

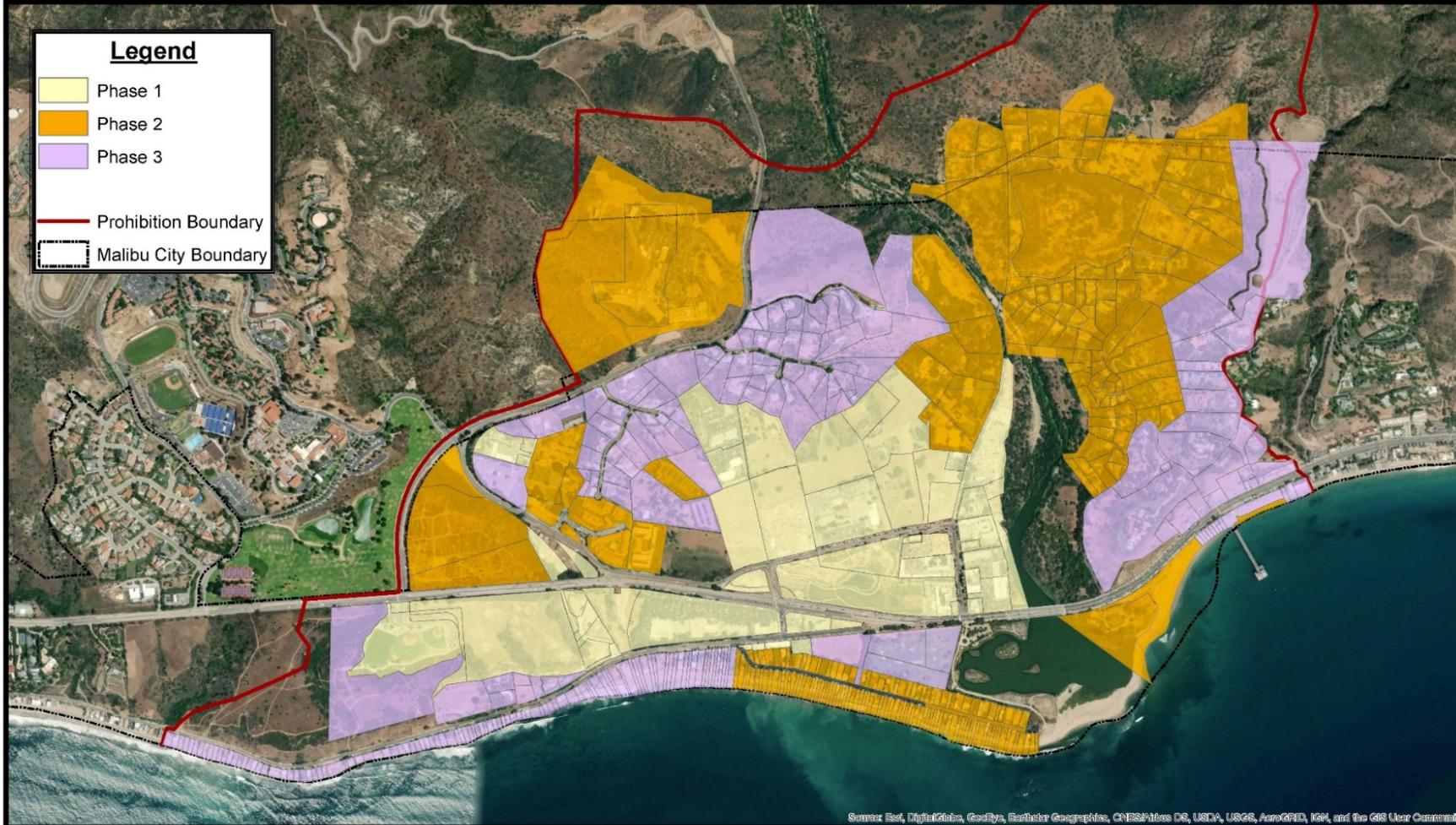
An aerial photograph of the Malibu coastline. The ocean is a deep blue, and the land is a mix of green hills and residential buildings. A small white rectangular area is marked on the coastline, indicating the location of the water treatment facility. The text is overlaid on the left side of the image.

Malibu Civic Center Water Treatment Facility Phase Two

Community Update Meeting
January 26, 2021



City of Malibu Prohibition Area



- Phase 1 - Complete
- Phase 2 - 2024
- Phase 3 - 2028

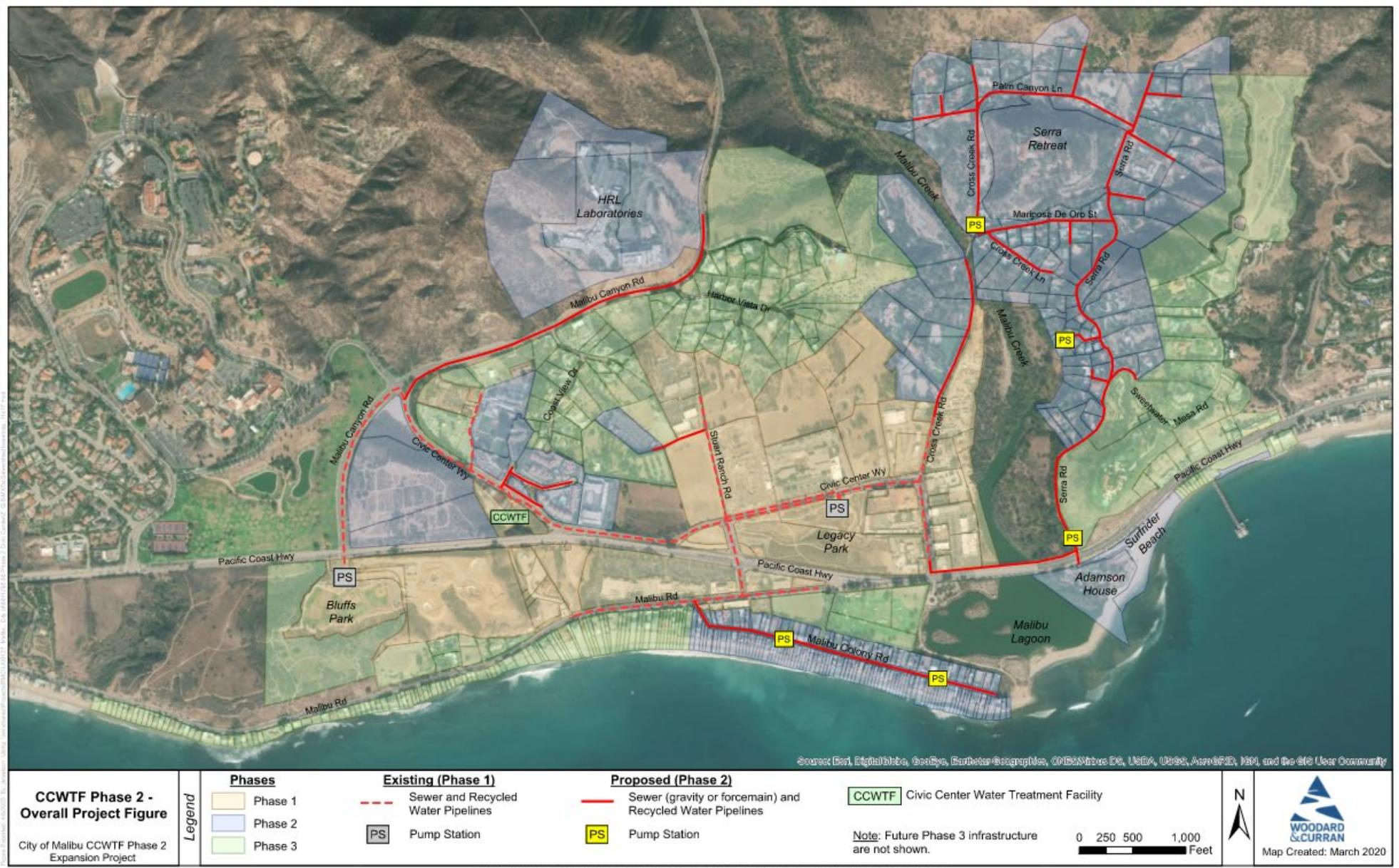
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Phase Two Information

- 448 properties
 - 240 residential homes
 - 191 condominiums
 - 17 other properties
- General Areas:
 - Serra
 - Malibu Colony
 - HRL
 - Adamson House and Surfrider Beach
 - Condominiums on Civic Center Way, De Ville Way, and Vista Pacifica

Estimated Cost: \$45 million

General Project Overview



Design Tasks

Completed Design Tasks (initiated August 2019)

- Utility Research (October 2019)
- Initial Geotechnical Assessment (February 2020)
- Aerial Survey (March 2020)
- Alternative Analysis of WW Collection and RW Distribution Systems (May 2020)
- 50% Design submittal - Water Treatment Plant Expansion (September 2020)
- 65% Design submittal - WW Collection and RW Distribution Systems (December 2020)
- State Revolving Fund (SRF) Loan Application (December 2020)

Upcoming Design Tasks

- Certify CEQA Addendum (February 2021)
- Final Geotechnical Assessment (March 2021)
- 90% Design submittals (June 2021)
- Caltrans Permit (July 2021)
- Final Design submittal (October 2021)
- SRF Loan Approval (November 2021)

Project Funding

- Phase One
 - Costs \$60.1 million
- Phase Two
 - Estimated costs \$45 million
- Potential State Funding Programs
 - State Revolving Loan
 - Clean Water Grants (if available)

Assessment District Process

- Assessment Law
- Assessment Methodology
- Financial Model
- Community Meetings
- District Formation Steps
- Assessment Collection and Prepayment
- Assessment District Process Timeline

Assessment Law

- Proposition 218
 - Assessments can be imposed only for special benefits
 - Special and general benefit must be separated and quantified
 - Assessments must be in proportion to special benefit
- Special Benefit
 - Particular and distinct benefit over and above general benefit
 - Tied to particular parcels based on relevant factors that reflect a direct advantage enjoyed by the parcel
- General Benefit
 - Derivative and indirect
- Proportionality
 - Each parcel's assessment must be apportioned in relation to the entire project cost

Assessment Methodology

- Special Benefit
 - Ability to discharge wastewater flows to a centralized treatment facility
 - Compliance with the MOU between the City and the Regional Water Quality Control Board
- Quantification of Special Benefit
 - Wastewater Flow
 - Organic Load
- Assessment Methodology
 - Collection and recycled water system apportioned based on share of total wastewater flow
 - Treatment plant apportioned based on share of total organic load

Financial Model

- Financing Sources
 - State Revolving Loan
 - Grant
 - Bonds
- Assessment Installment or Payment Variables
 - Cost of Improvements
 - Assessment District Formation Costs
 - Financing Costs
 - Reserve Funds, Issuance Costs, Capitalized or Prepaid Interest
 - Loan/Bond Term
 - Loan/Bond Interest Rate

Future Community Meetings

- Flow and Load Estimates by Parcel
- Preliminary Financial Model
 - Estimated Assessments
 - Estimated Annual Installments
- Property Owners
 - Review allocation of system capacity
 - Determine if additional system capacity desired

District Formation Steps

- Preliminary Engineer's Report
- City Council Adopts Resolution of Intention
 - Approves Preliminary Engineer's Report
 - Calls Public or Protest Hearing
 - Minimum 45 days from Resolution of Intention
- Assessment Ballots Mailed
 - Ballots mailed to property owners of record
 - Must be returned prior to public hearing
 - Ballots tabulated following close of public hearing
 - Weighted by amount of assessment
- Assessment District Formation
 - Assessment District is established if a majority of the weighted votes does not oppose the district

Assessment Collection and Prepayment

- Assessment Collection
 - Assessment will be collected in installments on the County property tax bill
 - Assessments may be prepaid at any time
- Cash Payment Following Public Hearing
 - Property owners may pay off his or her assessment within 30 days of the public hearing in which case the payoff amount excludes financing costs

Tentative Assessment District Timeline

	2021												2022					
	Q1			Q2			Q3			Q4			Q1			Q2		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Financial Model																		
Preliminary Model for April and June 2021 Community Meetings																		
Approved Model for Preliminary Engineer's Report																		
Final Model Post Loan/Bond Closing																		
Draft Engineer's Report																		
Preliminary Engineer's Report																		
Community Meetings																		
Assessment District Formation Proceedings																		
City Council Adopts Resolution of Intention																		
Assessment Ballots Mailed																		
City Council Hold Public/Protest Hearing																		
Cash Collection Period																		



March 25



May 27



An aerial photograph of a coastal town, likely Malibu, California. The town is built on a hillside overlooking a large body of water, possibly a bay or a wide beach. The water is a deep blue, and the sky is a clear, light blue. The town features numerous houses and buildings, some with red roofs, and is surrounded by greenery. In the background, there are rolling hills and mountains under a clear sky.

Additional information available at
MalibuCity.org/CCWTF

Back Up Slides

Property Owner Requirements

- Wastewater Lateral Connection
 - Property owner to connect private wastewater lateral to wastewater collection system
 - Property owner responsible for the cost of the private lateral and decommission of private onsite wastewater system
 - Required to connect by November 2024
- Assessment District
 - Special election vote
- Recycled Water Use
 - Special requirements for property owners to use recycled water
 - Permit with the City
 - Annual inspections with the County
 - Other onsite improvements

City Requirements

- Design
 - Complete 90% Design for Sewer and Recycled Water Systems by end of June
 - Complete field geotechnical investigations
 - Apply for an encroachment Permit application to Caltrans for PCH bridge
- CEQA
 - Certify Addendum by March 31, 2021 (Regional Board MOU deadline)
- Finalize State Revolving Loan for SWRCB
- Next Stakeholder Meeting in March

Existing Bluffs Park Pump Station



Proposed Malibu Creek Pump Station Locations



Malibu Creek Pump Station Site Plan

City of Malibu CCWTF Phase 2 Expansion Project

Legend

- | | | | |
|---|--------------------------|---|-------------------|
|  | Sewer Pump Station |  | Standby Generator |
|  | Pump Station Valve Vault |  | Control Panel |
|  | Transformer | | |



Project: Civic Center WWTF Phase 2
Map Created: March 2020

Proposed Malibu Lagoon Pump Station Location



NOT TO SCALE

Malibu Lagoon Pump Station Site Plan

City of Malibu CCWTF Phase 2 Expansion Project

Legend

- Sewer Pump Station
- Pump Station Valve Vault
- T Transformer
- G Standby Generator
- P Control Panel



Project: Civic Center WWTF Phase 2
Map Created: March 2020

Stuart Ranch Road and Condominiums Overview



<p>Stuart Ranch Road and Condominiums Overview</p> <p>City of Malibu CCWTF Phase 2 Expansion Project</p>	<p>Legend</p>	<p>Proposed (Phase 2)</p> <ul style="list-style-type: none"> — Sewer Pipelines — Recycled Water Pipelines 	<p>Existing</p> <ul style="list-style-type: none"> — City Sewer and Recycled Water Pipelines — LA County Sewer Pipelines 	 <p>Project: Civic Center WWTF Phase 2 Map Created: March 2020</p>
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CCWTF Civic Center Wastewater Treatment Facility