



California Coastal Commission

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FACT SHEET

Property owner agrees to dedicate \$2M beachfront property, restore coast after illegal excavation in Malibu

What is the violation?

In 2024, a limited liability corporation called 2XMD Partners used heavy machinery to remove sand, cobble stones and boulders from a beach and tidelands in a marine protected area in Malibu. The company then used those materials to reinforce a seawall in front of a private residence that it owned. The corporation also illegally moved a separate rock wall onto an area reserved for public beach access.

Where did the violations occur?

The unpermitted removal of boulders, rocks and sand took place at the western end of Broad Beach in Malibu. The seawall is located between the ocean and the private residence at 31430 Broad Beach Road. The large rock wall, also known as a revetment, is located on a vacant property at 31438 Broad Beach Road.

What were the impacts?

The unpermitted excavation with heavy machinery degraded sensitive habitats, which are home to species such as sea stars, rare algae, kelp and numerous fish species, among other wildlife. The marine protected area that was impacted was the Point Dume State Marine Conservation Area.

By maintaining the rock revetment, as well as an unpermitted stairway in a public right-of-way, the company also blocked public access to the beach.

How is the situation being addressed?

2XMD has agreed to several measures to address the violations, including restoring the excavated area and removing the unpermitted development from the beach.

The company has also agreed to dedicate to the public an undeveloped beachfront property in eastern Malibu, valued at more than \$2 million. This will provide greater access to a part of the coast that has been exceedingly challenging for the public to enjoy. It will also preserve coastal views, habitat and access there in perpetuity.

What are the next steps?

The California Coastal Commission is expected to [vote in September](#) on the proposed restoration order and penalty recommended by staff and agreed to by 2XMD.