held by the City is \$86,761,475 as of January 31, 2026.

ATTACHMENTS:

1. City of Malibu Investment Statement
2. City of Malibu Portfolio Analysis Statement



SNAPSHOT

Current period ending January 31, 2026

ACCOUNT NAME:

CITY OF MALIBU
RUTH QUINTO

ACCOUNT NUMBER:

Your Financial Advisor:
WILLIAM GOMBERG
Phone: 714-497-1366

701 S PARKER STREET
SUITE 2500
ORANGE, CA 92868

If you have more than one account with us, why not link them and receive summary information for your entire household? Contact Your Financial Advisor for more details.

CITY OF MALIBU
RUTH QUINTO
23825 STUART RANCH ROAD
MALIBU CA 90265-4861

Message from Our Firm

THE NEW YEAR IS AN IDEAL TIME TO REVIEW YOUR INVESTMENT PLAN TO BE SURE IT'S POSITIONED TO HELP YOU MEET YOUR GOALS. IT'S ALSO A GOOD TIME TO VERIFY OR UPDATE YOUR CONTACT INFORMATION ONLINE. NOT ENROLLED ONLINE? ENROLL AT WFA.COM/ENROLL TO VIEW ACCOUNTS, ACCESS RESEARCH AND MORE.

News

SHOULD YOU NEED ADDITIONAL DETAILS ABOUT A SPECIFIC TRANSACTION REFLECTED ON YOUR STATEMENT, THE INFORMATION IS AVAILABLE ONLINE OR BY CONTACTING THE CLIENT SERVICE NUMBER ON YOUR STATEMENT.

Investment and Insurance Products are:

- Not Insured by the FDIC or Any Federal Government Agency
- Not a Deposit or Other Obligation of, or Guaranteed by, the Bank or Any Bank Affiliate
- Subject to Investment Risks, Including Possible Loss of the Principal Amount Invested

Investment products and services are offered through Wells Fargo Advisors Financial Network, LLC (WFAFN), a registered broker-dealer and non-bank affiliate of Wells Fargo & Company. WFAFN uses the trade name Wells Fargo Advisors. Any other referenced entity is a separate entity from WFAFN. Account(s) carried by Wells Fargo Clearing Services, LLC, Member SIPC.

General instructions and disclosures

About this statement

Clearing services: Wells Fargo Clearing Services, LLC (WFCS), an indirect wholly owned subsidiary of Wells Fargo & Company, is a clearing broker-dealer registered with the Securities and Exchange Commission (SEC) and the Municipal Securities Rulemaking Board (MSRB) and is a member of the New York Stock Exchange (NYSE), the Financial Industry Regulatory Authority (FINRA) and all principal U.S. exchanges. WFCS carries your account(s) and acts as your custodian for funds and securities deposited with us directly by you, through our affiliated broker-dealer, Wells Fargo Advisors Financial Network, LLC (Wells Fargo Advisors) or as a result of transactions WFCS processes for your account. Twice a year, WFCS publishes on its web site www.wfclearing.com a statement of the firm's financial condition. A financial statement of this organization is available for your personal inspection at its offices, or a copy of it will be mailed upon your written request. Unless and until we receive written notice from you to the contrary, WFCS may, without inquiry or investigation, accept from Wells Fargo Advisors (i) orders for the purchase or sale of securities for your account on margin or otherwise, and (ii) any other instructions concerning your account.

Trade date statement and trade details: All activity and positions on this statement are shown as of the date a trade is entered on the brokerage trading system (i.e., the trade date). Proceeds from the sale of securities and costs for the purchase of securities are not transacted through your account until the actual settlement date of the trade. The time of the transactions, the name of the buyer or seller, and the source and amount of any commission or fee will be furnished upon written request.

Pricing of securities: Securities prices on your statement may vary from actual liquidation value. Prices are provided by outside quotation services which we believe are reliable but due to the nature of market data the accuracy cannot be guaranteed. In the absence of such pricing, prices are estimated by WFCS using available information and its judgment. Such estimates may not reflect actual trades and do not reflect a commitment by the firm to buy or sell at those prices. Securities listed on a national exchange are priced as of the close of the statement period. Unlisted shares may be valued at the current best published "bid-price", and, if none exists, the last reported transaction if occurring within the last 45 days. Prices of securities not actively traded may not be available and are indicated by "N/A." Corporate and municipal bonds and other fixed income securities are priced by a computerized pricing service or, if less actively traded, by utilizing a yield-based matrix system to arrive at an estimated market value. Listed options are priced based on the closing "bid-ask" prices and the last reported trade. Mutual fund shares are priced at net asset value. Shares of direct participation program (DPP) and real estate investment trust (REIT) securities that are not listed on a national exchange are generally illiquid. Because no trading market exists for these investments, their values are estimated. Unless otherwise indicated, the values shown for DPP and REIT securities have been provided by the management of each program and represent that management's estimate of the investor's interest in the net assets of the program. See statement sections for additional pricing information. Values for hedge funds and certain managed futures funds are provided on a month delay basis. Other managed futures funds may be priced more frequently. Long-term certificates of deposit (maturity beyond one year from date of issue) are priced using a market value pricing model. The sale or redemption price of your securities may be higher or lower than the prices shown on your statement. For an actual quote, contact the individual servicing your account.

Estimated annual income/yield: Estimated Annual Income (EAI), when available, reflects the estimated amount you would earn on a security if your current position and its related income remained constant for a year. Estimated Annual Yield (EAY), when available, reflects the current estimated annual income divided by the current value of the security as of the statement closing date. EAI and EAY are estimates and the actual income and yield might be lower or higher than the estimated amounts. EAY reflects only the income generated by an investment. It does not reflect changes in its price, which may fluctuate. The information used to derive these estimates is obtained from various outside vendors; WFCS and Wells Fargo Advisors Financial Network, LLC are not responsible for incorrect or missing estimated annual income and yields. Past performance is not a guarantee of future results.

Income summary: The Income summary displays all income as recorded in the tax system as of period end date. The totals in the Cash flow snapshot may not match the totals in the Income snapshot due to reclassifications or other corrections made in the tax system. Remember, you may have certain products that are not included in these figures and whose income is only available on the tax forms sent to you at year-end. Reclassifications and other tax reporting requirements may alter these numbers both during and after year end. You should rely only on tax reporting documents. Contact your tax advisor if you have any questions about the tax consequences of your brokerage activity.

Texas designation: If you are a resident of Texas who has purchased mutual fund shares, you may designate a representative to receive notification to assist in avoiding escheatment of assets in your investment account to the State of Texas. The designated representative does not have any rights to your account. Please use the Texas Unclaimed Property link (<https://claimtexas.org/>) to access the Designation of Representative for Notice Request form which you may complete and return to us at **ATTN: H0006-08K, 1 N. Jefferson Ave, St. Louis, MO 63103** or return by email at clientcontact@firstclearing.com.

Tax reporting: We are required by federal law to report annually to you and to the Internal Revenue Service (IRS) on Form(s) 1099 interest income, dividend payments and sales proceeds including cost basis information for applicable transactions credited to your account.

About your rights and responsibilities

Questions and complaints about Your Account: This account statement contains important information about your brokerage account, including recent transactions. All account statements sent to you shall be deemed complete and accurate if not objected to in writing within ten days of receipt. We encourage you to review the details in this statement. If you do not understand any of the information in your statement or if you believe there are any inaccuracies or discrepancies in your statement, you should promptly report them to both WFCS and to the manager of the Wells Fargo Advisors Financial Network office listed on the front of your statement. To further protect your rights, including any rights under the Securities Investor Protection Act, any verbal communications with either your Wells Fargo Advisors Financial Network office or with WFCS should be re-confirmed in writing. Inquiries or complaints about your account statement, including the positions and balances in your account, may be directed to **Wells Fargo Advisors Client Services at (866) 258-4606 or ATTN: H0005-087, 1 N. Jefferson Ave, St. Louis, MO 63103**.

Public disclosure: You may reach FINRA by calling the FINRA BrokerCheck Hotline at **(800) 289-9999** or by visiting the FINRA website at www.finra.org. An investor brochure that includes information describing FINRA BrokerCheck is available from FINRA upon request. A brochure describing the FINRA Pricing of Securities Regulation Public Disclosure Program is also available from the FINRA upon request.

MSRB disclosure: A brochure describing the protections available under MSRB rules and how to file a complaint is available at www.MSRB.org.

Account protection: WFCS is a member of the Securities Investor Protection Corporation (SIPC) which protects against the loss of cash and securities held in client accounts of a SIPC member firm in the event of the member's insolvency and liquidation. SIPC coverage is limited to \$500,000 per customer, including up to \$250,000 for cash. For more information on SIPC coverage, please see the explanatory brochure at www.sipc.org or contact SIPC at **(202) 371-8300**. In addition, WFCS maintains additional insurance coverage provided through London Underwriters (led by Lloyd's of London Syndicates). This additional insurance policy becomes available to clients if their SIPC limit is exhausted and provides additional protection up to a firm aggregate of \$1 billion, including up to \$1.9 million for cash per client. SIPC does not insure the quality of investments or protect against market losses. SIPC only protects the custody function of their members, which means that SIPC works to restore to clients their securities and cash that are in their accounts when the member firm liquidation begins. Not all investments are protected by SIPC. In general, SIPC does not cover instruments such as unregistered investment contracts, unregistered limited partnerships, fixed annuity contracts, escrow receipts, direct investments, currency, commodities or related contracts, hedge funds and certain other investments.

Free credit balances: Free credit balances are not segregated and may be used by WFCS in the operation of its business in accordance with applicable laws and regulations. You have the right to receive from us in the course of normal business operations, subject to any open commitments in any of your accounts, any free credit balances to which you are entitled.

Investment objectives/Risk tolerances: Please inform us promptly of any material change that might affect your investment objectives, risk tolerances or financial situation, or if you wish to impose or change any reasonable restrictions on the management of your account. A copy of the Investment Advisory Services Disclosure document is available without charge upon request. Please contact the individual denoted on the front of your statement to update your information and to receive a copy of this document.

Option accounts: Pursuant to FINRA Rule 2360, option assignment notices are randomly allocated by an automated process amongst all client short option positions that are subject to exercise, including positions established on the day of assignment. Transaction confirmations that were previously furnished to you provides information on commissions and other charges related to your option transaction executions. Details of our random allocation procedures and copies of transaction confirmations are available upon request.

CITY OF MALIBU
RUTH QUINTO

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER: [REDACTED]

Progress summary

	THIS PERIOD	THIS YEAR
Opening value	\$70,566,169.66	\$70,566,169.66
Cash deposited	0.00	0.00
Securities deposited	0.00	0.00
Cash withdrawn	0.00	0.00
Securities withdrawn	0.00	0.00
Change in value	1,650.93	1,650.93

Closing value **\$70,567,820.59** **\$70,567,820.59**

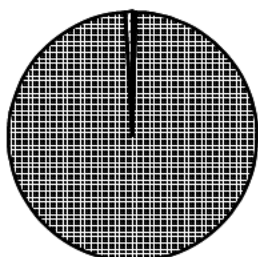
Estimated accrued interest ^ 428,669.97

Total value (incl. accruals) **\$70,996,490.56**

^ Estimated accrued interest is included for your convenience. The value represents the estimated portion of the interest that would be received upon the sale of your Fixed Income positions. For more information, see the Specific instructions and disclosures page.

Portfolio summary

CURRENT

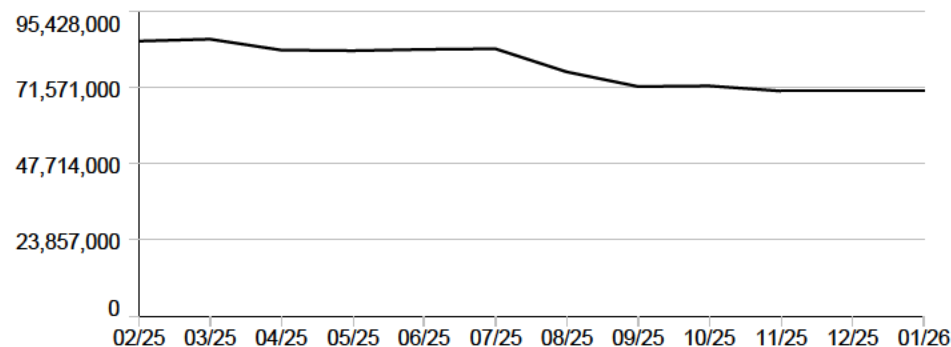


ASSETS

	Cash and sweep balances
	Stocks, options & ETFs
	Fixed income securities
	Mutual funds

ASSET TYPE	PREVIOUS VALUE ON DEC 31	%	CURRENT VALUE ON JAN 31	%	ESTIMATED ANN. INCOME
Cash and sweep balances	42,777.37	0.06	307,893.48	0.44	10,099
Stocks, options & ETFs	0.00	0.00	0.00	0.00	0
Fixed income securities	69,842,546.98	98.97	69,577,805.22	98.60	1,645,778
Mutual funds	680,845.31	0.96	682,121.89	0.97	26,057
Asset value	\$70,566,169.66	100%	\$70,567,820.59	100%	\$1,681,934

Value over time



SNAPSHOT

Page 2 of 19

CITY OF MALIBU
RUTH QUINTO

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER: [REDACTED]

Cash flow summary

	THIS PERIOD	THIS YEAR
Opening value of cash and sweep balances	\$42,777.37	
Income and distributions	16,392.69	16,392.69
Securities sold and redeemed	250,000.00	250,000.00
Net additions to cash	\$266,392.69	\$266,392.69
Securities purchased	-1,276.58	-1,276.58
Net subtractions from cash	-\$1,276.58	-\$1,276.58
Closing value of cash and sweep balances	\$307,893.48	

Income summary *

	THIS PERIOD	THIS YEAR
TAXABLE Money market/sweep funds	731.52	731.52
Interest	14,384.59	14,384.59
Total taxable income	\$15,116.11	\$15,116.11
Total federally tax-exempt income	\$0.00	\$0.00
Total income	\$15,116.11	\$15,116.11

* Certain distributions made in the current year are reported as prior year income according to IRS regulations. This may cause a difference between Cash Flow and Income Summary totals.

Gain/loss summary

	UNREALIZED	THIS PERIOD REALIZED	THIS YEAR REALIZED
Short term (S)	253,986.53	0.00	0.00
Long term (L)	1,264,488.10	0.00	0.00
Total	\$1,518,474.63	\$0.00	\$0.00

CITY OF MALIBU
RUTH QUINTO

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER:

Your Financial Advisor

WILLIAM GOMBERG
Phone: 714-497-1366

701 S PARKER STREET
SUITE 2500
ORANGE, CA 92868

Account profile

Full account name:	CITY OF MALIBU RUTH QUINTO
Account type:	Brokerage Cash Services
Brokerage account number:	5419-7847
Brokerage Cash Services number:	9091092513
Tax status:	Non-Profit
Investment objective/Risk tolerance:*	CONSERVATIVE INCOME
Time horizon:*	INTERMEDIATE (3-5 YEARS)
Liquidity needs:*	MODERATE
Cost Basis Election:	First in, First out
Sweep option:	ALLSPRING GOVERNMENT MONEY MARKET

*For more information, please visit us at: www.wellsfargoadvisors.com/disclosures

Available funds

Cash	0.00
Money market and sweep funds	307,893.48
Available for loan	0.00
Your total available funds	\$307,893.48

Client service information

Client service:	800-266-6263
Website:	www.wellsfargoadvisors.com

For your consideration

Go paperless. Accessing your account documents online is easy, secure, and costs nothing. Sign on at wellsfargoadvisors.com, go to **Portfolio** and select **Statements & Docs**, and then click on the **Delivery Preferences** link. Choose **Paperless - All Docs** or view your Delivery Settings details to select specific account documents for paperless delivery. If you do not have a Username and Password, visit wellsfargoadvisors.com/signup or call 1-877-879-2495 for enrollment assistance.

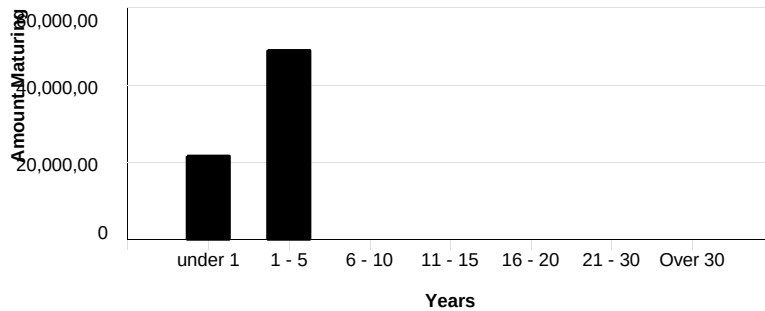
Document delivery status

	Paper	Electronic
Statements:	X	
Trade confirmations:	X	
Tax documents:	X	
Shareholder communications:	X	
Other documents:	X	

**CITY OF MALIBU
RUTH QUINTO**

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER: [REDACTED]

Bond maturity schedule



MATURING IN:	AMOUNT MATURING	CURRENT VALUE	% OF MATURING VALUE
under 1 year	21,706,000.00	21,572,288.71	30.64
1 to 5 years	49,128,000.00	48,005,516.51	69.36
6 to 10 years	0.00	0.00	0.00
11 to 15 years	0.00	0.00	0.00
16 to 20 years	0.00	0.00	0.00
21 to 30 years	0.00	0.00	0.00
over 30 years	0.00	0.00	0.00
Total	\$70,834,000.00	\$69,577,805.22	100.00%

Additional information

	THIS PERIOD	THIS YEAR
Gross proceeds	250,000.00	250,000.00

Portfolio detail

Cash and Sweep Balances

Sweep Balances - You have the right, in the course of normal business operations, to withdraw balances in the Bank Deposit Sweep Program or redeem shares of the money market mutual fund used in the sweep, subject to any open commitments in any of your accounts and have the proceeds returned to your accounts or remitted to you. The money market mutual funds in the sweep reserve the right to require one or more day's prior notice before permitting withdrawals.

Money Market Mutual Fund - Funds seek to preserve a value at \$1.00 per share, but it is possible to lose money by investing in these funds. Investments in money market funds are not bank deposits and are not insured by the FDIC or any other government agency. They are instead covered by SIPC. Estimated Annual Yield on money market funds, when available, reflects the current estimated yield for the Interest Period dates displayed. For more complete information, including fees, expenses and risks, please request a prospectus from Your Financial Advisor.

DESCRIPTION	% OF ACCOUNT	CURRENT MARKET VALUE	ESTIMATED ANNUAL INCOME	ESTIMATED CURRENT YIELD (%)
ALLSPRING GOVERNMENT MONEY MARKET Interest Period 01/01/26 - 01/31/26	0.44	307,893.48	10,099.00	3.28
Total Cash and Sweep Balances	0.44	\$307,893.48	\$10,099.00	

CITY OF MALIBU
RUTH QUINTO

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER: [REDACTED]

Fixed Income Securities

Corporate and municipal bonds and other fixed income securities are priced by a computerized pricing service or, for less actively traded issues, by utilizing a yield-based matrix system to arrive at an estimated market value.

Government Bonds

DESCRIPTION	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ESTIMATED		
								ACCRUED INTEREST	ANNUAL INCOME	ANNUAL YIELD (%)
US TREAS STRIPS 02/26 ^ INTEREST PMT DUE 02/15/26 DTD 02/15/96 Moody NR , S&P NR CUSIP 912833LY4 Acquired 01/24/24 L		276,000	99.83 91.79	275,536.66 253,355.50		275,630.16	93.50			
Acquired 10/08/24 L		5,275,000	99.83 94.77	5,266,541.95 4,999,423.80		5,267,931.50	1,389.55			
Total	7.86	5,551,000	\$99.83 \$94.62	\$5,542,078.61 \$5,252,779.30	99.8660	\$5,543,561.66	\$1,483.05	N/A	N/A	N/A
US TREASURY ^ NOTES CPN 2.250% DUE 03/31/26 DTD 03/31/19 FC 09/30/19 Moody AA1 CUSIP 9128286L9 Acquired 03/15/23 L	5.66	4,000,000	96.38	3,855,382.00	99.7720	3,990,880.00	135,498.00	30,659.34	90,000	2.25
US TREASURY NOTES CPN 3.750% DUE 04/15/26 DTD 04/15/23 FC 10/15/23 Moody AA1 CUSIP 91282CGV7 Acquired 04/02/24 L	2.83	2,000,000	98.53	1,970,772.62	100.0130	2,000,260.00	29,487.38	22,458.79	75,000	3.74
UNITED STATES TREAS SEC INT PMT BD DUE 05/15/26 DTD 11/15/96 Moody NR , S&P NR CUSIP 912833LZ1 Acquired 10/22/24 L	5.97	4,255,000	98.87 93.98	4,206,954.30 3,999,109.60	98.9690	4,211,130.95	4,176.65	N/A	N/A	N/A

**CITY OF MALIBU
RUTH QUINTO**

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER: [REDACTED]

Fixed Income Securities

Government Bonds continued

DESCRIPTION	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ESTIMATED		
								ACCRUED INTEREST	ANNUAL INCOME	ANNUAL YIELD (%)
US TREASURY NOTES CPN 0.750% DUE 08/31/26 DTD 08/31/21 FC 02/28/22 Moody AA1 CUSIP 91282CCW9 Acquired 03/15/23 L	5.58	4,000,000	91.07	3,643,007.00	98.3730	3,934,920.00	291,913.00	12,762.43	30,000	0.76
US TREASURY NOTES CPN 2.500% DUE 03/31/27 DTD 03/31/22 FC 09/30/22 Moody AA1 CUSIP 91282CEF4 Acquired 03/15/23 L	5.60	4,000,000	96.45	3,858,132.00	98.8080	3,952,320.00	94,188.00	34,065.94	100,000	2.53
US TREASURY NOTES CPN 2.625% DUE 05/31/27 DTD 05/31/22 FC 11/30/22 Moody AA1 CUSIP 91282CET4 Acquired 03/21/24 L	3.14	2,245,000	95.32	2,139,978.18	98.8120	2,218,329.40	78,351.22	10,199.64	58,931	2.65
US TREASURY NOTES CPN 3.125% DUE 08/31/27 DTD 08/31/22 FC 02/28/23 Moody AA1 CUSIP 91282CFH9 Acquired 03/15/23 L	2.67	1,894,000	98.59	1,867,461.42	99.3750	1,882,162.50	14,701.08	25,179.21	59,188	3.14
US TREASURY NOTES CPN 1.250% DUE 04/30/28 DTD 04/30/21 FC 10/31/21 Moody AA1 CUSIP 91282CBZ3 Acquired 04/02/24 L	4.02	2,985,000	88.91	2,654,128.14	95.0740	2,837,958.90	183,830.76	9,585.81	37,313	1.31

CITY OF MALIBU
RUTH QUINTO

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER: [REDACTED]

Fixed Income Securities

Government Bonds continued

DESCRIPTION	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ESTIMATED		
								ACCRUED INTEREST	ANNUAL INCOME	ANNUAL YIELD (%)
US TREASURY NOTES CPN 1.375% DUE 12/31/28 DTD 12/31/21 FC 06/30/22 Moody AA1 CUSIP 91282CDP3 Acquired 02/15/24 L	6.75	5,075,000	88.22	4,477,363.89	93.9020	4,765,526.50	288,162.61	6,168.51	69,781	1.46
US TREASURY NOTES CPN 2.875% DUE 04/30/29 DTD 04/30/22 FC 10/31/22 Moody AA1 CUSIP 91282CEM9 Acquired 04/30/24 L	2.17	1,565,000	92.50	1,447,763.07	97.6750	1,528,613.75	80,850.68	11,559.17	44,994	2.94
US TREASURY NOTES CPN 2.625% DUE 07/31/29 DTD 07/31/22 FC 01/31/23 Moody AA1 CUSIP 91282CFC0 Acquired 03/18/25 S	6.88	5,025,000	94.85	4,766,494.32	96.6210	4,855,205.25	88,710.93	358.44	131,906	2.71
US TREASURY NOTES CPN 3.500% DUE 09/30/29 DTD 09/30/24 FC 03/31/25 Moody AA1 CUSIP 91282CLN9 Acquired 09/17/25 S	6.91	4,910,000	100.27 100.30	4,923,642.68 4,924,890.44	99.3630	4,878,723.30	-44,919.38	58,542.31	171,850	3.52
US TREASURY NOTES CPN 4.000% DUE 10/31/29 DTD 10/31/22 FC 04/30/23 Moody AA1 CUSIP 91282CFT3 Acquired 11/07/24 L	4.30	3,000,000	99.61	2,988,405.43	101.0420	3,031,260.00	42,854.57	30,828.73	120,000	3.95

**CITY OF MALIBU
RUTH QUINTO**

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER: [REDACTED]

Fixed Income Securities

Government Bonds continued

DESCRIPTION	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ESTIMATED		
								ACCRUED INTEREST	ANNUAL INCOME	ANNUAL YIELD (%)
US TREASURY NOTES CPN 3.500% DUE 01/31/30 DTD 01/31/23 FC 07/31/23 Moody AA1 CUSIP 91282CGJ4 Acquired 02/20/25 S	6.98	4,965,000	96.82	4,807,135.54	99.1990	4,925,230.35	118,094.81	472.22	173,775	3.52
US TREASURY NOTES CPN 1.500% DUE 02/15/30 DTD 02/15/20 FC 08/15/20 Moody AA1 CUSIP 912828Z94 Acquired 03/18/25 S	6.96	5,350,000	89.17	4,770,769.19	91.8000	4,911,300.00	140,530.81	37,072.01	80,250	1.63
US TREASURY NOTES CPN 4.125% DUE 08/31/30 DTD 08/31/23 FC 02/29/24 Moody AA1 CUSIP 91282CHW4 Acquired 09/17/25 S	6.99	4,864,000	102.58 102.77	4,989,862.20 4,999,211.02	101.4290	4,933,506.56	-56,355.64	85,355.13	200,640	4.06
Total Government Bonds	91.26	65,684,000		\$62,909,330.59		\$64,400,889.12	\$1,491,558.53	\$375,267.68	\$1,443,628	2.24
				\$62,422,783.16						

^ Denotes bonds with a maturity date in the next 60 days. Please contact us for further investment opportunities or any assistance.

CITY OF MALIBU
RUTH QUINTO

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER: [REDACTED]

Fixed Income Securities

Certificates of Deposit

Long-term certificates of deposit (maturity beyond one year from date of issue) are priced using a market value pricing model.

DESCRIPTION	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ESTIMATED		
								ACCRUED INTEREST	ANNUAL INCOME	ANNUAL YIELD (%)
ISRAEL DISCOUNT BK OF CD ^ NEW YORK NY ACT/365 FDIC INSD CPN 4.450% DUE 02/09/26 DTD 08/07/24 FC 02/07/25 CUSIP 465076UQ8 Acquired 08/05/24 L	0.35	250,000	100.00	250,000.00	100.0160	250,040.00	40.00	5,425.34	11,125	4.44
DOLLAR BANK FSB PA CD ^ PITTSBURGH PA ACT/365 FDIC INSD CPN 4.000% DUE 02/27/26 DTD 08/28/24 FC 02/28/25 CUSIP 25665QDE2 Acquired 08/20/24 L	0.35	250,000	100.00	250,000.00	100.0120	250,030.00	30.00	4,328.77	10,000	3.99
COMENITY BANK CD ^ WILMINGTON DE ACT/365 JUMBO CD FDIC INSURED CPN 2.000% DUE 03/18/26 DTD 03/18/22 FC 04/18/22 CUSIP 99000QQW7 Acquired 03/15/22 L	0.28	200,000	100.00	200,000.00	99.6998	199,399.60	-600.40	153.43	4,000	2.00
SYNCHRONY BANK CD ^ DRAPER UT ACT/365 FDIC INSD CPN 5.000% DUE 03/24/26 DTD 03/24/23 FC 09/24/23 CUSIP 87165HX21 Acquired 03/14/23 L	0.35	250,000	100.00	250,000.00	100.1550	250,387.50	387.50	4,452.06	12,500	4.99
BARCLAYS BANK/DELAWARE CD WILMINGTON DE ACT/365 FDIC INSD CPN 4.000% DUE 08/28/26 DTD 08/28/24 FC 02/28/25 CUSIP 06740KSW8 Acquired 08/20/24 L	0.35	250,000	100.00	250,000.00	100.0800	250,200.00	200.00	4,301.37	10,000	3.99

**CITY OF MALIBU
RUTH QUINTO**

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER: [REDACTED]

Fixed Income Securities

Certificates of Deposit continued

DESCRIPTION	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ESTIMATED		
								ACCRUED INTEREST	ANNUAL INCOME	ANNUAL YIELD (%)
TEXAS EXCHANGE BK SSB CD CROWLEY TX ACT/365 CALLABLE FDIC INSD CPN 1.100% DUE 10/29/26 DTD 10/29/21 FC 11/29/21 CALL 02/28/26 @ 100.000 CUSIP 88241TMC1 Acquired 10/22/21 L	0.35	250,000	100.00	250,000.00	98.0360	245,090.00	-4,910.00	22.60	2,750	1.12
DISCOVER BANK CD GREENWOOD DE ACT/365 FDIC INSD CPN 4.950% DUE 11/16/26 DTD 11/15/22 FC 05/15/23 CUSIP 254673Z66 Acquired 11/09/22 L	0.29	200,000	100.00	200,000.00	100.9520	201,904.00	1,904.00	2,115.61	9,900	4.90
UBS BANK USA CD SALT LAKE CTY UT ACT/365 FDIC INSD CPN 1.150% DUE 12/08/26 DTD 12/08/21 FC 01/08/22 CUSIP 90348JX96 Acquired 11/30/21 L	0.35	250,000	100.00	250,000.00	97.7940	244,485.00	-5,515.00	189.04	2,875	1.17
CALPRIVATE BANK CD LA JOLLA CA ACT/365 FDIC INSD CPN 4.050% DUE 02/16/27 DTD 08/14/24 FC 02/14/25 CUSIP 13135NCY4 Acquired 08/05/24 L	0.36	250,000	100.00	250,000.00	100.2990	250,747.50	747.50	4,743.49	10,125	4.03
VALLEY NATL BK WAYNE CD WAYNE NJ ACT/365 FDIC INSD CPN 4.600% DUE 03/11/27 DTD 03/11/24 FC 09/11/24 CUSIP 919853KW0 Acquired 03/05/24 L	0.36	250,000	100.00	250,000.00	100.8940	252,235.00	2,235.00	4,505.48	11,500	4.55

CITY OF MALIBU
RUTH QUINTO

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER: [REDACTED]

Fixed Income Securities

Certificates of Deposit continued

DESCRIPTION	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ESTIMATED		
								ACCRUED INTEREST	ANNUAL INCOME	ANNUAL YIELD (%)
BRADESCO BANK CD CORAL GABLES FL ACT/365 FDIC INSD CPN 4.500% DUE 03/22/27 DTD 03/21/24 FC 09/21/24 CUSIP 10421AAT4 Acquired 03/05/24 L	0.36	250,000	100.00	250,000.00	100.8180	252,045.00	2,045.00	4,099.31	11,250	4.46
BNY MELLON NA CD NEW YORK NY ACT/365 FDIC INSD CPN 4.600% DUE 06/01/27 DTD 05/29/24 FC 11/29/24 CUSIP 05584CP59 Acquired 05/23/24 L	0.36	250,000	100.00	250,000.00	101.0730	252,682.50	2,682.50	1,071.24	11,500	4.55
EAGLEMARK SVGS BK CD CARSON CTY NV ACT/365 FDIC INSD CPN 4.700% DUE 07/02/27 DTD 07/03/24 FC 01/03/25 CUSIP 27004PFE8 Acquired 06/26/24 L	0.36	250,000	100.00	250,000.00	101.2730	253,182.50	3,182.50	933.56	11,750	4.64
CELTIC BANK CD SALT LAKE CTY UT ACT/365 FDIC INSD CPN 2.000% DUE 12/27/27 DTD 12/27/19 FC 01/27/20 CUSIP 15118RTH0 Acquired 12/09/19 L	0.34	250,000	100.00	250,000.00	96.6890	241,722.50	-8,277.50	68.50	5,000	2.06
AMERANT BANK NA CD CORAL GABLES FL ACT/365 FDIC INSD CPN 4.050% DUE 03/28/28 DTD 03/28/25 FC 09/28/25 CUSIP 02357QCL9 Acquired 03/18/25 S	0.36	250,000	100.00	250,000.00	100.4980	251,245.00	1,245.00	3,495.21	10,125	4.02

**CITY OF MALIBU
RUTH QUINTO**

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER: [REDACTED]

Fixed Income Securities

Certificates of Deposit continued

DESCRIPTION	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ESTIMATED		
								ACCRUED INTEREST	ANNUAL INCOME	ANNUAL YIELD (%)
UNIVEST BANK & TR CO CD SOUDERTON PA ACT/365 FDIC INSD CPN 4.300% DUE 02/28/29 DTD 02/28/25 FC 03/28/25 CUSIP 91527PCP0 Acquired 02/20/25 S	0.36	250,000	100.00	250,000.00	101.4150	253,537.50	3,537.50	117.81	10,750	4.24
BEAL BANK USA CD LAS VEGAS NV ACT/365 FDIC INSD CPN 4.700% DUE 05/30/29 DTD 06/05/24 FC 12/05/24 CUSIP 07371DR66 Acquired 05/23/24 L	0.36	250,000	100.00	250,000.00	102.6800	256,700.00	6,700.00	2,832.88	11,750	4.57
BEAL BANK - PLANO TX CD PLANO TX ACT/365 FDIC INSD CPN 4.700% DUE 05/30/29 DTD 06/05/24 FC 12/05/24 CUSIP 07371BVU2 Acquired 05/23/24 L	0.36	250,000	100.00	250,000.00	102.6800	256,700.00	6,700.00	2,832.88	11,750	4.57
MORGAN STANLEY PVT BK CD PURCHASE NY ACT/365 FDIC INSD CPN 4.650% DUE 05/30/29 DTD 05/30/24 FC 11/30/24 CUSIP 61768E4J9 Acquired 05/23/24 L	0.36	250,000	100.00	250,000.00	102.5150	256,287.50	6,287.50	2,006.51	11,625	4.53
TOYOTA FINL SGS BK CD HENDERSON NV ACT/365 FDIC INSD CPN 4.500% DUE 06/28/29 DTD 06/28/24 FC 12/28/24 CUSIP 89235MPR6 Acquired 06/26/24 L	0.36	250,000	100.00	250,000.00	102.0610	255,152.50	5,152.50	1,078.77	11,250	4.40

CITY OF MALIBU
RUTH QUINTO

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER: [REDACTED]

Fixed Income Securities

Certificates of Deposit continued

DESCRIPTION	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ESTIMATED		
								ACCRUED INTEREST	ANNUAL INCOME	ANNUAL YIELD (%)
MORGAN STANLEY BK NA CD SALT LAKE CTY UT ACT/365 FDIC INSD CPN 4.250% DUE 02/26/30 DTD 02/26/25 FC 08/26/25 CUSIP 61690DS33 Acquired 02/20/25 S	0.36	250,000	100.00	250,000.00	101.2570	253,142.50	3,142.50	4,628.43	10,625	4.19
Total Certificates of Deposit	7.34	5,150,000		\$5,150,000.00		\$5,176,916.10	\$26,916.10	\$53,402.29	\$202,150	3.90
Total Fixed Income Securities	98.60			\$68,059,330.5		\$69,577,805.22	\$1,518,474.63	\$428,669.97	\$1,645,778	2.37
				9						
				\$67,572,783.1						
				6						

^ Denotes Certificate of Deposit with a maturity date in the next 60 days. Please contact us for further investment opportunities or any assistance.

Mutual Funds

If a portion of your fund position was converted, the 'Client Investment' value may include reinvestments from previously held positions.

Open End Mutual Funds

Open End Mutual Fund shares are priced at net asset value. Estimated Annual Income and Yield refer to Dividends and Interest Income only, and typically do not reflect Total return. Although retail and government money market funds seek to preserve a net asset value (NAV) of \$1.00 per share, in a negative interest rate environment, the fund's net asset value (NAV) may float to the nearest 1/100th of a cent (i.e., \$0.9999). When the NAV is floating, the value of your investment will fluctuate and lose value.

DESCRIPTION	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ESTIMATED	
								ANNUAL INCOME	ANNUAL YIELD (%)
FIDELITY FUNDS FIDELITY TREASURY ONLY PORT INSTL CLASS SHS FRSXX On Reinvestment Acquired 11/10/25 S nc Acquired 12/15/25 S nc Reinvestments S nc		107,866.50000 572,762.40000 1,492.99000	1.00 1.00 1.00	107,866.50 572,762.40 1,492.99		107,866.50 572,762.40 1,492.99	0.00 0.00 0.00		

**CITY OF MALIBU
RUTH QUINTO**

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER: [REDACTED]

Mutual Funds

Open End Mutual Funds continued

DESCRIPTION	% OF ACCOUNT	QUANTITY	ADJ PRICE/ ORIG PRICE	ADJ COST/ ORIG COST	CURRENT PRICE	CURRENT MARKET VALUE	UNREALIZED GAIN/LOSS	ESTIMATED	
								ANNUAL INCOME	ANNUAL YIELD (%)
Total	0.97	682,121.89000	\$1.00	\$682,121.89	1.0000	\$682,121.89	\$0.00	\$26,057	3.82
Client Investment (Excluding Reinvestments)						\$680,628.90			
Gain/Loss on Client Investment (Including Reinvestments)						\$1,492.99			
Total Open End Mutual Funds	0.97			\$682,121.89		\$682,121.89	\$0.00	\$26,057	3.82
Total Mutual Funds	0.97			\$682,121.89		\$682,121.89	\$0.00	\$26,057	3.82

nc Cost information for this tax lot is not covered by IRS reporting requirements. Unless indicated, cost for all other lots will be reported to the IRS.

Activity detail

Income and distributions

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
01/02	Cash	DIVIDEND		FIDELITY FUNDS FIDELITY TREASURY ONLY PORT INSTL CLASS SHS # 123125 680,845.31000 AS OF 12/31/25		1,276.58
01/05	Cash	INTEREST		BANK OF AMERICA NA CD CHARLOTTE NC ACT/365 FDIC INSD CPN 4.950% DUE 01/05/26 DTD 07/03/24 FC 01/03/25 010526 250,000 CUSIP 06051XFE7		6,306.16
01/05	Cash	INTEREST		EAGLEMARK SVGS BK CD CARSON CTY NV ACT/365 FDIC INSD CPN 4.700% DUE 07/02/27 DTD 07/03/24 FC 01/03/25 010326 250,000 AS OF 1/03/26 CUSIP 27004PFE8		5,923.29

**CITY OF MALIBU
RUTH QUINTO**

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER: [REDACTED]

Activity detail continued

Income and distributions

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
01/08	Cash	INTEREST		UBS BANK USA CD SALT LAKE CTY UT ACT/365 FDIC INSD CPN 1.150% DUE 12/08/26 DTD 12/08/21 FC 01/08/22 010826 250,000 CUSIP 90348JX96		244.18
01/20	Cash	INTEREST		COMENITY BANK CD WILMINGTON DE ACT/365 JUMBO CD FDIC INSURED CPN 2.000% DUE 03/18/26 DTD 03/18/22 FC 04/18/22 011826 200,000 AS OF 1/18/26 CUSIP 99000QQW7		339.73
01/27	Cash	INTEREST		CELTIC BANK CD SALT LAKE CTY UT ACT/365 FDIC INSD CPN 2.000% DUE 12/27/27 DTD 12/27/19 FC 01/27/20 012726 250,000 CUSIP 15118RTH0		424.66
01/28	Cash	INTEREST		UNIVEST BANK & TR CO CD SOUDERTON PA ACT/365 FDIC INSD CPN 4.300% DUE 02/28/29 DTD 02/28/25 FC 03/28/25 012826 250,000 CUSIP 91527PCP0		913.01
01/29	Cash	INTEREST		TEXAS EXCHANGE BK SSB CD CROWLEY TX ACT/365 CALLABLE FDIC INSD CPN 1.100% DUE 10/29/26 DTD 10/29/21 FC 11/29/21 012926 250,000 CUSIP 88241TMC1		233.56

**CITY OF MALIBU
RUTH QUINTO**

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER: [REDACTED]

Activity detail continued

Income and distributions

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
01/30	Cash	DIVIDEND		ALLSPRING GOVERNMENT MONEY MARKET SWEEP CLASS 013026 307,161		731.52

Prior year Income and distributions: \$1276.58

Current year Income and distributions: \$15116.11

Total Income and distributions: \$16,392.69

Distribution made in the current year but reported as prior year income according to IRS regulations. This may cause a difference between Cash flow and Income summary totals.

Securities sold and redeemed

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
01/05	Cash	REDEMPTION	-250,000.00000	BANK OF AMERICA NA CD CHARLOTTE NC ACT/365 FDIC INSD CPN 4.950% DUE 01/05/26 DTD 07/03/24 FC 01/03/25 CUSIP 06051XFE7		250,000.00

Total Securities sold and redeemed: \$250,000.00

Securities purchased

DATE	ACCOUNT TYPE	TRANSACTION	QUANTITY	DESCRIPTION	PRICE	AMOUNT
01/02	Cash	REINVEST DIV	1,276.58000	FIDELITY FUNDS FIDELITY TREASURY ONLY PORT INSTL CLASS SHS REINVEST AT 1.000		-1,276.58

Total Securities purchased: -\$1,276.58

CITY OF MALIBU
RUTH QUINTO

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER: [REDACTED]

Cash sweep activity

Our Cash Sweep program allows you to earn a return on the idle cash balances in your account by automatically investing such balances into one of our cash sweep options. These 'sweep transactions' may represent a net amount for the day and occur on settlement date. The following section displays transfers into and out of your sweep option. Transactions displayed here are Transfer To, Transfer From and Reinvested Dividends and Interest. These transaction amounts are not included in your cash flow summary.

DATE	TRANSACTION	DESCRIPTION	AMOUNT	DATE	TRANSACTION	DESCRIPTION	AMOUNT
01/01		BEGINNING BALANCE	42,777.37	01/27	TRANSFER TO	ALLSPRING GOVERNMENT MONEY MARKET	424.66
01/05	TRANSFER TO	ALLSPRING GOVERNMENT MONEY MARKET	12,229.45	01/28	TRANSFER TO	ALLSPRING GOVERNMENT MONEY MARKET	913.01
01/06	TRANSFER TO	ALLSPRING GOVERNMENT MONEY MARKET	250,000.00	01/29	TRANSFER TO	ALLSPRING GOVERNMENT MONEY MARKET	233.56
01/08	TRANSFER TO	ALLSPRING GOVERNMENT MONEY MARKET	244.18	01/30	REINVEST DIV	ALLSPRING GOVERNMENT MONEY MARKET	731.52
01/21	TRANSFER TO	ALLSPRING GOVERNMENT MONEY MARKET	339.73	01/31		ENDING BALANCE	307,893.48

Bank Deposits Through Teller

January 1 - January 31

Wells Fargo Bank, N.A. (Member FDIC)

Account number 9091092513

Questions? Call us at 1-800-266-6263

Deposits made in a bank branch on the last business day of the month will typically appear on your next statement. Wells Fargo Clearing Services, LLC is not an FDIC-insured depository institution; FDIC deposit insurance only protects against the failure of an insured depository institution. Banking products and services provided by Wells Fargo Bank, N.A. Member FDIC.

DATE	TRANSACTION	DESCRIPTION	AMOUNT	BANK BALANCE
01/01		BEGINNING BALANCE		\$0.00

CITY OF MALIBU
RUTH QUINTO

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER: [REDACTED]

Bank Deposits Through Teller continued

DATE	TRANSACTION	DESCRIPTION	AMOUNT	BANK BALANCE
01/31		ENDING BALANCE		\$0.00

Realized gain/loss

Realized Gain/Loss Summary

	THIS PERIOD GAIN	THIS PERIOD LOSS	THIS PERIOD NET	THIS YEAR GAIN	THIS YEAR LOSS	THIS YEAR NET
Short term	0.00	0.00	0.00	0.00	0.00	0.00
Long term	0.00	0.00	0.00	0.00	0.00	0.00
Total Realized Gain/Loss	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Realized Gain/Loss Detail

Long term

DESCRIPTION	QUANTITY	ADJ PRICE/ ORIG PRICE	DATE ACQUIRED	CLOSE DATE	PROCEEDS	ADJ COST/ ORIG COST	GAIN/LOSS
BANK OF AMERICA NA CD CHARLOTTE NC ACT/365 FDIC INSD CPN 4.950% DUE 01/05/26 DTD 07/03/24 FC 01/03/25 CUSIP 06051XFE7	250,000.00000	100.0000	06/26/24	01/05/26	250,000.00	250,000.00	0.00
Total Long term					\$250,000.00	\$250,000.00	\$0.00

**CITY OF MALIBU
RUTH QUINTO**

JANUARY 1, 2026 - JANUARY 31, 2026
ACCOUNT NUMBER: [REDACTED]

Specific instructions and disclosures

Available funds

"Available for loan" reflects the approximate amount available as of the statement period ending date and should be reduced by any pending checks and Visa charges not yet cleared. This amount is the approximate amount available for withdrawal and loans. A margin loan is a variable rate loan secured by your account.

Income on non-reportable accounts

Your income summary is categorized into taxable and tax-exempt income based upon the securities that you hold. Please be aware that, since this is a 1099 non-reportable account, this income will NOT be reported to the IRS, but is being provided to you for informational purposes only.

Callable Securities

Securities that are subject to a partial call will be selected by an impartial lottery process in which the probability of your securities being selected for redemption is proportional to the holdings of all shareholders of such securities held in street name. If a security is called prior to maturity it may affect the yield you receive. Additional information is available at www.wellsfargoadvisors.com under Legal Disclosures or the written procedures are available upon request.

Cost basis - To add or update information or modify your reporting options, please contact Your Financial Advisor.

This statement presents estimated unrealized or realized gains or losses for your information only. If acquisition or other information is not available, the gain/loss information may not be displayed and section and summary totals may not reflect your complete portfolio. Cost basis information is not verified by WFCS or Wells Fargo Advisors Financial Network and should not be relied upon for legal or tax purposes. Revisions to this information (due to corporate mergers, tenders and other reorganizations) may be required from time to time.

Cost basis for factored bonds (GNMA, CMO, etc.) will be adjusted for paydown of principal. Systematic investments in mutual funds and reinvested dividends for mutual funds and stocks have been consolidated for each position. Unit cost data for systematic investments and dividend reinvestment securities is provided for informational purposes only and is a non-weighted average.

Your account statement should not be used for tax preparation without assistance from your tax consultant. We do not report capital gains or losses for non-covered securities to the IRS.

Cost basis options

Unless specific tax lots are selected at trade time, sales of tax lots will occur using the cost basis election reflected in the Account profile section.

Estimated accrued interest on Fixed Income securities

Estimated accrued interest is included in the Portfolio summary as a convenience to you and represents the estimated portion of the interest that would be received upon the sale of the Fixed Income positions in your account, calculated from the date of the last coupon (or dated date) through the date of the account statement, based upon information provided by the issuer. This is not a guarantee that this amount will be realized in your account. Actual income will be based upon the payout schedule of the securities held in your account. If you own a Foreign Fixed Income security, and it is denominated in a foreign currency, the Estimated accrued interest will not be accurate.

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Portfolio Analysis

Prepared for CITY OF MALIBU

February 02, 2026

Prepared by:
WILLIAM GOMBERG

This report is not complete without all sections noted in the Table of Contents. Please read each section carefully.

Investment products and services are offered through Wells Fargo Advisors Financial Network, LLC (WFAFN), a registered broker-dealer and non-bank affiliate of Wells Fargo & Company. WFAFN uses the trade name Wells Fargo Advisors. Any other referenced entity is a separate entity from WFAFN.

A portion of the financial data used to generate this report may be provided to Wells Fargo Advisors by third-party vendors. While this third-party information is believed to be reliable, it has not been verified.

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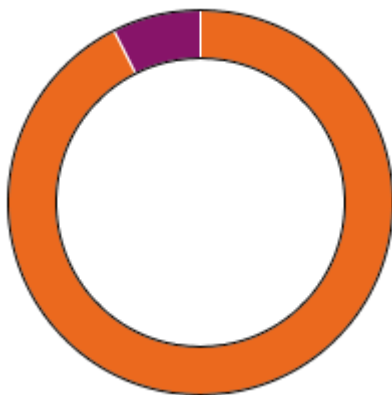
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Fixed Income Summary

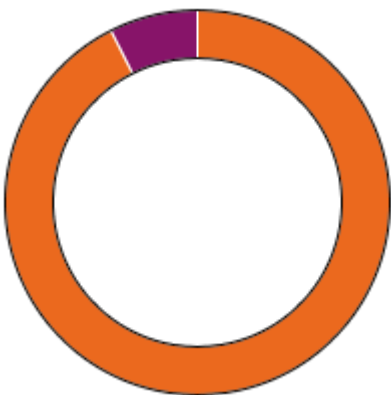
As of 01/30/2026 for XXXX7847 - CITY OF MALIBU

Security Sub Type



Security sub type	Market value	% Fxd income
Government Bond	64,400,889	92.60%
Corporate Bond	5,176,916	7.40%
Total	\$69,577,805	100%

Credit Quality Ratings



Credit quality ratings	% Fxd income
Treasury	92.60%
CDs	7.40%
Agency	-
AAA	-
AA	-
A	-
BBB	-
Below inv grade	-
Not rated	-
N/A	-
Total	100%

Bond Statistics

Statistic	Taxable	Tax exempt
Weighted avg coupon	2.34%	-
Yield at purchase	3.88%	-
Yield to maturity	3.62%	-
Yield to worst	3.62%	-
Weighted avg maturity: 1.83 yrs		
Total duration: 2.18 yrs		

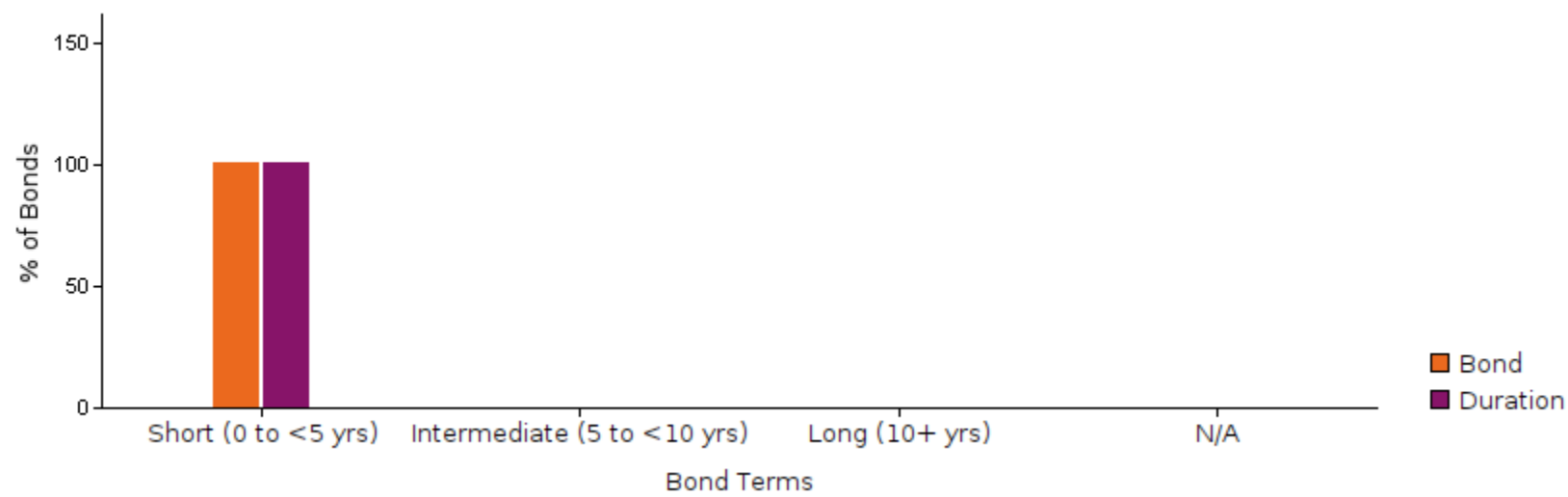
Estimated Income Annualized

Month	Estimated income annualized
02/2026	208,111
03/2026	205,373
04/2026	140,469
05/2026	47,600
06/2026	54,034
07/2026	160,424
08/2026	202,103
09/2026	154,313
10/2026	102,910
11/2026	47,696
12/2026	53,844
01/2027	160,102
Total	\$1,536,979
Taxable	\$1,536,979
Tax exempt	-
Subject to AMT	-

The asset classification of Corporate Bonds includes holdings of Certificates of Deposit. Funds include open end mutual funds, exchange-traded funds, closed end funds. Estimated Income Annualized (EIA) takes your current income, based on the current dividends or interest paid by your securities and multiplies it to create an annualized hypothetical figure. It does not reflect actual or future

performance and should not be relied upon when making financial decisions. All annualizations are based upon current positions using a simple mathematical calculation and assumes all figures remain constant for a year; any subsequent position changes will affect these calculations. Calculations for certain types of securities could include a return of principal or capital gain, in which case the figures would be overstated. Past performance is not a guarantee of future results. Dividend payments are made solely at the discretion of the issuer and are subject to be changed or eliminated at any time. Estimated Income is an estimate and the actual income might be lower or higher than the estimated amount. Estimated income reflects only the income generated by an investment. It does not reflect changes in price, which may fluctuate. The Credit Quality Rating shown takes the lower of the two credit agency ratings between Moody's and Standard & Poor's and converts it to the equivalent S&P major rating category. Credit Quality Ratings and Bond Statistics sections do not include bond funds. Bond Statistics are weighted averages based on market value of bonds in the portfolio. Yield calculations are based on yield prices that may change monthly. Fixed income holdings, where the information is not available, are excluded from the Yield at Purchase, Yield to worst, Yield to maturity, Total duration, Weighted average coupon and Weighted average maturity calculations. For more information, including fixed income descriptions, please see the Important Information section at the end of this report.

Bond Term vs. Duration



Bond: 101% of bonds with short bond terms (0 to <5 yrs), 0% of bonds with intermediate bond terms (5 to <10 yrs), 0% of bonds with long bond terms (10+ yrs), 0% of bonds with a N/A bond terms.

Duration: 101% of bonds with short bond terms (0 to <5 yrs), 0% of bonds with intermediate bond terms (5 to <10 yrs), 0% of bonds with long bond terms (10+ yrs), 0% of bonds with a N/A bond terms.

Total portfolio value: \$70,567,821

Bond term indicates years to redemption date as defined in the Important Information section. Mortgage-backed securities (MBSs) include asset-backed securities (ABSs), pass-throughs and collateralized mortgage obligations (CMOs). For MBSs, the full market value is displayed at the average life of each security, when available. Duration indicates calculated option adjusted duration. 'Bonds' include preferred stocks.

In the Callable Analysis chart, MBS includes all prepaying securities. Callable value applies next call price and date to the remaining principal. Call premiums may decline subsequent to the initial call date. Extraordinary call features may exist that are not represented in this report. Bond Term vs. Duration and Callable Analysis sections do not include bond funds. For more information, including fixed income descriptions, please see the Important Information section at the end of this report.

Callable Analysis

Term	Callable value	Market value
MBS	-	-
0 to <1 yrs	250,000	245,090
1 to <2 yrs	-	-
2 to <3 yrs	-	-
3 to <4 yrs	-	-
4 to <5 yrs	-	-
5 to <7 yrs	-	-
7+ yrs	-	-
Not Available	-	-
Non-Callable	-	69,332,715
Total	\$250,000	\$69,577,805

Fixed Income Statistics

As of 01/30/2026 for XXXX7847 - CITY OF MALIBU

Subtotals and totals are weighted averages based on market value

Description	Qty/Face Rem Prin Factor	Moody's S&P Enhance	Coupon Cpn Type	Redemption Next Call Call Price	Mkt Price Adj Price Orig Price	Mkt Value(\$) Gain Loss (\$) Purch Yld	Yld Price YTW YTM	Duration Convexity	Dur Cont % Fxd Inc % Port
U.S. Taxable Investment Grade Fixed Income			2.340%			69,577,805 1,519,453 3.88%	3.62% 3.62%	2.2 0.1	2.2 100.0% 98.6%
Treasury Note			2.606%			54,646,197 1,485,820 3.85%	3.60% 3.60%	2.6 0.1	2.0 78.5% 77.4%
US TREASURY/ NOTES/ 9128286L9	4,000,000 - -	AA1 - -	2.250% Fixed	03/31/26 M - -	99.77 96.38 96.38	3,990,880 135,498 3.51%	99.67 3.61% M 3.61%	0.2 0.0	0.0 5.7% 5.7%
US TREASURY/ NOTES/ 91282CGV7	2,000,000 - -	AA1 - -	3.750% Fixed	04/15/26 M - -	100.01 98.54 98.54	2,000,260 29,487 4.51%	100.05 3.55% M 3.55%	0.3 0.0	0.0 2.9% 2.8%
US TREASURY/ NOTES/ 91282CCW9	4,000,000 - -	AA1 - -	0.750% Fixed	08/31/26 M - -	98.37 91.08 91.08	3,934,920 291,913 3.52%	98.17 3.59% M 3.59%	0.6 0.0	0.0 5.7% 5.6%
US TREASURY/ NOTES/ 91282CEF4	4,000,000 - -	AA1 - -	2.500% Fixed	03/31/27 M - -	98.81 96.45 96.45	3,952,320 94,188 3.45%	98.76 3.53% M 3.53%	1.2 0.0	0.1 5.7% 5.6%
US TREASURY/ NOTES/ 91282CET4	2,245,000 - -	AA1 - -	2.625% Fixed	05/31/27 M - -	98.81 95.32 95.32	2,218,329 78,351 4.21%	98.80 3.50% M 3.50%	1.4 0.0	0.0 3.2% 3.1%
US TREASURY/ NOTES/ 91282CFH9	1,894,000 - -	AA1 - -	3.125% Fixed	08/31/27 M - -	99.38 98.60	1,882,163 14,701	99.42 3.48% M	1.6 0.0	0.0 2.7%

Description	Qty/Face Rem Prin Factor	Moody's S&P Enhance	Coupon Cpn Type	Redemption Next Call Call Price	Mkt Price Adj Price Orig Price	Mkt Value(\$) Gain Loss (\$) Purch Yld	Yld Price YTW YTM	Duration Convexity	Dur Cont % Fxd Inc % Port
	-	-		-	98.60	3.47%	3.48%		2.7%
US TREASURY/ NOTES/ 91282CBZ3	2,985,000	AA1	1.250% Fixed	04/30/28 M -	95.07 88.92	2,837,959 183,831	95.00 3.51% M	2.3 0.1	0.1 4.1%
	-	-		-	88.92	4.24%	3.51%		4.0%
US TREASURY/ NOTES/ 91282CDP3	5,075,000	AA1	1.375% Fixed	12/31/28 M -	93.90 88.22	4,765,527 288,163	93.89 3.54% M	2.9 0.1	0.2 6.8%
	-	-		-	88.22	4.06%	3.54%		6.8%
US TREASURY/ NOTES/ 91282CEM9	1,565,000	AA1	2.875% Fixed	04/30/29 M -	97.68 92.51	1,528,614 80,851	97.79 3.58% M	3.1 0.1	0.1 2.2%
	-	-		-	92.51	4.57%	3.58%		2.2%
US TREASURY/ NOTES/ 91282CFC0	5,025,000	AA1	2.625% Fixed	07/31/29 M -	96.62 94.86	4,855,205 88,711	96.71 3.61% M	3.3 0.1	0.2 7.0%
	-	-		-	94.86	3.92%	3.61%		6.9%
US TREASURY/ NOTES/ 91282CLN9	4,910,000	AA1	3.500% Fixed	09/30/29 M -	99.36 100.28	4,878,723 -44,929	99.54 3.63% M	3.4 0.1	0.2 7.0%
	-	-		-	100.30	3.42%	3.63%		6.9%
US TREASURY/ NOTES/ 91282CFT3	3,000,000	AA1	4.000% Fixed	10/31/29 M -	101.04 99.61	3,031,260 42,855	101.31 3.63% M	3.5 0.1	0.2 4.4%
	-	-		-	99.61	4.09%	3.63%		4.3%
US TREASURY/ NOTES/ 91282CGJ4	4,965,000	AA1	3.500% Fixed	01/31/30 M -	99.20 96.82	4,925,230 118,095	99.42 3.65% M	3.7 0.2	0.3 7.1%
	-	-		-	96.82	4.22%	3.65%		7.0%
US TREASURY/ NOTES/ 91282Z94	5,350,000	AA1	1.500% Fixed	02/15/30 M -	91.80 89.17	4,911,300 140,531	91.85 3.65% M	3.9 0.2	0.3 7.1%
	-	-		-	89.17	3.95%	3.65%		7.0%
US TREASURY/ NOTES/ 91282CHW4	4,864,000	AA1	4.125% Fixed	08/31/30 M -	101.43 102.59	4,933,507 -56,425	101.76 3.71% M	4.2 0.2	0.3 7.1%
	-	-		-	102.78	3.51%	3.71%		7.0%
Treasury Strip			-			9,754,693		0.2	0.0
						6,716	3.64%	-	14.0%

Description	Qty/Face Rem Prin Factor	Moody's S&P Enhance	Coupon Cpn Type	Redemption Next Call Call Price	Mkt Price Adj Price Orig Price	Mkt Value(\$) Gain Loss (\$) Purch Yld	Yld Price YTW YTM	Duration Convexity	Dur Cont % Fxd Inc % Port
						4.02%	3.64%		13.8%
US TREAS STRIPS	5,275,000	NR	0.000%	02/15/26 M	99.87	5,267,932	99.56	0.1	0.0
02/26/ INTEREST PMT/	-	NR	-	-	99.83	1,953	3.65% M	0.0	7.6%
912833LY4	-	-		-	94.78	4.01%	3.65%		7.5%
US TREAS STRIPS	276,000	NR	0.000%	02/15/26 M	99.87	275,630	99.56	0.1	0.0
02/26/ INTEREST PMT/	-	NR	-	-	99.82	124	3.65% M	0.0	0.4%
912833LY4	-	-		-	91.79	4.21%	3.65%		0.4%
UNITED STATES TREAS	4,255,000	NR	0.000%	05/15/26 M	98.97	4,211,131	98.68	0.4	0.0
SEC/ INT PMT BD/	-	NR	-	-	98.86	4,639	3.63% M	0.0	6.1%
912833LZ1	-	-		-	93.99	4.01%	3.63%		6.0%
Certificates of Deposit			3.940%			5,176,916		1.6	0.1
						26,916	3.73%	-	7.4%
						3.94%	3.73%		7.3%
ISRAEL DISCOUNT BK	250,000	-	4.450%	02/09/26 M	100.02	250,040	100.07	0.1	0.0
OF CD/ NEW YORK NY	-	-	Fixed	-	100.00	40	3.74% M	0.0	0.4%
ACT/365/ 465076UQ8	-	FDIC		-	100.00	4.45%	3.74%		0.4%
DOLLAR BANK FSB PA	250,000	-	4.000%	02/27/26 M	100.01	250,030	100.03	0.2	0.0
CD/ PITTSBURGH PA	-	-	Fixed	-	100.00	30	3.77% M	0.0	0.4%
ACT/365/ 25665QDE2	-	FDIC		-	100.00	4.00%	3.77%		0.4%
COMENITY BANK CD/	200,000	-	2.000%	03/18/26 M	99.70	199,400	99.28	0.3	0.0
WILMINGTON DE	-	-	N/A	-	100.00	-600	4.45% M	0.0	0.3%
ACT/365/ 99000QQW7	-	FDIC		-	100.00	2.00%	4.45%		0.3%
SYNCHRONY BANK	250,000	-	5.000%	03/24/26 M	100.16	250,388	100.25	0.2	0.0
CD/ DRAPER UT	-	-	Fixed	-	100.00	388	3.80% M	0.0	0.4%
ACT/365/ 87165HX21	-	FDIC		-	100.00	5.00%	3.80%		0.4%
BARCLAYS	250,000	-	4.000%	08/28/26 M	100.08	250,200	100.22	0.6	0.0
BANK/DELAWARE CD/	-	-	Fixed	-	100.00	200	3.65% M	0.0	0.4%
WILMINGTON DE	-	FDIC		-	100.00	4.00%	3.65%		0.4%
ACT/365/ 06740KSW8									
TEXAS EXCHANGE BK	250,000	-	1.100%	10/29/26 M	98.04	245,090	97.98	0.8	0.0

Description	Qty/Face Rem Prin Factor	Moody's S&P Enhance	Coupon Cpn Type	Redemption Next Call Call Price	Mkt Price Adj Price Orig Price	Mkt Value(\$) Gain Loss (\$) Purch Yld	Yld Price YTW YTM	Duration Convexity	Dur Cont % Fxd Inc % Port
SSB CD/ CROWLEY TX ACT/365/ 88241TMC1	- -	- FDIC	Fixed	02/28/26 P 100.00	100.00 100.00	-4,910 1.10%	3.60% M 3.60%	0.0	0.4% 0.3%
DISCOVER BANK CD/ GREENWOOD DE ACT/365/ 254673Z66	200,000 - -	- - FDIC	4.950% Fixed	11/16/26 M - -	100.95 100.00 100.00	201,904 1,904 4.95%	101.21 3.52% M 3.52%	0.8 0.0	0.0 0.3% 0.3%
UBS BANK USA CD/ SALT LAKE CTY UT ACT/365/ 90348JX96	250,000 - -	- - FDIC	1.150% Fixed	12/08/26 M - -	97.79 100.00 100.00	244,485 -5,515 1.15%	97.76 3.60% M 3.60%	0.9 0.0	0.0 0.4% 0.3%
CALPRIVATE BANK CD/ LA JOLLA CA ACT/365/ 13135NCY4	250,000 - -	- - FDIC	4.050% Fixed	02/16/27 M - -	100.30 100.00 100.00	250,748 748 4.05%	100.49 3.59% M 3.59%	1.1 0.0	0.0 0.4% 0.4%
VALLEY NATL BK WAYNE CD/ WAYNE NJ ACT/365/ 919853KW0	250,000 - -	- - FDIC	4.600% Fixed	03/11/27 M - -	100.89 100.00 100.00	252,235 2,235 4.60%	101.14 3.60% M 3.60%	1.1 0.0	0.0 0.4% 0.4%
BRADESCO BANK CD/ CORAL GABLES FL ACT/365/ 10421AAT4	250,000 - -	- - FDIC	4.500% Fixed	03/22/27 M - -	100.82 100.00 100.00	252,045 2,045 4.50%	101.06 3.60% M 3.60%	1.2 0.0	0.0 0.4% 0.4%
BNY MELLON NA CD/ NEW YORK NY ACT/365/ 05584CP59	250,000 - -	- - FDIC	4.600% Fixed	06/01/27 M - -	101.07 100.00 100.00	252,683 2,683 4.60%	101.33 3.62% M 3.62%	1.4 0.0	0.0 0.4% 0.4%
EAGLEMARK SVGS BK CD/ CARSON CTY NV ACT/365/ 27004PFE8	250,000 - -	- - FDIC	4.700% Fixed	07/02/27 M - -	101.27 100.00 100.00	253,183 3,183 4.70%	101.50 3.66% M 3.66%	1.4 0.0	0.0 0.4% 0.4%
CELTIC BANK CD/ SALT LAKE CTY UT ACT/365/ 15118RTH0	250,000 - -	- - FDIC	2.000% Fixed	12/27/27 M - -	96.69 100.00 100.00	241,723 -8,278 2.00%	96.74 3.71% M 3.71%	1.9 0.0	0.0 0.3% 0.3%
AMERANT BANK NA CD/ CORAL GABLES FL ACT/365/ 02357QCL9	250,000 - -	- - FDIC	4.050% Fixed	03/28/28 M - -	100.50 100.00 100.00	251,245 1,245 4.05%	100.69 3.72% M 3.72%	2.1 0.1	0.0 0.4% 0.4%
UNIVEST BANK & TR	250,000	-	4.300%	02/28/29 M	101.42	253,538	101.51	3.0	0.0

Description	Qty/Face Rem Prin Factor	Moody's S&P Enhance	Coupon Cpn Type	Redemption Next Call Call Price	Mkt Price Adj Price Orig Price	Mkt Value(\$) Gain Loss (\$) Purch Yld	Yld Price YTW YTM	Duration Convexity	Dur Cont % Fxd Inc % Port
CO CD/ SOUDERTON PA ACT/365/ 91527PCP0	- -	- FDIC	Fixed	- -	100.00 100.00	3,538 4.30%	3.79% M 3.79%	0.1	0.4% 0.4%
BEAL BANK - PLANO TX CD/ PLANO TX ACT/365/ 07371BVU2	250,000 - -	- - FDIC	4.700% Fixed	05/30/29 M - -	102.68 100.00 100.00	256,700 6,700 4.70%	102.85 3.80% M 3.80%	3.1 0.1	0.0 0.4% 0.4%
BEAL BANK USA CD/ LAS VEGAS NV ACT/365/ 07371DR66	250,000 - -	- - FDIC	4.700% Fixed	05/30/29 M - -	102.68 100.00 100.00	256,700 6,700 4.70%	102.85 3.80% M 3.80%	3.1 0.1	0.0 0.4% 0.4%
MORGAN STANLEY PVT BK CD/ PURCHASE NY ACT/365/ 61768E4J9	250,000 - -	- - FDIC	4.650% Fixed	05/30/29 M - -	102.52 100.00 100.00	256,288 6,288 4.65%	102.68 3.80% M 3.80%	3.1 0.1	0.0 0.4% 0.4%
TOYOTA FINL SGS BK CD/ HENDERSON NV ACT/365/ 89235MPR6	250,000 - -	- - FDIC	4.500% Fixed	06/28/29 M - -	102.06 100.00 100.00	255,153 5,153 4.50%	102.23 3.81% M 3.81%	3.2 0.1	0.0 0.4% 0.4%
MORGAN STANLEY BK NA CD/ SALT LAKE CTY UT ACT/365/ 61690DS33	250,000 - -	- - FDIC	4.250% Fixed	02/26/30 M - -	101.26 100.00 100.00	253,143 3,143 4.25%	101.52 3.85% M 3.85%	3.7 0.2	0.0 0.4% 0.4%
Fixed income statistics total			2.340%			69,577,805 1,519,453 3.88%	3.62% 3.62%	2.2 0.1	2.2 100.0% 98.6%

Total portfolio value: \$70,567,821

**Indicates that this holding is insured by a credit agency but the specific insurer is unknown.

Rem Prin - Remaining Principal is the amount of principal which, as of a given date, has not yet been paid on a fixed income security (original face value multiplied by the factor).

Factor represents the portion of principal remaining on a security subject to principal prepayments (such as a mortgage-backed security). A factor of .87654321 on an original face of \$100,000 would indicate that \$87,654.32 in principal remained.

Enhance - Indicates that there is a form of credit enhancement such as collateralization or bond insurance which may vary in credit quality. The ratings displayed are the higher of the credit rating of the bond insurer or of the underlying credit of the issuer. Acronyms indicate insurance or type of collateral. Please see the Important Information section at the end of this report.

CDs are subject to insurance limits through FDIC.

The coupon rate is the interest rate stated on a bond, note or other fixed income security, expressed as a percentage of the principal. Adjustable rate coupon securities will be shown at the current coupon

rate if known; actual coupon rates may vary. There is no assurance that coupons will be paid. Past Performance is not a guarantee of future results. Range Notes will carry a coupon of 0%.

Coupon Types: Adj (Adjustable rate), Fixed (Fixed rate), Step (Step up or down), Struct (Structured Product Securities), Zero (Zero Coupon), PIK (Payment-in-kind)

Redemption is the date the security is scheduled to be redeemed. Types: M - maturity, R - refunded, T - mandatory tender/put, P - perpetual (displays date of report plus sixty years), D - Dutch auction or optional tender, A - estimated average life of prepaying securities.

Next call is the next date, prior to maturity, on which a callable security may be redeemed by the issuer. Call Price is the price, specified at issuance, at which a bond or preferred stock can be redeemed.

Call Types: C - Optional Premium Call, P - Optional Par Call.

Adjusted Price is the original price adjusted for accretion for a discount and amortization for a premium.

Purchase Yield is the yield to worst based on original price and purchase date.

Yield Price is the most recent month-end market price which is used to calculate yields, duration, convexity, etc.

YTW - Yield to Worst indicates the lowest of yields to calls or the yield to maturity, calculated at yield price and not at current market price. The Yield Code next to YTW indicates the date/price to which the yield has been calculated. Codes: C = next call, P = par call, W = middle call, R = pre-refunding, M = maturity of issue, A = estimated average life on principal paydown securities, T = next mandatory put/tender, F = called in full.

YTM (Yield to Maturity) is calculated to the redemption date based on the yield price and not on current market price.

Duration - Duration, where available, is Modified Duration. It is used to provide a measurement of price volatility. For example, a duration of 4 means that a shift in prevailing rates 100 basis points (1%) in a 1 year period should shift the price in the opposite direction by 4%. Duration will not be calculated on Structured Products or other securities for which required data is not available. Modified Duration, unlike Effective Duration, assumes cash flows do not change and does not take into account embedded call options.

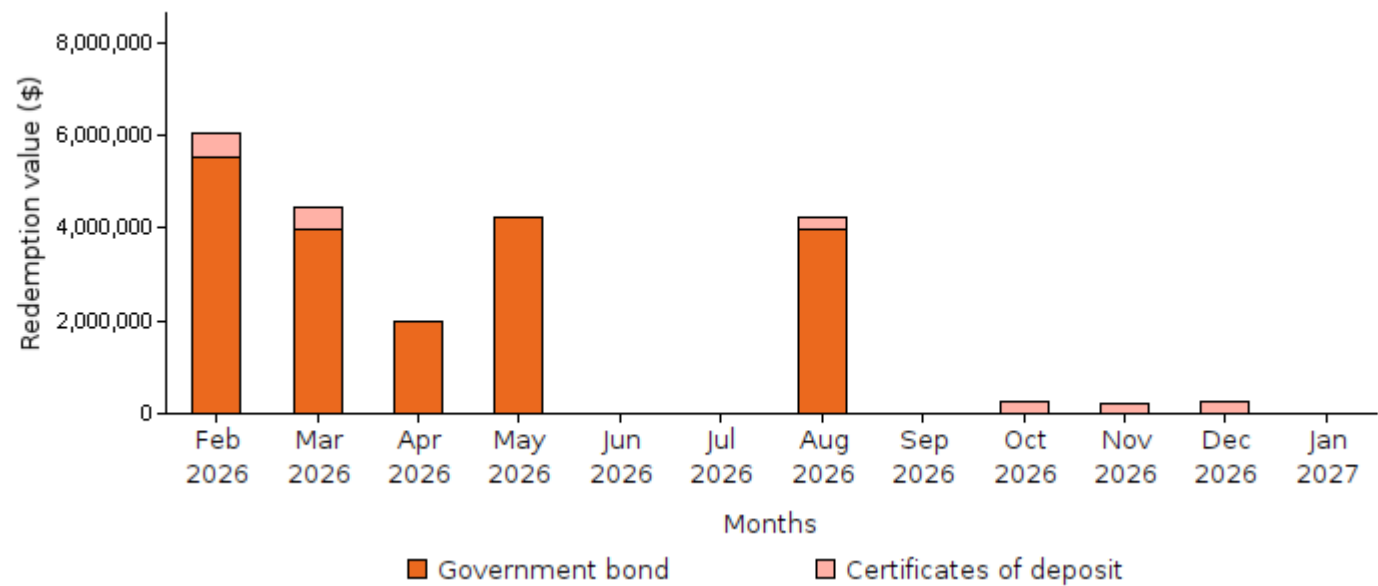
Convexity - Convexity measures the speed with which the duration will change with movements in interest rates. For example, on a bond with negative convexity, the duration will shorten with falling interest rates which will reduce the impact of duration of this security on the portfolio. Convexity is reflected at both the security level and at the subtotal level for fixed income classification calculated as a weighted average.

Duration Contribution - The duration contribution is the impact of this bond's duration on the fixed income portion of the portfolio. Example, if bond has a duration of 3 and its market value is 5% of the fixed income, the duration contribution will be 0.15 ($3 \times .05$).

For more information including fixed income analysis details, please see the Important Information section at the end of this report.

Redemption Distribution Rolling 12 Months

As of 01/30/2026 for XXXX7847 - CITY OF MALIBU



Redemption values are stated in thousands (\$)

Description	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Total Principal
Government bond	5,551	4,000	2,000	4,255	-	-	4,000	-	-	-	-	-	19,806
Certificates of deposit	500	450	-	-	-	-	250	-	250	200	250	-	1,900
Redemption distribution rolling 12 months total	6,051	4,450	2,000	4,255	-	-	4,250	-	250	200	250	-	21,706

Current market value of securities with undefined redemption value: \$0

Total portfolio value: \$70,567,821

This report shows the schedule of principal payments of securities calculated as of the date of the report. Payments are not guaranteed. Unforeseen events could occur which could cause the estimated principal payments to differ from stated values. Bonds in default will not display a redemption value. The redemption value applies the redemption price to the remaining principal or the number of shares. These schedules assume that bonds are not called. Call features may be exercised as stated elsewhere at any time. On Treasury Inflation Index securities (TIPs), we have applied the most recent Index Ratio to the redemption price. Actual redemption value will not be less than the face amount on TIPs if held to maturity. 100% Principal protected structured products (when held to maturity) will be displayed at their face amount as the redemption value.

The asset classification of Corporate Bonds includes holdings of Certificates of Deposit.

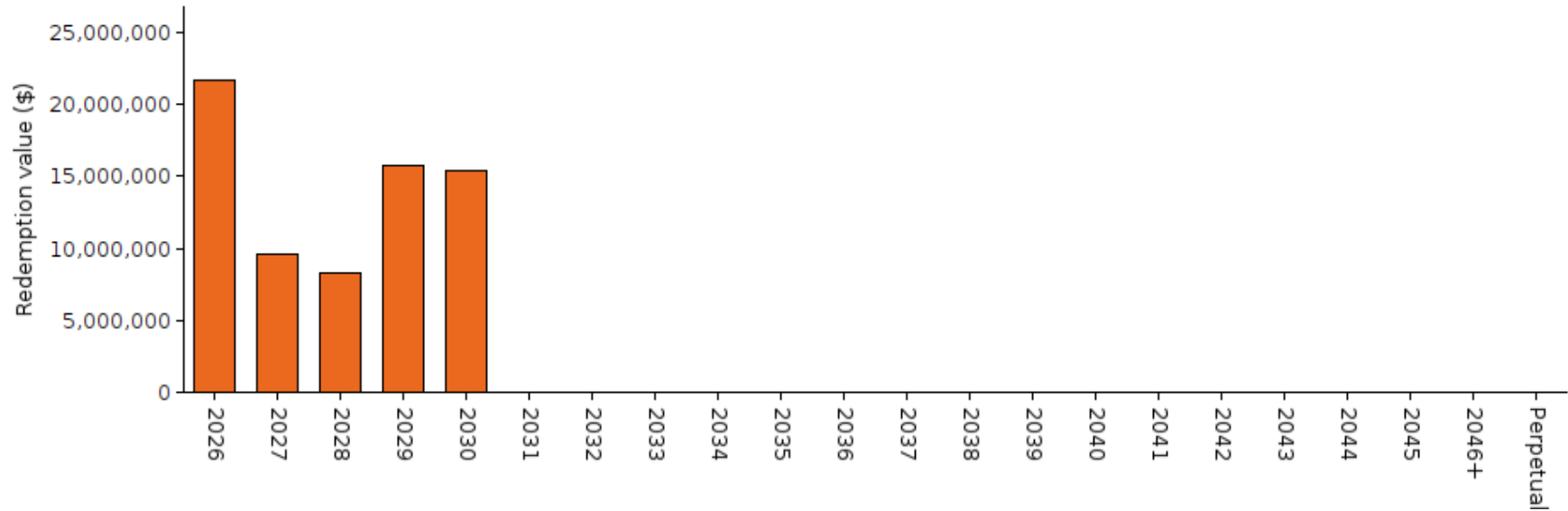
Mortgage Backed Securities display the total remaining principal on pass-through securities and collateralized mortgage obligations (CMOs), which are not represented in the table due to uncertain schedule of principal payments.

Securities with Undefined Redemption Value, such as mandatory convertible securities and structured products (other than those with 100% principal protection), do not have a defined redemption value and are not represented in the table. The market value of these securities that have a redemption date within the next 12 months is displayed beneath the table. These securities will display N/A as the redemption value in the month of their scheduled redemption. For more information, see the Important Information section at the end of this report.

Fixed Income Redemption Distribution: w/Holding(s)

As of 01/30/2026 for XXXX7847 - CITY OF MALIBU

Coupon subtotals and totals are weighted averages based on redemption value



Description	Redemption date	Redemption price (\$)	Redemption value (\$)	Coupon	Weighted average coupon remaining
2026			21,706,000	1.189%	2.825%
ISRAEL DI 4.45% 020926 (CUSIP: 465076UQ8)	02/09/26 M	100.00	250,000	4.450%	2.316%
US STRIPS 02/26 INT (CUSIP: 912833LY4)	02/15/26 M	100.00	5,551,000	0.000%	2.521%
DOLLAR BANK 4% 022726 (CUSIP: 25665QDE2)	02/27/26 M	100.00	250,000	4.000%	2.318%
COMENITY BANK 2% 031826 (CUSIP: 99000QQW7)	03/18/26 M	100.00	200,000	2.000%	2.324%
SYNCHRONY BA 5% 032426 (CUSIP: 87165HX21)	03/24/26 M	100.00	250,000	5.000%	2.314%
UST NTS 2.25% 033126 (CUSIP: 9128286L9)	03/31/26 M	100.00	4,000,000	2.250%	2.328%
UST NTS 3.75% 041526 (CUSIP: 91282CGV7)	04/15/26 M	100.00	2,000,000	3.750%	2.282%
UST STRIP 0%5/15/26 INT (CUSIP: 912833LZ1)	05/15/26 M	100.00	4,255,000	0.000%	2.472%
BARCLAYS BAN 4% 082826 (CUSIP: 06740KSW8)	08/28/26 M	100.00	250,000	4.000%	2.318%
UST NTS .75% 083126 (CUSIP: 91282CCW9)	08/31/26 M	100.00	4,000,000	0.750%	2.418%

Description	Redemption date	Redemption price (\$)	Redemption value (\$)	Coupon	Weighted average coupon remaining
TEXAS EXC 1.10% 102926 (CUSIP: 88241TMC1)	10/29/26 M	100.00	250,000	1.100%	2.328%
DISCOVER 4.95% 111626 (CUSIP: 254673Z66)	11/16/26 M	100.00	200,000	4.950%	2.316%
UBS BANK 1.15% 120826 (CUSIP: 90348JX96)	12/08/26 M	100.00	250,000	1.150%	2.328%
2027			9,639,000	2.897%	2.233%
CALPRIVAT 4.05% 021627 (CUSIP: 13135NCY4)	02/16/27 M	100.00	250,000	4.050%	2.317%
VALLEY NAT 4.6% 031127 (CUSIP: 919853KW0)	03/11/27 M	100.00	250,000	4.600%	2.315%
BRADESCO B 4.5% 032227 (CUSIP: 10421AAT4)	03/22/27 M	100.00	250,000	4.500%	2.316%
UST NTS 2.5% 033127 (CUSIP: 91282CEF4)	03/31/27 M	100.00	4,000,000	2.500%	2.313%
UST NTS 2.625% 053127 (CUSIP: 91282CET4)	05/31/27 M	100.00	2,245,000	2.625%	2.314%
BNY MELLON 4.6% 060127 (CUSIP: 05584CP59)	06/01/27 M	100.00	250,000	4.600%	2.315%
EAGLEMARK 4.7% 070227 (CUSIP: 27004PFE8)	07/02/27 M	100.00	250,000	4.700%	2.315%
UST NTS 3.125% 083127 (CUSIP: 91282CFH9)	08/31/27 M	100.00	1,894,000	3.125%	2.301%
CELTIC BANK 2% 122727 (CUSIP: 15118RTH0)	12/27/27 M	100.00	250,000	2.000%	2.325%
2028			8,310,000	1.411%	2.445%
AMERANT B 4.05% 032828 (CUSIP: 02357QCL9)	03/28/28 M	100.00	250,000	4.050%	2.317%
UST NTS 1.25% 043028 (CUSIP: 91282CBZ3)	04/30/28 M	100.00	2,985,000	1.250%	2.371%
UST NTS 1.375% 123128 (CUSIP: 91282CDP3)	12/31/28 M	100.00	5,075,000	1.375%	2.397%
2029			15,750,000	3.339%	2.033%
UNIVEST BA 4.3% 022829 (CUSIP: 91527PCP0)	02/28/29 M	100.00	250,000	4.300%	2.316%
UST NTS 2.875% 043029 (CUSIP: 91282CEM9)	04/30/29 M	100.00	1,565,000	2.875%	2.311%
BEAL BANK 4.7% 053029 (CUSIP: 07371DR66)	05/30/29 M	100.00	250,000	4.700%	2.315%
BEAL BANK 4.7% 053029 (CUSIP: 07371BVU2)	05/30/29 M	100.00	250,000	4.700%	2.315%
MORGAN ST 4.65% 053029 (CUSIP: 61768E4J9)	05/30/29 M	100.00	250,000	4.650%	2.315%
TOYOTA FIN 4.5% 062829 (CUSIP: 89235MPR6)	06/28/29 M	100.00	250,000	4.500%	2.316%
UST NTS 2.625% 073129 (CUSIP: 91282CFC0)	07/31/29 M	100.00	5,025,000	2.625%	2.300%
UST NTS 3.5% 093029 (CUSIP: 91282CLN9)	09/30/29 M	100.00	4,910,000	3.500%	2.236%
UST NTS 4% 103129 (CUSIP: 91282CFT3)	10/31/29 M	100.00	3,000,000	4.000%	2.249%
2030			15,429,000	3.016%	2.131%
UST NTS 3.5% 013130 (CUSIP: 91282CGJ4)	01/31/30 M	100.00	4,965,000	3.500%	2.235%
UST NTS 1.5% 021530 (CUSIP: 912828Z94)	02/15/30 M	100.00	5,350,000	1.500%	2.391%
MORGAN ST 4.25% 022630 (CUSIP: 61690DS33)	02/26/30 M	100.00	250,000	4.250%	2.317%
UST NTS 4.125% 083130 (CUSIP: 91282CHW4)	08/31/30 M	100.00	4,864,000	4.125%	2.191%
2031			-	-	-

Description	Redemption date	Redemption price (\$)	Redemption value (\$)	Coupon	Weighted average coupon remaining
2032			-	-	-
2033			-	-	-
2034			-	-	-
2035			-	-	-
2036			-	-	-
2037			-	-	-
2038			-	-	-
2039			-	-	-
2040			-	-	-
2041			-	-	-
2042			-	-	-
2043			-	-	-
2044			-	-	-
2045			-	-	-
2046 or later			0		
2046			-	-	-
Perpetual			-	-	-
Fixed income redemption distribution total			70,834,000	2.323%	0.000%

Redemption value (remaining principal) of mortgage backed securities: \$0

Market value of securities with undefined redemption value: \$0

This report shows the schedule of principal payments of securities calculated as of the date of the report. Payments are not guaranteed. Unforeseen events could occur which could cause the estimated principal payments to differ from stated values. Bonds in default will not display a redemption value. The redemption value applies the redemption price to the remaining principal or the number of shares. These schedules assume that bonds are not called. Call features may be exercised as stated elsewhere at any time. On Treasury Inflation Index securities (TIPs), we have applied the most recent Index Ratio to the redemption price. Actual redemption value will not be less than the face amount on TIPs if held to maturity. 100% Principal protected structured products (when held to maturity) will be displayed at their face amount as the redemption value.

Mortgage backed securities (MBSs) are not represented in this report as it is not possible to accurately predict principal prepayments.

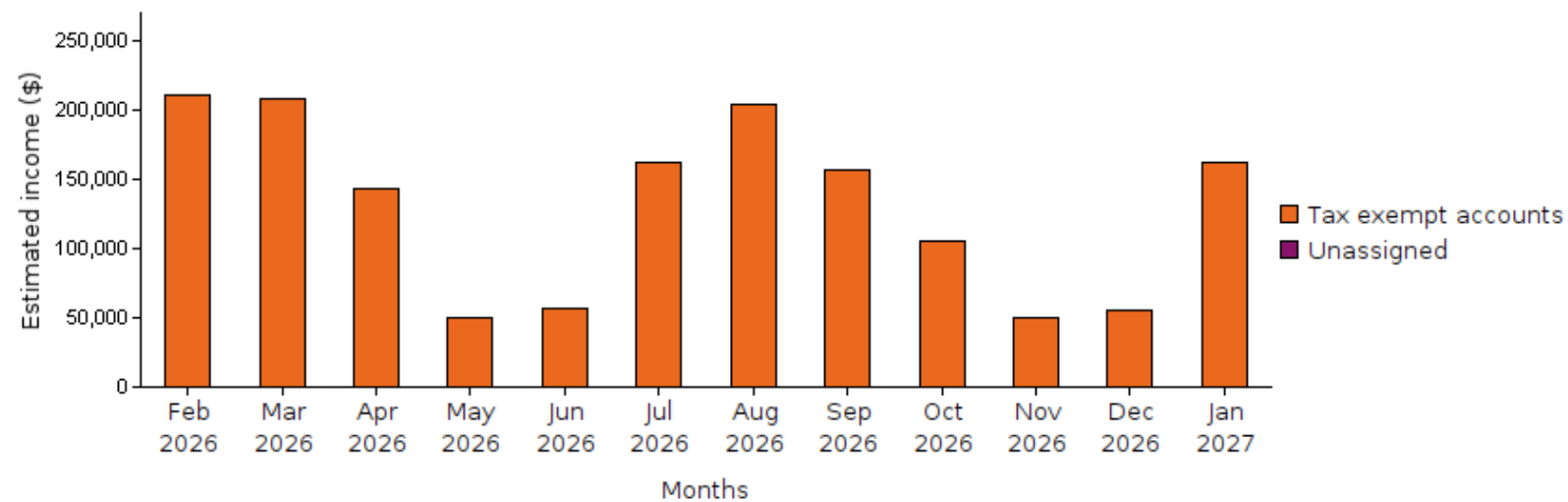
Securities with undefined redemption value, such as mandatory convertible securities and structured products (other than those with 100% principal protection), do not have a defined redemption value and are not represented in the bar charts. The market value of these securities is displayed beneath the table. These securities will display N/A as the redemption value in the year of their scheduled redemption.

Redemption is the date the security is scheduled to be redeemed. Types: M - maturity, R - refunded, T - mandatory tender/put, P - perpetual (displays date of report plus sixty years), D - Dutch auction or optional tender, A - estimated average life of prepaying securities.

The coupon rate is the interest rate stated on a bond, note or other fixed income security, expressed as a percentage of the principal. Adjustable rate coupon securities will be shown at the current coupon rate if known; actual coupon rates may vary. There is no assurance that coupons will be paid. Past Performance is not a guarantee of future results. Range Notes will carry a coupon of 0%.

Estimated Income Summary

As of 01/30/2026 for XXXX7847 - CITY OF MALIBU



	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Annualized Estimated income (\$)
Tax exempt accounts	210,282	207,544	142,640	49,771	56,205	162,596	204,274	156,485	105,081	49,868	56,016	162,273	1,563,036
Taxable	25,243	26,619	3,987	20,305	21,315	9,755	19,236	20,560	3,928	20,402	21,125	9,432	201,908
Money market fund	2,171	2,171	2,171	2,171	2,171	2,171	2,171	2,171	2,171	2,171	2,171	2,171	26,057
Certificates of deposit	23,072	24,448	1,815	18,134	19,143	7,584	17,064	18,388	1,757	18,230	18,954	7,261	175,851
Federal	185,039	180,925	138,653	29,466	34,891	152,841	185,039	135,925	101,153	29,466	34,891	152,841	1,361,128
Government bond	185,039	180,925	138,653	29,466	34,891	152,841	185,039	135,925	101,153	29,466	34,891	152,841	1,361,128
Unassigned													
Not available													
Cash alternative													
Estimated income total	210,282	207,544	142,640	49,771	56,205	162,596	204,274	156,485	105,081	49,868	56,016	162,273	1,563,036

Total Portfolio Value: \$70,567,821

This report is not a substitute for official tax reporting. This report separates the holdings, first based on the taxability at the account level. The secondary aggregation is Tax Type which is used to aggregate securities based on their assumed taxability of income (interest and dividends) at the time of this report. Classifications are made by data sources we deem reliable; however, we do not guarantee the accuracy of these classifications. Most securities are subject to capital gains taxes and some may be considered in calculations for Alternative Minimum Tax (AMT) that are not so designated here. This report does not attempt to portray phantom income (income accreted or accrued but not paid) on discount or zero coupon securities. You should consult with your tax advisor regarding the taxability of your holdings.

The following tax type classifications may be included in this report: AMT - subject to Alternative Minimum Tax; Dividend - taxable as dividend income; Federal - income taxable by federal government (state and local income taxes may not apply); Non-Federal - income non-taxable by federal government but may be subject to state and local taxes; Taxable - income taxable by federal, state and local taxes; and Not Available - taxability undetermined.

Estimated Income Annualized (EIA) takes your current income, based on the current dividends or interest paid by your securities and multiplies it to create an annualized hypothetical figure. It does not reflect actual or future performance and should not be relied upon when making financial decisions. All annualizations are based upon current positions using a simple mathematical calculation and assumes all figures remain constant for a year; any subsequent position changes will affect these calculations. Calculations for certain types of securities could include a return of principal or capital gain, in which case the figures would be overstated. Past performance is not a guarantee of future results. Dividend payments are made solely at the discretion of the issuer and are subject to be changed or eliminated at any time. Estimated Income is an estimate and the actual income might be lower or higher than the estimated amount. Estimated Income only the income generated by an investment. It does not reflect changes in price, which may fluctuate.

Important Information

Accounts Included:

Internal Accounts

XXXX7847^P CITY OF MALIBU

^P Indicates an account included in the performance information within the report.

This Account listing represents a portfolio of assets and/or liabilities owned by you based on our records of transactions processed through us or supplemental information supplied by you. The information contained in this report may not reflect all holdings or transactions, their costs, or proceeds in your household. Any assets and liabilities you currently hold away from our Firm may not be covered by SIPC.

Transactions requiring tax consideration should be reviewed carefully with your accountant or tax advisor. Unless otherwise indicated, market prices are only indications of market values, are subject to change, and may not reflect the value at which securities could be sold.

This report is not the official record of your account. However, it has been prepared to assist you in understanding your investments and is for informational purposes only. Your account statements and/or trade confirms are considered the official and accurate records of your account activity. Therefore, if there are any discrepancies between this report and your statements and/or trade confirms, you should rely on your statements and/or trade confirms.

For a complete list of accounts used in this report or if you have more questions related to this report, please contact your dedicated investment professional.

Certain assets are excluded from performance calculations. Selected annuities, mutual funds held outside the firm, precious metals, coins, bullion, or any assets subject to tax-withholdings (TEFRA) are among the assets not included in values or performance calculations. Additionally, thinly traded or non-publicly traded securities, private assets and other

types of assets that do not have a readily ascertainable market value, including but not limited to loan assets, real estate, closely held interests, and oil, gas, and mineral interests are not included in performance calculations and may not be included in market values.

For performance market values, we include account accruals in the calculations. Accruals are accumulated interest or income that your individually held assets have earned over time but have not been recorded or paid out yet. Because you are legally entitled to receive this interest and income as the holder of the assets, we factor these accruals as part of the assets' appreciation value. Please note accruals are not included in performance calculations for most mutual funds and non-performance market values.

Where your account holds alternative investments, the alternative investment valuations used to calculate the investment performance presented in this report are based on valuation reporting we receive from fund sponsors. In certain instances, the most recent valuations provided by fund sponsors may be delayed by as much as six months or more and may not reflect distributions made over the prior six-plus months. As a result, the performance returns shown may be based on stale valuations and may be higher or lower than performance returns based on current valuations. As such, if you own alternative investments, the account level and alternatives performance presented in this report may not reflect the current value of your holdings. Please refer to the statement provided by the applicable alternative fund sponsor for the most up-to-date valuation of holdings.

Asset Classification

Asset Classes for mutual funds, variable annuities and exchange-traded funds are derived from Morningstar Categories. Underlying holdings classification provided by Morningstar. ©2025 Morningstar, Inc. All Rights Reserved. The information contained herein: (1) is proprietary to Morningstar and/or its content providers; (2) may not be copied or distributed; and (3) is not warranted to be accurate, complete or timely. Neither Morningstar nor its content providers are responsible for any damages or losses arising from any use of this information.

Account Return Methodology

Account returns are annualized for time periods greater than one year. This performance presented is past performance, which is not a guarantee of future results; current performance may be lower or higher than the performance quoted. The investment return and principal value will fluctuate so that an investor's units, when redeemed, may be worth more or less than their original cost.

Net Time Weighted rates of return are independent of the timing and magnitude of your cash flow decisions and are calculated after the deduction of program fees. Each return period is given an equal weighting, regardless of the portfolio value.

Gross Time Weighted rates of return are independent of the timing and magnitude of your cash flow decisions and are calculated before the deduction of all fees. Each return period is given an equal weighing, regardless of the portfolio value.

Gross Performance represents returns before the deduction of any investment management fees. Actual performance in your account will be less. For more information, please contact your advisor who can provide you with account performance both gross of and net of fees.

Money Weighted rates of return reflect your decisions to deposit assets to or withdraw assets from your accounts and are calculated after the deduction of all fees. They give more weight to returns in periods with higher portfolio values and, as a result, should not be used to measure performance of an investment manager.

Fixed Income Securities (Bonds)

Investments in fixed-income securities are subject to market, interest rate, credit/default, inflation and other risks. Bond prices fluctuate inversely to changes in interest rates. Therefore, a general rise in interest rates can result in the decline in the bond's price. Lower rated securities are speculative and involve greater risk of default.

YTW: Yield to worst is the lowest of all yields to calls or the yield to

maturity. Yield to maturity is the yield that would be realized on a fixed income security if it were held to the maturity date. Yield at purchase is calculated based on the purchase date and price of each position (if available) and represents the yield to worst at the time of purchase. At the subtotal and total levels, yields are weighted averages for that grouping.

Duration, if available, is option adjusted duration and is used to provide a measurement of price volatility. For example, a duration of 4 means that a shift in prevailing rates 100 basis points (1%) in a 1 year period should shift the price in the opposite direction by 4%. Duration will not be calculated on Structured Products or other securities for which required data is not available. Modified Duration, unlike Effective Duration, assumes cash flows do not change and does not take into account embedded call options.

YTM: Yield to Maturity is calculated to the redemption date based on the yield price and not on current market price.

Yield at purchase is the yield to worst based on original price and purchase date.

Weighted avg coupon: Weighted average coupon at the subtotal and total levels is the weighted average coupon that has been calculated based on the market value of the securities within that grouping.

Weighted avg maturity: Weighted average maturity is a measure of the overall maturity of the fixed income securities in a portfolio. The higher the weighted average maturity the longer it takes for all these securities in the portfolio to mature.

Term: Short-term bonds have effective maturities of five years or less, intermediate bonds have effective maturities between five and ten years; and long-term bonds have maturities of ten years or longer. Income from tax exempt bonds is generally free from federal and state taxes for residents of the issuing state. While the interest income is tax-free, capital gains if any are subject to taxes. Income of certain tax-exempt bonds may be subject to the Federal Alternative Minimum Tax (AMT).

Credit Quality Ratings: Bond rating firms, such as Moody's and Standard & Poor's, use different designations consisting of upper- and lower-case letters 'A' and 'B' to identify a bond's credit quality rating. 'AAA' and 'AA' (high credit quality) and 'A' and 'BBB' (medium credit quality) are

considered investment grade. Credit ratings for bonds below these designations ('BB', 'B', 'CCC', etc.) are considered low credit quality, and are commonly referred to as junk bonds.

Fixed Income Analysis

All yields, durations and convexities are calculated at the 'Yield Price' listed on the report. The calculations are updated approximately once per month. Should there be significant changes in interest rates we will update the calculations more frequently.

Enhancements used for this analysis may include Bond Insurance, Federal Deposit Insurance Corporation (FDIC) and escrowed collateral on refunded bonds (typically in US Government securities). The terms of enhancements vary and assumptions cannot be made as to specific issuers or issues. This report is not meant to indicate that 'non-enhanced' securities are of lesser credit quality than those with secondary credit enhancement. Insurance pertains to the timely payment of principal and interest by the issuer of the underlying securities and not the price of the bond, which will fluctuate prior to maturity.

Types of enhancements may include but are not limited to:

Pre-ref - Indicates that the security has been pre-refunded, is collateralized (typically in US Government Securities) and is scheduled to be redeemed at the stated redemption date.

ETM - Indicates that the security has been escrowed to maturity (collateralized, typically in U.S. Government securities).

FDIC - Federal Deposit Insurance Corporation

MBIA - Municipal Bond Insurance Association

FGIC - Financial Guaranty Insurance Company

AMBAC - American Municipal Bond Assurance Corporation

Assured Gty. - Assured Guaranty Corp.

BHAC - Berkshire Hathaway Assurance

AGM(f.FSA) - Assured Guaranty Municipal Corp.

AGC - Assured Guaranty Corp.

NATL-RE(f.MBIA) - National Public Finance Guaranty Corp. (MBIA's public finance subsidiary)

Syncora(f.XLCA) - Syncora Guarantee (Formerly XL Capital Assurance)

PSF - Permanent School Fund

BAM - Build America Mutual Assurance Corp.

Q-SBLF - Qualified School Bond Loan Fund

ACA - ACA Financial Guaranty Corp.

FHA - Federal Housing Administration

FHLMC - Federal Home Loan Mortgage Corp.

FNMA - Federal National Mortgage Association

GNMA - Government National Mortgage Association

SECT8 - Section 8



**Item
1.B.6.**

Council Agenda Report

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

Prepared by: Brandie Ayala, Senior Management Analyst

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

Approved by: Rob DuBoux, Interim City Manager

Date prepared: January 26, 2026 Meeting date: March 9, 2026

Subject: Amendment to Agreement with Burns-Pacific Construction, Inc.

RECOMMENDED ACTION: Authorize the Mayor to execute Amendment No. 1 to Agreement with Burns-Pacific Construction, Inc. to adjust the contract's labor, equipment and rental rates.

FISCAL IMPACT: No additional appropriation is required. Budget adjustments were included as part of the City's mid-year budget adjustments. Funding for this agreement is included in the Adopted Budget for FY 2025-26 in Account Nos. 100-3001-5120 (Street Maintenance), 100-3001-5120-02 (Street Maintenance – Summer), 100-3001-5123 (Storm Response), 100-3001-5123-01 (Storm Drain System Maintenance), 100-3001-5127 (Weed Abatement), 100-3001-6160 (Operating Supplies) and 100-3001-7800 (Equipment).

Budget Item	FY2025-26 Adopted Budget	FY2025-26 Amended Budget
Routine Maintenance	\$1,375,000	\$1,662,000
Routine Maintenance – Summer	\$50,000	\$50,000
Storm Response	\$250,000	\$1,250,000
Storm Drain System Maintenance	\$135,700	\$135,700
Weed Abatement	\$236,000	\$291,000
Operating Supplies	\$40,000	\$40,000
Equipment	\$118,500	\$125,000

STRATEGIC PLAN IMPLEMENTATION: N/A.

DISCUSSION: On September 23, 2024, the City Council authorized the Mayor to execute an agreement with Burns-Pacific Construction, Inc. (Burns) for annual street maintenance services. These services include pavement repairs, weed abatement, crack sealing, street sign installation, emergency storm response, sidewalk maintenance, storm drain system repairs and cleaning, and other routine maintenance work. These tasks are vital to prolong the lifespan of the City's infrastructure. Due to the level of effort and diversity of tasks to be done, the City contracts for these services.

The Routine Street Maintenance Services agreement provides various street maintenance services to the City to operate the City's Street Maintenance Program. The agreement also includes a requirement that the contractor provides a storage area for City street maintenance supplies and materials, provide 24-hour response during emergencies and storm events which include heavy equipment as needed.

Burns utilizes a labor force that uses prevailing wages and as such their labor rates were adjusted after the City entered into the agreement. Staff is requesting the City Council authorize the Mayor to execute Amendment No. 1 to update labor, equipment and rental rates.

ATTACHMENTS:

Amendment No. 1 to Agreement with Burns-Pacific Construction, Inc.

AMENDMENT NO. 1 TO AGREEMENT

THIS AMENDMENT NO. 1 TO AGREEMENT is made and entered into on February 23, 2026, by and between the CITY OF MALIBU, a municipal corporation, hereinafter referred to as "City", and Burns-Pacific Construction, a California corporation, hereinafter referred to as "Consultant". City and Consultant are each a "Party" and collectively, the "Parties".

The City and the Consultant agree as follows:

RECITALS

A. On September 23, 2024, the City entered into an Agreement with Consultant for annual street maintenance services (the "Agreement").

B. The Parties desires to amend the Agreement to include updated labor and equipment rates, and Consultant has submitted a proposal for this purpose that is acceptable to the City.

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

1. Section 4.0 – Compensation for Services, of the Agreement, is hereby amended as set forth in Exhibit B attached hereto and effective July 1, 2025.
2. The Parties agree that this Amendment will be considered signed when the signature of a party is delivered physically or by facsimile transmission or scanned and delivered via electronic mail. Such facsimile or electronic mail copies will be treated in all respects as having the same effect as an original signature.
3. All terms and conditions of the Agreement not amended by this Amendment No. 1 remain in full force and effect.

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

CITY OF MALIBU:

BRUCE SILVERSTEIN, Mayor

ATTEST:

KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

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

TREVOR RUSIN, Interim City Attorney

CONSULTANT:
BURNS-PACIFIC CONSTRUCTION,
a California corporation


By: Michael Moraga
Title: President

BURNS PACIFIC CONSTRUCTION
2025 LABOR / EQUIPMENT RATES AND YARD RENTAL
CITY OF MALIBU

EXHIBIT B - COMPENSATION RATE SCHEDULE

LABOR	EFF. 07/01/25	PER HR./DAY
FOREMAN		
Straight Time	\$ 132.84	Hr.
Overtime	\$ 170.12	Hr.
Sunday/Holiday	\$ 207.41	Hr.
OPERATOR		
Straight Time	\$ 130.61	Hr.
Overtime	\$ 167.90	Hr.
Sunday/Holiday	\$ 205.18	Hr.
TRUCK DRIVER		
Straight Time	\$ 100.45	Hr.
Overtime	\$ 123.26	Hr.
Sunday/Holiday	\$ 146.08	Hr.
LABORER		
Straight Time	\$ 98.68	Hr.
Overtime	\$ 124.05	Hr.
Sunday/Holiday	\$ 153.55	Hr.
LABOR - BRUSH CLEARANCE		
FOREMAN (Leadman) Union will not let us use anyone but Journeyman with apprentices.		
Straight Time	\$ 98.68	Hr.
Overtime	\$ 124.05	Hr.
Sunday/Holiday	\$ 153.55	Hr.
LABORER		
Straight Time	\$ 53.05	Hr.
Overtime	\$ 73.08	Hr.
Sunday/Holiday	\$ 93.11	Hr.
EQUIPMENT		
TRUCKS		
Pickup Trucks (Up to 12,000 GVW)	\$ 26.00	Hr.
Flatbed Trucks (12,000 - 20,000 GVW)	\$ 42.00	Hr.
Crew Trucks w/Tools (12,000 - 20,000 GVW)	\$ 42.00	Hr.
C-20 Chevrolet 350 Flatbed Utility / Dump Truck	\$ 53.00	Hr.
P-9 Ford 2-axle Manlift Bucket Truck (Tree Trimming)	\$ 47.00	Hr.
DUMP TRUCKS		
T-28 Ford S-DTY F-550 Dump/Plow Truck	\$ 63.00	Hr.
T-29 Peterbilt 3-axle Dump Truck	\$ 55.00	Hr.
T-30 Ford F-550 Dump/Plow Truck	\$ 63.00	Hr.
WATER TRUCKS		
W-11 Freightliner 2000 Gal. Water Truck	\$ 42.00	Hr.
ROCK BLADE TRUCKS		
BT-28 BT-30 2-axle 4-Wheel Drive Dump Truck with Rock Blade	\$ 95.00	Hr.

TRANSPORT TRUCKS AND TRAILERS TO MOVE EQUIPMENT		
T-32 Peterbilt 3-axle Tractor / 2-axle Lowbed Trailer	\$ 63.00	Hr.
TRLR-11 Kaufman Utility Trailer	\$ 30.00	Hr.
BPC Utility Trailer	\$ 21.00	Hr.
SKIPLOADERS		
S-7 New Holland LV 80 Skiploader	\$ 47.00	Hr.
S-9 J.D. 210LE Siploader	\$ 47.00	Hr.
BACKHOES: B-8 B-10 B-11		
CAT 420F2 Tier 4 4x4 Backhoe	\$ 65.00	Hr.
1500 lb. Breaker for Backhoe	\$ 300.00	Day
SKID STEER LOADERS		
L-12 CAT 299D2 Compact Track Loader (Skid Steer)	\$ 95.00	Hr.
L-13 Bobcat 763 Rubber Tire Skid Steer	\$ 63.00	Hr.
Breaker Attachment for Bobcat	\$ 168.00	Day
Broom Attachment for CAT 299D2	\$ 125.00	Day
Cold Planer Attachment for Bobcat (299D)	\$ 400.00	Day
RUBBER TIRE LOADERS		
L-6 CAT 962M Loader	\$ 116.00	Hr.
EXCAVATORS		
E-11 CAT 305.5E2 Excavator	\$ 84.00	Hr.
DOZERS		
D-7 J.D. 550J Dozer w/Slopeboard & Rippers	\$ 84.00	Hr.
COMPACTORS		
CP-2 CAT CP433E Compactor	\$ 147.00	Hr.
SPECIALTY EQUIPMENT		
PW-1 High-pressure Hot/Cold Mobile Washer (Graffiti Removal)	\$ 210.00	Day
R-1 Dbl-smooth Drum Vibratory Roller (Pavement Repairs)	\$ 26.00	Hr.
SMALL TOOLS: 4 HR. MINIMUM		
Vibratory Plate Compactor	\$ 27.00	Hr.
Jumping Jack Compactor	\$ 27.00	Hr.
180 CFM Air Compressor w/90# Hammer Package	\$ 53.00	Hr.
Air Compressor Only	\$ 48.00	Hr.
Arrow Board	\$ 10.00	Hr.
Chainsaw - 18" or 24"	\$ 25.00	Hr.
Concrete/Asphalt Saw	\$ 26.00	Hr.
Dry sidewalk grinder package	\$ 6.00	Hr.
Roto Hammer	\$ 95.00	Day
Trench Plate 8 x 6	\$ 11.00	Day
Trench Plate 6 x 10	\$ 16.00	Day
2" Water Pump	\$ 168.00	Day
4" Trash Pump	\$ 231.00	Day
MAINTENANCE YARD		
Monthly Rent 04/01/25 - 03/31/26 *	\$ 8,250.00	Mo.
*Potential increase on 04/01/26 of 10% to 15% which is projected.		

Subcontractors and materials shall be marked up at 15%



Council Agenda Report

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

Prepared by: Kelsey Pettijohn, City Clerk

Approved by: Rob DuBoux, Interim City Manager

Date prepared: February 19, 2026 Meeting date: March 9, 2026

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

RECOMMENDED ACTION: Adopt Resolution No. 26-11 extending the declaration of the existence of a local emergency related to the increase of reckless and illegal driving on Pacific Coast Highway and directing staff to coordinate efforts with other governmental agencies to increase attention and create programs to reduce the risk and danger associated with Pacific Coast Highway in the City.

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

STRATEGIC PLAN IMPLEMENTATION: This item supports the City's 2025 Strategic Plan Goal 1 - Support Community Rebuilding and Long-Term Recovery.

DISCUSSION: On November 13, 2023, the Council adopted Resolution No. 23-52 declaring the existence of a local emergency in response to increasing reckless and illegal driving on PCH. The Council last reviewed and extended this declaration on January 12, 2026.

The California Emergency Service Act allows the City to proclaim a local state of emergency when needed to protect the public safety in dire circumstances. The status and use of Pacific Coast Highway ("PCH") currently constitutes a condition, or threatened condition, of extreme peril to the safety of persons and property within the City of Malibu. PCH is the City's main thoroughfare, and each day serves as a commuting route, a residential street, a business corridor, and for persons accessing beaches and other local recreation amenities, a pathway used by pedestrians and cyclists. PCH is a California State Highway (State Route 1) that is managed and maintained by the California Department of Transportation ("Caltrans") with a posted speed limit ranging between 45-55 miles per hour in the City. Excessive speeding, reckless driving, unsafe U-turns, and

distracted driving caused by cell phone use and other distractions have resulted in increased collisions with other motorists, cyclists and pedestrians on PCH that have resulted in injury and death.

According to data from the Statewide Integrated Traffic Records System obtained through UC Berkley's Transportation Injury mapping system, between 2018 and 2022, there were 22 deadly crashes on PCH in the City, resulting in the death of 23 people. Data from the California Highway Patrol indicates that there have been 49 fatalities along PCH in Malibu from 2012-22. And finally, the Los Angeles Times has reported that there have been 170 combined deaths and serious injuries to drivers, passengers, cyclists, and pedestrians between 2011 and 2023 along PCH in the City. Further, countless other close calls or near misses from the danger posed by the conduct on PCH are impossible to quantify. Most recently, a crash occurred on PCH resulting in the tragic and unnecessary loss of four Pepperdine University students who were walking along PCH. According to authorities, the driver of the car was allegedly traveling at a speed in excess of 100 miles per hour when his vehicle lost control, sideswiped at least three parked cars, and then crashed into a group of people including the four Pepperdine University students and two others.

These statistics and the most recent tragedy are all consistent with the day-to-day experience of City residents, visitors, officials, and staff. PCH has become increasingly dangerous to residents and visitors due to the common occurrence of drivers speeding, driving recklessly, or driving while distracted. Residents and visitors are now forced to weigh and modify their use of PCH depending on the time of day and other factors (*e.g.*, weather, weekend vs. weekday, existing traffic conditions, *etc.*) because of the danger posed. Despite efforts by the City and other governmental agencies to improve the safety of PCH, the point has been reached that the risk is just too great. The status quo is no longer acceptable, and action must be taken to mitigate this local emergency.

Safety on PCH is a problem that the City cannot address and fix alone. It will need to work with Caltrans to make changes to PCH itself. PCH is a State Highway managed and controlled by Caltrans. Sections 83 and 90 of the Street and Highways Code state that Caltrans has jurisdiction, possession, control and responsibility for the maintenance of State Highways. Further sections of the Streets and Highways Code make clear that Caltrans is the entity with decision-making power over PCH in the City, including improvements, safety elements and speed limits. Further, Streets and Highway Code section 124 states that it is Caltrans, not the City, that can restrict the use of, or close, a State Highway for the protection of the public.

Furthermore, law enforcement agencies such as the Los Angeles County Sheriff's Department (LASD) and the California Highway Patrol have enforcement jurisdiction over PCH for Vehicle Code violations and other code violations. Given its enforcement jurisdiction over PCH, the City can also work through the LASD to address vehicle code violations and related enforcement action. To effectively effect change, the City must

coordinate and work together with its other governmental partners to implement strategies and solutions to reduce the danger on PCH for all users.

California Government Code Section 8630 empowers the City Council to proclaim the existence of a Local Emergency when there is extreme peril to the safety of persons and property within the territorial limits of the City. Additionally, California Government Code Section 8634 empowers the City Council to promulgate orders and regulations necessary to provide for the protection of life and property during the time of a Local Emergency. These statutes codify the constitutional “police powers” of local governments to adopt local legislation designed to protect the health, safety, and welfare of the community. Further, the City’s Municipal Code (Chapter 2.52) establishes the City’s disaster council and policies and procedures for dealing with a local emergency. The City’s purchasing ordinance (Chapter 2.56) allows for greater flexibility when making purchases for supplies or services in response to a local emergency. Thus, a declaration of local emergency provides the City greater flexibility to act expediently when trying to address and mitigate the danger posed by the local emergency. It may also aid in coordination with other governmental entities and allow the City access to other resources.

Government Code Section 8630 requires that the City Council review the need for continuing a local emergency at least once every 60 days until the City Council terminates the local emergency.

As such, City staff recommend adopting Resolution No. 25-47 extending the declaration of the existence of a local emergency. If adopted, the City Council will review, and as needed renew, this action at least every 60 days.

ENVIRONMENTAL REVIEW:

This resolution and the actions taken and/or proposed herein are not a project pursuant to the California Environmental Quality Act (CEQA) since they are activities that are excluded from the definition of a project by section 21065 of the California Public Resources Code and section 15378(b) of the State CEQA Guidelines. The proposed actions are organizational or administrative activities of government which will not result in direct or indirect physical changes in the environment. These actions are also exempt from CEQA as specific actions necessary to prevent or mitigate an emergency pursuant to section 21080(b)(4) and section 15269(c) of the State CEQA Guidelines. They also are exempt under CEQA Guidelines Section 15301 – existing facilities. Coordinating and improving infrastructure and safety as well as education and enforcement efforts for safer driving and use of PCH are all exempt activities. Further, to the extent there are minor/temporary uses of land having a negligible or no permanent effect on the environment, these activities are exempt under Section 15304(e) of the CEQA Guidelines.

ATTACHMENTS: Resolution No. 26-11

RESOLUTION NO. 26-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU EXTENDING THE DECLARATION OF THE EXISTENCE OF A LOCAL EMERGENCY RELATED TO THE INCREASE OF RECKLESS AND ILLEGAL DRIVING ON PACIFIC COAST HIGHWAY AND DIRECTING STAFF TO COORDINATE EFFORTS WITH OTHER GOVERNMENTAL AGENCIES TO INCREASE ATTENTION AND CREATE PROGRAMS TO REDUCE THE RISK AND DANGER ASSOCIATED WITH PACIFIC COAST HIGHWAY IN THE CITY

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

SECTION 1. Recitals.

- A. Condition or threatened conditions of extreme peril to the safety of persons and property have arisen within the City of Malibu caused by the increase in reckless and illegal driving on Pacific Coast Highway (“PCH”) in the City. This reckless and illegal driving has led to increased collisions with other motorists, cyclists and pedestrians, resulting in injury and death.
- B. According to data from the Statewide Integrated Traffic Records System obtained through UC Berkley’s Transportation Injury Mapping System, between 2018 and 2022 there were 22 deadly crashes on PCH in the City, resulting in the death of 23 people. According to data from the California Highway Patrol, there have been 49 fatalities along PCH through Malibu from 2012-22. According to the Los Angeles Times there have been 170 deaths and serious injuries to drivers, passengers, cyclists and pedestrians between 2011 and 2023.
- C. On October 17, 2023, a crash occurred in the 21500 block of PCH resulting in the tragic loss of four Pepperdine University Students who were walking along the road. According to authorities, the driver of the car was traveling at a speed in excess of 100 miles per hour when he lost control, sideswiped at least three parked cars and then crashed into a group of people including the four Pepperdine University Students and two others.
- D. PCH is a California State Highway managed and maintained by the California Department of Transportation (“Caltrans”). The posted speed limit along PCH in the City ranges between 45-55 miles per hour.
- E. PCH is the City’s main thoroughfare and serves as a commuting route, a residential street and business corridor in the City.
- F. City officials, City staff and City residents are tragically aware that PCH has become increasingly dangerous to residents, visitors and commuters, with drivers regularly exceeding the posted speed limits or driving recklessly or distracted which

has resulted in not only the killing and maiming of pedestrians, cyclists and other motorists, but a collective fear and trauma about the risks posed by accessing PCH.

- G. Despite efforts by the City and other governmental agencies to improve the safety of PCH, PCH continues to pose a threat to those who drive, walk and/or cycle along it. Serious and dangerous collisions continue to occur too regularly, with four additional fatalities since November 2023.
- H. California Government Code Section 8630 empowers the City Council to proclaim the existence of a Local Emergency when there is extreme peril to the safety of persons and property within the territorial limits of the City. Additionally, California Government Code Section 8634 empowers the City Council to promulgate orders and regulations necessary to provide for the protection of life and property during the time of a Local Emergency. These statutes codify the constitutional “police powers” of local governments to adopt local legislation designed to protect the health, safety, and welfare of the community.

SECTION 2. It is hereby proclaimed that:

- A. The above recitals are true and correct.
- B. The increase in dangerous, illegal, reckless and/or distracted driving on PCH in the City currently poses extreme peril to persons and property in Malibu. As such, the City Council finds that the declaration of local emergency remains valid and necessary, and will remain in effect until the extreme danger has subsided.
- C. To reduce and prevent the risks associated with dangers posed on PCH, City staff are directed to coordinate with Caltrans, the Los Angeles County Sheriff, the California Highway Patrol, and other entities and government agencies to implement programs, increase enforcement of existing laws and/or develop solutions to reduce the danger on PCH to pedestrians, cyclists and other motorists from dangerous, illegal, reckless and/or distracted driving on PCH.
- D. The City Director of Emergency Services, or designee, is directed and authorized to address any and all impacts and conditions caused by the emergency and to obtain any and all aid and assistance from local, county, state, or federal agencies, including but not limited to aid and assistance pursuant to the California Disaster Assistance Act, California Government Code Section 8690 *et. seq.*
- E. The City Manager, as the Purchasing Officer of the City pursuant to Malibu Municipal Code Section 2.56.070(C), is authorized to make purchases of supplies or services exceeding twenty-five thousand dollars (\$25,000.00) in compliance with Malibu Municipal Code, Chapter 2.56.

- F. City staff are directed to report back to the City Council regarding programs and strategies proposed or implemented to mitigate the risk associated with this local emergency.

SECTION 3. The local emergency shall be deemed to continue and exist until its termination is proclaimed by the City Council. As required by law, the City Council shall review the need to continue the state of emergency every 60 days until this resolution is terminated.

SECTION 4. This resolution and the actions taken and/or proposed herein are not a project pursuant to the California Environmental Quality Act (CEQA) since they are activities that are excluded from the definition of a project by section 21065 of the California Public Resources Code and section 15378(b) of the State CEQA Guidelines. The proposed actions are organizational or administrative activities of government which will not result in direct or indirect physical changes in the environment. In the alternative, find that the actions are exempt from CEQA as specific actions necessary to prevent or mitigate an emergency pursuant to section 21080(b)(4) and section 15269(c) of the State CEQA Guidelines.

SECTION 5. The City Clerk shall certify the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this ____ day of _____.

BRUCE SILVERSTEIN, Mayor

ATTEST:

KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

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

TREVOR RUSIN, Interim City Attorney



Council Agenda Report

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

Prepared by: Kelsey Pettijohn, City Clerk

Approved by: Rob DuBoux, Interim City Manager

Date prepared: February 19, 2026 Meeting date: March 9, 2026

Subject: Resolution Extending the Declaration of the Existence of a Local Emergency Regarding the Franklin Fire

RECOMMENDED ACTION: Adopt Resolution No. 26-12, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action. The existence of the local emergency will potentially help qualify the City and its residents for reimbursement for certain disaster response expenditures.

STRATEGIC PLAN IMPLEMENTATION: This item supports the City's 2025 Strategic Plan Goal 1 - Support Community Rebuilding and Long-Term Recovery.

DISCUSSION: On December 9, 2024, the Franklin Fire started in the Santa Monica Mountains on Malibu Canyon Road, south of Piuma Road. The fire combined with high winds and power outages to create conditions of extreme peril to the safety of persons and property. The Acting Director of Emergency Services (Assistant City Manager) proclaimed the existence of a local emergency on December 10, 2024.

On December 16, 2024, the City Council held a Special Meeting and adopted Resolution No. 24-64, confirming the existence of a local emergency and ratifying the Proclamation of Existence of a Local Emergency.

Areas affected by disasters frequently become targets of criminal activity, including the burglary of uninhabited homes and businesses due to damage and the theft of building materials during the reconstruction process. Malibu is a particular target for these activities since the Franklin Fire and the Palisades Fire.

The fire caused disruptions to Malibu's commercial activity, including brief access restrictions and reduced customer traffic. The City finds that supporting those affected remains important to maintaining local economic stability. Providing general recovery assistance and flexible, temporary measures will help ensure that any businesses experiencing fire-related setbacks can resume normal operations.

Government Code Section 8630 requires that the City Council review the need for continuing a local emergency at least once every 60 days until the City Council terminates the local emergency.

As such, City staff recommend adopting Resolution No. 26-12 extending the declaration of the existence of a local emergency. If adopted, the City Council will review, and as needed renew, this action at least every 60 days.

ATTACHMENTS: Resolution No. 26-12

RESOLUTION NO. 26-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU EXTENDING THE DECLARATION OF THE EXISTENCE OF A LOCAL EMERGENCY IN RESPONSE TO THE FRANKLIN FIRE

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

SECTION 1. Recitals.

A. On December 9, 2024, the Franklin Fire started in the Santa Monica Mountains on Malibu Canyon Road, south of Piuma Road. The fire combined with high winds and power outages created conditions of extreme peril to the safety of persons and property.

B. The Acting Director of Emergency Services of the City proclaimed the existence of a local emergency on December 10, 2024.

C. On December 16, 2024, the City Council adopted Resolution No. 24-64, confirming the existence of a local emergency and ratifying the Proclamation of Existence of a Local Emergency.

D. On January 27, 2025, the City Council adopted Resolution No. 25-05, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

E. On March 24, 2025, the City Council adopted Resolution No. 25-14, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

F. On May 21, 2025, the City Council adopted Resolution No. 25-18, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

G. On June 23, 2025, the City Council adopted Resolution No. 25-36, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

H. On August 11, 2025, the City Council adopted Resolution No. 25-44, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

I. On September 29, 2025, the City Council adopted Resolution No. 25-46, extending the declaration of the existence of a local emergency in response to the Franklin Fire.

J. Areas affected by disasters frequently become targets of criminal activity, including the burglary of uninhabited homes and businesses due to damage and the theft of building materials during the reconstruction process. Malibu is a particular target for these activities since the Franklin Fire and the Palisades Fire.

K. The fire caused disruptions to Malibu's commercial activity, including brief access restrictions and reduced customer traffic. The City finds that supporting those affected remains important to maintaining local economic stability. Providing general recovery assistance and flexible, temporary measures will help ensure that any businesses experiencing fire-related setbacks can resume normal operations.

SECTION 2. The City Council has reviewed the staff report and conditions justifying the state of local emergency in the City and finds that the declaration of a local emergency remains valid and necessary due to the on-going cleanup and rebuilding efforts coupled with the imminent threat of rain and mudslides. Such conditions result in extreme peril to the safety of persons and property located in the City.

SECTION 3. The local emergency shall be deemed to continue and exist until its termination is proclaimed by the City Council. As required by law, the City Council shall review the need to continue the state of emergency every 60 days until this resolution is terminated.

SECTION 4. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

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

BRUCE SILVERSTEIN, Mayor

ATTEST:

KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

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

TREVOR RUSIN, Interim City Attorney



Council Agenda Report

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

Prepared by: Kelsey Pettijohn, City Clerk

Approved by: Rob DuBoux, Interim City Manager

Date prepared: December 23, 2025 Meeting date: March 9, 2026

Subject: Resolution Extending the Declaration of the Existence of a Local Emergency Regarding the Palisades Fire

RECOMMENDED ACTION: Adopt Resolution No. 26-13, extending the declaration of the existence of a local emergency in response to the Palisades Fire.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action. The existence of the local emergency will potentially help qualify the City and its residents for reimbursement for certain disaster response expenditures.

STRATEGIC PLAN IMPLEMENTATION: This item supports the City's 2025 Strategic Plan Goal 1 - Support Community Rebuilding and Long-Term Recovery.

DISCUSSION: On January 7, 2025, the Palisades Fire started in or around Pacific Palisades and was driven into City limits by a historic Santa Ana Wind event causing hurricane-strength winds in neighboring areas and the City. The strong Santa Ana Winds have created difficulties mitigating the fire and impaired the ability of airborne fire-fighting. The fire combined with high winds and power outages created conditions of extreme peril to the safety of persons and property

On January 14, 2025, the City Council adopted Resolution No. 25-01, confirming the existence of a local emergency and ratifying the Proclamation of Existence of a Local Emergency.

On May 23, 2025, Pacific Coast Highway was opened to the public, and the California National Guard demobilized, leaving fire-impacted neighborhoods vulnerable as an influx of visitors began entering the city. Areas affected by disasters frequently become targets

of criminal activity, including the burglary of uninhabited homes and businesses due to damage and the theft of building materials during the reconstruction process.

The fire caused extensive damage to drainage systems in the Big Rock Mesa Landslide Maintenance District, which are still being repaired.

The fire caused major disruptions to Malibu's commercial areas, with many businesses experiencing temporary closures, reduced access, severe revenue losses, and some being completely devastated. Because local businesses provide essential services, jobs, and economic stability, the City finds that supporting their recovery is critical. Providing targeted assistance, such as small business grant funding, coordination with state and federal resources, and other temporary relief measures is needed to help affected businesses reopen, rebuild, and recover Malibu's local economy.

Government Code Section 8630 requires that the City Council review the need for continuing a local emergency at least once every 60 days until the City Council terminates the local emergency.

As such, City staff recommends adopting Resolution No. 26-13 extending the declaration of the existence of a local emergency. If adopted, the City Council will review, and as needed renew, this action at least every 60 days.

ATTACHMENTS: Resolution No. 26-13

RESOLUTION NO. 26-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU EXTENDING THE DECLARATION OF THE EXISTENCE OF A LOCAL EMERGENCY IN RESPONSE TO THE PALISADES FIRE

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

SECTION 1. Recitals.

A. On January 7, 2025, the Palisades Fire started in or around Pacific Palisades and was driven into City limits by a historic Santa Ana Wind event causing hurricane-strength winds in neighboring areas and the City. The strong Santa Ana Winds created difficulties mitigating the fire and impaired the ability of airborne fire-fighting. The fire combined with high winds and power outages created conditions of extreme peril to the safety of persons and property.

B. The Acting Director of Emergency Services of the City proclaimed the existence of a local emergency on January 8, 2025.

C. On January 14, 2025, the City Council adopted Resolution No. 25-01, confirming the existence of a local emergency and ratifying the Proclamation of Existence of a Local Emergency.

D. On March 10, 2025, the City Council adopted Resolution No. 25-09, extending the declaration of the existence of a local emergency in response to the Palisades Fire.

E. On April 28, 2025, the City Council adopted Resolution No. 25-16, extending the declaration of the existence of a local emergency in response to the Palisades Fire.

F. On June 23, 2025, the City Council adopted Resolution No. 25-34, extending the declaration of the existence of a local emergency in response to the Palisades Fire.

G. On August 11, 2025, the City Council adopted Resolution No. 25-43, extending the declaration of the existence of a local emergency in response to the Palisades Fire.

H. On September 29, 2025, the City Council adopted Resolution No. 25-48, extending the declaration of the existence of a local emergency in response to the Palisades Fire.

I. On May 23, 2025, Pacific Coast Highway was opened to the public, and the California National Guard demobilized, leaving fire-impacted neighborhoods vulnerable as an influx of visitors began entering the city. Areas affected by disasters frequently become targets of criminal activity, including the burglary of uninhabited homes and businesses due to damage and the theft of building materials during the reconstruction process.

J. The fire caused extensive damage to drainage systems in the Big Rock Mesa Landslide Maintenance District, which are still being repaired.

K. The fire caused major disruptions to Malibu's commercial areas, with many businesses experiencing temporary closures, reduced access, severe revenue losses, and some

being completely devastated. Because local businesses provide essential services, jobs, and economic stability, the City finds that supporting their recovery is critical. Providing targeted assistance, such as small business grant funding, coordination with state and federal resources, and other temporary relief measures is needed to help affected businesses reopen, rebuild, and recover Malibu's local economy.

SECTION 2. The City Council has reviewed the staff report and conditions justifying the state of local emergency in the City and finds that the declaration of a local emergency remains valid and necessary due to the on-going cleanup and rebuilding efforts coupled with the imminent threat of rain and mudslides. Such conditions result in extreme peril to the safety of persons and property located in the City.

SECTION 3. The local emergency shall be deemed to continue and exist until its termination is proclaimed by the City Council. As required by law, the City Council shall review the need to continue the state of emergency every 60 days until this resolution is terminated.

SECTION 4. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

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

BRUCE SILVERSTEIN, Mayor

ATTEST:

KELSEY PETTIJOHN, City Clerk
(seal)

APPROVED AS TO FORM:

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

TREVOR RUSIN, Interim City Attorney



Council Agenda Report

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

Prepared by: Nicholas Sanchez, Interim Management Analyst

Reviewed by: Greg Kajszo, Assistant to the City Manager

Approved by: Joesph D. Irvin, City Manager

Date prepared: March 2, 2026 Meeting date: March 9, 2026

Subject: Senate Bill (SB) 1352 Property taxation: newly constructed: reconstructed property - SUPPORT

RECOMMENDED ACTION: Authorize the Mayor to send a letter of support for Senate Bill 1352 (Valladares), which would clarify that post-disaster rebuilding up to 110% of a home's original size will not trigger a property tax reassessment, allowing homeowners to restore damaged structures without higher taxes.

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

STRATEGIC PRIORITY: This item was not included in the Adopted FY 2025-26 Strategic Priority Project List.

DISCUSSION: SB 1352 clarifies property tax rules for homeowners rebuilding after a disaster by defining "substantially equivalent" reconstruction to include homes rebuilt up to 110% of their previous size without triggering reassessment. Under current law, reconstruction after a wildfire is exempt from reassessment only if the replacement structure is substantially equivalent to the original; however, the statute does not specify what qualifies as substantially equivalent, leading to inconsistent interpretations across counties.

For Malibu residents rebuilding after the Palisades Fire, the lack of a clear definition creates uncertainty and the potential for unexpected property tax increases if reconstruction modestly exceeds the prior footprint. SB 1352 would align property tax rules with California's post-disaster rebuilding practices by explicitly allowing up to a 10% increase in size – footprint or improvements – while preserving the original tax base value.

This ensures that homeowners who reconstruct in good faith after wildfire damage are not penalized with higher property taxes solely because minor dimensional changes were necessary to meet modern building codes, safety standards, or site constraints.

This bill applies to disasters occurring on or after January 1, 2025, and would provide meaningful financial stability to Malibu homeowners navigating lengthy and costly rebuilding processes. Staff notes that this clarification would help prevent reassessment disputes, reduce administrative burden for local tax officials, and offer predictable tax treatment for disaster-affected residents.

ATTACHMENTS:

1. Draft Letter of Support
2. SB 1352 Bill
3. California Strategies & Advocacy Summary

March 9, 2026

[Chair]

[Committee]

California State Capitol

Sacramento, CA 95814

RE: City of Malibu Support for SB 1352 (Valladares) – Property taxation - as Amended on February 20, 2026

Honorable [Chair Assemblymember], [Vice Chair Assemblymember], and Members of the Assembly [Committee],

As Mayor of the City of Malibu, I write to offer our full support for Senate Bill 1352, authored by Senator Valladares. This legislation offers a practical and timely solution to a critical issue faced by residents rebuilding after catastrophic wildfires and other disasters.

Under existing law, properties damaged or destroyed by misfortune or calamity may be reconstructed without triggering reassessment so long as the rebuilt structure is “substantially equivalent” to the original. However, the term “substantially equivalent” has never been clearly defined in statute, creating inconsistent interpretations among county assessors and significant uncertainty for property owners attempting to rebuild safely, compliantly, and within modern building standards.

SB 1352 resolves this ambiguity by specifying that a reconstructed home may increase up to 110% of its prior size and still retain its original base-year value. This clarification is both practical and necessary. By establishing a consistent statewide definition of “substantially equivalent,” SB 1352 strengthens California’s disaster-recovery framework, reduces administrative confusion, and aligns tax policy with real-world rebuilding needs. This legislation represents a thoughtful and equitable solution for fire-impacted communities throughout the state.

In communities like Malibu, where rebuilding after wildfire almost always requires modifications to meet current rebuilding codes, fire-hardening requirements, and site conditions, small dimensional increases are often unavoidable. The City of Malibu has witnessed firsthand how prolonged rebuilding timelines, rising construction costs, and insurance challenges compound the trauma of wildfire recovery. SB 1352 brings fairness, predictability, and compassion to this process by ensuring that survivors who rebuild responsibly are not penalized simply because their reconstructed homes differ slightly in size as a result of mandatory safety upgrades.

The bill provides critical stability for Malibu homeowners by ensuring that modest, code-driven rebuilding adjustments do not trigger unexpected or financially burdensome tax reassessments. It allows Malibu families to focus on recovery with confidence and clarity.

For these reasons, the City of Malibu is pleased to support SB 1352 and respectfully urges its passage.

Thank you for your leadership and your commitment to communities recovering from disaster.

Sincerely,

Bruce Silverstein, Mayor
City of Malibu

cc: Steve Urhing, Mayor Pro Tem
Marianne Riggins, Councilmember
Doug Stewart, Councilmember
Haylynn Conrad, Councilmember
Ben Allen, Senator, 24th District
Jacqui Irwin, Assemblymember, 42nd District



SB-1352 Property taxation: newly constructed: reconstructed property. (2025-2026)

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Date Published: 02/20/2026 09:00 PM

CALIFORNIA LEGISLATURE— 2025–2026 REGULAR SESSION

SENATE BILL

NO. 1352

Introduced by Senator Valladares

February 20, 2026

An act to amend Section 70 of the Revenue and Taxation Code, relating to taxation.

LEGISLATIVE COUNSEL'S DIGEST

SB 1352, as introduced, Valladares. Property taxation: newly constructed: reconstructed property.

The California Constitution generally limits ad valorem taxes on real property to 1% of the full cash value of that property. For purposes of this limitation, “full cash value” is defined as the assessor’s valuation of real property as shown on the 1975–76 tax bill under “full cash value” or, thereafter, the appraised value of that real property when purchased, newly constructed, or a change in ownership has occurred. Existing property tax law defines “newly constructed” and “new construction” to mean any addition to real property since the last lien date and any alteration of land or of any improvement since the last lien date that constitutes a major rehabilitation thereof or that converts the property to a different use. Existing property tax law, in the case of real property that has been damaged or destroyed by misfortune or calamity, excludes from the definition of “newly constructed” and “new construction” any timely reconstruction of the real property, or portion thereof, where the property after reconstruction is substantially equivalent to the property prior to damage or destruction.

This bill would define “substantially equivalent” for these purposes to include when the size of the improvement after reconstruction does not exceed 110% of the size of the improvement before damage or destruction. The bill would apply this change to lien dates occurring on or after January 1, 2025, for real property that serves as replacement property for property that was damaged or destroyed by misfortune or calamity on or after January 1, 2025. By imposing additional duties on local tax officials, the bill would impose a state-mandated local program.

This bill would make legislative findings and declarations related to a gift of public funds.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

Existing law requires the state to reimburse local agencies annually for certain property tax revenues lost as a result of any exemption or classification of property for purposes of ad valorem property taxation.

This bill would provide that, notwithstanding those provisions, no appropriation is made and the state shall not reimburse local agencies for property tax revenues lost by them pursuant to the bill.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 70 of the Revenue and Taxation Code is amended to read:

70. (a) "Newly constructed" and "new construction" means:

(1) Any addition to real property, whether land or improvements, including fixtures, since the last lien date; and

(2) Any alteration of land or of any improvement, including fixtures, since the last lien date that constitutes a major rehabilitation thereof or that converts the property to a different use.

(b) Any rehabilitation, renovation, or modernization that converts an improvement or fixture to the substantial equivalent of a new improvement or fixture is a major rehabilitation of that improvement or fixture.

(c) *(1)* Notwithstanding subdivisions (a) and (b), where real property has been damaged or destroyed by misfortune or calamity, "newly constructed" and "new construction" does not mean any timely reconstruction of the real property, or portion thereof, where the property after reconstruction is substantially equivalent to the property prior to damage or destruction. Any reconstruction of real property, or portion thereof, that is not substantially equivalent to the damaged or destroyed property, shall be deemed to be new construction and only that portion that exceeds substantially equivalent reconstruction shall have a new base year value determined pursuant to Section 110.1.

(2) For purposes of this subdivision, "substantially equivalent" includes when the size of the improvement after reconstruction does not exceed 110 percent of the size of the improvement before damage or destruction.

(3) Paragraph (2) shall apply to lien dates occurring on or after January 1, 2025, for real property that serves as replacement property for property that was damaged or destroyed by misfortune or calamity on or after January 1, 2025.

(d) (1) Notwithstanding subdivisions (a) and (b), where a tank must be improved, upgraded, or replaced to comply with federal, state, and local regulations on underground storage tanks, "newly constructed" and "new construction" does not mean the improvement, upgrade, or replacement of a tank to meet compliance standards, and the improvement, upgrade, or replacement shall be considered to have been performed for the purpose of normal maintenance and repair.

(2) Notwithstanding subdivisions (a) and (b), where a structure, or any portion thereof, was reconstructed, as a consequence of completing work on an underground storage tank to comply with federal, state, and local regulations on these tanks, timely reconstruction of the structure shall be considered to have been performed for the purpose of normal maintenance and repair where the structure, or portion thereof, after reconstruction is substantially equivalent to the prior structure in size, utility, and function.

SEC. 2. The Legislature finds and declares that the amendments to Section 70 of the Revenue and Taxation Code made by this act serve a public purpose and do not constitute a gift of public funds within the meaning of Section 6 of Article XVI of the California Constitution by providing necessary property tax relief to taxpayers whose property was damaged or destroyed by a destructive California wildfire.

SEC. 3. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

SEC. 4. Notwithstanding Section 2229 of the Revenue and Taxation Code, no appropriation is made by this act and the state shall not reimburse any local agency for any property tax revenues lost by it pursuant to this act.

SB 1352 (Valladares, R) Property Taxation Summary

Current Text: 02/20/2026 - Introduced HTML PDF

Status: 02/20/2026 - Introduced. To Com. on RLS. for assignment. To print.

Location: 02/20/2026 - Senate Rules

Summary: The California Constitution generally limits ad valorem taxes on real property to 1% of the full cash value of that property. For purposes of this limitation, “full cash value” is defined as the assessor’s valuation of real property as shown on the 1975–76 tax bill under “full cash value” or, thereafter, the appraised value of that real property when purchased, newly constructed, or a change in ownership has occurred. Existing property tax law defines “newly constructed” and “new construction” to mean any addition to real property since the last lien date and any alteration of land or of any improvement since the last lien date that constitutes a major rehabilitation thereof or that converts the property to a different use. Existing property tax law, in the case of real property that has been damaged or destroyed by misfortune or calamity, excludes from the definition of “newly constructed” and “new construction” any timely reconstruction of the real property, or portion thereof, where the property after reconstruction is substantially equivalent to the property prior to damage or destruction. This bill would define “substantially equivalent” for these purposes to include when the size of the improvement after reconstruction does not exceed 110% of the size of the improvement before damage or destruction. The bill would apply this change to lien dates occurring on or after January 1, 2025, for real property that serves as replacement property for property that was damaged or destroyed by misfortune or calamity on or after January 1, 2025. By imposing additional duties on local tax officials, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. (Based on 02/20/2026 text)



Supplemental Council Agenda Report

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

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

Approved by: Robert Duboux, Interim City Manager

Date prepared: February 25, 2026 Meeting date: March 9, 2026

Subject: Second Reading and Adoption of Floodplain Management Ordinance and Adoption of Urgency Ordinance

RECOMMENDED ACTION: 1) Conduct the second reading, unless waived, and adopt Ordinance No. 533 amending Malibu Municipal Code Chapter 15.20 to make technical amendments to the Floodplain Management Ordinance and finding the same exempt from the California Environmental Quality Act ; 2) After the City Attorney reads the title of the ordinance, adopt Urgency Ordinance No. 533U amending Malibu Municipal Code Chapter 15.20 to make technical amendments to the Floodplain Management Ordinance, declaring the urgency thereof, and finding the same exempt from the California Environmental Quality Act.

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

STRATEGIC PLAN IMPLEMENTATION: This item supports the City's 2025-2028 Strategic Plan. Goal 1: Support Community Rebuilding and Long-Term Recovery.

DISCUSSION: On February 23, 2026, the City Council introduced Ordinance No. 533 for the first reading and directed staff to make urgency findings and bring back the Urgency Ordinance amending Chapter 15.20 of Malibu Municipal Code for the Palisades Fire rebuilding efforts.

Title 44 Part 60 of the Code of Federal Regulations (CFR) sets forth the criteria Flood Plain management regulations and minimum standards for communities with special hazard areas present.

Section 60.3. Flood management criteria for flood-prone areas of the CFR includes requirements for on-site septic systems and obstructions such as seawalls:

60.3 (a) (6) (i) new and replacement sanitary sewage system to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and

(ii) onsite waste disposal systems to be located to avoid impairment to them or contamination from them during flooding.

60.3 (e) (5) Provide that all new constructions and substantial improvements within Zones V1-30, VE and V on the community's FIRM have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system.

However, FEMA allows deviations from the CFR criteria when a certified engineer or architect demonstrates that the floodplain is the only feasible location for an on-site wastewater system due to unique property characteristics such as lot size, geology or proximity to the shoreline. The community, through the approved process, can issue a variance for flood plain management purposes.

Section 60.6. Variances and exceptions of the CFR describes procedures for the granting of variance:

60.6 (a) (3) Variances shall only be issued by a community upon

(i) a showing of good and sufficient cause,

(ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and

(iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;

(4) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

Chapter 15.20 of Malibu Municipal Code establishes the process for approval of a variance which is time-intensive and require a public hearing before the City Council. The proposed amendments to Chapter 15.20 are necessary to facilitate timely rebuilding following the January 2025 Palisades Fire, which damaged and destroyed more than 300 coastal properties including seawalls that protect residential septic systems.

The following urgency findings were made for the coastal areas affected by the Palisades Fire.

- Protection of public health and safety by preventing the discharge of untreated water.

- Delay in approving the construction or repair of septic system and seawalls may result in environmental hazards.
- Failure to timely administer and enforce floodplains regulations in compliance with FEMA requirements may jeopardize eligibility for participation in NFIP.

The proposed Urgency Ordinance (Attachment 2) will allow the amendments to go into effect immediately upon Council approval. This action will significantly expedite approval of variances to allow seawalls to be constructed for septic systems protection within the FEMA-designated coastal floodplain and streamline the permit issuance process for the Palisades Fire rebuilds.

Changes to Chapter 15.20 are summarized as follows:

- 15.20.070 – Identifies the Floodplain Administrator as the Public Works Director to grant development permits including variances in accord with Chapter 15.20.
- 15.20.080.A.6 - Defines the Floodplain Administrator's authority to ensure that variances for septic systems and associated seawall proposals meet specific mandatory FEMA design and construction regulations.
- 15.20.180 – States that the Floodplain Administrator may issue variances for septic systems and associated seawalls.
- 15.20.190 – States that decisions made by the Floodplain Administrator for variances for septic systems and associated seawalls may be appealed to City Council.
- 15.20.210 A – Establishes an expedited administrative process for issuance of variances including a requirement for applicants to submit a newly created city application with supporting technical documentation by a registered engineer or architect for review and approval by the Floodplain Administrator.
- 15.20.210. B.9 – Requirement that all granted variances shall be recorded with the Los Angeles County Recorder's Office and notarized acknowledgement by the property owner.
- 15.20.210. B.10 – Prior to the issuance of a Certificate of Occupancy, the applicant shall submit a completed FEMA Elevation Certificate and obtain approval from the Floodplain Administrator.

Staff had numerous meetings with FEMA representatives to review the proposed variance procedures and confirm that the City's Floodplain Management Ordinance remains

compliant with the NFIP and as a result of these meetings, FEMA has reviewed the proposed amendments and expressed their support.

The urgency ordinance will allow these changes to be made immediately in order to protect public health, safety and coastal resources by preventing discharge of untreated wastewater into natural watercourses and bodies of water as well as neighboring properties.

ATTACHMENTS:

- 1) Title 44 Part 60 of the Code of Federal Regulations
- 2) Ordinance 533
- 3) Ordinance No. 533U
- 4) Redline Exhibit of Ordinance No. 533

This content is from the eCFR and is authoritative but unofficial.

Title 44 —Emergency Management and Assistance

Chapter I —Federal Emergency Management Agency, Department of Homeland Security

Subchapter B —Insurance and Hazard Mitigation

Part 60 Criteria for Land Management and Use

Subpart A Requirements for Flood Plain Management Regulations

- § 60.1 Purpose of subpart.
- § 60.2 Minimum compliance with flood plain management criteria.
- § 60.3 Flood plain management criteria for flood-prone areas.
- § 60.4 Flood plain management criteria for mudslide (i.e., mudflow)-prone areas.
- § 60.5 Flood plain management criteria for flood-related erosion-prone areas.
- § 60.6 Variances and exceptions.
- § 60.7 Revisions of criteria for flood plain management regulations.
- § 60.8 Definitions.

Subpart B Requirements for State Flood Plain Management Regulations

- § 60.11 Purpose of this subpart.
- § 60.12 Flood plain management criteria for State-owned properties in special hazard areas.
- § 60.13 Noncompliance.

Subpart C Additional Considerations in Managing Flood-Prone, Mudslide (i.e., Mudflow)-Prone and Flood-Related Erosion-Prone Areas

- § 60.21 Purpose of this subpart.
- § 60.22 Planning considerations for flood-prone areas.
- § 60.23 Planning considerations for mudslide (i.e., mudflow)-prone areas.
- § 60.24 Planning considerations for flood-related erosion-prone areas.
- § 60.25 Designation, duties, and responsibilities of State Coordinating Agencies.
- § 60.26 Local coordination.

PART 60—CRITERIA FOR LAND MANAGEMENT AND USE

Authority: 42 U.S.C. 4001 *et seq.*; Reorganization Plan No. 3 of 1978, 43 FR 41943, 3 CFR, 1978 Comp., p. 329; E.O. 12127 of Mar. 31, 1979, 44 FR 19367, 3 CFR, 1979 Comp., p. 376.

Source: 41 FR 46975, Oct. 26, 1976, unless otherwise noted. Redesignated at 44 FR 31177, May 31, 1979.

Subpart A—Requirements for Flood Plain Management Regulations

§ 60.1 Purpose of subpart.

- (a) The Act provides that flood insurance shall not be sold or renewed under the program within a community, unless the community has adopted adequate flood plain management regulations consistent with Federal criteria. Responsibility for establishing such criteria is delegated to the Federal Insurance Administrator.
- (b) This subpart sets forth the criteria developed in accordance with the Act by which the Federal Insurance Administrator will determine the adequacy of a community's flood plain management regulations. These regulations must be legally-enforceable, applied uniformly throughout the community to all privately and publicly owned land within flood-prone, mudslide (i.e., mudflow) or flood-related erosion areas, and the community must provide that the regulations take precedence over any less restrictive conflicting local laws, ordinances or codes. Except as otherwise provided in § 60.6, the adequacy of such regulations shall be determined on the basis of the standards set forth in § 60.3 for flood-prone areas, § 60.4 for mudslide areas and § 60.5 for flood-related erosion areas.
- (c) Nothing in this subpart shall be construed as modifying or replacing the general requirement that all eligible communities must take into account flood, mudslide (i.e., mudflow) and flood-related erosion hazards, to the extent that they are known, in all official actions relating to land management and use.
- (d) The criteria set forth in this subpart are minimum standards for the adoption of flood plain management regulations by flood-prone, mudslide (i.e., mudflow)-prone and flood-related erosion-prone communities. Any community may exceed the minimum criteria under this part by adopting more comprehensive flood plain management regulations utilizing the standards such as contained in subpart C of this part. In some instances, community officials may have access to information or knowledge of conditions that require, particularly for human safety, higher standards than the minimum criteria set forth in subpart A of this part. Therefore, any flood plain management regulations adopted by a State or a community which are more restrictive than the criteria set forth in this part are encouraged and shall take precedence.

[41 FR 46975, Oct. 26, 1976. Redesignated at 44 FR 31177, May 31, 1979, as amended at 48 FR 44552, Sept. 29, 1983; 49 FR 4751, Feb. 8, 1984]

§ 60.2 Minimum compliance with flood plain management criteria.

- (a) A flood-prone community applying for flood insurance eligibility shall meet the standards of § 60.3(a) in order to become eligible if a FHBM has not been issued for the community at the time of application. Thereafter, the community will be given a period of six months from the date the Federal Insurance Administrator provides the data set forth in § 60.3 (b), (c), (d), (e) or (f), in which to meet the requirements of the applicable paragraph. If a community has received a FHBM, but has not yet applied for Program eligibility, the community shall apply for eligibility directly under the standards set forth in § 60.3(b). Thereafter, the community will be given a period of six months from the date the Federal Insurance Administrator provides the data set forth in § 60.3 (c), (d), (e) or (f) in which to meet the requirements of the applicable paragraph.
- (b) A mudslide (i.e., mudflow)-prone community applying for flood insurance eligibility shall meet the standards of § 60.4(a) to become eligible. Thereafter, the community will be given a period of six months from the date the mudslide (i.e., mudflow) areas having special mudslide hazards are delineated in which to meet the requirements of § 60.4(b).

- (c) A flood-related erosion-prone community applying for flood insurance eligibility shall meet the standards of § 60.5(a) to become eligible. Thereafter, the community will be given a period of six months from the date the flood-related erosion areas having special erosion hazards are delineated in which to meet the requirements of § 60.5(b).
- (d) Communities identified in part 65 of this subchapter as containing more than one type of hazard (e.g., any combination of special flood, mudslide (i.e., mudflow), and flood-related erosion hazard areas) shall adopt flood plain management regulations for each type of hazard consistent with the requirements of §§ 60.3, 60.4 and 60.5.
- (e) Local flood plain management regulations may be submitted to the State Coordinating Agency designated pursuant to § 60.25 for its advice and concurrence. The submission to the State shall clearly describe proposed enforcement procedures.
- (f) The community official responsible for submitting annual or biennial reports to the Federal Insurance Administrator pursuant to § 59.22(b)(2) of this subchapter shall also submit copies of each annual or biennial report to any State Coordinating Agency.
- (g) A community shall assure that its comprehensive plan is consistent with the flood plain management objectives of this part.
- (h) The community shall adopt and enforce flood plain management regulations based on data provided by the Federal Insurance Administrator. Without prior approval of the Federal Insurance Administrator, the community shall not adopt and enforce flood plain management regulations based upon modified data reflecting natural or man-made physical changes.

[41 FR 46975, Oct. 26, 1976. Redesignated at 44 FR 31177, May 31, 1979, as amended at 48 FR 29318, June 24, 1983; 48 FR 44552, Sept. 29, 1983; 49 FR 4751, Feb. 8, 1984; 50 FR 36024, Sept. 4, 1985; 59 FR 53598, Oct. 25, 1994; 62 FR 55716, Oct. 27, 1997]

§ 60.3 Flood plain management criteria for flood-prone areas.

The Federal Insurance Administrator will provide the data upon which flood plain management regulations shall be based. If the Federal Insurance Administrator has not provided sufficient data to furnish a basis for these regulations in a particular community, the community shall obtain, review and reasonably utilize data available from other Federal, State or other sources pending receipt of data from the Federal Insurance Administrator. However, when special flood hazard area designations and water surface elevations have been furnished by the Federal Insurance Administrator, they shall apply. The symbols defining such special flood hazard designations are set forth in § 64.3 of this subchapter. In all cases the minimum requirements governing the adequacy of the flood plain management regulations for flood-prone areas adopted by a particular community depend on the amount of technical data formally provided to the community by the Federal Insurance Administrator. Minimum standards for communities are as follows:

- (a) When the Federal Insurance Administrator has not defined the special flood hazard areas within a community, has not provided water surface elevation data, and has not provided sufficient data to identify the floodway or coastal high hazard area, but the community has indicated the presence of such hazards by submitting an application to participate in the Program, the community shall:
 - (1) Require permits for all proposed construction or other development in the community, including the placement of manufactured homes, so that it may determine whether such construction or other development is proposed within flood-prone areas;

- (2) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334;
- (3) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall
 - (i) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy,
 - (ii) be constructed with materials resistant to flood damage,
 - (iii) be constructed by methods and practices that minimize flood damages, and
 - (iv) be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- (4) Review subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposals shall be reviewed to assure that
 - (i) all such proposals are consistent with the need to minimize flood damage within the flood-prone area,
 - (ii) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and
 - (iii) adequate drainage is provided to reduce exposure to flood hazards;
- (5) Require within flood-prone areas new and replacement water supply systems to be designed to minimize or eliminate infiltration of flood waters into the systems; and
- (6) Require within flood-prone areas
 - (i) new and replacement sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and
 - (ii) onsite waste disposal systems to be located to avoid impairment to them or contamination from them during flooding.
- (b) When the Federal Insurance Administrator has designated areas of special flood hazards (A zones) by the publication of a community's FHBM or FIRM, but has neither produced water surface elevation data nor identified a floodway or coastal high hazard area, the community shall:
 - (1) Require permits for all proposed construction and other developments including the placement of manufactured homes, within Zone A on the community's FHBM or FIRM;
 - (2) Require the application of the standards in paragraphs (a) (2), (3), (4), (5) and (6) of this section to development within Zone A on the community's FHBM or FIRM;

- (3) Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals base flood elevation data;
 - (4) Obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other source, including data developed pursuant to paragraph (b)(3) of this section, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the community's FHBM or FIRM meet the standards in paragraphs (c)(2), (c)(3), (c)(5), (c)(6), (c)(12), (c)(14), (d)(2) and (d)(3) of this section;
 - (5) Where base flood elevation data are utilized, within Zone A on the community's FHBM or FIRM:
 - (i) Obtain the elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures, and
 - (ii) Obtain, if the structure has been floodproofed in accordance with paragraph (c)(3)(ii) of this section, the elevation (in relation to mean sea level) to which the structure was floodproofed, and
 - (iii) Maintain a record of all such information with the official designated by the community under § 59.22 (a)(9)(iii);
 - (6) Notify, in riverine situations, adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Federal Insurance Administrator;
 - (7) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained;
 - (8) Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
- (c) When the Federal Insurance Administrator has provided a notice of final flood elevations for one or more special flood hazard areas on the community's FIRM and, if appropriate, has designated other special flood hazard areas without base flood elevations on the community's FIRM, but has not identified a regulatory floodway or coastal high hazard area, the community shall:
- (1) Require the standards of paragraph (b) of this section within all A1-30 zones, AE zones, A zones, AH zones, and AO zones, on the community's FIRM;
 - (2) Require that all new construction and substantial improvements of residential structures within Zones A1-30, AE and AH zones on the community's FIRM have the lowest floor (including basement) elevated to or above the base flood level, unless the community is granted an exception by the Federal Insurance Administrator for the allowance of basements in accordance with § 60.6 (b) or (c);
 - (3) Require that all new construction and substantial improvements of non-residential structures within Zones A1-30, AE and AH zones on the community's firm
 - (i) have the lowest floor (including basement) elevated to or above the base flood level or,

- (ii) together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- (4) Provide that where a non-residential structure is intended to be made watertight below the base flood level,
 - (i) a registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of paragraph (c)(3)(ii) or (c)(8)(ii) of this section, and
 - (ii) a record of such certificates which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained with the official designated by the community under § 59.22(a)(9)(iii);
- (5) Require, for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- (6) Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites
 - (i) Outside of a manufactured home park or subdivision,
 - (ii) In a new manufactured home park or subdivision,
 - (iii) In an expansion to an existing manufactured home park or subdivision, or
 - (iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist floatation collapse and lateral movement.
- (7) Require within any AO zone on the community's FIRM that all new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified);
- (8) Require within any AO zone on the community's FIRM that all new construction and substantial improvements of nonresidential structures

- (i) have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified), or
 - (ii) together with attendant utility and sanitary facilities be completely floodproofed to that level to meet the floodproofing standard specified in § 60.3(c)(3)(ii);
- (9) Require within any A99 zones on a community's FIRM the standards of paragraphs (a)(1) through (a)(4)(i) and (b)(5) through (b)(9) of this section;
- (10) Require until a regulatory floodway is designated, that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
- (11) Require within Zones AH and AO, adequate drainage paths around structures on slopes, to guide floodwaters around and away from proposed structures.
- (12) Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A-1-30, AH, and AE on the community's FIRM that are not subject to the provisions of paragraph (c)(6) of this section be elevated so that either
 - (i) The lowest floor of the manufactured home is at or above the base flood elevation, or
 - (ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.
- (13) Notwithstanding any other provisions of § 60.3, a community may approve certain development in Zones A1-30, AE, and AH, on the community's FIRM which increase the water surface elevation of the base flood by more than one foot, provided that the community first applies for a conditional FIRM revision, fulfills the requirements for such a revision as established under the provisions of § 65.12, and receives the approval of the Federal Insurance Administrator.
- (14) Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either
 - (i) Be on the site for fewer than 180 consecutive days,
 - (ii) Be fully licensed and ready for highway use, or
 - (iii) Meet the permit requirements of paragraph (b)(1) of this section and the elevation and anchoring requirements for "manufactured homes" in paragraph (c)(6) of this section.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

- (d) When the Federal Insurance Administrator has provided a notice of final base flood elevations within Zones A1-30 and/or AE on the community's FIRM and, if appropriate, has designated AO zones, AH zones, A99 zones, and A zones on the community's FIRM, and has provided data from which the community shall designate its regulatory floodway, the community shall:

- (1) Meet the requirements of paragraphs (c) (1) through (14) of this section;
 - (2) Select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood, without increasing the water surface elevation of that flood more than one foot at any point;
 - (3) Prohibit encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge;
 - (4) Notwithstanding any other provisions of § 60.3, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a conditional FIRM and floodway revision, fulfills the requirements for such revisions as established under the provisions of § 65.12, and receives the approval of the Federal Insurance Administrator.
- (e) When the Federal Insurance Administrator has provided a notice of final base flood elevations within Zones A1-30 and/or AE on the community's FIRM and, if appropriate, has designated AH zones, AO zones, A99 zones, and A zones on the community's FIRM, and has identified on the community's FIRM coastal high hazard areas by designating Zones V1-30, VE, and/or V, the community shall:
- (1) Meet the requirements of paragraphs (c)(1) through (14) of this section;
 - (2) Within Zones V1-30, VE, and V on a community's FIRM,
 - (i) obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures, and whether or not such structures contain a basement, and
 - (ii) maintain a record of all such information with the official designated by the community under § 59.22(a)(9)(iii);
 - (3) Provide that all new construction within Zones V1-30, VE, and V on the community's FIRM is located landward of the reach of mean high tide;
 - (4) Provide that all new construction and substantial improvements in Zones V1-30 and VE, and also Zone V if base flood elevation data is available, on the community's FIRM, are elevated on pilings and columns so that
 - (i) the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level; and
 - (ii) the pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable State or local building standards. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of paragraphs (e)(4) (i) and (ii) of this section.

- (5) Provide that all new construction and substantial improvements within Zones V1-30, VE, and V on the community's FIRM have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purposes of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or State codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:
- (i) Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and,
 - (ii) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and non-structural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable State or local building standards.

Such enclosed space shall be useable solely for parking of vehicles, building access, or storage.

- (6) Prohibit the use of fill for structural support of buildings within Zones V1-30, VE, and V on the community's FIRM;
- (7) Prohibit man-made alteration of sand dunes and mangrove stands within Zones V1-30, VE, and V on the community's FIRM which would increase potential flood damage.
- (8) Require that manufactured homes placed or substantially improved within Zones V1-30, V, and VE on the community's FIRM on sites
- (i) Outside of a manufactured home park or subdivision,
 - (ii) In a new manufactured home park or subdivision,
 - (iii) In an expansion to an existing manufactured home park or subdivision, or
 - (iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, meet the standards of paragraphs (e)(2) through (7) of this section and that manufactured homes placed or substantially improved on other sites in an existing manufactured home park or subdivision within Zones VI-30, V, and VE on the community's FIRM meet the requirements of paragraph (c)(12) of this section.
- (9) Require that recreational vehicles placed on sites within Zones V1-30, V, and VE on the community's FIRM either
- (i) Be on the site for fewer than 180 consecutive days,
 - (ii) Be fully licensed and ready for highway use, or
 - (iii) Meet the requirements in paragraphs (b)(1) and (e) (2) through (7) of this section.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

- (f) When the Federal Insurance Administrator has provided a notice of final base flood elevations within Zones A1-30 or AE on the community's FIRM, and, if appropriate, has designated AH zones, AO zones, A99 zones, and A zones on the community's FIRM, and has identified flood protection restoration areas by designating Zones AR, AR/A1-30, AR/AE, AR/AH, AR/AO, or AR/A, the community shall:
- (1) Meet the requirements of paragraphs (c)(1) through (14) and (d)(1) through (4) of this section.
 - (2) Adopt the official map or legal description of those areas within Zones AR, AR/A1-30, AR/AE, AR/AH, AR/A, or AR/AO that are designated developed areas as defined in § 59.1 in accordance with the eligibility procedures under § 65.14.
 - (3) For all new construction of structures in areas within Zone AR that are designated as developed areas and in other areas within Zone AR where the AR flood depth is 5 feet or less:
 - (i) Determine the lower of either the AR base flood elevation or the elevation that is 3 feet above highest adjacent grade; and
 - (ii) Using this elevation, require the standards of paragraphs (c)(1) through (14) of this section.
 - (4) For all new construction of structures in those areas within Zone AR that are not designated as developed areas where the AR flood depth is greater than 5 feet:
 - (i) Determine the AR base flood elevation; and
 - (ii) Using that elevation require the standards of paragraphs (c)(1) through (14) of this section.
 - (5) For all new construction of structures in areas within Zone AR/A1-30, AR/AE, AR/AH, AR/AO, and AR/A:
 - (i) Determine the applicable elevation for Zone AR from paragraphs (a)(3) and (4) of this section;
 - (ii) Determine the base flood elevation or flood depth for the underlying A1-30, AE, AH, AO and A Zone; and
 - (iii) Using the higher elevation from paragraphs (a)(5)(i) and (ii) of this section require the standards of paragraphs (c)(1) through (14) of this section.
 - (6) For all substantial improvements to existing construction within Zones AR/A1-30, AR/AE, AR/AH, AR/AO, and AR/A:
 - (i) Determine the A1-30 or AE, AH, AO, or A Zone base flood elevation; and
 - (ii) Using this elevation apply the requirements of paragraphs (c)(1) through (14) of this section.
 - (7) Notify the permit applicant that the area has been designated as an AR, AR/A1-30, AR/AE, AR/AH, AR/AO, or AR/A Zone and whether the structure will be elevated or protected to or above the AR base flood elevation.

[41 FR 46975, Oct. 26, 1976]

Editorial Note: For FEDERAL REGISTER citations affecting § 60.3, see the List of CFR Sections Affected, which appears in the Finding Aids section of the printed volume and at www.govinfo.gov.

§ 60.4 Flood plain management criteria for mudslide (i.e., mudflow)-prone areas.

The Federal Insurance Administrator will provide the data upon which flood plain management regulations shall be based. If the Federal Insurance Administrator has not provided sufficient data to furnish a basis for these regulations in a particular community, the community shall obtain, review, and reasonably utilize data available from other Federal, State or other sources pending receipt of data from the Federal Insurance Administrator. However, when special mudslide (i.e., mudflow) hazard area designations have been furnished by the Federal Insurance Administrator, they shall apply. The symbols defining such special mudslide (i.e., mudflow) hazard designations are set forth in § 64.3 of this subchapter. In all cases, the minimum requirements for mudslide (i.e., mudflow)-prone areas adopted by a particular community depend on the amount of technical data provided to the community by the Federal Insurance Administrator. Minimum standards for communities are as follows:

- (a) When the Federal Insurance Administrator has not yet identified any area within the community as an area having special mudslide (i.e., mudflow) hazards, but the community has indicated the presence of such hazards by submitting an application to participate in the Program, the community shall
 - (1) Require permits for all proposed construction or other development in the community so that it may determine whether development is proposed within mudslide (i.e., mudflow)-prone areas;
 - (2) Require review of each permit application to determine whether the proposed site and improvements will be reasonably safe from mudslides (i.e., mudflows). Factors to be considered in making such a determination should include but not be limited to
 - (i) the type and quality of soils,
 - (ii) any evidence of ground water or surface water problems,
 - (iii) the depth and quality of any fill,
 - (iv) the overall slope of the site, and
 - (v) the weight that any proposed structure will impose on the slope;
 - (3) Require, if a proposed site and improvements are in a location that may have mudslide (i.e., mudflow) hazards, that
 - (i) a site investigation and further review be made by persons qualified in geology and soils engineering,
 - (ii) the proposed grading, excavations, new construction, and substantial improvements are adequately designed and protected against mudslide (i.e., mudflow) damages,
 - (iii) the proposed grading, excavations, new construction and substantial improvements do not aggravate the existing hazard by creating either on-site or off-site disturbances, and
 - (iv) drainage, planting, watering, and maintenance be such as not to endanger slope stability.
- (b) When the Federal Insurance Administrator has delineated Zone M on the community's FIRM, the community shall:
 - (1) Meet the requirements of paragraph (a) of this section; and
 - (2) Adopt and enforce a grading ordinance or regulation in accordance with data supplied by the Federal Insurance Administrator which

- (i) regulates the location of foundation systems and utility systems of new construction and substantial improvements,
- (ii) regulates the location, drainage and maintenance of all excavations, cuts and fills and planted slopes,
- (iii) provides special requirements for protective measures including but not necessarily limited to retaining walls, buttress fills, sub-drains, diverter terraces, benchings, etc., and
- (iv) requires engineering drawings and specifications to be submitted for all corrective measures, accompanied by supporting soils engineering and geology reports. Guidance may be obtained from the provisions of the 1973 edition and any subsequent edition of the Uniform Building Code, sections 7001 through 7006, and 7008 through 7015. The Uniform Building Code is published by the International Conference of Building Officials, 50 South Los Robles, Pasadena, California 91101.

[41 FR 46975, Oct. 26, 1976. Redesignated at 44 FR 31177, May 31, 1979, as amended at 48 FR 44552, Sept. 29, 1983; 49 FR 4751, Feb. 8, 1984]

§ 60.5 Flood plain management criteria for flood-related erosion-prone areas.

The Federal Insurance Administrator will provide the data upon which flood plain management regulations for flood-related erosion-prone areas shall be based. If the Federal Insurance Administrator has not provided sufficient data to furnish a basis for these regulations in a particular community, the community shall obtain, review, and reasonably utilize data available from other Federal, State or other sources, pending receipt of data from the Federal Insurance Administrator. However, when special flood-related erosion hazard area designations have been furnished by the Federal Insurance Administrator they shall apply. The symbols defining such special flood-related erosion hazard designations are set forth in § 64.3 of this subchapter. In all cases the minimum requirements governing the adequacy of the flood plain management regulations for flood-related erosion-prone areas adopted by a particular community depend on the amount of technical data provided to the community by the Federal Insurance Administrator. Minimum standards for communities are as follows:

- (a) When the Federal Insurance Administrator has not yet identified any area within the community as having special flood-related erosion hazards, but the community has indicated the presence of such hazards by submitting an application to participate in the Program, the community shall
 - (1) Require the issuance of a permit for all proposed construction, or other development in the area of flood-related erosion hazard, as it is known to the community;
 - (2) Require review of each permit application to determine whether the proposed site alterations and improvements will be reasonably safe from flood-related erosion and will not cause flood-related erosion hazards or otherwise aggravate the existing flood-related erosion hazard; and
 - (3) If a proposed improvement is found to be in the path of flood-related erosion or to increase the erosion hazard, require the improvement to be relocated or adequate protective measures to be taken which will not aggravate the existing erosion hazard.
- (b) When the Federal Insurance Administrator has delineated Zone E on the community's FIRM, the community shall
 - (1) Meet the requirements of paragraph (a) of this section; and

- (2) Require a setback for all new development from the ocean, lake, bay, riverfront or other body of water, to create a safety buffer consisting of a natural vegetative or contour strip. This buffer will be designated by the Federal Insurance Administrator according to the flood-related erosion hazard and erosion rate, in conjunction with the anticipated "useful life" of structures, and depending upon the geologic, hydrologic, topographic and climatic characteristics of the community's land. The buffer may be used for suitable open space purposes, such as for agricultural, forestry, outdoor recreation and wildlife habitat areas, and for other activities using temporary and portable structures only.

[41 FR 46975, Oct. 26, 1976. Redesignated at 44 FR 31177, May 31, 1979, as amended at 48 FR 44552, Sept. 29, 1983; 49 FR 4751, Feb. 8, 1984]

§ 60.6 Variances and exceptions.

- (a) The Federal Insurance Administrator does not set forth absolute criteria for granting variances from the criteria set forth in §§ 60.3, 60.4, and 60.5. The issuance of a variance is for flood plain management purposes only. Insurance premium rates are determined by statute according to actuarial risk and will not be modified by the granting of a variance. The community, after examining the applicant's hardships, shall approve or disapprove a request. While the granting of variances generally is limited to a lot size less than one-half acre (as set forth in paragraph (a)(2) of this section), deviations from that limitation may occur. However, as the lot size increases beyond one-half acre, the technical justification required for issuing a variance increases. The Federal Insurance Administrator may review a community's findings justifying the granting of variances, and if that review indicates a pattern inconsistent with the objectives of sound flood plain management, the Federal Insurance Administrator may take appropriate action under § 59.24(b) of this subchapter. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure. Procedures for the granting of variances by a community are as follows:
 - (1) Variances shall not be issued by a community within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result;
 - (2) Variances may be issued by a community for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, in conformance with the procedures of paragraphs (a) (3), (4), (5) and (6) of this section;
 - (3) Variances shall only be issued by a community upon
 - (i) a showing of good and sufficient cause,
 - (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and
 - (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;
 - (4) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;
 - (5) A community shall notify the applicant in writing over the signature of a community official that

- (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and
- (ii) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with a record of all variance actions as required in paragraph (a)(6) of this section; and

(6) A community shall

- (i) maintain a record of all variance actions, including justification for their issuance, and
- (ii) report such variances issued in its annual or biennial report submitted to the Federal Insurance Administrator.

(7) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that

- (i) the criteria of paragraphs (a)(1) through (a)(4) of this section are met, and
- (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

(b)

(1) The requirement that each flood-prone, mudslide (i.e., mudflow)-prone, and flood-related erosion prone community must adopt and submit adequate flood plain management regulations as a condition of initial and continued flood insurance eligibility is statutory and cannot be waived, and such regulations shall be adopted by a community within the time periods specified in § 60.3, § 60.4 or § 60.5. However, certain exceptions from the standards contained in this subpart may be permitted where the Federal Insurance Administrator recognizes that, because of extraordinary circumstances, local conditions may render the application of certain standards the cause for severe hardship and gross inequity for a particular community. Consequently, a community proposing the adoption of flood plain management regulations which vary from the standards set forth in § 60.3, § 60.4, or § 60.5, shall explain in writing to the Federal Insurance Administrator the nature and extent of and the reasons for the exception request and shall include sufficient supporting economic, environmental, topographic, hydrologic, and other scientific and technical data, and data with respect to the impact on public safety and the environment.

(2) The Federal Insurance Administrator shall prepare a Special Environmental Clearance to determine whether the proposal for an exception under paragraph (b)(1) of this section will have significant impact on the human environment. The decision whether an Environmental Impact Statement or other environmental document will be prepared, will be made in accordance with applicable environmental and historic preservation laws, regulations, Executive Orders, and agency policy. Ninety or more days may be required for an environmental quality clearance if the proposed exception will have significant impact on the human environment thereby requiring an EIS.

(c) A community may propose flood plain management measures which adopt standards for floodproofed residential basements below the base flood level in zones A1-30, AH, AO, and AE which are not subject to tidal flooding. Notwithstanding the requirements of paragraph (b) of this section the Federal Insurance Administrator may approve the proposal provided that:

- (1) The community has demonstrated that areas of special flood hazard in which basements will be permitted are subject to shallow and low velocity flooding and that there is adequate flood warning time to ensure that all residents are notified of impending floods. For the purposes of this paragraph flood characteristics must include:
 - (i) Flood depths that are five feet or less for developable lots that are contiguous to land above the base flood level and three feet or less for other lots;
 - (ii) Flood velocities that are five feet per second or less; and
 - (iii) Flood warning times that are 12 hours or greater. Flood warning times of two hours or greater may be approved if the community demonstrates that it has a flood warning system and emergency plan in operation that is adequate to ensure safe evacuation of flood plain residents.
- (2) The community has adopted flood plain management measures that require that new construction and substantial improvements of residential structures with basements in zones A1-30, AH, AO, and AE shall:
 - (i) Be designed and built so that any basement area, together with attendant utilities and sanitary facilities below the floodproofed design level, is watertight with walls that are impermeable to the passage of water without human intervention. Basement walls shall be built with the capacity to resist hydrostatic and hydrodynamic loads and the effects of buoyancy resulting from flooding to the floodproofed design level, and shall be designed so that minimal damage will occur from floods that exceed that level. The floodproofed design level shall be an elevation one foot above the level of the base flood where the difference between the base flood and the 500-year flood is three feet or less and two feet above the level of the base flood where the difference is greater than three feet.
 - (ii) Have the top of the floor of any basement area no lower than five feet below the elevation of the base flood;
 - (iii) Have the area surrounding the structure on all sides filled to or above the elevation of the base flood. Fill must be compacted with slopes protected by vegetative cover;
 - (iv) Have a registered professional engineer or architect develop or review the building's structural design, specifications, and plans, including consideration of the depth, velocity, and duration of flooding and type and permeability of soils at the building site, and certify that the basement design and methods of construction proposed are in accordance with accepted standards of practice for meeting the provisions of this paragraph;
 - (v) Be inspected by the building inspector or other authorized representative of the community to verify that the structure is built according to its design and those provisions of this section which are verifiable.

[41 FR 46975, Oct. 26, 1976. Redesignated at 44 FR 31177, May 31, 1979, as amended at 48 FR 44543 and 44552, Sept. 29, 1983; 49 FR 4751, Feb. 8, 1984; 50 FR 36025, Sept. 4, 1985; 51 FR 30308, Aug. 25, 1986; 54 FR 33550, Aug. 15, 1989; 81 FR 56533, Aug. 22, 2016]

§ 60.7 Revisions of criteria for flood plain management regulations.

From time to time part 60 may be revised as experience is acquired under the Program and new information becomes available. Communities will be given six months from the effective date of any new regulation to revise their flood plain management regulations to comply with any such changes.

§ 60.8 Definitions.

The definitions set forth in part 59 of this subchapter are applicable to this part.

Subpart B—Requirements for State Flood Plain Management Regulations

§ 60.11 Purpose of this subpart.

- (a) A State is considered a “community” pursuant to § 59.1 of this subchapter; and, accordingly, the Act provides that flood insurance shall not be sold or renewed under the Program unless a community has adopted adequate flood plain management regulations consistent with criteria established by the Federal Insurance Administrator.
- (b) This subpart sets forth the flood plain management criteria required for State-owned properties located within special hazard areas identified by the Federal Insurance Administrator. A State shall satisfy such criteria as a condition to the purchase of a Standard Flood Insurance Policy for a State-owned structure or its contents, or as a condition to the approval by the Federal Insurance Administrator, pursuant to part 75 of this subchapter, of its plan of self-insurance.

[41 FR 46975, Oct. 26, 1976. Redesignated at 44 FR 31177, May 31, 1979, as amended at 48 FR 44552, Sept. 29, 1983; 49 FR 4751, Feb. 8, 1984]

§ 60.12 Flood plain management criteria for State-owned properties in special hazard areas.

- (a) The State shall comply with the minimum flood plain management criteria set forth in §§ 60.3, 60.4, and 60.5. A State either shall:
 - (1) Comply with the flood plain management requirements of all local communities participating in the program in which State-owned properties are located; or
 - (2) Establish and enforce flood plain management regulations which, at a minimum, satisfy the criteria set forth in §§ 60.3, 60.4, and 60.5.
- (b) The procedures by which a state government adopts and administers flood plain management regulations satisfying the criteria set forth in §§ 60.3, 60.4 and 60.5 may vary from the procedures by which local governments satisfy the criteria.
- (c) If any State-owned property is located in a non-participating local community, then the State shall comply with the requirements of paragraph (a)(2) of this section for the property.

§ 60.13 Noncompliance.

If a State fails to submit adequate flood plain management regulations applicable to State-owned properties pursuant to § 60.12 within six months of the effective date of this regulation, or fails to adequately enforce such regulations, the State shall be subject to suspensive action pursuant to § 59.24. Where the State fails to adequately enforce its flood plain management regulations, the Federal Insurance Administrator shall conduct a hearing before initiating such suspensive action.

[41 FR 46975, Oct. 26, 1976. Redesignated at 44 FR 31177, May 31, 1979, as amended at 48 FR 44552, Sept. 29, 1983; 49 FR 4751, Feb. 8, 1984]

Subpart C—Additional Considerations in Managing Flood-Prone, Mudslide (i.e., Mudflow)-Prone and Flood-Related Erosion-Prone Areas

§ 60.21 Purpose of this subpart.

The purpose of this subpart is to encourage the formation and adoption of overall comprehensive management plans for flood-prone, mudslide (i.e., mudflow)-prone and flood-related erosion-prone areas. While adoption by a community of the standards in this subpart is not mandatory, the community shall completely evaluate these standards.

§ 60.22 Planning considerations for flood-prone areas.

- (a) The flood plain management regulations adopted by a community for flood-prone areas should:
 - (1) Permit only that development of flood-prone areas which
 - (i) is appropriate in light of the probability of flood damage and the need to reduce flood losses,
 - (ii) is an acceptable social and economic use of the land in relation to the hazards involved, and
 - (iii) does not increase the danger to human life;
 - (2) Prohibit nonessential or improper installation of public utilities and public facilities in flood-prone areas.
- (b) In formulating community development goals after the occurrence of a flood disaster, each community shall consider—
 - (1) Preservation of the flood-prone areas for open space purposes;
 - (2) Relocation of occupants away from flood-prone areas;
 - (3) Acquisition of land or land development rights for public purposes consistent with a policy of minimization of future property losses;
 - (4) Acquisition of frequently flood-damaged structures;
- (c) In formulating community development goals and in adopting flood plain management regulations, each community shall consider at least the following factors—
 - (1) Human safety;
 - (2) Diversion of development to areas safe from flooding in light of the need to reduce flood damages and in light of the need to prevent environmentally incompatible flood plain use;

- (3) Full disclosure to all prospective and interested parties (including but not limited to purchasers and renters) that
 - (i) certain structures are located within flood-prone areas,
 - (ii) variances have been granted for certain structures located within flood-prone areas, and
 - (iii) premium rates applied to new structures built at elevations below the base flood substantially increase as the elevation decreases;
- (4) Adverse effects of flood plain development on existing development;
- (5) Encouragement of floodproofing to reduce flood damage;
- (6) Flood warning and emergency preparedness plans;
- (7) Provision for alternative vehicular access and escape routes when normal routes are blocked or destroyed by flooding;
- (8) Establishment of minimum floodproofing and access requirements for schools, hospitals, nursing homes, orphanages, penal institutions, fire stations, police stations, communications centers, water and sewage pumping stations, and other public or quasi-public facilities already located in the flood-prone area, to enable them to withstand flood damage, and to facilitate emergency operations;
- (9) Improvement of local drainage to control increased runoff that might increase the danger of flooding to other properties;
- (10) Coordination of plans with neighboring community's flood plain management programs;
- (11) The requirement that all new construction and substantial improvements in areas subject to subsidence be elevated above the base flood level equal to expected subsidence for at least a ten year period;
- (12) For riverine areas, requiring subdividers to furnish delineations for floodways before approving a subdivision;
- (13) Prohibition of any alteration or relocation of a watercourse, except as part of an overall drainage basin plan. In the event of an overall drainage basin plan, provide that the flood carrying capacity within the altered or relocated portion of the watercourse is maintained;
- (14) Requirement of setbacks for new construction within Zones V1-30, VE, and V on a community's FIRM;
- (15) Requirement of additional elevation above the base flood level for all new construction and substantial improvements within Zones A1-30, AE, V1-30, and VE on the community's FIRM to protect against such occurrences as wave wash and floating debris, to provide an added margin of safety against floods having a magnitude greater than the base flood, or to compensate for future urban development;
- (16) Requirement of consistency between state, regional and local comprehensive plans and flood plain management programs;
- (17) Requirement of pilings or columns rather than fill, for the elevation of structures within flood-prone areas, in order to maintain the storage capacity of the flood plain and to minimize the potential for negative impacts to sensitive ecological areas;

- (18) Prohibition, within any floodway or coastal high hazard area, of plants or facilities in which hazardous substances are manufactured.
- (19) Requirement that a plan for evacuating residents of all manufactured home parks or subdivisions located within flood prone areas be developed and filed with and approved by appropriate community emergency management authorities.

[41 FR 46975, Oct. 26, 1976. Redesignated at 44 FR 31177, May 31, 1979, as amended at 50 FR 36025, Sept. 4, 1985; 54 FR 40284, Sept. 29, 1989]

§ 60.23 Planning considerations for mudslide (i.e., mudflow)-prone areas.

The planning process for communities identified under part 65 of this subchapter as containing Zone M, or which indicate in their applications for flood insurance pursuant to § 59.22 of this subchapter that they have mudslide (i.e., mudflow) areas, should include—

- (a) The existence and extent of the hazard;
- (b) The potential effects of inappropriate hillside development, including
 - (1) Loss of life and personal injuries, and
 - (2) Public and private property losses, costs, liabilities, and exposures resulting from potential mudslide (i.e., mudflow) hazards;
- (c) The means of avoiding the hazard including the
 - (1) availability of land which is not mudslide (i.e., mudflow)-prone and the feasibility of developing such land instead of further encroaching upon mudslide (i.e., mudflow) areas,
 - (2) possibility of public acquisition of land, easements, and development rights to assure the proper development of hillsides, and
 - (3) advisability of preserving mudslide (i.e., mudflow) areas as open space;
- (d) The means of adjusting to the hazard, including the
 - (1) establishment by ordinance of site exploration, investigation, design, grading, construction, filing, compacting, foundation, sewerage, drainage, subdrainage, planting, inspection and maintenance standards and requirements that promote proper land use, and
 - (2) provision for proper drainage and subdrainage on public property and the location of public utilities and service facilities, such as sewer, water, gas and electrical systems and streets in a manner designed to minimize exposure to mudslide (i.e., mudflow) hazards and prevent their aggravation;
- (e) Coordination of land use, sewer, and drainage regulations and ordinances with fire prevention, flood plain, mudslide (i.e., mudflow), soil, land, and water regulation in neighboring communities;
- (f) Planning subdivisions and other developments in such a manner as to avoid exposure to mudslide (i.e., mudflow) hazards and the control of public facility and utility extension to discourage inappropriate development;

- (g) Public facility location and design requirements with higher site stability and access standards for schools, hospitals, nursing homes, orphanages, correctional and other residential institutions, fire and police stations, communication centers, electric power transformers and substations, water and sewer pumping stations and any other public or quasi-public institutions located in the mudslide (i.e., mudflow) area to enable them to withstand mudslide (i.e., mudflow) damage and to facilitate emergency operations; and
- (h) Provision for emergencies, including:
 - (1) Warning, evacuation, abatement, and access procedures in the event of mudslide (i.e., mudflow),
 - (2) Enactment of public measures and initiation of private procedures to limit danger and damage from continued or future mudslides (i.e., mudflow),
 - (3) Fire prevention procedures in the event of the rupture of gas or electrical distribution systems by mudslides,
 - (4) Provisions to avoid contamination of water conduits or deterioration of slope stability by the rupture of such systems,
 - (5) Similar provisions for sewers which in the event of rupture pose both health and site stability hazards and
 - (6) Provisions for alternative vehicular access and escape routes when normal routes are blocked or destroyed by mudslides (i.e., mudflow);
- (i) The means for assuring consistency between state, areawide, and local comprehensive plans with the plans developed for mudslide (i.e., mudflow)-prone areas;
- (j) Deterring the nonessential installation of public utilities and public facilities in mudslide (i.e., mudflow)-prone areas.

§ 60.24 Planning considerations for flood-related erosion-prone areas.

The planning process for communities identified under part 65 of this subchapter as containing Zone E or which indicate in their applications for flood insurance coverage pursuant to § 59.22 of this subchapter that they have flood-related erosion areas should include—

- (a) The importance of directing future developments to areas not exposed to flood-related erosion;
- (b) The possibility of reserving flood-related erosion-prone areas for open space purposes;
- (c) The coordination of all planning for the flood-related erosion-prone areas with planning at the State and Regional levels, and with planning at the level of neighboring communities;
- (d) Preventive action in E zones, including setbacks, shore protection works, relocating structures in the path of flood-related erosion, and community acquisition of flood-related erosion-prone properties for public purposes;
- (e) Consistency of plans for flood-related erosion-prone areas with comprehensive plans at the state, regional and local levels.

§ 60.25 Designation, duties, and responsibilities of State Coordinating Agencies.

- (a) States are encouraged to demonstrate a commitment to the minimum flood plain management criteria set forth in §§ 60.3, 60.4, and 60.5 as evidenced by the designation of an agency of State government to be responsible for coordinating the Program aspects of flood plain management in the State.
- (b) State participation in furthering the objectives of this part shall include maintaining capability to perform the appropriate duties and responsibilities as follows:
 - (1) Enact, whenever necessary, legislation enabling counties and municipalities to regulate development within flood-prone areas;
 - (2) Encourage and assist communities in qualifying for participation in the Program;
 - (3) Guide and assist county and municipal public bodies and agencies in developing, implementing, and maintaining local flood plain management regulations;
 - (4) Provide local governments and the general public with Program information on the coordination of local activities with Federal and State requirements for managing flood-prone areas;
 - (5) Assist communities in disseminating information on minimum elevation requirements for development within flood-prone areas;
 - (6) Assist in the delineation of riverine and coastal flood-prone areas, whenever possible, and provide all relevant technical information to the Federal Insurance Administrator;
 - (7) Recommend priorities for Federal flood plain management activities in relation to the needs of county and municipal localities within the State;
 - (8) Provide notification to the Federal Insurance Administrator in the event of apparent irreconcilable differences between a community's local flood plain management program and the minimum requirements of the Program;
 - (9) Establish minimum State flood plain management regulatory standards consistent with those established in this part and in conformance with other Federal and State environmental and water pollution standards for the prevention of pollution during periods of flooding;
 - (10) Assure coordination and consistency of flood plain management activities with other State, areawide, and local planning and enforcement agencies;
 - (11) Assist in the identification and implementation of flood hazard mitigation recommendations which are consistent with the minimum flood plain management criteria for the Program;
 - (12) Participate in flood plain management training opportunities and other flood hazard preparedness programs whenever practicable.
- (c) Other duties and responsibilities, which may be deemed appropriate by the State and which are to be officially designated as being conducted in the capacity of the State Coordinating Agency for the Program, may be carried out with prior notification of the Federal Insurance Administrator.
- (d) For States which have demonstrated a commitment to and experience in application of the minimum flood plain management criteria set forth in §§ 60.3, 60.4, and 60.5 as evidenced by the establishment and implementation of programs which substantially encompass the activities described in paragraphs (a), (b), and (c) of this section, the Federal Insurance Administrator shall take the foregoing into account when:

- (1) Considering State recommendations prior to implementing Program activities affecting State communities;
- (2) Considering State approval or certifications of local flood plain management regulations as meeting the requirements of this part.

[51 FR 30309, Aug. 25, 1986]

§ 60.26 Local coordination.

- (a) Local flood plain, mudslide (i.e., mudflow) and flood-related erosion area management, forecasting, emergency preparedness, and damage abatement programs should be coordinated with relevant Federal, State, and regional programs;
- (b) A community adopting flood plain management regulations pursuant to these criteria should coordinate with the appropriate State agency to promote public acceptance and use of effective flood plain, mudslide, (i.e., mudflow) and flood-related erosion regulations;
- (c) A community should notify adjacent communities prior to substantial commercial developments and large subdivisions to be undertaken in areas having special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazards.

ORDINANCE NO. 533

AN ORDINANCE OF THE CITY OF MALIBU AMENDING MALIBU MUNICIPAL CODE CHAPTER 15.20 TO MAKE TECHNICAL AMENDMENTS TO THE FLOODPLAIN MANAGEMENT ORDINANCE AND FINDING THE SAME EXEMPT FOR THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council of the City of Malibu does ordain as follows:

SECTION 1. Recitals

A. The National Flood Insurance Program (NFIP), administered by the Federal Emergency Management Agency (FEMA), provides federally subsidized flood insurance to property owners in participating communities that adopt and enforce floodplain management regulations meeting or exceeding the requirements of Title 44, Part 60 of the Code of Federal Regulations.

B. City of Malibu's continued participation in the NFIP is necessary to ensure that City residents remain eligible to purchase federally subsidized flood insurance, and requires the City to administer and enforce floodplain management regulations in compliance with FEMA requirements.

C. FEMA generally discourages the placement of septic systems within coastal floodplains but allows such installations where a registered engineer or architect demonstrates, through a City-approved variance, that the floodplain is the only feasible location due to unique site characteristics, including lot size, geology, or proximity to the shoreline.

D. Under the City of Malibu's existing floodplain management procedures, approval of variances requires a public hearing before the City Council, which can be time-intensive and may significantly delay rebuilding and recovery efforts.

E. In January 2025, the Palisades Fire damaged or destroyed more than 300 coastal properties, including seawalls that protect residential septic systems, creating an urgent need for timely rebuilding within FEMA-designated coastal floodplains.

F. City of Malibu seeks to facilitate efficient rebuilding for Palisades Fire-impacted properties while maintaining full compliance with FEMA and NFIP requirements.

G. The proposed amendments to Chapter 15.20 authorize the City Council to delegate authority to the Public Works Director, acting as the designated Floodplain Administrator, to issue expedited ministerial permits for variances limited to septic systems and associated seawalls constructed solely to protect the operation of septic systems for Palisades Fire rebuilds.

SECTION 2. California Environmental Quality Act.

The City Council hereby finds that adoption of the Ordinance is exempt from the California Environmental Quality Act ("CEQA") under the Class 7 Categorical Exemption for actions taken to assure protection of natural resources (CEQA Guideline 15307) and the Class 8 exemption for protection of the environment (CEQA Guideline 15308). An ordinance for the protection of life and property and protection of the environment is also covered by the common sense exemption that

CEQA only applies to projects which have the potential for causing significant effects on the environment. (CEQA Guideline 15061(b)(3).)

SECTION 3. Code Amendment.

Chapter 15.20, entitled, “Floodplain Management”, of the Malibu Municipal Code is hereby amended and restated in its entirety as provided in Exhibit “A” attached hereto and incorporated herein by reference.

SECTION 4. Effective Date.

This ordinance shall take effect 30 days following adoption by the City Council.

SECTION 5. Severability.

Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole or any remaining provisions hereof. The City Council of the City of Malibu hereby declares that it would have adopted this Ordinance despite any partial invalidity of its provisions.

SECTION 6. Certification.

The City Clerk shall certify to the passage and adoption of this Ordinance.

PASSED, APPROVED AND ADOPTED this ____ day of ____ 2026.

BRUCE SILVERSTEIN, Mayor

ATTEST:

KELSEY PETTIJOHN, City Clerk
(seal)

Date: _____

APPROVED AS TO FORM:

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

TREVOR RUSIN, Interim City Attorney

EXHIBIT A

Chapter 15.20.

FLOODPLAIN MANAGEMENT

Sections:

- 15.20.005 Statutory Authorization**
- 15.20.010 Intent.**
- 15.20.020 Purpose.**
- 15.20.030 Methods of reducing flood losses.**
- 15.20.040 Definitions.**
- 15.20.050 Lands to which this chapter applies.**
- 15.20.060 Establishment of development permit.**
- 15.20.070 Designation of the floodplain administrator.**
- 15.20.080 Duties and responsibilities of the floodplain administrator.**
- 15.20.090 Appeals.**
- 15.20.100 Standards of construction.**
- 15.20.110 Standards for utilities.**
- 15.20.120 Standards for subdivisions.**
- 15.20.130 Standards for manufactured homes and mobile homes.**
- 15.20.140 Standards for recreational vehicles.**
- 15.20.150 Coastal high hazard areas.**
- 15.20.160 Mudslide (i.e., mudflow) prone areas.**
- 15.20.170 Flood-related erosion-prone areas.**
- 15.20.180 Nature of variances.**
- 15.20.190 Appeal board.**
- 15.20.200 Conditions for variances.**
- 15.20.210 Special Variance Provisions for Seawalls to Protect Septic Systems**

15.20.005 Statutory Authorization

The Legislature of the State of California has in Government Code Sections 65302, 65560, and 65800 conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City Council of the City of Malibu of Los Angeles County does hereby adopt the following floodplain management regulations.

15.20.010 Intent.

A. The flood hazard areas of the city are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

B. These flood losses can be caused by uses that are inadequately elevated, floodproofed, or protected from flood damage. The cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities can also contribute to the flood loss.

15.20.020 Purpose.

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- A. Protect human life and health;
- B. Minimize expenditure of public money for costly flood control projects;
- C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. Minimize prolonged business interruptions;
- E. Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in areas of special flood hazard;
- F. Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future blighted areas caused by flood damage;
- G. Ensure that potential buyers and property owners are notified that property is in an area of special flood hazard; and
- H. Ensure that those who occupy areas of special flood hazard assume responsibility for their actions.

15.20.030 Methods of reducing flood losses.

To accomplish its purposes, this chapter includes methods and provisions to:

- A. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;
- B. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- D. Control filling, grading, dredging, and other development which may increase flood damage; and
- E. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

15.20.040 Definitions.

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

“Accessory Structure” means a structure that is either:

1. Solely for the parking of no more than 2 cars; or
2. A small, low cost shed for limited storage, less than 150 square feet and \$1,500 in value.

“Accessory use” means a use which is incidental and subordinate to the principal use of the parcel of land on which it is located.

“Appeal” means a request for a review of the floodplain administrator’s interpretation of any provision of this chapter.

“Area of shallow flooding” means a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

“Area of special flood-related erosion hazard” is the land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Insurance Rate Map (FIRM).

Area of Special Flood Hazard. See “Special flood hazard area.”

“Base flood” means a flood which has a one percent chance of being equaled or exceeded in any given year (also called the “one hundred (100) year flood”) based on a clear flow. “Base flood” is the term used throughout this chapter.

“Basement” means any area of the building having its floor subgrade, i.e., below ground level on all sides.

“Breakaway walls” are any type of walls, whether solid or lattice, and whether constructed of concrete, masonry, wood, metal, plastic or any other suitable building material which is not part of the structural support of the building and which is designed to break away under abnormally high tides or wave action without causing any damage to the structural integrity of the building on which they are used or any buildings to which they might be carried by flood waters. A breakaway wall shall have a safe design loading resistance of not less than ten (10) and no more than twenty (20) pounds per square foot. Use of breakaway walls must be certified by a registered engineer or architect and shall meet the following conditions:

1. Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and
2. The elevated portion of the building shall not incur any structural damage due to the effects of wind and water loads acting simultaneously in the event of the base flood.

“Building.” See “Structure.”

“Coastal high hazard area” means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. It is an area subject to high velocity waters, including coastal and tidal inundations or tsunamis. The area is designated on a Flood Insurance Rate Map (FIRM) as Zone V1-V30, VE, or V.

“Development” means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

“Development permit” means plot plan, site plan or conditional use permit.

“Encroachment” means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain which may impede or alter the flow capacity of a floodplain.

“Existing mobile home or manufactured home park or subdivision” means a mobile home or manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before March 28, 1994.

“Expansion to an existing mobile home or manufactured home park or subdivision” means the preparation of additional sites in an existing park by the construction of facilities for servicing

the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

“Flood, flooding, or flood water” means:

1. A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters; the unusual and rapid accumulation or runoff of surface waters from any source; and/or mudslides; and

2. The condition resulting from flood-related erosion, see “Flood-related erosion”.

“Flood Insurance Rate Map (FIRM)” means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

“Flood Insurance Study” means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Map, the Flood Boundary and Floodway Map, and the water surface elevation of the base flood.

“Floodplain or flood-prone area” means any land area susceptible to being inundated by water from any source, see “Flooding.”

“Floodplain administrator” is the individual appointed to administer and enforce the floodplain management regulations.

“Floodplain management” means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

“Floodplain management regulations” means this chapter and planning and zoning regulations, subdivision regulations, building codes, health regulations, special purpose ordinances (such as grading and erosion control) and other applications of police power which control development in flood-prone areas. This term describes federal, state or local regulations in any combination thereof which provide standards for preventing and reducing flood loss and damage.

“Floodproofing” means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

“Flood-related erosion” means the collapse or subsidence of land along the beach or the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

“Flood-related erosion area” or “flood-related erosion prone area” means a land area adjoining the beach or the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

“Flood-related erosion area management” means the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works, and floodplain management regulations.

“Fraud and victimization” as related to Sections 15.20.180 through 15.20.200, variances, of this chapter, means that the variance granted must not cause fraud on or victimization of the public.

In examining this requirement, the city council will consider the fact that every newly constructed building adds to government responsibilities and remains a part of the community for fifty (50) to one-hundred (100) years. Buildings that are permitted to be constructed below the base flood elevation are subject during all those years to increased risk of damage from floods, while future owners of the property and the community as a whole are subject to all the costs, inconvenience, danger, and suffering that those increased flood damages bring. In addition, future owners may purchase the property, unaware that it is subject to potential flood damage, and can be insured only at very high flood insurance rates.

“Functionally dependent use” means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

“Governing body” is the city council of the city of Malibu.

“Hardship” as related to Sections 15.20.180 through 15.20.210, variances, of this chapter means the exceptional hardship that would result from a failure to grant the requested variance. The city requires that the variance be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one’s neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

“Highest adjacent grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

“Historic structure” means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic presentation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states with approved programs.

“Levee” means a manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

“Levee system” means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accord with sound engineering practices.

“Lowest floor” means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or

storage in an area other than a basement area (see “Basement”) is not considered a building’s lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this chapter. (Note: This definition allows attached garages to be built at grade. Below grade garages are not allowed as they are considered to be basements.)

“Manufactured home” means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle.”

“Manufactured home park or subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

“Mean sea level” means for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which base flood elevations shown on a community’s Flood Insurance Rate Map are referenced.

“New construction,” for floodplain management purposes, means structures for which the start of construction commenced on or after March 28, 1994, and includes any subsequent improvements to such structures.

“New mobile home or manufactured home park or subdivision” means a mobile home or manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after March 28, 1994.

“Obstruction” does not include caissons or pilings, but includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

“One-Hundred Year Flood” or “100-year flood.” See “Base flood.”

“Primary frontal dune” means a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves during major coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from a relatively mild slope.

“Principal structure” means a structure used for the principal use of the property on which it is located.

“Public safety and nuisance” as related to Sections 15.20.180 through 15.20.210, variances, of this chapter means that the granting of a variance must not result in anything which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

“Recreational vehicle” means a vehicle which is:

1. Built on a single chassis;

2. Four hundred (400) square feet or less when measured at the largest horizontal projection;

3. Designed to be self-propelled or permanently towable by a light-duty truck; and

4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

“Riverine” means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

“Sand dunes” means naturally occurring accumulations of sand in ridges or mounds landward of the beach.

“Sheet Flow Area.” See “Area of shallow flooding.”

“Special flood hazard area (SFHA)” means an area having special flood, mudslide (i.e., mudflow), or flood-related erosion hazards, and shown on a FIRM as Zone A, AO, A1-A30, AE, A99, AH, E, M, V1-V30, VE or V.

“Start of construction” (with reference to substantial improvement and other proposed new development) means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within one hundred eighty (180) days from the date of the permit. The “actual start” means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the “actual start of construction” means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

“Structure” means a walled and roofed building that is principally above ground; this includes a gas or liquid storage tank or a manufactured home.

“Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

“Substantial improvement” means any reconstruction, rehabilitation, addition, or other proposed new development of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have been identified by the building official and which are the minimum necessary to assure safe living conditions; or

2. Any alteration of a historic structure; provided that the alteration will not preclude the structure’s continued designation as a historic structure.

V zone. See “Coastal high hazard area.”

“Variance” means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

“Watercourse” means a lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. “Watercourse” includes specifically designated areas in which substantial flood damage may occur.

“Water surface elevation” means the height, in relation to the National Geodetic Vertical Datum of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

15.20.050 Lands to which this chapter applies.

This chapter shall apply to all areas of special flood hazard within the jurisdiction of the city.

A. Basis for Establishing Areas of Special Flood Hazard. The areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in the Los Angeles County Flood Insurance Study (FIS), dated July 6, 1998, and accompanying Flood Insurance Rate Maps (FIRMs), and all subsequent amendments and/or revisions are adopted by reference and declared to be a part of this chapter. This FIS and attendant mapping is the minimum area of applicability of this chapter and may be supplemented by studies for other areas which allow implementation and which are recommended to the city council by the floodplain administrator. The FIS and FIRMs are on file at City Hall, public works department.

B. Compliance. No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violation of the requirements of this chapter (including violations of conditions and safeguards established in connection with conditions of permits issued hereunder) shall constitute a misdemeanor. Nothing herein shall prevent the city council from taking such lawful action as is necessary to prevent or remedy any violation.

C. Applicability. This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another chapter, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

D. Interpretation. In the interpretation and application of this chapter, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the city; and
3. Deemed neither to limit nor repeal any other powers granted under state

statutes.

E. Warning and Disclaimer of Liability. The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the city, any officer or employee thereof, the state of California, or the Federal Insurance Administration, Federal Emergency Management Agency, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder.

F. Severability. This chapter and the various parts thereof are declared to be severable. Should any section of this chapter be declared by the courts to be unconstitutional or invalid, such

decision shall not affect the validity of the chapter as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid.

15.20.060 Establishment of development permit.

A development permit shall be obtained before any construction or other development begins within any area of special flood hazard established in Section 15.20.050. Application for a development permit shall be made on forms furnished by the floodplain administrator and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevation of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required.

- A. Proposed elevation in relation to mean sea level, of the lowest floor (including basement) of all structures in Zones AE, AO, Approximate A, and VE, elevation of highest adjacent grade and proposed elevation of lowest floor, including basement, of all structures; or
- B. Proposed elevation in relation to mean sea level to which any structure will be floodproofed, if required in Section 15.20.100(C)(3); and
- C. All appropriate certifications listed in Section 15.20.100(C) of this chapter; and
- D. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
- E. For a crawl-space foundation, location and total net area of flood vent foundation openings as required in Section 15.20.100 of this ordinance.
- F. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

15.20.070 Designation of the floodplain administrator.

The Floodplain Administrator shall administer, implement, and enforce this chapter by granting or denying development permits in accord with its provisions. .

15.20.080 Duties and responsibilities of the floodplain administrator.

The duties and responsibilities of the floodplain administrator shall include, but not be limited to the following:

- A. Permit Review. Review all development permits to determine that:
 - 1. Permit requirements of this chapter have been satisfied including determination of substantial improvement and substantial damage of existing structures;
 - 2. All other required state and federal permits have been obtained; and
 - 3. The site is reasonably safe from flooding.
- 4. The proposed development does not adversely affect the carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated. This means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the city of Malibu; and
- 5. All letters of Map Revision (LOMR's) flood control projects are approved prior to issuance of building permits. Building permits must not be issued based on conditional letters of map revision (CLOMR's). Approved CLOMR's allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition.

6. The Floodplain Administrator shall have the authority to grant variances for properties within the effective FEMA FIRM coastal high hazard VE Zone flood zone for the construction of new and substantial improvement repairs to seawalls that are specifically intended to protect septic systems from potential wave runup damage and scouring related to the Pacific Palisades Fire rebuild projects. This authority shall be exercised in accordance with Sections 15.20.180 through 15.20.210. The granting of a variance shall be conditional upon the septic system and seawall being the smallest size and their placement as landward as possible, may not be utilized for structural support of the building, minimizes the obstruction to flood flow as much as possible, will not result in increased flood heights to the effective FEMA FIRM, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing local laws or ordinances. The granting of a variance shall be deemed to be the minimum necessary, considering the flood hazard, to afford relief to the property.

B. Development of Substantial Improvement and Substantial Damage Procedures.

1. Using FEMA publication FEMA 213, "Answers to Questions About Substantially Damaged Buildings," develop detailed procedures for identifying and administering requirements for substantial improvement and substantial damage, to include defining "Market Value."

2. Assure procedures are coordinated with other departments/divisions and implemented by community staff.

C. Review and Use of Any Other Base Flood Data. When base flood elevation data has not been provided in accordance with Section 15.20.050(B), the floodplain administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal or state agency, or other source, in order to administer Section 15.20.060. Any such information shall be submitted to the city council for adoption prior to its use.

D. Notification of Other Agencies. In alteration or relocation of a watercourse:

1. Notify adjacent communities and the California Department of Water Resources prior to alteration or relocation;

2. Submit evidence of such notification to the Federal Insurance Administration, Federal Emergency Management Agency; and

3. Assure that the flood-carrying capacity within the altered or relocated portion of the watercourse is maintained.

4. Base Flood Elevation changes due to physical alterations:

a. Within 6 months of information becoming available or project completion, whichever comes first, the floodplain administrator shall submit or assure that the permit applicant submits technical or scientific data to FEMA for a Letter of Map Revision (LOMR).

b. All LOMR's for flood control projects are approved prior to the issuance of building permits. Building Permits must not be issued based on Conditional Letters of Map Revision (CLOMR's). Approved CLOMR's allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition.

Such submissions are necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements are based on current data.

5. Notify FEMA in writing whenever the corporate boundaries have been modified by annexation or other means and include a copy of a map of the community clearly delineating the new corporate limits.

E. Documentation of Floodplain Development. Obtain and maintain for public inspection and make available as needed the following:

1. Certification required by Section 15.20.100(C)(1) (lowest floor elevations);
2. Certification required by Section 15.20.100(C)(2) (elevation or floodproofing of nonresidential structures);
3. Certification required by Section 15.20.100(C)(3) (wet floodproofing standard);
4. Certification of elevation required by Section 15.20.120(B) (subdivision standards);
5. Certification required by Section 15.20.175(B) (floodway encroachments);
6. Information required by Section 15.20.150(F) (coastal construction standards); and
7. Reports required by Section 15.20.160(D) (mudflow standards); and
8. Maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its biennial report submitted to the Federal Emergency Management Agency

F. Map Determinations. Make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazard, for example, where there appears to be a conflict between a mapped boundary and actual field conditions. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Sections 15.20.180 through 15.20.210.

G. Remedial Action. Take action to remedy violations of this chapter as specified in Section 15.20.050(B).

15.20.090 Appeals.

The city council shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this chapter.

15.20.100 Standards of construction.

In all areas of special flood hazards the following standards are required:

- A. Anchoring.
 1. All new construction and substantial improvements shall be adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 2. All mobile homes and manufactured homes shall meet the anchoring standards of Section 15.20.130.

B. Construction Materials and Methods. All new construction and substantial improvement shall be constructed:

1. With materials and utility equipment resistant to flood damage;
2. Using methods and practices that minimize flood damage;
3. With electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and if
4. Within Zones AH or AO, so that there are adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures.

C. Elevation and floodproofing. (See Section 15.20.040, definitions for “new construction,” “substantial damage” and “substantial improvement”.)

1. Residential construction, new or substantial improvement, shall have the lowest floor, including basement;

a. In an AO zone, the lowest floor including basemen shall be elevated above the highest adjacent grade to a height equal to or exceeding the depth number specified in feet on the FIRM by at least one foot, or elevated at least three feet above the highest adjacent grade if no depth number is specified;

b. In a VE zone, the lowest horizontal support member shall be elevated to at least one foot above the base flood elevation, shown on the effective FIRM;

c. In all other zones, including Zone AE and the Unnumbered/Approximate Zone A, the lowest floor including basement shall be elevated to at least one foot above the base flood elevation shown on the effective FIRM.

Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered professional engineer or surveyor, or verified by the building official to be properly elevated. Such certification or verification shall be provided to the floodplain administrator.

2. Nonresidential construction shall either be elevated to conform with subsection (C)(1) of this section or, together with attendant utility and sanitary facilities,

a. Be floodproofed below the elevation recommended under subsection (C)(1) so that the structure is watertight with walls substantially impermeable to the passage of water;

b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

c. Be certified by a registered professional civil engineer or architect that the standards of this subsection are satisfied. Such certification shall be provided to the floodplain administrator.

3. All new construction and substantial improvement with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must exceed the following minimum criteria:

a. Be certified by a registered professional civil engineer or architect;

b. Be certified to comply with a local floodproofing standard approved by the Federal Insurance Administration, Federal Emergency Management Agency; or

c. Have a minimum of two openings on different sides having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one foot above adjacent natural grade. Openings may be

equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwater.

4. Manufactured homes and mobile homes shall also meet the standards in Section 15.20.130.

15.20.105 Standards for Garages and low-cost accessory structures

A. "Accessory structures" used solely for parking (2 car detached garages or smaller) or limited storage (small, low-cost sheds), as defined in Section 15.20.40 may be constructed such that its floor is below the base flood elevation (BFE), provided the structure is designed and constructed in accordance with the following requirements:

1. Use of the accessory structure must be limited to parking or limited storage;
2. The portions of the accessory structure located below the BFE must be built using flood-resistant materials;
3. The accessory structure must be adequately anchored to prevent flotation, collapse and lateral movement;
4. Any mechanical and utility equipment in the accessory structure must be elevated or floodproofed to or above the BFE;
5. The accessory structure must comply with floodplain encroachment provisions in Section 15.20.150, and
6. The accessory structure must be designed to allow for the automatic entry of flood waters in accordance with Section 15.20.100

B. Detached garages and accessory structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 15.20.100.

15.20.110 Standards for utilities.

A. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate:

1. Infiltration of flood waters into the systems; and
2. Discharge from the systems into flood waters.

B. On-site waste disposal systems shall be located to avoid impairment to them, or contamination from them during flooding.

15.20.120 Standards for subdivisions.

A. All preliminary subdivision proposals shall identify the special flood hazard area and the elevation of the base flood.

B. All subdivision plans shall provide the elevation of proposed structure(s) and pad(s). If the site is filled above the base flood elevation, the lowest floor, pad elevations, and lowest adjacent

grade shall be certified by a registered professional engineer or surveyor and provided to the floodplain administrator.

C. All subdivision proposals shall be consistent with the need to minimize flood damage.

D. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

E. All subdivisions shall provide adequate drainage to reduce exposure to flood hazards.

15.20.130 Standards for manufactured homes and mobile homes.

A. All manufactured homes and mobile homes that are placed or substantially improved, within Zones A1-30, AH, AE, V, and VE on the city's Flood Insurance Rate Map, on sites located.

1. Outside of a manufactured home or mobile home park or subdivision;
2. In a new manufactured home or mobile home park or subdivision;
3. In an expansion to an existing manufactured home or mobile home park or subdivision; or
4. In an existing manufactured home or mobile home park or subdivision on a site upon which a manufactured home or mobile home has incurred substantial damage as the result of a flood; shall be elevated on a permanent foundation such that the lowest floor of the manufactured home or mobile home is elevated to at least one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation collapse and lateral movement.

B. All manufactured homes or mobile homes that are placed or substantially improved on sites located within Zones V1-30, V, and VE on the community's Flood Insurance Rate Map will meet the requirements of subsection A of this section and Section 15.20.160.

C. All manufactured homes or mobile homes to be placed or substantially improved on sites in an existing manufactured home or mobile home park or subdivision within Zones A1-30, AR, AE, V1-30, V, and VE on the community's Flood Insurance Rate Map that are not subject to the provisions of subsection A of this section will be elevated so that either the:

1. Lowest floor of the manufactured home or mobile home is at least one foot above the base flood elevation; or
2. Manufactured home or mobile home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

15.20.140 Standards for recreational vehicles.

A. All recreational vehicles placed on sites within Zones A1-30, AH, AE, V, and VE on the city's Flood Insurance Rate Map will either:

1. Be on the site for fewer than one hundred eighty (180) consecutive days;

2. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or

3. Meet the permit requirements of Sections 15.20.060 through 15.20.090 of this chapter and the elevation and anchoring requirements for manufactured homes or mobile homes in Section 15.20.130(A).

B. Recreation vehicles placed on sites within Zones V1-30, V, and VE on the city's Flood Insurance Rate Map will meet the requirements of subsection A of this section and Section 15.20.160.

15.20.150 Coastal high hazard areas.

Within coastal high hazard areas, Zone VE, as established under Section 15.20.050(A), the following standards shall apply.

A. All new construction and substantial improvement shall be elevated on adequately anchored pilings or columns and securely anchored to such pilings or columns so that the lowest horizontal portion of the structural members of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by the building code.

B. All new construction and substantial improvement shall be located on the landward side of the average mean high tide line.

C. All new construction and substantial improvement shall have the space below the lowest floor free of obstructions or constructed with breakaway walls as defined in Section 15.20.040 of this chapter. Such enclosed space shall not be used for human habitation and will be usable solely for parking of vehicles, building access or storage.

D. Fill shall not be used for structural support of buildings.

E. Manmade alteration of sand dunes which would increase potential flood damage is prohibited.

F. Seawalls designed and constructed for the sole purpose of protecting septic systems from wave runup and scouring shall be subject to the variance requirements defined in Sections 15.20.180 through 15.20.210.

G. The floodplain administrator shall obtain and maintain the following records:

1. Certification by a registered engineer or architect that a proposed structure complies with Section 15.20.160(A);

2. The elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings or columns) of all new and substantially improved structures, and whether such structures contain a basement.

15.20.160 Mudslide (i.e., mudflow) prone areas.

A. The floodplain administrator shall review permits for proposed construction or other development to determine if it is proposed within a mudslide area.

B. Permits shall be reviewed to determine that the proposed site and improvement will be reasonably safe from mudslide hazards. Factors to be considered in making this determination include but are not limited to the:

1. Type and quality of soils;
2. Evidence of ground water or surface water problems;
3. Depth and quality of any fill;
4. Overall slope of the site; and
5. Weight that any proposed development will impose on the slope.

C. Within areas which may have mudslide hazards, the floodplain administrator shall require that:

1. A site investigation and further review be made by persons qualified in geology and soils engineering;
2. The proposed grading, excavation, new construction, and substantial improvement be adequately designed and protected against mudslide damages;
3. The proposed grading, excavations, new construction, and substantial improvement not aggravate the existing hazard by creating either on-site or off-site disturbances; and
4. Drainage, planting, watering, and maintenance not endanger slope stability.

15.20.170 Flood-related erosion-prone areas.

A. The floodplain administrator shall require permits for proposed construction and other development within all flood-related erosion-prone areas as known to the city.

B. Permit applications shall be reviewed to determine whether the proposed site alterations and improvements will be reasonably safe from flood-related erosion and will not cause flood-related erosion hazards or otherwise aggravate the existing hazard.

C. If a proposed improvement is found to be in the path of flood-related erosion or would increase the erosion hazard, such improvement shall be relocated or adequate protective measures shall be taken to avoid aggravating the existing erosion hazard.

D. Within Zone E on the Flood Insurance Rate Map, a setback is required for all new development from the ocean, lake, bay, riverfront or other body of water to create a safety buffer consisting of a natural vegetative or contour strip. This buffer shall be designated according to the flood-related erosion hazard and erosion rate, in relation to the anticipated useful life of structures, and depending upon the geologic, hydrologic, topographic, and climactic characteristics of the land. The buffer may be used for suitable open space purposes, such as for agricultural, forestry, outdoor

recreation and wildlife habitat areas, and for other activities using temporary and portable structures only.

15.20.175 Floodways

Since floodways are an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

A. Until a regulatory floodway is adopted, no new construction, substantial development, or other development, including fill, shall be permitted within an Approximate/Unnumbered Zone A and in Zones A1-30 and AE, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other development, will not increase the water surface elevation of the base flood more than 1 foot at any point within the city of Malibu.

B. Within an adopted regulatory floodway, the City of Malibu shall prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered civil engineer is provided demonstrating that the proposed encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.

C. If subsections A & B are satisfied, all new construction, substantial improvement, and other proposed new development shall comply with all other applicable flood hazard reduction provisions of Section 15.20.100 to 15.20.170.

15.20.180 Nature of variances.

The variance criteria set forth in this section of the chapter are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this chapter would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

It is the duty of the city council to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below flood level are so serious that variances from the flood elevation or from other requirements in this chapter are quite rare. .

A variance for the construction or substantial improvement repair to a seawall that is intended only for the protection of a septic system may be issued by the Floodplain Administrator conditional upon the provisions and requirements set out in 15.20.200 and 15.20.210.

15.20.190 Appeal board.

A. In passing upon requests for variances, the city council shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and the:

1. Danger that materials may be swept onto other lands to the injury of others;
2. Danger of life and property due to flooding or erosion damage;
3. Susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the existing individual owner and future owners of the property;
4. Importance of the services provided by the proposed facility to the city;
5. Necessity to the facility of a waterfront location, where applicable;
6. Availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
7. Compatibility of the proposed use with existing and anticipated development;
8. Relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. Safety of access to the property in time of flood for ordinary and emergency vehicles;
10. Expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and
11. Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water system, and streets and bridges.

B. Any applicant to whom a variance is granted shall be given written notice over the signature of the floodplain administrator that:

1. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as twenty-five dollars (\$25.00) for one hundred dollars (\$100.00) of insurance coverage; and
2. Such construction below the base flood level increases risks to life and property. A copy of the notice shall be recorded by the floodplain administrator in the office of the registrar recorder of Los Angeles County and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land; and

C. The floodplain administrator will maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its biennial report submitted to the Federal Insurance Administration, Federal Emergency Management Agency. .

D. Variances for Septic Systems and Seawalls to Protect Septic Systems.
Decisions made by the Floodplain Administrator under the authority granted in Section 15.20.070 may be appealed directly to the City Council if necessary. Variances granted for seawalls intended specifically to protect septic systems shall be processed on an expedited basis.

15.20.200 Conditions for variances.

A. Generally, variances may be issued for new construction, substantial improvement, and other proposed new development to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing that the procedures of Sections 15.20.060 to 15.20.090 and Sections 15.20.100 to 15.20.180 of this chapter have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

B. Variances may be issued for the repair or rehabilitation of “historic structures” (as defined in Section 15.20.040 of this chapter) upon a determination that the proposed repair or rehabilitation will not preclude the structure’s continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

C. Variances shall not be issued within any mapped regulatory floodway if any increase in flood levels during the base flood discharge would result.

D. Variances shall only be issued upon a determination that the variance is the minimum necessary considering the flood hazard, to afford relief. “Minimum necessary” means to afford relief with a minimum of deviation from the requirements of this chapter. For example, in the case of variances to an elevation requirement, this means the city council need not grant permission for the applicant to build at grade, or even to whatever elevation the applicant proposes, but only to that elevation which the city council believes will both provide relief and preserve the integrity of this chapter.

E. Variances shall only be issued upon a:

1. Showing of good and sufficient cause pertaining to unusual characteristics of the property;
2. Determination that failure to grant the variance would result in exceptional “hardship” (as defined in Section 15.20.040 of this chapter) to the applicant; and
3. Determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create a nuisance (as defined in Section 15.20.040, see “Public safety or nuisance”), cause fraud or victimization (as defined in Section 15.20.040) of the public, or conflict with existing local laws or ordinances.

F. Variances may be issued for new construction, substantial improvement, and other proposed new development necessary for the conduct of a functionally dependent use provided that the provisions of subsections A through E of this section are satisfied and that the structure or other development is protected by methods that minimize flood damages during the base flood and does not result in additional threats to public safety and does not create a public nuisance.

G. Upon consideration of the factors and purposes of this chapter, the city council may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.

15.20.210 Special Variance Provisions for Seawalls to Protect Septic Systems.

A. Expedited Variances.

The construction of new or substantial improvement repairs to seawalls specifically intended to protect septic systems from wave runup and scouring **when associated with Pacific Palisades Fire rebuilds** are eligible for expedited variances to facilitate timely development permit approvals. To facilitate this, the City Council has authorized the Floodplain Administrator to grant variances on their behalf, solely for septic systems and seawalls that protect the operation of septic systems **related to Pacific Palisades Fire rebuild projects**.

B. Conditions for Variances for Seawalls to Protect Septic Systems

All conditions for variances defined in Section 15.20.200 shall be met including the following.

1. The applicant has submitted a completed “City of Malibu Floodplain Variance for Septic System Seawalls” application for review and approval by the Floodplain Administrator, prior to the commencement of any construction activity on the property.

2. The septic system and seawall shall be designed and certified by a registered engineer or architect.

3. The design and construction or repair of the seawall will not result in any increase to the effective FEMA FIRM coastal high hazard V/ VE Zone flood heights to the property or to surrounding properties.

4. The septic system and seawall shall be the smallest size and their placement as landward as possible.

5. The design and construction of the seawall may not be utilized for structural support of the building.

6. The design and construction of the seawall shall minimize the obstruction to flood flow as much as possible,

7. The septic system and seawall must comply with all the following regulatory requirements:

7.1 The location of the septic system and seawall shall comply with the NFIP development requirements of the FEMA flood zone as shown on the effective Flood Insurance Rate Map and Flood Insurance Study.

7.2 Meet all applicable federal, state, and local safety requirements, ordinances and building regulations.

7.3 Comply with all applicable provisions of Chapter 15 – Building and Construction of the Municipal Code, including but not limited to floodplain management regulations, construction standards, and development permitting requirements.

8. The Floodplain Administrator has determined that granting of the variance is the minimum necessary, considering the flood hazard, to afford relief to the property.

9. All approved variances under 15.20.210 must be recorded with the Los Angeles County Recorder’s Office and include a notarized acknowledgment by the property owner. The recorded document shall indicate that the variance pertains only to the property, is granted specifically for the construction or substantial improvement repairs to the septic system seawall only and does not constitute an exemption from future floodplain management regulations.

10. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit a completed FEMA Elevation Certificate and obtain approval from the Floodplain Administrator.

ORDINANCE NO. 533U

AN URGENCY ORDINANCE OF THE CITY OF MALIBU AMENDING MALIBU MUNICIPAL CODE CHAPTER 15.20 TO MAKE TECHNICAL AMENDMENTS TO THE FLOODPLAIN MANAGEMENT ORDINANCE AND FINDING THE SAME EXEMPT FOR THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council of the City of Malibu does ordain as follows:

SECTION 1. Recitals

A. The National Flood Insurance Program (NFIP), administered by the Federal Emergency Management Agency (FEMA), provides federally subsidized flood insurance to property owners in participating communities that adopt and enforce floodplain management regulations meeting or exceeding the requirements of Title 44, Part 60 of the Code of Federal Regulations.

B. City of Malibu's continued participation in the NFIP is necessary to ensure that City residents remain eligible to purchase federally subsidized flood insurance, and requires the City to administer and enforce floodplain management regulations in compliance with FEMA requirements.

C. FEMA generally discourages the placement of septic systems within coastal floodplains but allows such installations where a registered engineer or architect demonstrates, through a City-approved variance, that the floodplain is the only feasible location due to unique site characteristics, including lot size, geology, or proximity to the shoreline.

D. Under the City of Malibu's existing floodplain management procedures, approval of variances requires a public hearing before the City Council, which can be time-intensive and may significantly delay rebuilding and recovery efforts.

E. In January 2025, the Palisades Fire damaged or destroyed more than 300 coastal properties, including seawalls that protect residential septic systems, creating an urgent need for timely rebuilding within FEMA-designated coastal floodplains.

F. City of Malibu seeks to facilitate efficient rebuilding for Palisades Fire-impacted properties while maintaining full compliance with FEMA and NFIP requirements.

G. Functioning septic systems are necessary to protect public health and safety by preventing the discharge of untreated wastewater into ocean waters, beaches, groundwater, and neighboring properties.

H. Under the City's existing Floodplain Management Ordinance, approval of floodplain variances requires a public hearing before the City Council, which can significantly delay rebuilding and recovery efforts.

I. Delay in approving the construction or repairs of septic systems and their related seawalls may result in continued environmental hazards; increased risk of damage or destruction to septic systems; and threats to public health, coastal waters, and other environmental resources.

J. The City participates in the National Flood Insurance Program. Continued eligibility in this program is important and essential to ensure that City residents remain eligible to participate in and obtain federally subsidized floor insurance. Failure to timely administer and enforce floodplains regulations in compliance with FEMA requires may jeopardize that eligibility.

K. The amendments adopted by this Urgency Ordinance do not weaken FEMA standards, but instead streamline the local review process by delegating limited variance authority to the Public Works Director acting as Floodplain Administrator, subject to strict compliance with NFIP regulations and all applicable floodplain performance standards.

L. Immediate implementation of these procedural amendments is necessary to prevent unnecessary delay in post-fire rebuilding, to protect public health and coastal resources, and to maintain compliance with FEMA and NFIP requirements.

M. The proposed amendments to Chapter 15.20 authorize the City Council to delegate authority to the Public Works Director, acting as the designated Floodplain Administrator, to issue expedited ministerial permits for variances limited to septic systems and associated seawalls constructed solely to protect the operation of septic systems for Palisades Fire rebuilds.

N. Based on the foregoing facts, the City Council finds that this Ordinance is necessary for the immediate preservation of the public peace, health, and safety within the meaning of Government Code section 36937(b). These threats to public safety, health, and welfare justify adoption of this Ordinance as an urgency ordinance to be effective immediately upon adoption by a four-fifths vote of the City Council.

SECTION 2. California Environmental Quality Act.

The City Council hereby finds that adoption of the Ordinance is exempt from the California Environmental Quality Act ("CEQA") under the Class 7 Categorical Exemption for actions taken to assure protection of natural resources (CEQA Guideline 15307) and the Class 8 exemption for protection of the environment (CEQA Guideline 15308). An ordinance for the protection of life and property and protection of the environment is also covered by the common sense exemption that CEQA only applies to projects which have the potential for causing significant effects on the environment. (CEQA Guideline 15061(b)(3).)

SECTION 3. Code Amendment.

Chapter 15.20, entitled, "Floodplain Management", of the Malibu Municipal Code is hereby amended and restated in its entirety as provided in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 4. Effective Date.

This Ordinance takes effect immediately upon its adoption.

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SECTION 5. Severability.

Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole or any remaining provisions hereof. The City Council of the City of Malibu hereby declares that it would have adopted this Ordinance despite any partial invalidity of its provisions.

SECTION 6. Certification.

The City Clerk shall certify to the passage and adoption of this Ordinance.

PASSED, APPROVED AND ADOPTED this ____ day of ____ 2026.

BRUCE SILVERSTEIN, Mayor

ATTEST:

KELSEY PETTIJOHN, City Clerk
(seal)

Date: _____

APPROVED AS TO FORM:

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

TREVOR RUSIN, Interim City Attorney

EXHIBIT A**Chapter 15.20.****FLOODPLAIN MANAGEMENT****Sections:**

- 15.20.005 Statutory Authorization**
- 15.20.010 Intent.**
- 15.20.020 Purpose.**
- 15.20.030 Methods of reducing flood losses.**
- 15.20.040 Definitions.**
- 15.20.050 Lands to which this chapter applies.**
- 15.20.060 Establishment of development permit.**
- 15.20.070 Designation of the floodplain administrator.**
- 15.20.080 Duties and responsibilities of the floodplain administrator.**
- 15.20.090 Appeals.**
- 15.20.100 Standards of construction.**
- 15.20.110 Standards for utilities.**
- 15.20.120 Standards for subdivisions.**
- 15.20.130 Standards for manufactured homes and mobile homes.**
- 15.20.140 Standards for recreational vehicles.**
- 15.20.150 Coastal high hazard areas.**
- 15.20.160 Mudslide (i.e., mudflow) prone areas.**
- 15.20.170 Flood-related erosion-prone areas.**
- 15.20.180 Nature of variances.**
- 15.20.190 Appeal board.**
- 15.20.200 Conditions for variances.**
- 15.20.210 Special Variance Provisions for Seawalls to Protect Septic Systems**

15.20.005 Statutory Authorization

The Legislature of the State of California has in Government Code Sections 65302, 65560, and 65800 conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City Council of the City of Malibu of Los Angeles County does hereby adopt the following floodplain management regulations.

15.20.010 Intent.

A. The flood hazard areas of the city are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

B. These flood losses can be caused by uses that are inadequately elevated, floodproofed, or protected from flood damage. The cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities can also contribute to the flood loss.

15.20.020 Purpose.

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- A. Protect human life and health;
- B. Minimize expenditure of public money for costly flood control projects;
- C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. Minimize prolonged business interruptions;
- E. Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in areas of special flood hazard;
- F. Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future blighted areas caused by flood damage;
- G. Ensure that potential buyers and property owners are notified that property is in an area of special flood hazard; and
- H. Ensure that those who occupy areas of special flood hazard assume responsibility for their actions.

15.20.030 Methods of reducing flood losses.

To accomplish its purposes, this chapter includes methods and provisions to:

- A. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;
- B. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- D. Control filling, grading, dredging, and other development which may increase flood damage; and
- E. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

15.20.040 Definitions.

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

“Accessory Structure” means a structure that is either:

- 1. Solely for the parking of no more than 2 cars; or
- 2. A small, low cost shed for limited storage, less than 150 square feet and \$1,500 in value.

“Accessory use” means a use which is incidental and subordinate to the principal use of the parcel of land on which it is located.

“Appeal” means a request for a review of the floodplain administrator’s interpretation of any provision of this chapter.

“Area of shallow flooding” means a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

“Area of special flood-related erosion hazard” is the land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Insurance Rate Map (FIRM).

Area of Special Flood Hazard. See “Special flood hazard area.”

“Base flood” means a flood which has a one percent chance of being equaled or exceeded in any given year (also called the “one hundred (100) year flood”) based on a clear flow. “Base flood” is the term used throughout this chapter.

“Basement” means any area of the building having its floor subgrade, i.e., below ground level on all sides.

“Breakaway walls” are any type of walls, whether solid or lattice, and whether constructed of concrete, masonry, wood, metal, plastic or any other suitable building material which is not part of the structural support of the building and which is designed to break away under abnormally high tides or wave action without causing any damage to the structural integrity of the building on which they are used or any buildings to which they might be carried by flood waters. A breakaway wall shall have a safe design loading resistance of not less than ten (10) and no more than twenty (20) pounds per square foot. Use of breakaway walls must be certified by a registered engineer or architect and shall meet the following conditions:

1. Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and
2. The elevated portion of the building shall not incur any structural damage due to the effects of wind and water loads acting simultaneously in the event of the base flood.

“Building.” See “Structure.”

“Coastal high hazard area” means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. It is an area subject to high velocity waters, including coastal and tidal inundations or tsunamis. The area is designated on a Flood Insurance Rate Map (FIRM) as Zone V1-V30, VE, or V.

“Development” means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

“Development permit” means plot plan, site plan or conditional use permit.

“Encroachment” means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain which may impede or alter the flow capacity of a floodplain.

“Existing mobile home or manufactured home park or subdivision” means a mobile home or manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before March 28, 1994.

“Expansion to an existing mobile home or manufactured home park or subdivision” means the preparation of additional sites in an existing park by the construction of facilities for servicing

the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

“Flood, flooding, or flood water” means:

1. A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters; the unusual and rapid accumulation or runoff of surface waters from any source; and/or mudslides; and

2. The condition resulting from flood-related erosion, see “Flood-related erosion”.

“Flood Insurance Rate Map (FIRM)” means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

“Flood Insurance Study” means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Map, the Flood Boundary and Floodway Map, and the water surface elevation of the base flood.

“Floodplain or flood-prone area” means any land area susceptible to being inundated by water from any source, see “Flooding.”

“Floodplain administrator” is the individual appointed to administer and enforce the floodplain management regulations.

“Floodplain management” means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

“Floodplain management regulations” means this chapter and planning and zoning regulations, subdivision regulations, building codes, health regulations, special purpose ordinances (such as grading and erosion control) and other applications of police power which control development in flood-prone areas. This term describes federal, state or local regulations in any combination thereof which provide standards for preventing and reducing flood loss and damage.

“Floodproofing” means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

“Flood-related erosion” means the collapse or subsidence of land along the beach or the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

“Flood-related erosion area” or “flood-related erosion prone area” means a land area adjoining the beach or the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

“Flood-related erosion area management” means the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works, and floodplain management regulations.

“Fraud and victimization” as related to Sections 15.20.180 through 15.20.200, variances, of this chapter, means that the variance granted must not cause fraud on or victimization of the public.

In examining this requirement, the city council will consider the fact that every newly constructed building adds to government responsibilities and remains a part of the community for fifty (50) to one-hundred (100) years. Buildings that are permitted to be constructed below the base flood elevation are subject during all those years to increased risk of damage from floods, while future owners of the property and the community as a whole are subject to all the costs, inconvenience, danger, and suffering that those increased flood damages bring. In addition, future owners may purchase the property, unaware that it is subject to potential flood damage, and can be insured only at very high flood insurance rates.

“Functionally dependent use” means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

“Governing body” is the city council of the city of Malibu.

“Hardship” as related to Sections 15.20.180 through 15.20.210, variances, of this chapter means the exceptional hardship that would result from a failure to grant the requested variance. The city requires that the variance be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one’s neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

“Highest adjacent grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

“Historic structure” means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic presentation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states with approved programs.

“Levee” means a manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

“Levee system” means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accord with sound engineering practices.

“Lowest floor” means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or

storage in an area other than a basement area (see “Basement”) is not considered a building’s lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this chapter. (Note: This definition allows attached garages to be built at grade. Below grade garages are not allowed as they are considered to be basements.)

“Manufactured home” means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle.”

“Manufactured home park or subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

“Mean sea level” means for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which base flood elevations shown on a community’s Flood Insurance Rate Map are referenced.

“New construction,” for floodplain management purposes, means structures for which the start of construction commenced on or after March 28, 1994, and includes any subsequent improvements to such structures.

“New mobile home or manufactured home park or subdivision” means a mobile home or manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after March 28, 1994.

“Obstruction” does not include caissons or pilings, but includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

“One-Hundred Year Flood” or “100-year flood.” See “Base flood.”

“Primary frontal dune” means a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves during major coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from a relatively mild slope.

“Principal structure” means a structure used for the principal use of the property on which it is located.

“Public safety and nuisance” as related to Sections 15.20.180 through 15.20.210, variances, of this chapter means that the granting of a variance must not result in anything which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

“Recreational vehicle” means a vehicle which is:

1. Built on a single chassis;

2. Four hundred (400) square feet or less when measured at the largest horizontal projection;

3. Designed to be self-propelled or permanently towable by a light-duty truck; and

4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

“Riverine” means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

“Sand dunes” means naturally occurring accumulations of sand in ridges or mounds landward of the beach.

“Sheet Flow Area.” See “Area of shallow flooding.”

“Special flood hazard area (SFHA)” means an area having special flood, mudslide (i.e., mudflow), or flood-related erosion hazards, and shown on a FIRM as Zone A, AO, A1-A30, AE, A99, AH, E, M, V1-V30, VE or V.

“Start of construction” (with reference to substantial improvement and other proposed new development) means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within one hundred eighty (180) days from the date of the permit. The “actual start” means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the “actual start of construction” means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

“Structure” means a walled and roofed building that is principally above ground; this includes a gas or liquid storage tank or a manufactured home.

“Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

“Substantial improvement” means any reconstruction, rehabilitation, addition, or other proposed new development of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have been identified by the building official and which are the minimum necessary to assure safe living conditions; or

2. Any alteration of a historic structure; provided that the alteration will not preclude the structure’s continued designation as a historic structure.

V zone. See “Coastal high hazard area.”

“Variance” means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

“Watercourse” means a lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. “Watercourse” includes specifically designated areas in which substantial flood damage may occur.

“Water surface elevation” means the height, in relation to the National Geodetic Vertical Datum of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

15.20.050 Lands to which this chapter applies.

This chapter shall apply to all areas of special flood hazard within the jurisdiction of the city.

A. Basis for Establishing Areas of Special Flood Hazard. The areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in the Los Angeles County Flood Insurance Study (FIS), dated July 6, 1998, and accompanying Flood Insurance Rate Maps (FIRMs), and all subsequent amendments and/or revisions are adopted by reference and declared to be a part of this chapter. This FIS and attendant mapping is the minimum area of applicability of this chapter and may be supplemented by studies for other areas which allow implementation and which are recommended to the city council by the floodplain administrator. The FIS and FIRMs are on file at City Hall, public works department.

B. Compliance. No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violation of the requirements of this chapter (including violations of conditions and safeguards established in connection with conditions of permits issued hereunder) shall constitute a misdemeanor. Nothing herein shall prevent the city council from taking such lawful action as is necessary to prevent or remedy any violation.

C. Applicability. This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another chapter, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

D. Interpretation. In the interpretation and application of this chapter, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the city; and
3. Deemed neither to limit nor repeal any other powers granted under state

statutes.

E. Warning and Disclaimer of Liability. The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the city, any officer or employee thereof, the state of California, or the Federal Insurance Administration, Federal Emergency Management Agency, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder.

F. Severability. This chapter and the various parts thereof are declared to be severable. Should any section of this chapter be declared by the courts to be unconstitutional or invalid, such

decision shall not affect the validity of the chapter as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid.

15.20.060 Establishment of development permit.

A development permit shall be obtained before any construction or other development begins within any area of special flood hazard established in Section 15.20.050. Application for a development permit shall be made on forms furnished by the floodplain administrator and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevation of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required.

- A. Proposed elevation in relation to mean sea level, of the lowest floor (including basement) of all structures in Zones AE, AO, Approximate A, and VE, elevation of highest adjacent grade and proposed elevation of lowest floor, including basement, of all structures; or
- B. Proposed elevation in relation to mean sea level to which any structure will be floodproofed, if required in Section 15.20.100(C)(3); and
- C. All appropriate certifications listed in Section 15.20.100(C) of this chapter; and
- D. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
- E. For a crawl-space foundation, location and total net area of flood vent foundation openings as required in Section 15.20.100 of this ordinance.
- F. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

15.20.070 Designation of the floodplain administrator.

The Floodplain Administrator shall administer, implement, and enforce this chapter by granting or denying development permits in accord with its provisions. .

15.20.080 Duties and responsibilities of the floodplain administrator.

The duties and responsibilities of the floodplain administrator shall include, but not be limited to the following:

- A. Permit Review. Review all development permits to determine that:
 - 1. Permit requirements of this chapter have been satisfied including determination of substantial improvement and substantial damage of existing structures;
 - 2. All other required state and federal permits have been obtained; and
 - 3. The site is reasonably safe from flooding.
- 4. The proposed development does not adversely affect the carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated. This means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the city of Malibu; and
- 5. All letters of Map Revision (LOMR's) flood control projects are approved prior to issuance of building permits. Building permits must not be issued based on conditional letters of map revision (CLOMR's). Approved CLOMR's allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition.

6. The Floodplain Administrator shall have the authority to grant variances for properties within the effective FEMA FIRM coastal high hazard VE Zone flood zone for the construction of new and substantial improvement repairs to seawalls that are specifically intended to protect septic systems from potential wave runup damage and scouring related to the Pacific Palisades Fire rebuild projects. This authority shall be exercised in accordance with Sections 15.20.180 through 15.20.210. The granting of a variance shall be conditional upon the septic system and seawall being the smallest size and their placement as landward as possible, may not be utilized for structural support of the building, minimizes the obstruction to flood flow as much as possible, will not result in increased flood heights to the effective FEMA FIRM, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing local laws or ordinances. The granting of a variance shall be deemed to be the minimum necessary, considering the flood hazard, to afford relief to the property.

B. Development of Substantial Improvement and Substantial Damage Procedures.

1. Using FEMA publication FEMA 213, "Answers to Questions About Substantially Damaged Buildings," develop detailed procedures for identifying and administering requirements for substantial improvement and substantial damage, to include defining "Market Value."

2. Assure procedures are coordinated with other departments/divisions and implemented by community staff.

C. Review and Use of Any Other Base Flood Data. When base flood elevation data has not been provided in accordance with Section 15.20.050(B), the floodplain administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal or state agency, or other source, in order to administer Section 15.20.060. Any such information shall be submitted to the city council for adoption prior to its use.

D. Notification of Other Agencies. In alteration or relocation of a watercourse:

1. Notify adjacent communities and the California Department of Water Resources prior to alteration or relocation;

2. Submit evidence of such notification to the Federal Insurance Administration, Federal Emergency Management Agency; and

3. Assure that the flood-carrying capacity within the altered or relocated portion of the watercourse is maintained.

4. Base Flood Elevation changes due to physical alterations:

a. Within 6 months of information becoming available or project completion, whichever comes first, the floodplain administrator shall submit or assure that the permit applicant submits technical or scientific data to FEMA for a Letter of Map Revision (LOMR).

b. All LOMR's for flood control projects are approved prior to the issuance of building permits. Building Permits must not be issued based on Conditional Letters of Map Revision (CLOMR's). Approved CLOMR's allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition.

Such submissions are necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements are based on current data.

5. Notify FEMA in writing whenever the corporate boundaries have been modified by annexation or other means and include a copy of a map of the community clearly delineating the new corporate limits.

E. Documentation of Floodplain Development. Obtain and maintain for public inspection and make available as needed the following:

1. Certification required by Section 15.20.100(C)(1) (lowest floor elevations);
2. Certification required by Section 15.20.100(C)(2) (elevation or floodproofing of nonresidential structures);
3. Certification required by Section 15.20.100(C)(3) (wet floodproofing standard);
4. Certification of elevation required by Section 15.20.120(B) (subdivision standards);
5. Certification required by Section 15.20.175(B) (floodway encroachments);
6. Information required by Section 15.20.150(F) (coastal construction standards); and
7. Reports required by Section 15.20.160(D) (mudflow standards); and
8. Maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its biennial report submitted to the Federal Emergency Management Agency

F. Map Determinations. Make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazard, for example, where there appears to be a conflict between a mapped boundary and actual field conditions. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Sections 15.20.180 through 15.20.210.

G. Remedial Action. Take action to remedy violations of this chapter as specified in Section 15.20.050(B).

15.20.090 Appeals.

The city council shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this chapter.

15.20.100 Standards of construction.

In all areas of special flood hazards the following standards are required:

- A. Anchoring.
 1. All new construction and substantial improvements shall be adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 2. All mobile homes and manufactured homes shall meet the anchoring standards of Section 15.20.130.

B. Construction Materials and Methods. All new construction and substantial improvement shall be constructed:

1. With materials and utility equipment resistant to flood damage;
2. Using methods and practices that minimize flood damage;
3. With electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and if
4. Within Zones AH or AO, so that there are adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures.

C. Elevation and floodproofing. (See Section 15.20.040, definitions for “new construction,” “substantial damage” and “substantial improvement”.)

1. Residential construction, new or substantial improvement, shall have the lowest floor, including basement;

a. In an AO zone, the lowest floor including basemen shall be elevated above the highest adjacent grade to a height equal to or exceeding the depth number specified in feet on the FIRM by at least one foot, or elevated at least three feet above the highest adjacent grade if no depth number is specified;

b. In a VE zone, the lowest horizontal support member shall be elevated to at least one foot above the base flood elevation, shown on the effective FIRM;

c. In all other zones, including Zone AE and the Unnumbered/Approximate Zone A, the lowest floor including basement shall be elevated to at least one foot above the base flood elevation shown on the effective FIRM.

Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered professional engineer or surveyor, or verified by the building official to be properly elevated. Such certification or verification shall be provided to the floodplain administrator.

2. Nonresidential construction shall either be elevated to conform with subsection (C)(1) of this section or, together with attendant utility and sanitary facilities,

a. Be floodproofed below the elevation recommended under subsection (C)(1) so that the structure is watertight with walls substantially impermeable to the passage of water;

b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

c. Be certified by a registered professional civil engineer or architect that the standards of this subsection are satisfied. Such certification shall be provided to the floodplain administrator.

3. All new construction and substantial improvement with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must exceed the following minimum criteria:

a. Be certified by a registered professional civil engineer or architect;

b. Be certified to comply with a local floodproofing standard approved by the Federal Insurance Administration, Federal Emergency Management Agency; or

c. Have a minimum of two openings on different sides having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one foot above adjacent natural grade. Openings may be

equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwater.

4. Manufactured homes and mobile homes shall also meet the standards in Section 15.20.130.

15.20.105 Standards for Garages and low-cost accessory structures

A. "Accessory structures" used solely for parking (2 car detached garages or smaller) or limited storage (small, low-cost sheds), as defined in Section 15.20.40 may be constructed such that its floor is below the base flood elevation (BFE), provided the structure is designed and constructed in accordance with the following requirements:

1. Use of the accessory structure must be limited to parking or limited storage;
2. The portions of the accessory structure located below the BFE must be built using flood-resistant materials;
3. The accessory structure must be adequately anchored to prevent flotation, collapse and lateral movement;
4. Any mechanical and utility equipment in the accessory structure must be elevated or floodproofed to or above the BFE;
5. The accessory structure must comply with floodplain encroachment provisions in Section 15.20.150, and
6. The accessory structure must be designed to allow for the automatic entry of flood waters in accordance with Section 15.20.100

B. Detached garages and accessory structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 15.20.100.

15.20.110 Standards for utilities.

A. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate:

1. Infiltration of flood waters into the systems; and
2. Discharge from the systems into flood waters.

B. On-site waste disposal systems shall be located to avoid impairment to them, or contamination from them during flooding.

15.20.120 Standards for subdivisions.

A. All preliminary subdivision proposals shall identify the special flood hazard area and the elevation of the base flood.

B. All subdivision plans shall provide the elevation of proposed structure(s) and pad(s). If the site is filled above the base flood elevation, the lowest floor, pad elevations, and lowest adjacent

grade shall be certified by a registered professional engineer or surveyor and provided to the floodplain administrator.

C. All subdivision proposals shall be consistent with the need to minimize flood damage.

D. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

E. All subdivisions shall provide adequate drainage to reduce exposure to flood hazards.

15.20.130 Standards for manufactured homes and mobile homes.

A. All manufactured homes and mobile homes that are placed or substantially improved, within Zones A1-30, AH, AE, V, and VE on the city's Flood Insurance Rate Map, on sites located.

1. Outside of a manufactured home or mobile home park or subdivision;
2. In a new manufactured home or mobile home park or subdivision;
3. In an expansion to an existing manufactured home or mobile home park or subdivision; or
4. In an existing manufactured home or mobile home park or subdivision on a site upon which a manufactured home or mobile home has incurred substantial damage as the result of a flood; shall be elevated on a permanent foundation such that the lowest floor of the manufactured home or mobile home is elevated to at least one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation collapse and lateral movement.

B. All manufactured homes or mobile homes that are placed or substantially improved on sites located within Zones V1-30, V, and VE on the community's Flood Insurance Rate Map will meet the requirements of subsection A of this section and Section 15.20.160.

C. All manufactured homes or mobile homes to be placed or substantially improved on sites in an existing manufactured home or mobile home park or subdivision within Zones A1-30, AR, AE, V1-30, V, and VE on the community's Flood Insurance Rate Map that are not subject to the provisions of subsection A of this section will be elevated so that either the:

1. Lowest floor of the manufactured home or mobile home is at least one foot above the base flood elevation; or
2. Manufactured home or mobile home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

15.20.140 Standards for recreational vehicles.

A. All recreational vehicles placed on sites within Zones A1-30, AH, AE, V, and VE on the city's Flood Insurance Rate Map will either:

1. Be on the site for fewer than one hundred eighty (180) consecutive days;

2. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or

3. Meet the permit requirements of Sections 15.20.060 through 15.20.090 of this chapter and the elevation and anchoring requirements for manufactured homes or mobile homes in Section 15.20.130(A).

B. Recreation vehicles placed on sites within Zones V1-30, V, and VE on the city's Flood Insurance Rate Map will meet the requirements of subsection A of this section and Section 15.20.160.

15.20.150 Coastal high hazard areas.

Within coastal high hazard areas, Zone VE, as established under Section 15.20.050(A), the following standards shall apply.

A. All new construction and substantial improvement shall be elevated on adequately anchored pilings or columns and securely anchored to such pilings or columns so that the lowest horizontal portion of the structural members of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by the building code.

B. All new construction and substantial improvement shall be located on the landward side of the average mean high tide line.

C. All new construction and substantial improvement shall have the space below the lowest floor free of obstructions or constructed with breakaway walls as defined in Section 15.20.040 of this chapter. Such enclosed space shall not be used for human habitation and will be usable solely for parking of vehicles, building access or storage.

D. Fill shall not be used for structural support of buildings.

E. Manmade alteration of sand dunes which would increase potential flood damage is prohibited.

F. Seawalls designed and constructed for the sole purpose of protecting septic systems from wave runup and scouring shall be subject to the variance requirements defined in Sections 15.20.180 through 15.20.210.

G. The floodplain administrator shall obtain and maintain the following records:

1. Certification by a registered engineer or architect that a proposed structure complies with Section 15.20.160(A);

2. The elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings or columns) of all new and substantially improved structures, and whether such structures contain a basement.

15.20.160 Mudslide (i.e., mudflow) prone areas.

A. The floodplain administrator shall review permits for proposed construction or other development to determine if it is proposed within a mudslide area.

B. Permits shall be reviewed to determine that the proposed site and improvement will be reasonably safe from mudslide hazards. Factors to be considered in making this determination include but are not limited to the:

1. Type and quality of soils;
2. Evidence of ground water or surface water problems;
3. Depth and quality of any fill;
4. Overall slope of the site; and
5. Weight that any proposed development will impose on the slope.

C. Within areas which may have mudslide hazards, the floodplain administrator shall require that:

1. A site investigation and further review be made by persons qualified in geology and soils engineering;
2. The proposed grading, excavation, new construction, and substantial improvement be adequately designed and protected against mudslide damages;
3. The proposed grading, excavations, new construction, and substantial improvement not aggravate the existing hazard by creating either on-site or off-site disturbances; and
4. Drainage, planting, watering, and maintenance not endanger slope stability.

15.20.170 Flood-related erosion-prone areas.

A. The floodplain administrator shall require permits for proposed construction and other development within all flood-related erosion-prone areas as known to the city.

B. Permit applications shall be reviewed to determine whether the proposed site alterations and improvements will be reasonably safe from flood-related erosion and will not cause flood-related erosion hazards or otherwise aggravate the existing hazard.

C. If a proposed improvement is found to be in the path of flood-related erosion or would increase the erosion hazard, such improvement shall be relocated or adequate protective measures shall be taken to avoid aggravating the existing erosion hazard.

D. Within Zone E on the Flood Insurance Rate Map, a setback is required for all new development from the ocean, lake, bay, riverfront or other body of water to create a safety buffer consisting of a natural vegetative or contour strip. This buffer shall be designated according to the flood-related erosion hazard and erosion rate, in relation to the anticipated useful life of structures, and depending upon the geologic, hydrologic, topographic, and climactic characteristics of the land. The buffer may be used for suitable open space purposes, such as for agricultural, forestry, outdoor

recreation and wildlife habitat areas, and for other activities using temporary and portable structures only.

15.20.175 Floodways

Since floodways are an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

A. Until a regulatory floodway is adopted, no new construction, substantial development, or other development, including fill, shall be permitted within an Approximate/Unnumbered Zone A and in Zones A1-30 and AE, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other development, will not increase the water surface elevation of the base flood more than 1 foot at any point within the city of Malibu.

B. Within an adopted regulatory floodway, the City of Malibu shall prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered civil engineer is provided demonstrating that the proposed encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.

C. If subsections A & B are satisfied, all new construction, substantial improvement, and other proposed new development shall comply with all other applicable flood hazard reduction provisions of Section 15.20.100 to 15.20.170.

15.20.180 Nature of variances.

The variance criteria set forth in this section of the chapter are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this chapter would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

It is the duty of the city council to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below flood level are so serious that variances from the flood elevation or from other requirements in this chapter are quite rare. .

A variance for the construction or substantial improvement repair to a seawall that is intended only for the protection of a septic system may be issued by the Floodplain Administrator conditional upon the provisions and requirements set out in 15.20.200 and 15.20.210.

15.20.190 Appeal board.

A. In passing upon requests for variances, the city council shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and the:

1. Danger that materials may be swept onto other lands to the injury of others;
2. Danger of life and property due to flooding or erosion damage;
3. Susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the existing individual owner and future owners of the property;
4. Importance of the services provided by the proposed facility to the city;
5. Necessity to the facility of a waterfront location, where applicable;
6. Availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
7. Compatibility of the proposed use with existing and anticipated development;
8. Relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. Safety of access to the property in time of flood for ordinary and emergency vehicles;
10. Expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and
11. Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water system, and streets and bridges.

B. Any applicant to whom a variance is granted shall be given written notice over the signature of the floodplain administrator that:

1. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as twenty-five dollars (\$25.00) for one hundred dollars (\$100.00) of insurance coverage; and
2. Such construction below the base flood level increases risks to life and property. A copy of the notice shall be recorded by the floodplain administrator in the office of the registrar recorder of Los Angeles County and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land; and

C. The floodplain administrator will maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its biennial report submitted to the Federal Insurance Administration, Federal Emergency Management Agency. .

D. Variances for Septic Systems and Seawalls to Protect Septic Systems.
Decisions made by the Floodplain Administrator under the authority granted in Section 15.20.070 may be appealed directly to the City Council if necessary. Variances granted for seawalls intended specifically to protect septic systems shall be processed on an expedited basis.

15.20.200 Conditions for variances.

A. Generally, variances may be issued for new construction, substantial improvement, and other proposed new development to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing that the procedures of Sections 15.20.060 to 15.20.090 and Sections 15.20.100 to 15.20.180 of this chapter have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

B. Variances may be issued for the repair or rehabilitation of “historic structures” (as defined in Section 15.20.040 of this chapter) upon a determination that the proposed repair or rehabilitation will not preclude the structure’s continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

C. Variances shall not be issued within any mapped regulatory floodway if any increase in flood levels during the base flood discharge would result.

D. Variances shall only be issued upon a determination that the variance is the minimum necessary considering the flood hazard, to afford relief. “Minimum necessary” means to afford relief with a minimum of deviation from the requirements of this chapter. For example, in the case of variances to an elevation requirement, this means the city council need not grant permission for the applicant to build at grade, or even to whatever elevation the applicant proposes, but only to that elevation which the city council believes will both provide relief and preserve the integrity of this chapter.

E. Variances shall only be issued upon a:

1. Showing of good and sufficient cause pertaining to unusual characteristics of the property;
2. Determination that failure to grant the variance would result in exceptional “hardship” (as defined in Section 15.20.040 of this chapter) to the applicant; and
3. Determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create a nuisance (as defined in Section 15.20.040, see “Public safety or nuisance”), cause fraud or victimization (as defined in Section 15.20.040) of the public, or conflict with existing local laws or ordinances.

F. Variances may be issued for new construction, substantial improvement, and other proposed new development necessary for the conduct of a functionally dependent use provided that the provisions of subsections A through E of this section are satisfied and that the structure or other development is protected by methods that minimize flood damages during the base flood and does not result in additional threats to public safety and does not create a public nuisance.

G. Upon consideration of the factors and purposes of this chapter, the city council may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.

15.20.210 Special Variance Provisions for Seawalls to Protect Septic Systems.

A. Expedited Variances.

The construction of new or substantial improvement repairs to seawalls specifically intended to protect septic systems from wave runup and scouring **when associated with Pacific Palisades Fire rebuilds** are eligible for expedited variances to facilitate timely development permit approvals. To facilitate this, the City Council has authorized the Floodplain Administrator to grant variances on their behalf, solely for septic systems and seawalls that protect the operation of septic systems **related to Pacific Palisades Fire rebuild projects**.

B. Conditions for Variances for Seawalls to Protect Septic Systems

All conditions for variances defined in Section 15.20.200 shall be met including the following.

1. The applicant has submitted a completed “City of Malibu Floodplain Variance for Septic System Seawalls” application for review and approval by the Floodplain Administrator, prior to the commencement of any construction activity on the property.

2. The septic system and seawall shall be designed and certified by a registered engineer or architect.

3. The design and construction or repair of the seawall will not result in any increase to the effective FEMA FIRM coastal high hazard V/ VE Zone flood heights to the property or to surrounding properties.

4. The septic system and seawall shall be the smallest size and their placement as landward as possible.

5. The design and construction of the seawall may not be utilized for structural support of the building.

6. The design and construction of the seawall shall minimize the obstruction to flood flow as much as possible,

7. The septic system and seawall must comply with all the following regulatory requirements:

7.1 The location of the septic system and seawall shall comply with the NFIP development requirements of the FEMA flood zone as shown on the effective Flood Insurance Rate Map and Flood Insurance Study.

7.2 Meet all applicable federal, state, and local safety requirements, ordinances and building regulations.

7.3 Comply with all applicable provisions of Chapter 15 – Building and Construction of the Municipal Code, including but not limited to floodplain management regulations, construction standards, and development permitting requirements.

8. The Floodplain Administrator has determined that granting of the variance is the minimum necessary, considering the flood hazard, to afford relief to the property.

9. All approved variances under 15.20.210 must be recorded with the Los Angeles County Recorder’s Office and include a notarized acknowledgment by the property owner. The recorded document shall indicate that the variance pertains only to the property, is granted specifically for the construction or substantial improvement repairs to the septic system seawall only and does not constitute an exemption from future floodplain management regulations.

10. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit a completed FEMA Elevation Certificate and obtain approval from the Floodplain Administrator.

Chapter 15.20.

FLOODPLAIN MANAGEMENT

Sections:

- 15.20.005 Statutory Authorization
- 15.20.010 Intent.
- 15.20.020 Purpose.
- 15.20.030 Methods of reducing flood losses.
- 15.20.040 Definitions.
- 15.20.050 Lands to which this chapter applies.
- 15.20.060 Establishment of development permit.
- 15.20.070 Designation of the floodplain administrator.
- 15.20.080 Duties and responsibilities of the floodplain administrator.
- 15.20.090 Appeals.
- 15.20.100 Standards of construction.
- 15.20.110 Standards for utilities.
- 15.20.120 Standards for subdivisions.
- 15.20.130 Standards for manufactured homes and mobilehomes.
- 15.20.140 Standards for recreational vehicles.
- 15.20.150 Coastal high hazard areas.
- 15.20.160 Mudslide (i.e., mudflow) prone areas.
- 15.20.170 Flood-related erosion-prone areas.
- 15.20.180 Nature of variances.
- 15.20.190 Appeal board.
- 15.20.200 Conditions for variances.
- 15.20.210 Special Variance Provisions for Seawalls to Protect Septic Systems**

15.20.005 Statutory Authorization

The Legislature of the State of California has in Government Code Sections 65302, 65560, and 65800 conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City Council of the City of Malibu of Los Angeles County does hereby adopt the following floodplain management regulations.

15.20.010 Intent.

A. The flood hazard areas of the city are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

B. These flood losses can be caused by uses that are inadequately elevated, floodproofed, or protected from flood damage. The cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities can also contribute to the flood loss.

15.20.020 Purpose.

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- A. Protect human life and health;
- B. Minimize expenditure of public money for costly flood control projects;
- C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. Minimize prolonged business interruptions;
- E. Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in areas of special flood hazard;
- F. Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future blighted areas caused by flood damage;
- G. Ensure that potential buyers and property owners are notified that property is in an area of special flood hazard; and
- H. Ensure that those who occupy areas of special flood hazard assume responsibility for their actions. (

15.20.030 Methods of reducing flood losses.

To accomplish its purposes, this chapter includes methods and provisions to:

- A. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;
- B. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- D. Control filling, grading, dredging, and other development which may increase flood damage; and
- E. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

15.20.040 Definitions.

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

“Accessory Structure” means a structure that is either:

- 1. Solely for the parking of no more than 2 cars; or
- 2. A small, low cost shed for limited storage, less than 150 square feet and \$1,500 in value.

“Accessory use” means a use which is incidental and subordinate to the principal use of the parcel of land on which it is located.

“Appeal” means a request for a review of the floodplain administrator’s interpretation of any provision of this chapter.

“Area of shallow flooding” means a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

“Area of special flood-related erosion hazard” is the land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Insurance Rate Map (FIRM).

Area of Special Flood Hazard. See “Special flood hazard area.”

“Base flood” means a flood which has a one percent chance of being equaled or exceeded in any given year (also called the “one hundred (100) year flood”) based on a clear flow. “Base flood” is the term used throughout this chapter.

“Basement” means any area of the building having its floor subgrade, i.e., below ground level on all sides.

“Breakaway walls” are any type of walls, whether solid or lattice, and whether constructed of concrete, masonry, wood, metal, plastic or any other suitable building material which is not part of the structural support of the building and which is designed to break away under abnormally high tides or wave action without causing any damage to the structural integrity of the building on which they are used or any buildings to which they might be carried by flood waters. A breakaway wall shall have a safe design loading resistance of not less than ten (10) and no more than twenty (20) pounds per square foot. Use of breakaway walls must be certified by a registered engineer or architect and shall meet the following conditions:

1. Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and
2. The elevated portion of the building shall not incur any structural damage due to the effects of wind and water loads acting simultaneously in the event of the base flood.

“Building.” See “Structure.”

“Coastal high hazard area” means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. It is an area subject to high velocity waters, including coastal and tidal inundations or tsunamis. The area is designated on a Flood Insurance Rate Map (FIRM) as Zone V1-V30, VE, or V.

“Development” means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

“Development permit” means plot plan, site plan or conditional use permit.

“Encroachment” means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain which may impede or alter the flow capacity of a floodplain.

“Existing mobilehome or manufactured home park or subdivision” means a mobilehome or manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before March 28, 1994.

“Expansion to an existing mobilehome or manufactured home park or subdivision” means the preparation of additional sites in an existing park by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

“Flood, flooding, or flood water” means:

1. A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters; the unusual and rapid accumulation or runoff of surface waters from any source; and/or mudslides; and
2. The condition resulting from flood-related erosion, see “Flood-related erosion”.

“Flood Insurance Rate Map (FIRM)” means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

“Flood Insurance Study” means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Map, the Flood Boundary and Floodway Map, and the water surface elevation of the base flood.

“Floodplain or flood-prone area” means any land area susceptible to being inundated by water from any source, see “Flooding.”

“Floodplain administrator” is the individual appointed to administer and enforce the floodplain management regulations.

“Floodplain management” means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

“Floodplain management regulations” means this chapter and planning and zoning regulations, subdivision regulations, building codes, health regulations, special purpose ordinances (such as grading and erosion control) and other applications of police power which control development in flood-prone areas. This term describes federal, state or local regulations in any combination thereof which provide standards for preventing and reducing flood loss and damage.

“Floodproofing” means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

“Flood-related erosion” means the collapse or subsidence of land along the beach or the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

“Flood-related erosion area” or “flood-related erosion prone area” means a land area adjoining the beach or the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

“Flood-related erosion area management” means the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works, and floodplain management regulations.

“Fraud and victimization” as related to Sections 15.20.180 through 15.20.200, variances, of this chapter, means that the variance granted must not cause fraud on or victimization of the public. In examining this requirement, the city council will consider the fact that every newly constructed building adds to government responsibilities and remains a part of the community for fifty (50) to one-hundred (100) years. Buildings that are permitted to be constructed below the base flood elevation are subject during all those years to increased risk of damage from floods, while future owners of the property and the community as a whole are subject to all the costs, inconvenience, danger, and suffering that those increased flood damages bring. In addition, future owners may purchase the property, unaware that it is subject to potential flood damage, and can be insured only at very high flood insurance rates.

“Functionally dependent use” means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

“Governing body” is the city council of the city of Malibu.

“Hardship” as related to Sections 15.20.180 through **15.20.210**, variances, of this chapter means the exceptional hardship that would result from a failure to grant the requested variance. The city requires that the variance be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one’s neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

“Highest adjacent grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

“Historic structure” means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3. Individually listed on a state inventory of historic places in states with historic presentation programs which have been approved by the Secretary of Interior; or

4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states with approved programs.

“Levee” means a manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

“Levee system” means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accord with sound engineering practices.

“Lowest floor” means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area (see “Basement”) is not considered a building’s lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this chapter. (Note: This definition allows attached garages to be built at grade. Below grade garages are not allowed as they are considered to be basements.)

“Manufactured home” means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle.”

“Manufactured home park or subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

“Mean sea level” means for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which base flood elevations shown on a community’s Flood Insurance Rate Map are referenced.

“New construction,” for floodplain management purposes, means structures for which the start of construction commenced on or after March 28, 1994, and includes any subsequent improvements to such structures.

“New mobilehome or manufactured home park or subdivision” means a mobilehome or manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after March 28, 1994.

“Obstruction” does not include caissons or pilings, but includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

“One-Hundred Year Flood” or “100-year flood.” See “Base flood.”

“Primary frontal dune” means a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves during major coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from a relatively mild slope.

“Principal structure” means a structure used for the principal use of the property on which it is located.

“Public safety and nuisance” as related to Sections 15.20.180 through **15.20.210**, variances, of this chapter means that the granting of a variance must not result in anything which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

“Recreational vehicle” means a vehicle which is:

1. Built on a single chassis;
2. Four hundred (400) square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light-duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

“Riverine” means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

“Sand dunes” means naturally occurring accumulations of sand in ridges or mounds landward of the beach.

“Sheet Flow Area.” See “Area of shallow flooding.”

“Special flood hazard area (SFHA)” means an area having special flood, mudslide (i.e., mudflow), or flood-related erosion hazards, and shown on a FIRM as Zone A, AO, A1-A30, AE, A99, AH, E, M, V1-V30, VE or V.

“Start of construction” (with reference to substantial improvement and other proposed new development) means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within one hundred eighty (180) days from the date of the permit. The “actual start” means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied

as dwelling units or not part of the main structure. For a substantial improvement, the “actual start of construction” means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

“Structure” means a walled and roofed building that is principally above ground; this includes a gas or liquid storage tank or a manufactured home.

“Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

“Substantial improvement” means any reconstruction, rehabilitation, addition, or other proposed new development of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have been identified by the building official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of a historic structure; provided that the alteration will not preclude the structure’s continued designation as a historic structure.

V zone. See “Coastal high hazard area.”

“Variance” means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

“Watercourse” means a lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. “Watercourse” includes specifically designated areas in which substantial flood damage may occur.

“Water surface elevation” means the height, in relation to the National Geodetic Vertical Datum of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

15.20.050 Lands to which this chapter applies.

This chapter shall apply to all areas of special flood hazard within the jurisdiction of the city.

A. Basis for Establishing Areas of Special Flood Hazard. The areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in the Los Angeles County Flood Insurance Study (FIS), dated July 6, 1998, and accompanying Flood Insurance Rate Maps (FIRMs), and all subsequent amendments and/or revisions are adopted by reference and declared to be a part of this chapter. This FIS and attendant mapping is the minimum area of applicability of this chapter and may be supplemented by studies for other areas which allow implementation and which are recommended to the city council by the floodplain administrator. The FIS and FIRMs are on file at City Hall, public works department.

B. Compliance. No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violation of the requirements of this chapter (including violations of conditions and safeguards established in connection with conditions of permits issued hereunder) shall constitute a misdemeanor. Nothing herein shall prevent the city council from taking such lawful action as is necessary to prevent or remedy any violation.

C. Applicability. This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another chapter, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

D. Interpretation. In the interpretation and application of this chapter, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the city; and
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

E. Warning and Disclaimer of Liability. The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the city, any officer or employee thereof, the state of California, or the Federal Insurance Administration, Federal Emergency Management Agency, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder.

F. Severability. This chapter and the various parts thereof are declared to be severable. Should any section of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the chapter as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid.

15.20.060 Establishment of development permit.

A development permit shall be obtained before any construction or other development begins within any area of special flood hazard established in Section 15.20.050. Application for a development permit shall be made on forms furnished by the floodplain administrator and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevation of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required.

A. Proposed elevation in relation to mean sea level, of the lowest floor (including basement) of all structures in Zones AE, AO, Approximate A, and VE, elevation of highest adjacent grade and proposed elevation of lowest floor, including basement, of all structures; or

B. Proposed elevation in relation to mean sea level to which any structure will be floodproofed, if required in Section 15.20.100(C)(3); and

C. All appropriate certifications listed in Section 15.20.100(C) of this chapter; and

D. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

E. For a crawl-space foundation, location and total net area of flood vent foundation openings as required in Section 15.20.100 of this ordinance.

F. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

15.20.070 Designation of the floodplain administrator.

The Floodplain Administrator shall administer, implement, and enforce this chapter by granting or denying development permits in accord with its provisions.

15.20.080 Duties and responsibilities of the floodplain administrator.

The duties and responsibilities of the floodplain administrator shall include, but not be limited to the following:

A. Permit Review. Review all development permits to determine that:

1. Permit requirements of this chapter have been satisfied including determination of substantial improvement and substantial damage of existing structures;
2. All other required state and federal permits have been obtained; and
3. The site is reasonably safe from flooding.
4. The proposed development does not adversely affect the carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated. This means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the city of Malibu; and

5. All letters of Map Revision (LOMR's) flood control projects are approved prior to issuance of building permits. Building permits must not be issued based on conditional letters of map revision (CLOMR's). Approved CLOMR's allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition.

6. The Floodplain Administrator shall have the authority to grant variances for properties within the effective FEMA FIRM coastal high hazard VE Zone flood zone for the construction of new and substantial improvement repairs to seawalls that are specifically intended to protect septic systems from potential wave runup damage and scouring related to the Pacific Palisades Fire rebuild projects. This authority shall be exercised in accordance with Sections 15.20.180 through 15.20.210. The granting of a variance shall be conditional upon the septic system and seawall being the smallest size and their placement as landward as possible, may not be utilized for structural support of the building, minimizes the obstruction to flood flow as much as possible, will not result in increased flood heights to the effective FEMA FIRM, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing local laws or ordinances. The granting of a variance shall be deemed to be the minimum necessary, considering the flood hazard, to afford relief to the property.

B. Development of Substantial Improvement and Substantial Damage Procedures.

1. Using FEMA publication FEMA 213, "Answers to Questions About Substantially Damaged Buildings," develop detailed procedures for identifying and administering requirements for substantial improvement and substantial damage, to include defining "Market Value."

2. Assure procedures are coordinated with other departments/divisions and implemented by community staff.

C. Review and Use of Any Other Base Flood Data. When base flood elevation data has not been provided in accordance with Section 15.20.050(B), the floodplain administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal or state agency, or other source, in order to administer Section 15.20.060. Any such information shall be submitted to the city council for adoption prior to its use.

D. Notification of Other Agencies. In alteration or relocation of a watercourse:

1. Notify adjacent communities and the California Department of Water Resources prior to alteration or relocation;

2. Submit evidence of such notification to the Federal Insurance Administration, Federal Emergency Management Agency; and

3. Assure that the flood-carrying capacity within the altered or relocated portion of the watercourse is maintained.

4. Base Flood Elevation changes due to physical alterations:

- a. Within 6 months of information becoming available or project completion, whichever comes first, the floodplain administrator shall submit or assure that the permit applicant submits technical or scientific data to FEMA for a Letter of Map Revision (LOMR).
- b. All LOMR's for flood control projects are approved prior to the issuance of building permits. Building Permits must not be issued based on Conditional Letters of Map Revision (CLOMR's). Approved CLOMR's allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition.

Such submissions are necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements are based on current data.

5. Notify FEMA in writing whenever the corporate boundaries have been modified by annexation or other means and include a copy of a map of the community clearly delineating the new corporate limits.

E. Documentation of Floodplain Development. Obtain and maintain for public inspection and make available as needed the following:

1. Certification required by Section 15.20.100(C)(1) (lowest floor elevations);
2. Certification required by Section 15.20.100(C)(2) (elevation or floodproofing of nonresidential structures);
3. Certification required by Section 15.20.100(C)(3) (wet floodproofing standard);
4. Certification of elevation required by Section 15.20.120(B) (subdivision standards);
5. Certification required by Section 15.20.175(B) (floodway encroachments);
6. Information required by Section 15.20.150(F) (coastal construction standards); and
7. Reports required by Section 15.20.160(D) (mudflow standards); and
8. Maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its biennial report submitted to the Federal Emergency Management Agency

F. Map Determinations. Make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazard, for example, where there appears to be a conflict between a mapped boundary and actual field conditions. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Sections 15.20.180 through **15.20.210.**

G. Remedial Action. Take action to remedy violations of this chapter as specified in Section 15.20.050(B).

15.20.090 Appeals.

The city council shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this chapter.

15.20.100 Standards of construction.

In all areas of special flood hazards the following standards are required:

A. Anchoring.

1. All new construction and substantial improvements shall be adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

2. All mobilehomes and manufactured homes shall meet the anchoring standards of Section 15.20.130.

B. Construction Materials and Methods. All new construction and substantial improvement shall be constructed:

1. With materials and utility equipment resistant to flood damage;

2. Using methods and practices that minimize flood damage;

3. With electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and if

4. Within Zones AH or AO, so that there are adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures.

C. Elevation and floodproofing. (See Section 15.20.040, definitions for “new construction,” “substantial damage” and “substantial improvement”.)

1. Residential construction, new or substantial improvement, shall have the lowest floor, including basement;

a. In an AO zone, the lowest floor including basemen shall be elevated above the highest adjacent grade to a height equal to or exceeding the depth number specified in feet on the FIRM by at least one foot, or elevated at least three feet above the highest adjacent grade if no depth number is specified;

b. In a VE zone, the lowest horizontal support member shall be elevated to at least one foot above the base flood elevation, shown on the effective FIRM;

c. In all other zones, including Zone AE and the Unnumbered/Approximate Zone A, the lowest floor including basement shall be elevated to at least one foot above the base flood elevation shown on the effective FIRM.

Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered professional engineer or surveyor, or verified by the building official to be properly elevated. Such certification or verification shall be provided to the floodplain administrator.

2. Nonresidential construction shall either be elevated to conform with subsection (C)(1) of this section or, together with attendant utility and sanitary facilities,

a. Be floodproofed below the elevation recommended under subsection (C)(1) so that the structure is watertight with walls substantially impermeable to the passage of water;

b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

c. Be certified by a registered professional civil engineer or architect that the standards of this subsection are satisfied. Such certification shall be provided to the floodplain administrator.

3. All new construction and substantial improvement with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and

which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must exceed the following minimum criteria:

- a. Be certified by a registered professional civil engineer or architect;
- b. Be certified to comply with a local floodproofing standard approved by the Federal Insurance Administration, Federal Emergency Management Agency; or
- c. Have a minimum of two openings on different sides having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one foot above adjacent natural grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwater.

4. Manufactured homes and mobilehomes shall also meet the standards in Section 15.20.130.

15.20.105 Standards for Garages and low-cost accessory structures

A. "Accessory structures" used solely for parking (2 car detached garages or smaller) or limited storage (small, low-cost sheds), as defined in Section 15.20.40 may be constructed such that its floor is below the base flood elevation (BFE), provided the structure is designed and constructed in accordance with the following requirements:

1. Use of the accessory structure must be limited to parking or limited storage;
2. The portions of the accessory structure located below the BFE must be built using flood-resistant materials;
3. The accessory structure must be adequately anchored to prevent flotation, collapse and lateral movement;
4. Any mechanical and utility equipment in the accessory structure must be elevated or floodproofed to or above the BFE;
5. The accessory structure must comply with floodplain encroachment provisions in Section 15.20.150, and
6. The accessory structure must be designed to allow for the automatic entry of flood waters in accordance with Section 15.20.100

B. Detached garages and accessory structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 15.20.100.

15.20.110 Standards for utilities.

A. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate:

1. Infiltration of flood waters into the systems; and
2. Discharge from the systems into flood waters.

B. On-site waste disposal systems shall be located to avoid impairment to them, or contamination from them during flooding.

15.20.120 Standards for subdivisions.

A. All preliminary subdivision proposals shall identify the special flood hazard area and the elevation of the base flood.

B. All subdivision plans shall provide the elevation of proposed structure(s) and pad(s). If the site is filled above the base flood elevation, the lowest floor, pad elevations, and lowest adjacent grade shall be certified by a registered professional engineer or surveyor and provided to the floodplain administrator.

C. All subdivision proposals shall be consistent with the need to minimize flood damage.

D. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

E. All subdivisions shall provide adequate drainage to reduce exposure to flood hazards.

15.20.130 Standards for manufactured homes and mobilehomes.

A. All manufactured homes and mobilehomes that are placed or substantially improved, within Zones A1-30, AH, AE, V, and VE on the city's Flood Insurance Rate Map, on sites located.

1. Outside of a manufactured home or mobilehome park or subdivision;
2. In a new manufactured home or mobilehome park or subdivision;
3. In an expansion to an existing manufactured home or mobilehome park or subdivision; or
4. In an existing manufactured home or mobilehome park or subdivision on a site upon which a manufactured home or mobilehome has incurred substantial damage as the result of a flood; shall be elevated on a permanent foundation such that the lowest floor of the manufactured home or mobilehome is elevated to at least one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation collapse and lateral movement.

B. All manufactured homes or mobilehomes that are placed or substantially improved on sites located within Zones V1-30, V, and VE on the community's Flood Insurance Rate Map will meet the requirements of subsection A of this section and Section 15.20.160.

C. All manufactured homes or mobilehomes to be placed or substantially improved on sites in an existing manufactured home or mobilehome park or subdivision within Zones A1-30, AR, AE, V1-30, V, and VE on the community's Flood Insurance Rate Map that are not subject to the provisions of subsection A of this section will be elevated so that either the:

1. Lowest floor of the manufactured home or mobilehome is at least one foot above the base flood elevation; or
2. Manufactured home or mobilehome chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

15.20.140 Standards for recreational vehicles.

A. All recreational vehicles placed on sites within Zones A1-30, AH, AE, **V**, and VE on the city's Flood Insurance Rate Map will either:

1. Be on the site for fewer than one hundred eighty (180) consecutive days;

2. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or

3. Meet the permit requirements of Sections 15.20.060 through 15.20.090 of this chapter and the elevation and anchoring requirements for manufactured homes or mobilehomes in Section 15.20.130(A).

B. Recreation vehicles placed on sites within Zones V1-30, V, and VE on the city's Flood Insurance Rate Map will meet the requirements of subsection A of this section and Section 15.20.160.

15.20.150 Coastal high hazard areas.

Within coastal high hazard areas, Zone VE, as established under Section 15.20.050(A), the following standards shall apply.

A. All new construction and substantial improvement shall be elevated on adequately anchored pilings or columns and securely anchored to such pilings or columns so that the lowest horizontal portion of the structural members of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by the building code.

B. All new construction and substantial improvement shall be located on the landward side of the average mean high tide line.

C. All new construction and substantial improvement shall have the space below the lowest floor free of obstructions or constructed with breakaway walls as defined in Section 15.20.040 of this chapter. Such enclosed space shall not be used for human habitation and will be usable solely for parking of vehicles, building access or storage.

D. Fill shall not be used for structural support of buildings.

E. Manmade alteration of sand dunes which would increase potential flood damage is prohibited.

F. Seawalls designed and constructed for the sole purpose of protecting septic systems from wave runup and scouring shall be subject to the variance requirements defined in Sections 15.20.180 through 15.20.210.

G. The floodplain administrator shall obtain and maintain the following records:

1. Certification by a registered engineer or architect that a proposed structure complies with Section 15.20.160(A);

2. The elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings or columns) of all new and substantially improved structures, and whether such structures contain a basement.

15.20.160 Mudslide (i.e., mudflow) prone areas.

A. The floodplain administrator shall review permits for proposed construction or other development to determine if it is proposed within a mudslide area.

B. Permits shall be reviewed to determine that the proposed site and improvement will be reasonably safe from mudslide hazards. Factors to be considered in making this determination include but are not limited to the:

1. Type and quality of soils;
2. Evidence of ground water or surface water problems;
3. Depth and quality of any fill;
4. Overall slope of the site; and
5. Weight that any proposed development will impose on the slope.

C. Within areas which may have mudslide hazards, the floodplain administrator shall require that:

1. A site investigation and further review be made by persons qualified in geology and soils engineering;
2. The proposed grading, excavation, new construction, and substantial improvement be adequately designed and protected against mudslide damages;
3. The proposed grading, excavations, new construction, and substantial improvement not aggravate the existing hazard by creating either on-site or off-site disturbances; and
4. Drainage, planting, watering, and maintenance not endanger slope stability.

15.20.170 Flood-related erosion-prone areas.

A. The floodplain administrator shall require permits for proposed construction and other development within all flood-related erosion-prone areas as known to the city.

B. Permit applications shall be reviewed to determine whether the proposed site alterations and improvements will be reasonably safe from flood-related erosion and will not cause flood-related erosion hazards or otherwise aggravate the existing hazard.

C. If a proposed improvement is found to be in the path of flood-related erosion or would increase the erosion hazard, such improvement shall be relocated or adequate protective measures shall be taken to avoid aggravating the existing erosion hazard.

D. Within Zone E on the Flood Insurance Rate Map, a setback is required for all new development from the ocean, lake, bay, riverfront or other body of water to create a safety buffer consisting of a natural vegetative or contour strip. This buffer shall be designated according to the flood-related erosion hazard and erosion rate, in relation to the anticipated useful life of structures, and depending upon the geologic, hydrologic, topographic, and climactic characteristics of the land. The buffer may be used for suitable open space purposes, such as for agricultural, forestry, outdoor recreation and wildlife habitat areas, and for other activities using temporary and portable structures only.

15.20.175 Floodways

Since floodways are an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

- A. Until a regulatory floodway is adopted, no new construction, substantial development, or other development, including fill, shall be permitted within an Approximate/Unnumbered Zone A and in Zones A1-30 and AE, unless it is demonstrated that the cumulative effect of the proposed

development, when combined with all other development, will not increase the water surface elevation of the base flood more than 1 foot at any point within the city of Malibu.

B. Within an adopted regulatory floodway, the City of Malibu shall prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered civil engineer is provided demonstrating that the proposed encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.

C. If subsections A & B are satisfied, all new construction, substantial improvement, and other proposed new development shall comply with all other applicable flood hazard reduction provisions of Section 15.20.100 to 15.20.170.

15.20.180 Nature of variances.

The variance criteria set forth in this section of the chapter are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this chapter would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

It is the duty of the city council to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below flood level are so serious that variances from the flood elevation or from other requirements in this chapter are quite rare.

A variance for the construction or substantial improvement repair to a seawall that is intended only for the protection of a septic system may be issued by the Floodplain Administrator conditional upon the provisions and requirements set out in 15.20.200 and 15.20.210.

15.20.190 Appeal board.

A. In passing upon requests for variances, the city council shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and the:

1. Danger that materials may be swept onto other lands to the injury of others;
2. Danger of life and property due to flooding or erosion damage;
3. Susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the existing individual owner and future owners of the property;
4. Importance of the services provided by the proposed facility to the city;
5. Necessity to the facility of a waterfront location, where applicable;
6. Availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
7. Compatibility of the proposed use with existing and anticipated development;
8. Relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. Safety of access to the property in time of flood for ordinary and emergency vehicles;
10. Expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and

11. Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water system, and streets and bridges.

B. Any applicant to whom a variance is granted shall be given written notice over the signature of the floodplain administrator that:

1. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as twenty-five dollars (\$25.00) for one hundred dollars (\$100.00) of insurance coverage; and

2. Such construction below the base flood level increases risks to life and property. A copy of the notice shall be recorded by the floodplain administrator in the office of the registrar recorder of Los Angeles County and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land; and

C. The floodplain administrator will maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its biennial report submitted to the Federal Insurance Administration, Federal Emergency Management Agency.

**D. Variances for Septic Systems and Seawalls to Protect Septic Systems.
Decisions made by the Floodplain Administrator under the authority granted in Section 15.20.070 may be appealed directly to the City Council if necessary. Variances granted for seawalls intended specifically to protect septic systems shall be processed on an expedited basis.**

15.20.200 Conditions for variances.

A. Generally, variances may be issued for new construction, substantial improvement, and other proposed new development to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing that the procedures of Sections 15.20.060 to 15.20.090 and Sections 15.20.100 to 15.20.180 of this chapter have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

B. Variances may be issued for the repair or rehabilitation of “historic structures” (as defined in Section 15.20.040 of this chapter) upon a determination that the proposed repair or rehabilitation will not preclude the structure’s continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

C. Variances shall not be issued within any mapped regulatory floodway if any increase in flood levels during the base flood discharge would result.

D. Variances shall only be issued upon a determination that the variance is the minimum necessary considering the flood hazard, to afford relief. “Minimum necessary” means to afford relief with a minimum of deviation from the requirements of this chapter. For example, in the case of variances to an elevation requirement, this means the city council need not grant permission for the applicant to build at grade, or even to whatever elevation the applicant proposes, but only to that elevation which the city council believes will both provide relief and preserve the integrity of this chapter.

E. Variances shall only be issued upon a:

1. Showing of good and sufficient cause pertaining to unusual characteristics of the property;
2. Determination that failure to grant the variance would result in exceptional “hardship” (as defined in Section 15.20.040 of this chapter) to the applicant; and
3. Determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create a nuisance (as defined in Section 15.20.040, see “Public safety or nuisance”), cause fraud or victimization (as defined in Section 15.20.040) of the public, or conflict with existing local laws or ordinances.

F. Variances may be issued for new construction, substantial improvement, and other proposed new development necessary for the conduct of a functionally dependent use provided that the provisions of subsections A through E of this section are satisfied and that the structure or other development is protected by methods that minimize flood damages during the base flood and does not result in additional threats to public safety and does not create a public nuisance.

G. Upon consideration of the factors and purposes of this chapter, the city council may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.

15.20.210 Special Variance Provisions for Seawalls to Protect Septic Systems.

A. Expedited Variances.

The construction of new or substantial improvement repairs to seawalls specifically intended to protect septic systems from wave runoff and scouring when associated with Pacific Palisades Fire rebuilds are eligible for expedited variances facilitate and timely development permit approvals. To facilitate this, the City Council has authorized the Floodplain Administrator to grant variances on their behalf, solely for septic systems and seawalls that protect the operation of septic systems related to Pacific Palisades Fire rebuild projects.

B. Conditions for Variances for Seawalls to Protect Septic Systems

All conditions for variances defined in Section 15.20.200 shall be met including the following.

- 1. The applicant has submitted a completed “City of Malibu Floodplain Variance for Septic System Seawalls” application for review and approval by the Floodplain Administrator, prior to the commencement of any construction activity on the property.**
- 2. The septic system and seawall shall be designed and certified by a registered engineer or architect.**
- 3. The design and construction or repair of the seawall will not result in any increase to the effective FEMA FIRM coastal high hazard V/ VE Zone flood heights to the property or to surrounding properties.**
- 4. The septic system and seawall shall be the smallest size and their placement as landward as possible.**
- 5. The design and construction of the seawall may not be utilized for structural support of the building.**
- 6. The design and construction of the seawall shall minimize the obstruction to flood flow as much as possible,**
- 7. The septic system and seawall must comply with all the following regulatory requirements:**

7.1 The location of the septic system and seawall shall comply with the NFIP development requirements of the FEMA flood zone as shown on the effective Flood Insurance Rate Map and Flood Insurance Study.

7.2 Meet all applicable federal, state, and local safety requirements, ordinances and building regulations.

7.3 Comply with all applicable provisions of Chapter 15 – Building and Construction of the Municipal Code, including but not limited to floodplain management regulations, construction standards, and development permitting requirements.

8. The Floodplain Administrator has determined that granting of the variance is the minimum necessary, considering the flood hazard, to afford relief to the property.

9. All approved variances under 15.20.210 must be recorded with the Los Angeles County Recorder's Office and include a notarized acknowledgment by the property owner. The recorded document shall indicate that the variance pertains only to the property, is granted specifically for the construction or substantial improvement repairs to the septic system seawall only and does not constitute an exemption from future floodplain management regulations.

10. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit a completed FEMA Elevation Certificate and obtain approval from the Floodplain Administrator.

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Council Agenda Report

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

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

Approved by: Robert Duboux, Interim City Manager

Date prepared: February 24, 2026 Meeting date: March 9, 2026

Subject: Second Reading and Adoption of Floodplain Management Ordinance and Adoption of Urgency Ordinance

RECOMMENDED ACTION: 1) Conduct the second reading, unless waived, and adopt Ordinance No. 533 amending Malibu Municipal Code Chapter 15.20 to make technical amendments to the Floodplain Management Ordinance and finding the same exempt from the California Environmental Quality Act ; 2) After the City Attorney reads the title of the ordinance, adopt Urgency Ordinance No. 533U amending Malibu Municipal Code Chapter 15.20 to make technical amendments to the Floodplain Management Ordinance, declaring the urgency thereof, and finding the same exempt from the California Environmental Quality Act.

DISCUSSION: This item will be distributed under separate cover.



Council Agenda Report

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

Prepared by: Susan Dueñas, Public Safety Director

Approved by: Rob Duboux, Interim City Manager

Date prepared: February 17, 2026 Meeting date: March 9, 2026

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTACHMENTS:

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



City of Malibu News

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

Q: What is the After-Action Review?

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

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

Q: Why did the City commission the After-Action Review?

The City commissioned the report to understand what worked well, identify opportunities for improvement, and strengthen emergency preparedness for future disasters.

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

Q: Was the City prepared for these fires?

The report recognizes that City staff demonstrated resilience, adaptability, and strong coordination under extremely challenging conditions, including power shutoffs, infrastructure disruptions and multiple Emergency Operations Center relocations.

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

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

Q: Does the report include recommendations?

Yes. Like all After-Action reviews, the report includes recommendations to help improve emergency operations.

These recommendations focus on strengthening:

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

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

Q: Is this a report on firefighting tactics or why structures burned?

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

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

Q: What does the report say worked well?

The report highlights several strengths demonstrated during the fires, including:

- Strong coordination with Los Angeles County and partner agencies

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

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

Q: What challenges or areas for improvement does the report identify?

The report identifies opportunities to strengthen systems and procedures in several areas, particularly given the increasing complexity of wildfire events.

These Include:

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

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

Q: Why were there multiple Emergency Operations Center relocations?

During both fires, the City's primary Emergency Operations Center was impacted by fire conditions and infrastructure disruptions, requiring evacuation and relocation to alternate facilities to maintain operations.

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

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

Q: Will the City implement the recommendations?

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

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

Q: Will implementing these recommendations increase City spending?

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

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

Q: Is this report submitted to the State?

Yes. The report will be submitted to the State of California, as required.

Q: Does this review affect rebuilding or recovery after the fires?

No. The After-Action Report focuses on emergency operations during the fires.

Rebuilding and long-term recovery efforts are addressed through separate processes and policies. However, lessons learned from this report may inform future recovery planning.

Q: Why did it take nearly one year to complete the After Action Review?

A: The City contracted with Witt O'Brien's in April of 2025 and began the review process shortly thereafter.

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

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

Q: Can residents review the report and share feedback?

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

###

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DECEMBER 2025



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

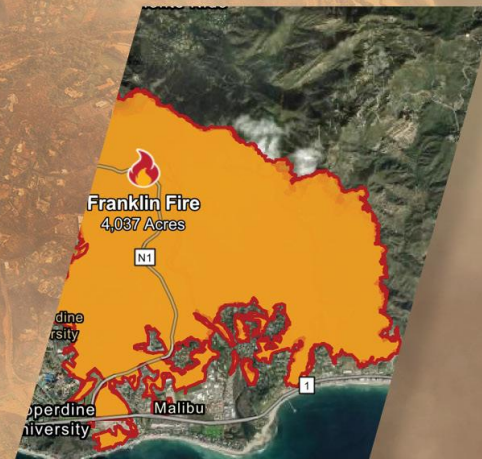
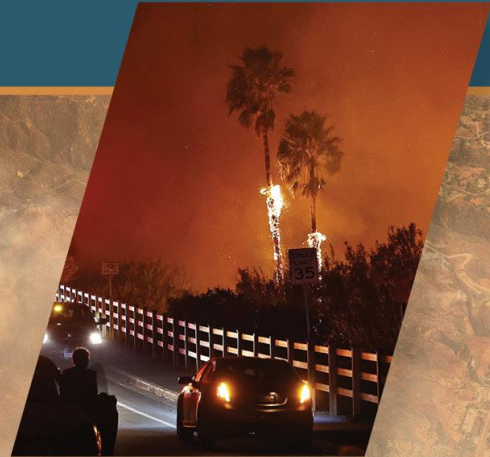




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Disclaimers

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

Handling Instructions

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

About Witt O'Brien's

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

Acknowledgements

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



SECTION 1 - EXECUTIVE SUMMARY

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

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

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

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

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

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

¹ <https://www.malibucity.org/1168/Palisades-Fire-Incident-Information-Arch>

² <https://www.malibucity.org/franklinfire>

³ <https://abc7.com/post/california-wildfires-rebuilding-malibu-palisades-fire-is-complex-moving-slow/18096436/>



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

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

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

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

SECTION 2 - SCOPE

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

Methodology

Data Collection

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



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

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

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

Franklin Fire – Summary of Events

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

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

⁴ <https://fire.lacounty.gov/franklin-fire/>

⁵ <https://abc7.com/post/timeline-how-franklin-fire-exploded-size-threatened-pepperdine-university-malibu/15642636/#:~:text=It%20was%20just%207%25%20contained.%20Here's%20a,Pepperdine%20University%20and%20seaside%20homes%20in%20Malibu.>

⁶ <https://www.latimes.com/california/story/2024-12-10/malibu-endures-cellphone-power-outages-as-franklin-fire-burns#>

⁷ <https://www.caloes.ca.gov/wp-content/uploads/Recovery/Applicant-Briefings/FACT-SHEET-Franklin-Fire-FM-5548-Los-Angeles-County.pdf>



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

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

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

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

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

⁸ <https://ktla.com/news/local-news/franklin-fire-in-malibu-still-smoldering-as-favorable-weather-conditions-aid-in-firefight/>

⁹ <https://www.newsweek.com/franklin-fire-live-updates-1999040>

¹⁰ <https://www.latimes.com/california/story/2024-12-14/franklin-fire-evacuation-orders-lifted-pch-reopens>

¹¹ <https://www.malibucity.org/franklinfire>



Franklin Fire Timeline

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

Palisades Fire – Summary of Events

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

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



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

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

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

By January 8, the fire had grown to over 11,000 acres¹⁶, with more than 180,000 people under evacuation orders.¹⁷ Flames advanced into Malibu, destroying beachfront homes and overwhelming firefighting resources. At its height, the response drew more than 5,600 firefighting personnel, supported by hundreds of fire engines, bulldozers, helicopters, and international mutual aid resources from Canada and Mexico.

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

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

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

¹³ <https://abc7.com/post/pacific-coast-highway-partially-reopen-weeks-palisades-fire/15860332/>

¹⁴ <https://www.foxla.com/news/palisades-fire-prompts-power-outages-tens-thousands>

¹⁵ <https://news.caloes.ca.gov/governor-newsom-quickly-secures-major-disaster-declaration-from-president-biden-for-los-angeles-fires/>

¹⁶ <https://www.washingtonpost.com/weather/2025/01/08/what-caused-palisades-fire-california-windstorm-conditions/>

¹⁷ <https://www.cnn.com/2025/01/09/los-angeles-wildfires-latest-at-least-5-dead-more-than-100000-forced-to-evacuate.html>

¹⁸ <https://www.bbc.com/news/videos/c24n4pz6p2eo>

¹⁹ <https://www.fire.ca.gov/incidents/2025/1/7/palisades-fire>

²⁰ <https://www.nbclosangeles.com/news/local/what-is-holdover-fire-palisades-fire-jonathan-rinderknecht/3788840/>



Palisades Fire Timeline

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



Palisades Fire Timeline

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



SECTION 3 - STRENGTHS, CHALLENGES AND RECOMMENDATIONS

Overview

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

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

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

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

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



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

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

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



Focus Area #1: Preparedness

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

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

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

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

Focus Area #1 Strengths

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



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

Focus Area #1 Challenges & Recommendations

Challenge #1 – Frequency of Emergency Response Training & Exercises

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

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

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

Challenge #2 – Citywide Emergency Policy for Staff

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

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



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

Challenge #3 – Recovery Planning

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

References: Disaster Recovery Center Action Plan and Local Assistance Documents

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

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

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

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

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



Challenge #5 – Volunteer & Donations Management

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

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

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

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

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



Focus Area #2: EOC & Incident Management

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

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

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

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

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



Focus Area #2 Strengths

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

Focus Area #2 Challenges & Recommendations

Challenge #1 – City Leadership Alignment

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

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

Reference: City Emergency Operations Plan and Interview Notes

Recommendation 2.1: Establish a formal EOC Policy Group composed of the City Management Team to provide strategic guidance and executive-level decision-making during major incidents.

Clearly define the group's role within the City's emergency management structure to ensure that all leadership decisions are coordinated through the EOC. This alignment will enhance situational awareness, allow the emergency management team to provide timely analysis and recommendations, and ensure that executive actions are fully integrated into operational planning and response activities. Regular participation of the EOC policy group in EOC processes (such as briefings, incident action planning, and



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

Challenge #2 – Incident Planning

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

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

Reference: City Emergency Operations Plan and EOC Action Plans

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

Challenge #3 – Documentation and Cost Recovery

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

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



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

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

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

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

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

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

Challenge #4 – EOC Continuity and Relocation

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



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

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

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

Reference: City Emergency Operations Plan and EOC Action Plans

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

Challenge #5 – Mobile Command

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



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

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

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

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



Focus Area #3: Governance & Policy

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

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

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

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

Focus Area #3 Strengths

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

Focus Area #3 Challenges & Recommendations

Challenge #1 – Elected Officials Integration

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

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



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

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

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

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

Challenge #2 – Executive Decision-Making

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

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

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



Challenge #3 – Leadership Expectations During Relocation

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

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

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



Focus Area #4: Operational Coordination

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

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

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

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

Focus Area #4 Strengths

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



Focus Area #4 Challenges & Recommendations

Challenge #1 – Fire Liaison Integration

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

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

Recommendation 4.1: Maintain and expand the role of Fire Liaisons in emergency operations by clearly defining their responsibilities in plans and incorporating them into training and exercises.

Preserving these strong ties with incident command will ensure timely intelligence sharing, reinforce interagency relationships, and improve the City's ability to adapt during dynamic wildfire events.

Challenge #2 – Resource Tracking

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

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

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

Challenge #3 – Situation Unit Personnel

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



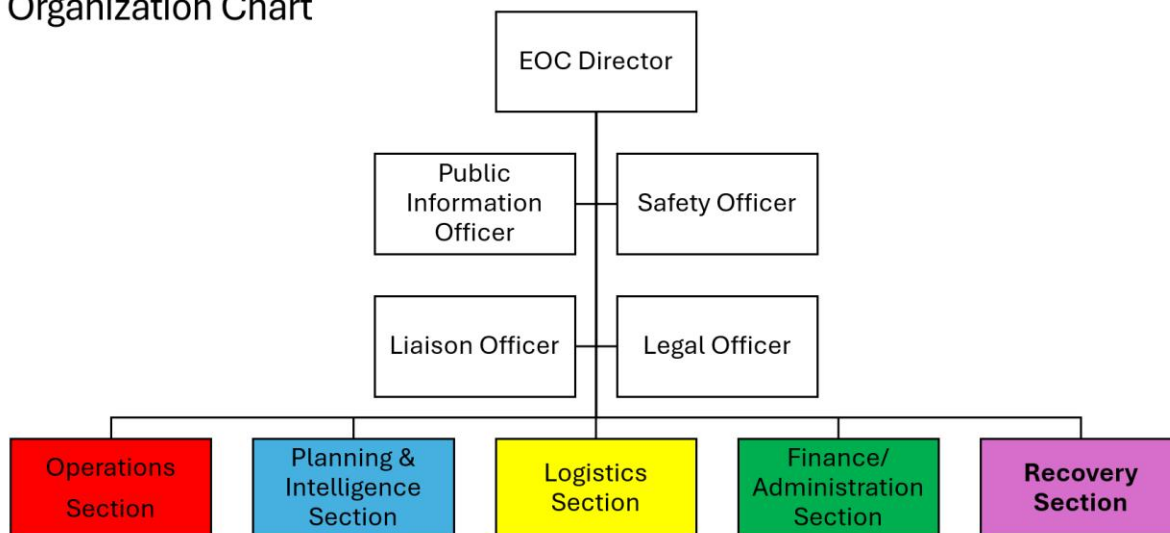
communication gap that existed in the EOC that restricted information sharing between field operations, EOC sections, and the Situation Status Unit. The connection between these response functions is important to maintain a cohesive dialog and Common Operating Picture (COP). Each function benefits from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

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

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

Challenge #4 – Staff Role Assignments

City of Malibu EOC Organization Chart



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



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

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

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

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

Challenge #5 – Technology & Collaboration Tools

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

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

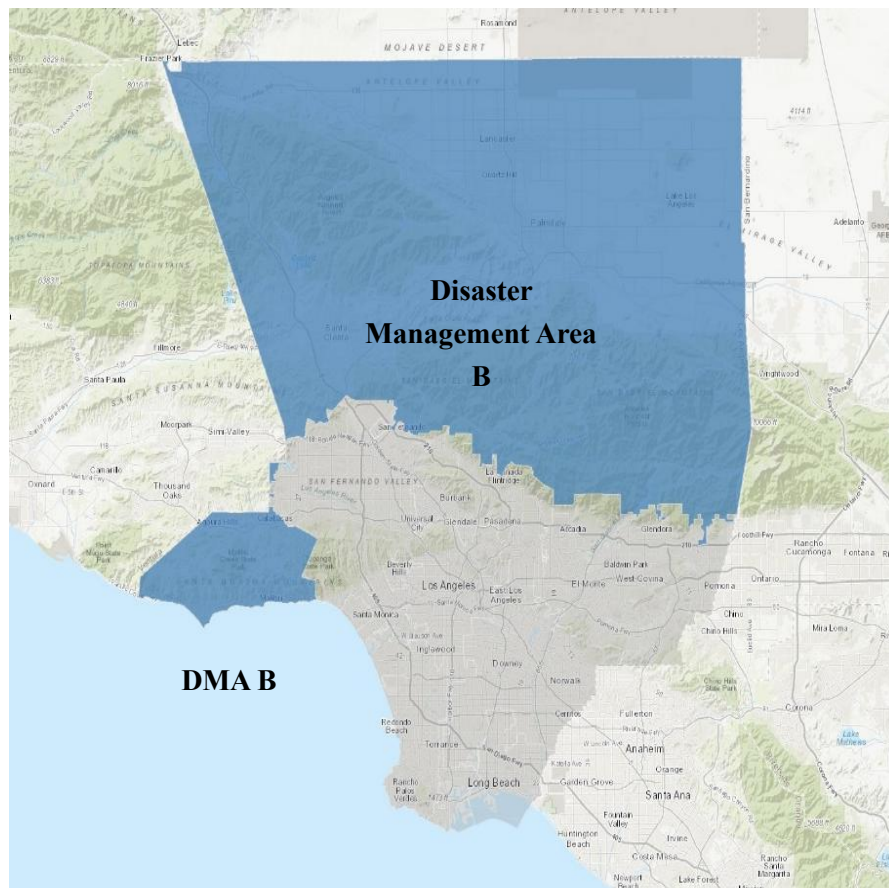
As response operations progressed, the City relied on several different Excel files to support collaboration and manage activities. While this was functional as a short-term solution, forms and other documentation should be standardized and developed in advance of an emergency. If the City plans to standardize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

Reference: EOC Action Plans and Interview Notes

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

Challenge #6 – Regional Coordination

Discussion: Los Angeles County serves as the intermediate level of government that coordinates and communicates disaster response needs between the eighty-eight (88) cities within its geographic boundaries and the State of California²¹. The County is organized into eight Disaster Management Areas (A through H), with each city assigned to a specific area. A Disaster Management Area Coordinator (DMAC) oversees each Disaster Management Area. The City of Malibu is located within Disaster Management Area B.



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

²¹ Data. [lacounty.gov/datasets/lacounty::disaster-management-areas.about](https://data.lacounty.gov/datasets/lacounty::disaster-management-areas.about).



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

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

Reference: EOC Action Plans and Interview Notes

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

Challenge #7 – Geographic Coordination

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

Reference: EOC Action Plans and Planning Section Documents

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



Challenge #8 –EOC Staff Augmentation

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

Although the City utilized the Emergency Management Mutual Aid (EMMA) to supplement EOC staffing, the support arrived later in the response, making it difficult to effectively integrate EMMA personnel into the established EOC operational cadence. EMMA was developed to provide emergency management personnel and technical specialists to support the disaster operations of affected jurisdictions during an emergency to assist with response and recovery for the whole community without imposing additional financial burden on the impacted jurisdiction²². EMMA is administered by the California Office of Emergency Services (Cal OES), with an EMMA Coordinator assigned at each level of the Standardized Emergency Management System (SEMS). In future incidents, the City may want to consider coordinating ahead of time with its designated EMMA Coordinator (otherwise known as the Cal OES Regional Duty Officer) to request additional resources, staffing support, and to work out logistics and Mutual Aid Agreements (MAAs) ahead of time.

Reference: EOC Action Plans and Planning Section Documents

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

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

²² State of California Emergency Management Mutual Aid Plan.



Focus Area #5: Communication

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

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

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

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

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

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

Focus Area #5 Strengths

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



Focus Area #5 Challenges & Recommendations

Challenge #1 – Systemwide Communications Loss

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

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

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

Challenge #2 – Alternate EOC Communication

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

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

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

Challenge #3 – Staff Communication

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

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



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

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

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

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

Challenge #4 – Emergency Alert and Warning

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

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

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

Reference: City Emergency Operations Plan and EOC Action Plans



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

Challenge #5 – Power & Telecommunications Outages

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

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

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



Focus Area #6: Community Evacuation

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

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

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

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

Focus Area #6 Strengths

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



Focus Area #6 Challenges & Recommendations

Challenge #1 – Evacuation Procedures for City Hall

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

Reference: City Emergency Operations Plan and EOC Action Plans

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

Challenge #2 –Evacuation Coordination

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

Reference: City Emergency Operations Plan and EOC Action Plans

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

Challenge #3 – Evacuation Zone Management

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

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



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

Reference: City Emergency Operations Plan and EOC Action Plans

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

Challenge #4 – Re-entry and Repopulation Planning

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

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

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



Focus Area #7: Emergency Public Information

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

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

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

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

Focus Area #7 Strengths

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



Focus Area #7 Challenges & Recommendations

Challenge #1 – Social Media & Public Information

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

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

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

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

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

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

Reference: Public Information Guides (PIGs), Public Announcements/Website Updates, other Public Information Documents, and Interview Notes



Recommendation 7. 1: Establish a dedicated Public Information Officer (PIO) team/Public Information Branch or contractual surge capacity to handle social media, rumor control, public hotlines, incident specific website(s), and online engagement during major incidents. The Public Information Officer (PIO) and other public information staff should continue to utilize the Public Information Group (PIG) during incidents and Emergency Operations Center (EOC) activations. The PIG should be formalized, with established procedures and protocols for information updates and dissemination. This will enhance the City’s ability to provide real-time updates, counter misinformation, and maintain public trust.

Challenge #2 – Elected Official Briefings

Discussion: Daily status briefs for the City Council built confidence, transparency, and trust between leadership and the emergency management team. While elected officials demonstrated tremendous dedication and support to response actions, it was observed that these efforts can be enhanced through establishing formal briefings and an EOC policy group to help coordinate public information dissemination (see Focus Area #3). Additionally, by enhancing the coordination between the EOC and the Elected Officials, the public will receive consistent emergency information and updates. Establishing talking points and scheduled public briefing sessions for Elected Officials will help ensure they are included in response efforts as well as maintaining their public interests. Regular briefings tailored to the community will strengthen public confidence and help counter misinformation during prolonged emergencies.

Reference: City Emergency Operations Plan, EOC Action Plans, Media releases, and City Council Documents

Recommendation 7.2: Coordinate Public Briefings by Elected Officials and continue the internal Elected Official Briefings.

Challenge #3 – Joint Information Center (JIC)

Discussion: The absence of a Joint Information Center (JIC) created challenges in coordinating messaging across agencies and jurisdictions. For example, the lack of communication and coordination protocols resulted in delayed messaging to the public. Regular coordination meetings, information-sharing agreements, and inclusion of City partner agencies in exercises will help reduce delays and improve message accuracy.

Reference: City Emergency Operations Plan, EOC Action Plans, and Media releases

Recommendation 7.3: Work with partner agencies and Incident Command to advocate for JIC activation during significant incidents. Ensure Malibu PIOs are integrated into JIC operations when activated, enabling unified messaging and better coordination with regional partners.



Challenge #4 –Public Information Support

Discussion: The City’s public information vendor support was highly effective in managing social media, website updates, and message flow, but capacity may be strained during longer or multiple concurrent incidents.

Reference: City Emergency Operations Plan, EOC Action Plans, and Media releases

Recommendation 7.4: Sustain current vendor support arrangements and consider pre-identifying surge vendors for additional capacity. Establishing agreements in advance will ensure the City can quickly scale its communication capabilities when incident complexity or duration demands it.



Focus Area #8: Technology

Technology played a central role in Malibu's response to the Palisades Fire, offering both valuable tools and areas where capabilities could be strengthened. The City effectively leveraged Microsoft for situation status (SitStat), scheduling, and internal coordination. Staff reported that Teams provided flexibility, ease of use, and an accessible platform for collaboration across multiple locations. Similarly, applications such as WatchDuty proved valuable in enhancing situational awareness and providing real-time updates on fire activity. These systems and other applications are essential to facilitate the management of situational information and intelligence, managing resources to staff and equipping response personnel, track costs and expenditures, providing for damage assessments, communicating with threatened communities, among multiple additional critical actions.

At the same time, several technology challenges limited operational efficiency. The City's EOC software system was described as cumbersome, with both internal staff and external partners experiencing difficulties in access and navigation. In addition, the absence of a dedicated Geographic Information System (GIS) capability also restricted the City's ability to provide data-driven mapping and analysis to support informed decision-making during the fire.

Relocating to alternate EOC facilities presented additional obstacles. Staff encountered difficulties accessing SharePoint and network drives, creating delays in retrieving key documents and data. These access issues reinforced the importance of ensuring continuity and redundancy in technology systems during relocations or disruptions.

Overall, Malibu's use of modern collaboration tools and third-party applications enhanced coordination and awareness, but the event also demonstrated the need for greater investment in GIS, and more resilient access to shared systems.

Focus Area #8 Strengths

- The City used multiple collaboration tools in the EOC.
- SharePoint, Microsoft Teams, and other file sharing tools provided greater collaboration for EOC staff.
- EOC staff demonstrated resilience by successfully relocating the EOC multiple times and utilized all the available tools to continue responding to the emergency. IT staff were instrumental in EOC relocation efforts as well as EOC support in general. The EOC could not function without them.



Focus Area #8 Challenges & Recommendations

Challenge #1 – Virtual Collaboration Tools

Discussion: At the start of the Franklin Fire, EOC staff used the existing EOC software system for status tracking and document management. Although the system served as the official information management system, many found it cumbersome and difficult to use. External partners lacked both access and training, and some EOC staff were also not trained in advance. Midway through the emergency, the system was abandoned in favor of Microsoft Teams which many staff members were more familiar with, and it proved more effective for the response.

During the remainder of the Franklin Fire and during the Palisades Fire, Microsoft Teams proved highly effective for situational status tracking and coordination, giving staff a reliable and adaptable collaboration platform. However, it still required some staff to learn a new technology tool while simultaneously determining how best to collaborate within it. The lack of a predefined structure and procedures complicated implementation. And because some staff had limited exposure to the system, many struggled with basic navigation. As a result, personnel relied on both paper-based forms and digital tools, creating significant tracking and coordination challenges.

Reference: EOC Action Plans and Interview Notes

Recommendation 8.1: Continue using Microsoft Teams or choose a virtual collaboration tool for EOC operations. Pre-configure the platform/tool for key functions, establish standard workflows, ensure EOC staff access and permission, and train staff to ensure familiarity and efficiency during activations. Regular use of a virtual collaboration tool during exercises will further strengthen staff readiness and reduce set-up time during emergencies.

Challenge #2 – Geographic Information System (GIS) Capability

Discussion: While staff worked resourcefully to manage situation status displays, the absence of GIS and mapping tools limited the City's ability to support decision-making with geospatial analysis. GIS capabilities provide tremendous capabilities to develop more informed decisions and support operational missions through the use of mapping products and associated data. The use of GIS provides visual understanding of geographic components of the incident allowing for better understanding of incident conditions.

Geographic elements are embedded in nearly all aspects of an incident, including the Franklin and Palisades fires. As a result, there is significant demand for mapping products to support EOC objectives and the needs of almost every EOC position. If a GIS role is established within the EOC, a system must be in place to manage this demand. The process should prioritize requests, track them to ensure completion, and provide visibility into the level of effort required from GIS personnel through a centralized request system.



Reference: EOC Action Plans and Interview Notes

Recommendation 8.2: Staff a GIS unit within the EOC by designating trained personnel, acquiring appropriate software, and developing standard mapping products to support planning, operations, and public information. Regular training and exercises will help embed GIS into daily operations and enhance situational awareness.

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

Discussion: EOC Staff were able to continue operations during EOC relocations, but access to SharePoint and network drives was difficult from alternate EOC sites, slowing information flow. EOC staff were constantly trying to re-establish a Common Operating Picture (COP) at each new EOC location. It was a massive challenge to access shared drives and the network at each new location. Often, VPN access was slow, unstable, or blocked by the host jurisdiction's firewall or bandwidth limitations. Even when VPN access did work, large files (maps, plans, spreadsheets) loaded slowly or failed to sync. Network drives, departmental shared drives, and internal portals (e.g., SharePoint, intranet) were inaccessible without a proper connection. Critical software interfaces, (such as finance systems) were locked behind internal firewalls. Printers and scanners were tied to the City network and were unusable. Mixed with this was the use of external partners in the EOC that did not have the authorized permissions and access to shared drives.

Reference: Interview Notes

Recommendation 8.3: Enhance cloud-based access and implement redundancies to ensure critical shared drives and networks are available regardless of location. Test connectivity and access at alternate facilities in advance to confirm systems will function reliably during relocations. Consider mobile EOC options to reduce the reliance on alternate facilities in other jurisdictions.

Challenge #4 – Situational Awareness Tools

Discussion: WatchDuty and other real-time situational awareness applications proved valuable for monitoring fire progression and sharing timely updates. While the Public Safety staff utilize them regularly, this was not a previously needed process within the EOC. These applications provided real-time fire updates and information that EOC staff can utilize for situational awareness and operational decisions.

Reference: Interview Notes

Recommendation 8.4: Incorporate situational awareness applications into EOC standard operating procedures and provide training for staff to maximize their utility. Embedding them into the City's information management framework will strengthen situational awareness and support faster, more informed decision-making.



Focus Area #9: Emergency Purchasing Process

The Palisades Fire highlighted the importance of clear purchasing procedures to support timely resource acquisition during emergencies. Purchase processing includes resources obtained through a credit card for small items. Malibu staff demonstrated initiative and adaptability in securing needed resources, but the absence of standardized processes created challenges in record keeping and disaster cost recovery. Staff used a variety of purchasing methods during the response, which complicated financial tracking and reduced consistency in documentation.

The City did not have an emergency-specific purchasing policy in place, limiting staff's ability to efficiently obtain resources while ensuring compliance with federal disaster cost recovery requirements. Without this framework, purchasing actions were carried out inconsistently, increasing the administrative burden during and after the incident.

Additionally, the City did not have pre-existing contracts or agreements with vendors for critical needs such as hotels, car rentals, or other services to support staff and mutual aid resources when relocating to alternate facilities. The lack of pre-negotiated agreements made it more difficult to quickly secure accommodation and logistical support during relocation, adding stress to already complex operations.

Overall, Malibu's response demonstrated resourcefulness but underscored the need for a clear procurement framework, as well as pre-established agreements with vendors to support future activations and EOC relocations.

Focus Area #9 Strengths

- Finance staff worked hard to create and maintain financial records during the response efforts.
- The recovery efforts were able to pivot to a more robust financial tracking process.
- City staff were very creative in working around emergency procurement issues.

Focus Area #9 Challenges & Recommendations

Challenge #1 – Emergency Procurement Policy

Discussion: Staff resourcefully managed purchases during the incident, though the absence of a standardized emergency procurement policy created uncertainty and risk for reimbursement. Staff used their personal credit cards and other creative methods to purchase items to support response operations.

Reference: EOC Action Plans, Finance Section Documents, and Interview Notes



Recommendation 9.1: Develop a formal emergency procurement and purchasing policy that aligns with FEMA and Cal OES cost recovery requirements. Clearly outline staff roles, thresholds for emergency purchases, and documentation expectations to ensure compliance and consistency during activations.

Challenge #2 – Standardized Recordkeeping Practices

Discussion: Purchasing and documentation processes were maintained under pressure, but inconsistencies made it more difficult to track expenses and prepare reimbursement packages. The switch from the existing EOC software system to Microsoft Teams partially contributed to this challenge as well as staffing changes within the Finance and Administration Section during response operations.

Reference: EOC Action Plans, Finance Section Documents, and Interview Notes

Recommendation 9.2: Establish uniform processes for documenting purchases, including consistent use of ICS forms, purchase logs, and financial tracking systems. Embedding these practices into training and exercises will help staff capture required documentation in real time and support smoother reimbursement.

Challenge #3 – Pre-Negotiated Vendor Agreements

Discussion: Staff quickly secured resources during the incident, but the lack of pre-arranged agreements with critical vendors delayed logistical support at times.

Reference: EOC Action Plans, Finance Section Documents, and Interview Notes

Recommendation 9.3: Negotiate contracts ahead of time with hotels, car rental companies, and other essential vendors to ensure timely logistical support for staff, mutual aid personnel, and displaced operations. Building these agreements in advance will reduce delays, reduce use of staff personal finances, provide cost predictability, and strengthen continuity.

Challenge #4 – Integration of Procurement into Continuity Planning

Discussion: EOC staff sustained operations during relocations, but the absence of procurement planning in continuity efforts created additional challenges in accessing needed resources.

Reference: EOC Action Plans, Finance Section Documents, and Interview Notes

Recommendation 9.4: Integrate procurement policies and vendor agreements into EOC continuity and relocation planning. Ensure that alternate facilities have pre-identified resource pathways, reducing friction during transitions and enabling seamless support for staff during extended activations.



Focus Area #10: Workforce & Staff Sustainability

The Franklin and Palisades fires underscored both the resilience and dedication of Malibu's workforce, as well as the need for policies and systems that sustain personnel during prolonged activations. Staff commitment was evident throughout the incident, with employees demonstrating adaptability, flexibility, and a willingness to assume diverse roles under pressure. These qualities provided tremendous value to the City's response efforts.

At the same time, the incident highlighted several structural challenges that affected sustainability and staff well-being. The City has fewer than 100 full-time staff and only two highly trained emergency managers, leaving it understaffed to fulfill many of the basic city services while also responding to disasters. These limitations created difficulties in staffing the Emergency Operations Center (EOC), especially when training participation was inconsistent. Most staff found it difficult to make time for the training needed to fulfill EOC roles, and no incentives currently exist to encourage or reward participation.

Extended work hours, coupled with limited staffing depth, led to extreme fatigue and safety concerns. The absence of overtime compensation for exempt employees contributed to perceptions of inequity between salaried and hourly staff. In some cases, staff questioned the fairness of assignments or deployment distribution, which impacted willingness to respond. Attrition further reduced staffing capacity, underscoring the need for long-term workforce investment.

Continuity of operations also presented challenges, with concerns raised about prioritizing ongoing projects while managing disaster response responsibilities. Relocation of the EOC introduced additional burdens, including staff who traveled long distances only to be released, in the absence of policies addressing financial or time impacts.

Behavioral health emerged as a critical factor during the incident. Prolonged activations, stressful conditions, and the fire's impact on the community highlighted the need for wellness monitoring. The City's HR team played an important role by facilitating wellness activities and resources and providing much-needed support to staff during high-stress periods.

Overall, Malibu's workforce demonstrated commitment and resilience, but the event emphasized the need for clear and equitable personnel policies, improved staffing sustainability, stronger wellness and continuity practices, and expanded emergency management capacity to maintain a healthy and effective workforce during future emergencies.



Focus Area #10 Strengths

- The EOC staff were very resilient and displayed extreme dedication to response efforts for the City.
- EOC staff all contributed to the AAR process and discussed how meaningful the AAR process was for closure of the fire responses.
- Therapy dogs and other wellness activities were very appreciated.
- The external staffing support and liaisons (Cal Fire and Cal OES reps) were very helpful later in the response operations.

Focus Area #10 Challenges & Recommendations

Challenge #1 – EOC Staff Fatigue and Sustainability

Discussion: The City has fewer than 100 staff and only two highly trained emergency managers, limiting its ability to meet both day-to-day service demands and emergency response needs. EOC Staff demonstrated dedication by sustaining long shifts and maintaining operations under pressure, but limited staffing depth created safety concerns and extreme fatigue. Overall, the EOC probably remained active for too long, which also contributed to staff fatigue and a lack of sustainability for future operations.

The City should implement a structured method for shift planning that accounts for rest cycles, commute times, and safe staffing rotations. The City should consider conducting a review of staffing based on requirements outlined in the Emergency Operations Plan (EOP) and experiences gained during EOC activations. Identify needed positions and determine the knowledge, skills, and abilities required for each position. This will facilitate the identification of staff or external personnel to fill these positions.

Staff maintained operations despite attrition, but reduced depth strained response capacity and limited surge staffing options. The City lacks sufficient depth to surge staffing during prolonged activations. The City should invest in staff development, retention, and succession planning to build workforce depth.

Reference: EOC Staffing Documents and Interview Notes

Recommendation 10.1: Expand EOC staffing levels and ensure staff considerations are included in shift planning. Building a sustainable staffing model will improve time management, protect personnel's health, enhance decision-making, and reduce risks during extended activations. Additionally, the City may want to explore contracting or hiring part-time/as-needed emergency management professionals to serve as part of an EOC Incident Management Reserve Team, ensuring surge support during activations. As a final element that could help augment EOC staffing levels, the City may want to consider establishing a Memorandum of Understanding (MOU) with neighboring jurisdictions to provide mutual aid in emergency management staffing. Leveraging regional partnerships will strengthen capacity and ensure support during complex incidents.



Challenge #2 – Assignment and Deployment

Discussion: City staff adapted to a wide range of roles and responsibilities but concerns over fairness in assignments and deployment distribution affected willingness to respond. While all City staff are Disaster Service Workers (DSWs), some City staff were not part of the EOC operations, and this contributed to the perception of unfair burden on some City staff vs. others that were not working during the fires. Additionally, HR did not have awareness of geographic locations of where staff lived or current contact information, which caused additional stress on EOC staff and other responders.

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

Recommendation 10.2: Develop transparent assignment protocols that clarify how roles are allocated during activations. Communicate decision-making processes openly to staff to strengthen trust, promote fairness, and encourage participation in future incidents. Maintain current rosters and callback lists for City staff.

Challenge #3 – EOC Relocation Impacts

Discussion: Personnel adapted to EOC relocations, but no policy addressed the added time, costs, or personal burdens on staff during these moves due to miscommunication or mismanagement of EOC staff and their time. One of the individuals interviewed recommended hotel/lodging accommodation for staff with extraordinarily long commute times. This is coupled with Finding #2 on the assignment and deployment of City staff during response operations.

Reference: EOC Action Plans and Interview Notes

Recommendation 10.3: Develop EOC relocation support policies that recognize and mitigate staff impacts, such as mileage reimbursement, meal stipends, lodging accommodations, or flexible scheduling. Addressing these challenges will sustain morale and ensure staff are supported during relocations.

Challenge #4 – Training Participation and Incentives

Discussion: Training and exercising plans, procedures, policies, and systems is critical to ensure that assigned EOC and other incident management personnel are adequately familiar with incident management principles and the guidance documents that drive the City's responses. It is essential that there is support for the City training and exercise program at the highest levels of the organization to ensure that departments buy in and actively participate in training and exercise opportunities.

Overall, City staff participation in training and exercises related to EOC action plans, procedures, and processes was inconsistent. This inconsistency affected all aspects of response management, including establishing and staffing the response structure, utilizing emergency response plans effectively, and



applying processes developed and adopted by the City. Limited socialization of existing emergency plans, combined with insufficient opportunities to demonstrate response competencies through routine training and exercises, likely contributed to gaps in familiarity and confidence among City executives and staff. To address these issues, the City should review incident staffing requirements and assess the effectiveness of its current training and exercise program.

Prior to the recent fire response operations, many staff found it difficult to make time for required training, and no incentives exist to encourage participation. During the general debrief session, staff expressed concerns about the length of training sessions and their ability to perform their daily work along with the added training requirements. Expand training opportunities to prepare new staff for EOC roles and ensure the City maintains readiness even with turnover. One individual suggested keeping training to under a half an hour to promote participation.

Reference: City Emergency Operations Plan and Interview Notes

Recommendation 10.4: Explore an in-house collateral assignment program to establish an EOC Incident Management Team. Staff could apply to participate, receive collateral pay, and commit to a minimum of four hours of training per month to build readiness. This recommendation also dovetails with recommendation 10.1.

Challenge #5 – Compensation and Equity

Discussion: Staff commitment was evident across classifications, though exempt personnel were ineligible for overtime, creating perceptions of inequity compared to hourly staff.

Reference: Interview Notes

Recommendation 10.5: Update policies to ensure fair and transparent compensation during prolonged emergencies. Clearly define expectations for all personnel classifications and consider flexible compensation mechanisms to support equity and morale.

Challenge #6 – Continuity of Operations

Discussion: Personnel balanced emergency response with ongoing projects, though some staff raised concerns about how continuity of core City services was prioritized.

Reference: City Emergency Operations Plan and Interview Notes

Recommendation 10.6: Integrate continuity of operations planning into workforce strategies. Identify essential projects, designate backup staff, and establish procedures to ensure critical services continue without overburdening emergency response personnel.



Challenge #7 – Behavioral Health and Wellness

Discussion: Staff demonstrated remarkable resilience despite stress, long hours, and the broader impacts on the community, highlighting the critical need for wellness support. The use of therapy dogs and other wellness activities was both necessary and highly appreciated by EOC personnel. The absence of a dedicated “administrative” function in the EOC contributed to significant stress, fatigue, and eventual burnout. Although the EOC Safety Officer was active during response operations, this role focuses on physical safety rather than staff wellbeing. Establishing a dedicated EOC position responsible for staff wellness and mental health would help mitigate these challenges and support the overall resilience of the EOC team.

Reference: EOC Action Plans and Interview Notes

Recommendation 10.7: Formalize behavioral health monitoring and integrate HR-led wellness resources into EOC operations. Provide access to peer support, counseling, and recovery resources to sustain staff well-being during and after emergencies.



SECTION 4 - CLOSING SUMMARY

The Franklin and Palisades fires were defining events for the City of Malibu that tested every facet of its emergency management system while also showcasing the resilience and dedication of its workforce and community. Staff resourcefulness, interagency collaboration, and the City's organizational commitment to public safety were evident throughout both incidents, enabling Malibu to navigate one of the most complex and destructive wildfire seasons in its history.

At the same time, these events underscored the urgent need to adapt Malibu's systems, policies, and resources to a new operational reality. More frequent, higher-consequence disasters demand deeper staffing capacity, stronger continuity and relocation planning, redundant communications infrastructure, and consistent governance processes that align leadership with EOC operations. Addressing these gaps will not only enhance readiness but also build trust across the community and with regional partners.

This After-Action Report documents both the strengths and challenges of Malibu's response. It provides a roadmap for targeted improvements across preparedness, governance, operations, communications, evacuation, workforce sustainability, and recovery planning. By institutionalizing lessons learned, formalizing policies and agreements, and investing in resilient systems and staff development, Malibu can strengthen its ability to safeguard lives, sustain critical services, and support recovery when future disasters occur.

Through continued collaboration with County, State, and Federal partners (and by building on the dedication of its staff and community) Malibu can transform these hard-won lessons into lasting resilience.



APPENDIX I: ACRONYMS

AAR – After Action Report

Cal OES – California Office of Emergency Services

Cal Fire – California Department of Forestry and Fire Protection

DMAC – Disaster Management Area Coordinator

DSW – Disaster Service Worker

EMAC – Emergency Management Assistance Compact

EMMA – Emergency Management Mutual Aid

EOC – Emergency Operations Center

FEMA – Federal Emergency Management Agency

GIS – Geographic Information System

IAP – Incident Action Plan

ICS – Incident Command System

IP – Improvement Plan

JIC – Joint Information Center

LA County OEM – Los Angeles County Office of Emergency Management

LA-RICS – Los Angeles Regional Interoperable Communications System

LASD – Los Angeles Sheriff's Department

MOU – Memorandum of Understanding

PIG – Public Information Guide

PIO – Public Information Officer

SEMS – Standard Emergency Management System

Sit Stat – Satiation Status

SO – Sheriff's Office



APPENDIX II: IMPROVEMENT PLAN

The following Improvement Plan (IP) matrix summarizes the recommended areas for improvement, department/unit responsible, and status of improvement action that are identified throughout the AAR. Items identified in this IP are specific to the Franklin and Palisades fire response. The challenges and recommendations in this report provide greater detail and explanation for each of the following recommendations.

Finding	Recommendations	Responsible Entity	Status/Notes
Focus Area #1: Preparedness			
1.1	Implement a more frequent and structured training and exercise schedule that accommodates frequent activations while reinforcing role familiarity.		
1.2	Develop and adopt a Citywide emergency response policy applicable to all staff, clearly defining roles, responsibilities, and expectations during emergencies.		
1.3	Develop and adopt a comprehensive disaster recovery plan that provides a structured framework for operations, including prioritization of services, coordination with external partners, and financial and administrative recovery considerations.		
1.4	Establish continuity procedures, Memorandums of Understanding (MOUs), and logistical agreements for alternate or mobile EOC facilities.		



Finding	Recommendations	Responsible Entity	Status/Notes
1.5	Develop and integrate volunteer and donations management planning into the City's emergency operations framework.		
Focus Area #2: EOC & Incident Management			
2.1	Establish a formal EOC Policy Group composed of the City Management Team to provide strategic guidance and executive-level decision-making during major incidents.		
2.2	Institutionalize the planning process by making it a routine element of all EOC activations, regardless of scale or duration.		
2.3	Dedicate trained staff to Finance and Administration functions within the EOC to ensure that financial tracking, purchasing, and documentation are prioritized from the start of an incident.		
2.4	Develop formal EOC relocation protocols that clearly define roles, responsibilities, decision-making authority, readiness criteria, and step-by-step procedures for relocating operations.		
2.5	Explore acquisition or lease of a mobile command trailer to provide a deployable, scalable option for sustaining EOC functions or supporting staff at the ICP.		
Focus Area #3: Governance & Policy			



Finding	Recommendations	Responsible Entity	Status/Notes
3.1	Develop a clear, documented process in emergency plans that defines how and when the Elected Policy Group should be involved during emergencies.		
3.2	Establish procedures that ensure coordination and communication between the EOC Policy Group and the Elected Policy Group to better support EOC operations.		
3.3	Establish clear emergency readiness benchmarks—such as EOC facility safety, infrastructure availability/access (such as roadways being open), and staffing support for EOC relocation and re-entry operations.		
Focus Area #4: Operational Coordination			
4.1	Maintain and expand the role of Fire Liaisons in emergency operations by clearly defining their responsibilities in plans and incorporating them into training and exercises.		
4.2	Standardize a unified resource tracking process and train staff on its consistent application across all incidents.		
4.3	Develop a trained pool of Planning Section staff to serve in the Situation Unit, with clear responsibilities for maintaining situational displays, maps, and updates.		



Finding	Recommendations	Responsible Entity	Status/Notes
4.4	Align staff assignments more closely with training and experience while expanding cross-training to provide flexibility for surge staffing.		
4.5	Configure Microsoft Teams channels, sync key files, and establish standardized digital workflows prior to activation.		
4.6	Expand staff training and familiarity with regional coordination systems and partners.		
4.7	Continue to prioritize regional planning and joint exercises with agencies responsible for coastal, mountain, and highway operations.		
4.8	Augment EOC staffing capacity by establishing pre-incident agreements/MAAs with qualified external consultants and within the EMMA system to support critical roles during major EOC activations.		
Focus Area #5: Communication			
5.1	Expand use of resilient systems such as LA-RICS and mobile communication options, pursue additional redundancies, and ensure alternate EOCs are equipped with a reliable communication infrastructure.		
5.2	Establish and test alternate EOC sites for communications readiness, including		



Finding	Recommendations	Responsible Entity	Status/Notes
	internet connectivity, phone systems, and collaboration tools.		
5.3	Create a staff communication plan that defines clear processes, assigns responsibilities, and incorporates backup methods such as text alerts or Teams notifications.		
5.4	Work with Los Angeles County Office of Emergency Management to formalize emergency alert and notification protocols for emergency alerts and notifications.		
5.5	Establish new communication and alert mechanisms that can operate independently of traditional infrastructure.		
Focus Area #6: Community Evacuation			
6.1	Develop comprehensive evacuation procedures for City Hall and the EOC. Integrate them into the City's Emergency Operations Plan (EOP).		
6.2	Formalize evacuation roles and scope within the evacuation process for Malibu.		
6.3	Identify and clarify evacuation zones with the County for various hazard types and exercise them with City staff and partner agencies.		
6.4	Develop re-entry and re-population frameworks that establish clear criteria,		



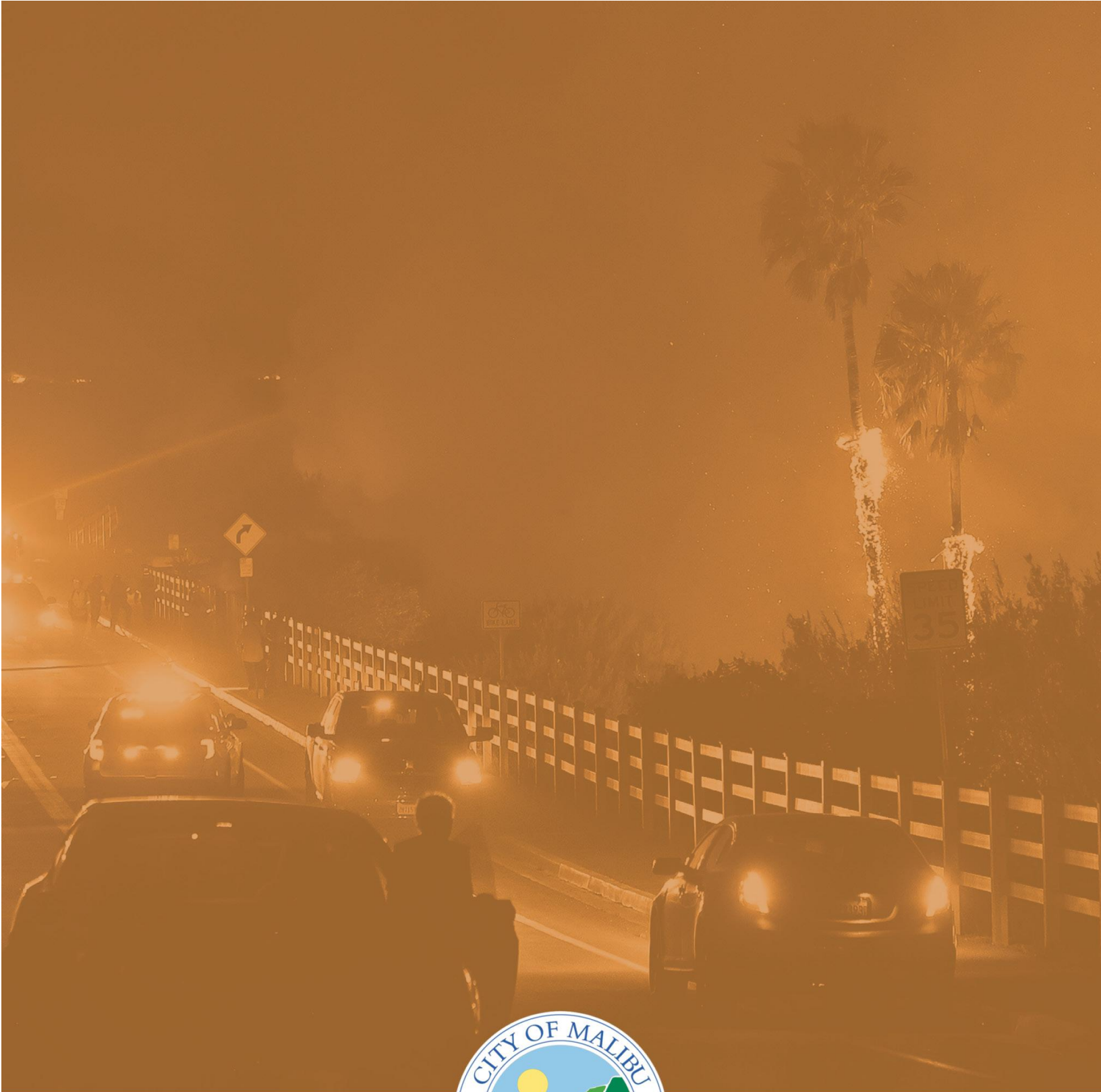
Finding	Recommendations	Responsible Entity	Status/Notes
	agency roles, coordination mechanisms, and communication procedures for phased return of residents, staff, and critical resources.		
Focus Area #7: Emergency Public Information			
7.1	Establish a dedicated Public Information Officer (PIO) team/Public Information Branch or contractual surge capacity to handle social media, rumor control, public hotlines, incident specific website(s), and online engagement during major incidents.		
7.2	Coordinate Public Briefings by Elected Officials and continue the internal Elected Official Briefings.		
7.3	Work with partner agencies and Incident Command to advocate for JIC activation during significant incidents.		
7.4	Sustain current vendor support arrangements and consider pre-identifying surge vendors for additional capacity.		
Focus Area #8: Technology			
8.1	Continue using Microsoft Teams or choose a virtual collaboration tool for EOC operations.		
8.2	Staff a GIS unit within the EOC by designating trained personnel, acquiring appropriate software, and developing standard mapping products to support		



Finding	Recommendations	Responsible Entity	Status/Notes
	planning, operations, and public information.		
8.3	Enhance cloud-based access and implement redundancies to ensure critical shared drives and networks are available regardless of location.		
8.4	Incorporate situational awareness applications into EOC standard operating procedures and provide training for staff to maximize their utility.		
Focus Area #9: Emergency Purchasing Process			
9.1	Develop a formal emergency procurement and purchasing policy that aligns with FEMA and Cal OES cost recovery requirements.		
9.2	Establish uniform processes for documenting purchases, including consistent use of ICS forms, purchase logs, and financial tracking systems.		
9.3	Negotiate contracts ahead of time with hotels, car rental companies, and other essential vendors to ensure timely logistical support for staff, mutual aid personnel, and displaced operations.		
9.4	Integrate procurement policies and vendor agreements into EOC continuity and relocation planning.		



Finding	Recommendations	Responsible Entity	Status/Notes
Focus Area #10: Workforce and Staff Sustainability			
10.1	Expand EOC staffing levels and ensure staff considerations are included in shift planning.		
10.2	Develop transparent assignment protocols that clarify how roles are allocated during activations.		
10.3	Develop EOC relocation support policies that recognize and mitigate staff impacts, such as mileage reimbursement, meal stipends, lodging accommodations, or flexible scheduling.		
10.4	Explore an in-house collateral assignment program to establish an EOC Incident Management Team.		
10.5	Update policies to ensure fair and transparent compensation during prolonged emergencies.		
10.6	Integrate continuity of operations planning into workforce strategies.		
10.7	Formalize behavioral health monitoring and integrate HR-led wellness resources into EOC operations.		



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



**Item
7.B.**

Council Agenda Report

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

Prepared by: Kristin Riesgo, Community Services Director
Nathaniel McLean, Assistant Engineer

Approved by: Rob DuBoux, Interim City Manager

Date prepared: February 3, 2026 Meeting date: March 9, 2026

Subject: Malibu Bluffs Park Snack Shack and Park Enhancement Project

RECOMMENDED ACTION: 1) At the recommendation of the City Council Public Parks and Property Ad Hoc Committee and the Parks and Recreation Commission, review and approve the Malibu Bluffs Park Snack Shack and Park Enhancement Project (Project) final preliminary design; and 2) Determine potential funding sources for construction of the Project.

FISCAL IMPACT: No additional appropriation is required. Funding for the design is included in the Adopted Budget for FY 2025-26 in Account No. 100-310-9123-00 (Capital Improvement Projects, Malibu Bluffs Park Snack Shack/Storage Bldg) in the amount of \$425,000. Council awarded a contract with Pacific Architecture and Engineering, Inc. (PAC) for design services in the amount of \$200,000. The remaining budget will be used for professional services related to the Coastal Development Permit (CDP). PAC completed a Project cost estimate based on the Parks and Recreation Commission's design recommendation, which is approximately \$3,125,500. Final costs will be determined during the Construction Bidding phase and reviewed and approved by Council at a future.

Item	Estimated Costs	FY 2025/26 Budget
Preliminary Design (PAC)	\$200,000	\$200,000
Permitting and Final Design	\$225,000	\$225,000
Construction	\$3,125,500	
Construction Management	\$350,400	
Totals	\$3,900,900	\$425,000

STRATEGIC PLAN IMPLEMENTATION: This item supports the City's 2025-28 Strategic Plan, Goal 7: Explore New Opportunities for Educational, Cultural, and Recreational Establishments, Snack Shack.

DISCUSSION: On June 26, 2023, Council approved an assignment for the Parks and Recreation Commission to provide feedback and recommendations regarding the design of the permanent snack shack at Malibu Bluffs Park. In 2023 and 2024, the Commission reviewed the general layout of the Snack Shack area and provided staff with design guidelines.

On June 6, 2024, the Public Works Department released a Request for Qualifications for the Malibu Bluffs Park Snack Shack design. On November 25, 2024, Council approved a design services Agreement with Pacific Architecture and Engineering, Inc.(PAC).

From June 2025 to December 2025, the PAC design team presented design renderings to the Commission. The initial conceptual design included options and amenities based on feedback from staff, Malibu Little League (MLL), and Malibu American Youth Soccer Association (AYSO). Throughout the process, the Commission provided the designer with information on the building location, access, drainage, kitchen amenities, and gathering areas.

The final design rendering was approved by the Commission on December 9, 2025, during an on-site meeting at Malibu Bluffs Park. Commissioners measured the space, reviewed the plans, and unanimously approved a recommendation to present the final preliminary design to Council for review and approval.

Staff met with the City Council Public Parks and Property Ad Hoc Committee (Ad Hoc) on January 8, 2026. The Ad Hoc reviewed the final design and requested minor cost-saving changes related to the sidewalk and pedestrian stairs.

Preliminary Design

During the initial meeting with PAC and the Commission, the design team identified several building requirements, including new ADA-accessible paths and Department of Public Health regulations that must be incorporated into the Project. The Commission also recognized opportunities to improve pedestrian accessibility, address storage issues, and provide plumbed restrooms for the east side of Malibu Bluffs Park. While the Snack Shack was the initial focus, the Project evolved into a park enhancement project (Attachment 1).

The Commission reviewed several building options and recommends a precast concrete structure due to its durability in salty air, strong fire resistance, and the contractor's ability to support an expedited construction schedule. The building will have a custom color palette that matches the Skate Park design and an estimated lifespan of 50 to 100 years. It will be constructed off-site and delivered to the park in 12-foot sections.

The Project includes a kitchen, storage, restrooms, a small retaining wall, a sidewalk, ADA ramps, a data room, converted/added handicap parking, and new pedestrian stairs. The Commission recommends grading the small slope between the street and the current Snack Shack location to maximize space between the building and the baseball fields. The extra space will provide opportunities for team meetings, family gatherings, a play area, and Snack Shack food lines. The approximate space between the front of the Snack Shack and the baseball field will increase by twelve (12) feet. The building will serve as the retaining wall, which is required due to the southern building shift. A small section of stand-alone retaining walls will be installed between the buildings.

The Snack Shack is a detached structure that is 374 square feet. It includes various kitchen amenities, including an electric griddle, refrigerator/freezer combo, ice maker, range hood, water heater, and drink dispensers.

New park enhancements include,

- Storage upgrade for youth sports leagues and the City, eliminating the existing metal storage containers
- Two (2) Women's and two (2) Men's (ADA accessible) restrooms*, eliminating the rental of two portable restrooms
- Added pedestrian sidewalk behind the Snack Shack building, enhancing accessibility and providing a safe route for all park users
- New pedestrian stairs to improve access to the area near the Major Baseball Field, creating an accessible, safe path rather than a steep and difficult-to-navigate slope
- Added ADA path and railing near the Snack Shack, providing access to the site*
- Converted/added handicap parking in the main parking lot and a new ADA accessible path*
- Data room for enhanced internet, streaming options, and television messaging, which could be utilized for digital menus, marketing, and park or league updates
- Modified baseball field access points for equipment and vehicles, assisting youth leagues with safe equipment and vehicle paths for field maintenance

*Requirements

Utilities

The design includes utility connections to domestic water, sanitary sewer, storm drains, and electrical.

The design team provided the Commission with an option to review the electrical utility in reference to determining kitchen utility requests. The Commission recommends maintaining the existing electrical load of approximately 100 amps rather than installing a new transformer for the Snack Shack. Adding a new transformer to the building would extend the approval timeline by up to 12 months and cost up to \$300,000. Staff have worked with Southern California Edison to review electrical connections and transformer

options at the new Skate Park and Michael Landon Center. Staff will add an additional conduit to connect to the new transformer at the Skate Park for the Snack Shack to use.

Sitework

The design for this project includes sitework to enhance park accessibility and walkability, and to prepare the area for the construction of the new Snack Shack. The sitework for this project includes demolition of existing pavement, removal of non-native eucalyptus trees, rough and fine grading, construction of the building and retaining wall foundation, installation of new asphalt concrete pavement, construction of concrete ADA ramps, stairs, sidewalks, pavement striping and markings, and trenching and installation of utility connections and related utility lines.

Timeline

The Project requires permitting and approval from several City and County agencies in addition to a Coastal Development Permit. The estimated project timeline includes,

Type	Time
Permitting, Planning Approvals, Engineering	40 to 50 weeks
Bid Package Release and Council Approval	08 to 10 weeks
Construction	30 to 40 weeks
Estimated Project Timeline	78 to 100 weeks or 1.6 to 2 years

Cost

The Commission and staff carefully reviewed a range of cost-saving options to ensure fiscal responsibility in the final Project. To help reduce costs, items were modified or eliminated, including no electrical upgrades, reducing the size of the kitchen and amount of kitchen equipment, limiting the amount of new pavers in front of the Snack Shack, using existing shade structures and picnic tables, and adding stub-outs during Skate Park construction for wastewater and electrical.

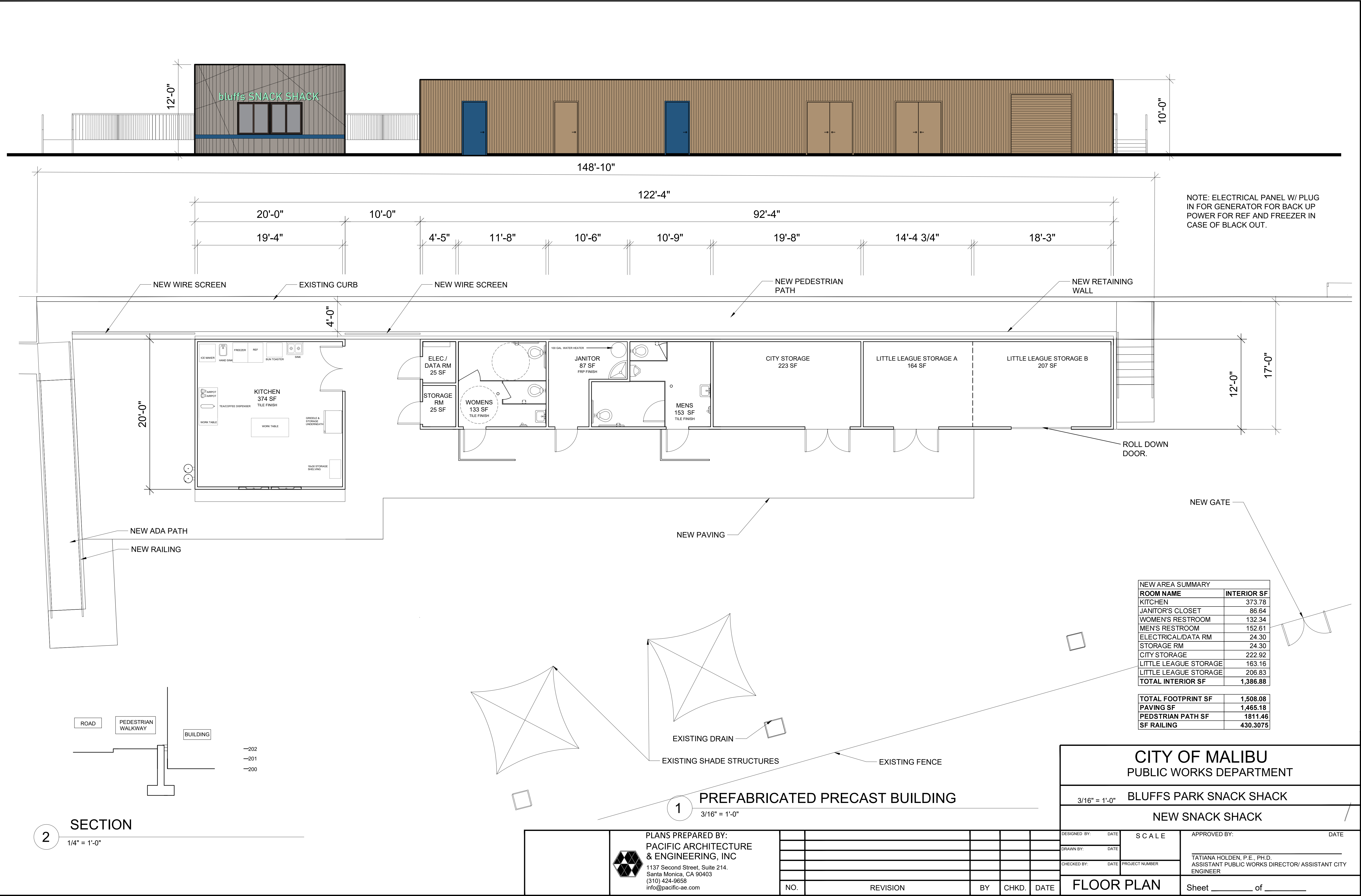
Staff also confirmed the building would be used as a retaining wall rather than installing a separate 122-foot liner wall; however, a small retaining wall (approximately 26 ft) is needed between the buildings. The cost savings of using the building are \$99,278.

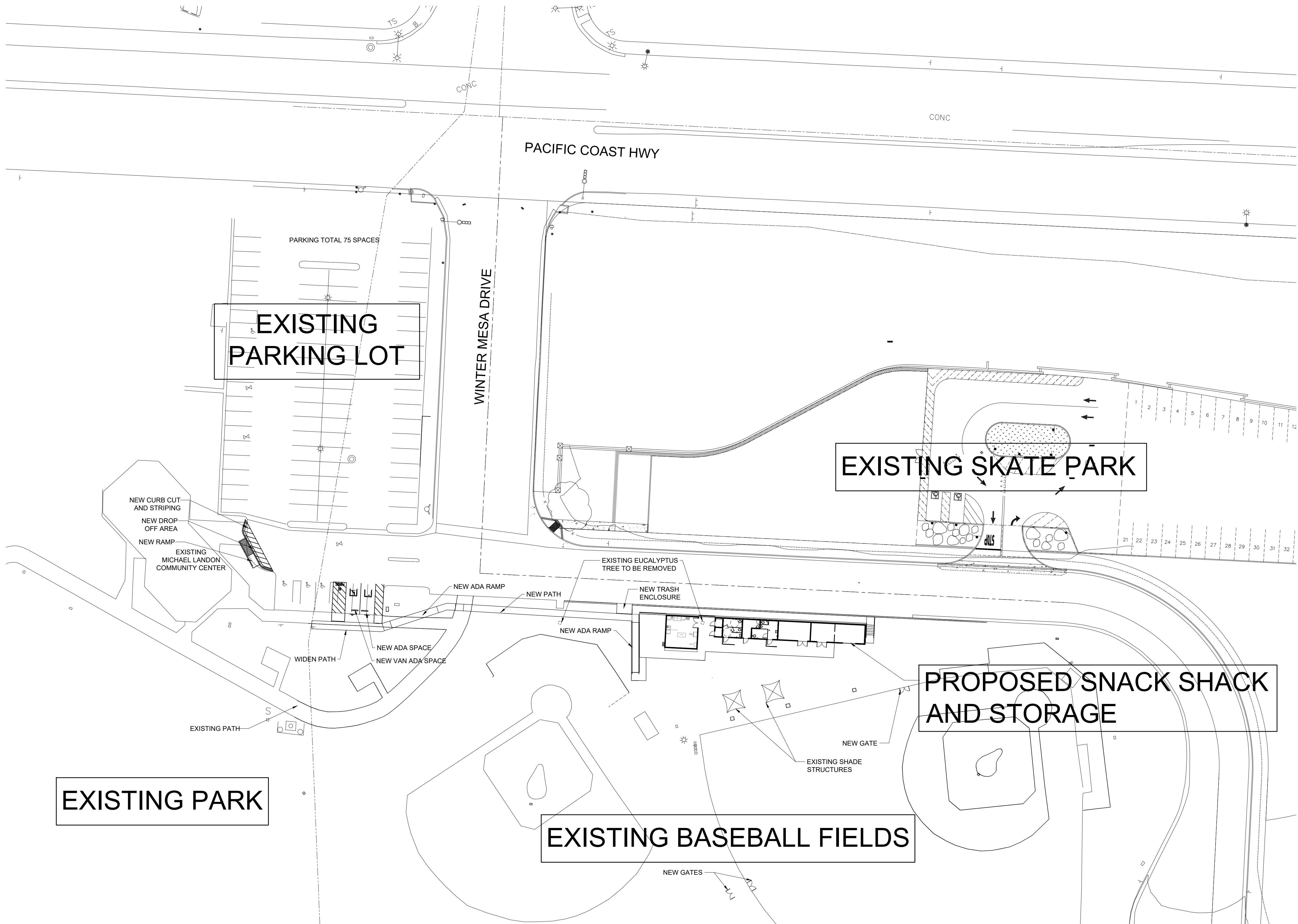
The estimated cost to construct the Project is \$3,475,900 (total \$3,900,900 with design), and may fluctuate based on labor market conditions, inflation, material prices, and supply chain constraints.

Additional costs related to engineering, geology, other professional plans, inspections, or other requirements during the CDP and plan check phase is allocated in the FY 2025-26 budget.

Funding for the Project's construction has not been identified; however, the Council may consider options related to fundraising, naming rights, or general fund allocations.

ATTACHMENTS: Malibu Bluffs Park Snack Shack Preliminary Design





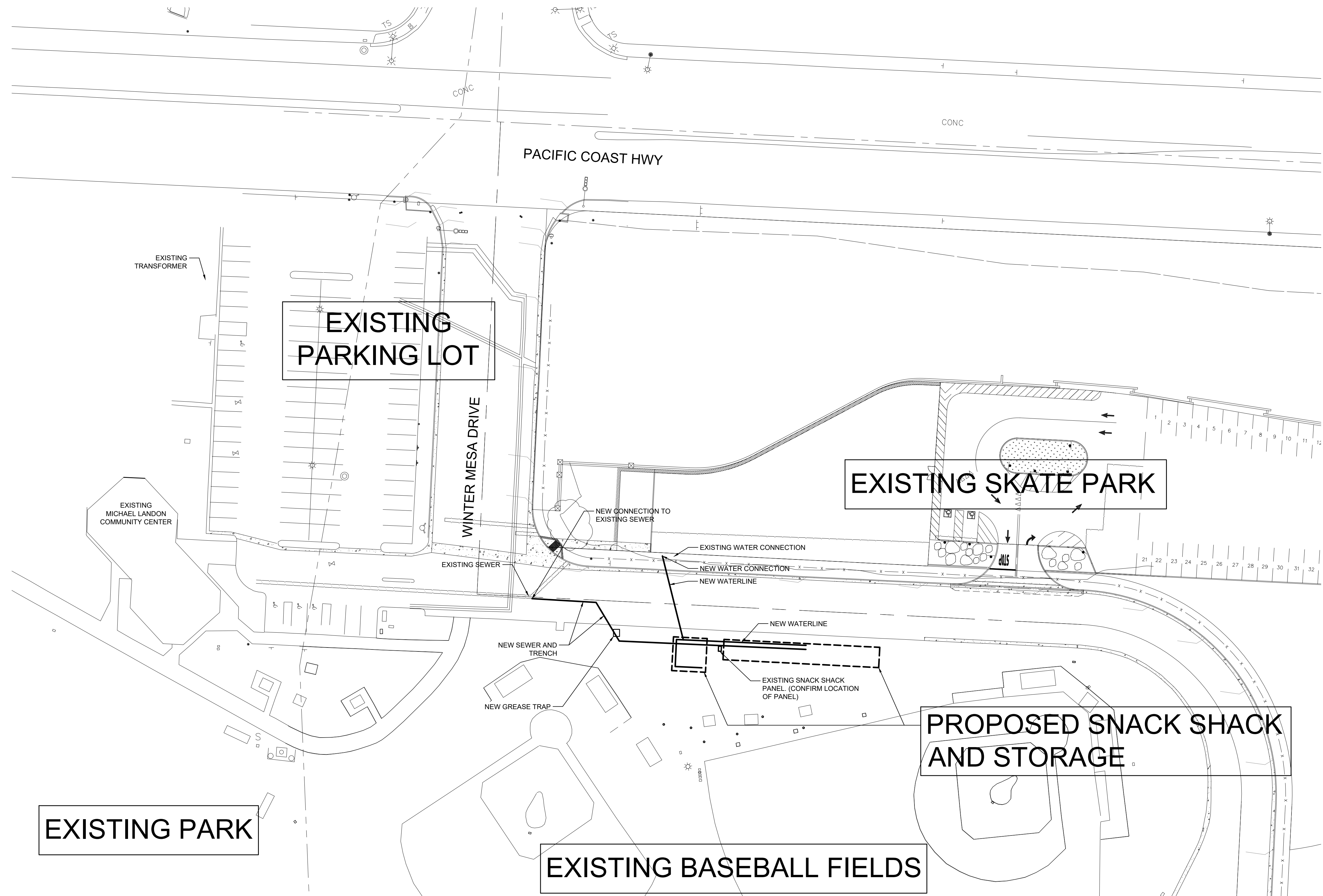
CITY OF MALIBU PUBLIC WORKS DEPARTMENT			
BLUFFS PARK SNACK SHACK			
NEW SNACK SHACK			
DESIGNED BY:	DATE	SCALE	APPROVED BY:
DRAWN BY:	DATE		
CHECKED BY:	DATE	PROJECT NUMBER	
			TATIANA HOLDEN, P.E., PH.D. ASSISTANT PUBLIC WORKS DIRECTOR/ ASSISTANT CITY ENGINEER
			Sheet _____ of _____

**SITE PLAN
PREFABRICATED PRECAST BUILDING**

1
1/32" = 1'-0"

PLANS PREPARED BY:
**PACIFIC ARCHITECTURE
& ENGINEERING, INC**
1137 Second Street, Suite 214,
Santa Monica, CA 90403
(310) 424-9658
info@pacific-ae.com

NO.	REVISION	BY	CHKD.	DATE	



EXISTING PARK

EXISTING
PARKING LOT

EXISTING SKATE PARK

PROPOSED SNACK SHACK
AND STORAGE

EXISTING BASEBALL FIELDS

1 UTILITY SITE PLAN
1/32" = 1'-0"



PLANS PREPARED BY:
PACIFIC ARCHITECTURE
& ENGINEERING, INC
1137 Second Street, Suite 214,
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NO.	REVISION	BY	CHKD.	DATE

CITY OF MALIBU PUBLIC WORKS DEPARTMENT			
BLUFFS PARK SNACK SHACK			
NEW SNACK SHACK			
DESIGNED BY:	DATE	SCALE	APPROVED BY: _____ TATIANA HOLDEN, P.E., PH.D. ASSISTANT PUBLIC WORKS DIRECTOR/ ASSISTANT CITY ENGINEER
DRAWN BY:	DATE		
CHECKED BY:	DATE	PROJECT NUMBER	
Sheet _____ of _____			