



Council Agenda Report

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

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

Approved by: Reva Feldman, City Manager

Date prepared: May 20, 2020 Meeting date: June 8, 2020

Subject: Assessment District 98-2 (Calle Del Barco)

RECOMMENDED ACTION: 1) Conduct the Public Hearing; and 2) Adopt Resolution No. 20-25 levying an assessment for the maintenance, repair and improvements works, systems and facilities of Assessment District 98-2 (Calle Del Barco) for Fiscal Year 2020-2021.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action. All revenues and expenditures are recorded in Calle Del Barco Landslide Maintenance District Fund 291. The total District levy for Fiscal Year 2020-2021 is \$71,085.66 for continued maintenance and improvements, with each Benefit Assessment Unit (BAU) per single family household assessed at \$748.27 (see Table 1 on page 6 of Assessment Engineer's Report – Attachment 1). The maximum allowable assessment amount is \$1,220.40 per BAU, which includes an allowed annual increase set by the Consumer Price Index. The annual assessment of \$748.27 per BAU for Fiscal Year 2020-2021 is an increase of \$96.34 (per household) over the 2019-2020 assessment of \$651.93.

WORK PLAN: This item was included as item 8e in the Adopted Work Plan for Fiscal Year 2019-2020.

DISCUSSION: The City administers the Calle Del Barco Landslide Assessment District on behalf of the District's homeowners. The District was originally established by Los Angeles County as County Improvement District Nos. 2608 and 2639 with the purpose of improving the stability of the landslide activated by the heavy winter storms in 1977-1978. As a result of the "El Nino" storms in 1998 and landslide movement, the City Council formed the new Assessment District 98-2 (Calle Del Barco) pursuant to the Municipal Improvement Act of 1913. This District was formed to construct new dewatering and monitoring facilities and also to take over maintenance of the entire

dewatering system, replacing the maintenance function of the original Los Angeles County assessment district.

Fugro Consultants, Inc., under contract with the City, monitors and maintains the District facilities that include 11 dewatering wells, 11 hydraugers, and numerous slope inclinometers and piezometers. The dewatering wells and hydraugers lower the groundwater level in the landslide area, thereby improving the stability of the hillside. Readings from the hydraugers are recorded on a monthly basis. Piezometers are used to monitor the water levels in the dewatering wells on a bi-weekly basis. Monitoring of land movement is done using the slope inclinometers, drilled into the ground to depths up to 400 ft. The inclinometers are recorded on a quarterly basis.

For the upcoming fiscal year, anticipated work budgeted includes well inclinometer and piezometer data collection and monitoring, well and hydrauger maintenance, data plotting and analysis, and project administration and report processing.

Both the Annual Assessment District report and the Annual Maintenance District reports are posted on the City's website. In May 2020, a letter was sent to all property owners in the district advising them of the availability of these reports (Attachment 2).

Fugro's contract is set to expire in August 2020. The City extended their agreement twice. On March 9, 2020, the City issued a Request for Proposals for consultants for the operation and maintenance of this landslide assessment district. Staff is currently evaluating the proposals and anticipates presenting an agreement to the Council for consideration prior to August 2020.

ATTACHMENTS:

1. Resolution No. 20-25
2. Letter sent to property owners on availability of annual Assessment District Report for 2020-2021 and Maintenance District Report
3. Notice of Public Hearing

RESOLUTION NO. 20-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU LEVYING AN ASSESSMENT FOR THE MAINTENANCE, REPAIR AND IMPROVEMENT OF WORKS, SYSTEMS AND FACILITIES OF ASSESSMENT DISTRICT NO. 98-2 (CALLE DEL BARCO) FOR FISCAL YEAR 2020-2021

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

SECTION 1. Recitals.

- A. The City Council of the City of Malibu, State of California, did on May 11, 1998, adopt its resolution of intention, Resolution No. 98-033, pursuant to the Municipal Improvement Act of 1913, Division 12 of the Streets and Highways Code (commencing with Section 10000) (the "1913 Act") and the alternative proceedings under the Special Assessment Investigation, Limitation and Majority Protest Act of 1931, Part 7.5 of Division 4 of the Streets and Highways Code (commencing with Section 2960), for the reconstruction and annual maintenance of certain public improvements, together with appurtenances and appurtenant work in connection therewith (collectively, the "Improvements"), in a special assessment district known and designated as Assessment District No. 98-2 (Calle Del Barco) (hereinafter referred to as the "Assessment District").
- B. Section 5 of the Resolution of Intention No. 98-033 declared the Council's intention to levy an assessment to maintain, repair or improve the Improvements pursuant to Section 10100.8 of the 1913 Act.
- C. On June 29, 1998, the City Council adopted Resolution No. 98-051 confirming assessments and ordering improvements made for Assessment District No. 98-2.
- D. The City Council proposes to levy an assessment for the maintenance, repair and improvement of the Improvements for Fiscal Year 2020-2021 pursuant to the authorization contained in Section 5 of the Resolution of Intention No. 98-033.
- E. The City Clerk fixed a time and place for a public hearing relating to the proposed assessment.
- F. At the time set for the public hearing, all comments, objections and protests were duly heard and considered.
- G. All evidence, both oral and written, relative to the necessity for the proposed assessment was heard and considered.
- H. The City Council is now satisfied as to the proposed assessment.
- I. The City Council previously designated the City Engineer to perform the duties of the Superintendent of Streets for purposes of the proceedings in connection with the annual levy of assessments for the maintenance and repair or improvement of the Improvements pursuant to Section 10100.8 of the 1913 Act.

ATTACHMENT 1

SECTION 2. The Annual Assessment Report for Assessment District No. 98-2, City of Malibu, Calle Del Barco, dated June 8, 2020 (Attachment A) is hereby accepted.

SECTION 3. The City Council hereby approves the estimate of expenditures for the maintenance, repair and improvement of the Improvements for Fiscal Year 2020-2021 as shown on Exhibit A of the Annual Assessment Report, attached hereto and incorporated herein by reference. The City Council hereby determines to levy and collect a special assessment in the amount of the estimate of expenditures contained in Exhibit B of Engineer's Report, attached hereto and incorporated herein by reference, such special assessment to provide for the maintenance, repair and improvement of the Improvements for Fiscal Year 2020-2021.

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

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

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

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

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

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

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

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

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

PASSED, APPROVED, and ADOPTED this 8th day of June 2020.

KAREN FARRER, Mayor

ATTEST:

HEATHER GLASER, City Clerk
(seal)

APPROVED AS TO FORM:

THIS DOCUMENT HAS BEEN REVIEWED
BY THE CITY ATTORNEY'S OFFICE
CHRISTI HOGIN, City Attorney



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ANNUAL ASSESSMENT REPORT

(FISCAL YEAR 2020-2021)

CITY OF MALIBU

ASSESSMENT DISTRICT NO. 98-2

CALLE DEL BARCO

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

*Newport Beach / San Jose / San Francisco / Riverside
Dallas / Houston / Raleigh*



5000 Birch Street, Suite 6000
Newport Beach, CA 92660

CITY OF MALIBU



ANNUAL ASSESSMENT REPORT (FISCAL YEAR 2020-2021)

Assessment District No. 98-2
Calle Del Barco

Prepared on behalf of:

City of Malibu

Public Works Department
23825 Stuart Ranch Road
Malibu, CA 90265-4861

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INTRODUCTION

INTRODUCTION

This report provides an analysis of the financial and administrative obligations of Assessment District No. 98-2 (Calle Del Barco) ("AD No. 98-2" or the "District") to be paid through the collection of assessments in fiscal year (FY) 2020-2021.

This report is organized into the following sections:

Section I - Background

Section I provides information regarding the formation of AD No. 98-2.

Section II – Facilities and Maintenance Financed

Section II provides information regarding the facilities and maintenance financed by AD No. 98-2.

Section III - Cost Estimate

Section III presents the projected budget for FY 2020-2021, the budget for FY 2019-2020, and projected year-end costs for maintenance of the landslide maintenance facilities.

Section IV - Annual Assessments

Section IV contains the proposed assessment of the total FY 2020-2021 maintenance costs upon the parcels within AD No. 98-2 in proportion to the estimated benefits to be received by such parcels from said maintenance, and a reduced copy of the assessment diagram.



SECTION I BACKGROUND

I BACKGROUND

County Improvement District (CI District) Nos. 2608 and 2639 were formed by the County of Los Angeles to fund the construction of slide monitoring equipment and dewatering facilities in the Calle Del Barco landslide area. The improvements were installed following above normal precipitation during the 1977-78 winter storms, when stress fractures in the roadway along Calle Del Barco were observed. CI District No. 2608 was formed to construct remedial improvements for the slide.

In December 1985, the Los Angeles County Department of Public Works prepared a report summarizing geotechnical data compiled since the completion of the remedial improvements constructed under CI District No. 2608. The report indicated incipient movement was developing in the Calle Del Barco slide and, unless rising groundwater levels were lowered, movement could persist, and a major slide could develop. In May 1986, the Board of Supervisors formed CI District No. 2639 and ordered dewatering facilities constructed and appurtenant rights-of-way acquired. The assessment district proceedings for CI District Nos. 2608 and 2639 did not include provisions for maintenance. While the County retains their authority over the two assessment districts for collection of the assessments levied against the parcels to fund the original construction of the improvements, the City is responsible for the ongoing maintenance of the public facilities.

As part of the City's maintenance of the existing system of improvements, the City's Geotechnical Consultant monitors ground movement, dewatering activities, groundwater levels, and water usage within AD No. 98-2. As a result of the intense winter storms of 1997-98, the City's Geotechnical Consultant recommended new analysis of the reactivated landslide and reconstruction of the existing dewatering and monitoring system, including installation of additional dewatering wells and slope inclinometers.

On June 29, 1998, the City Council of the City of Malibu held a public hearing regarding the Resolution of Intention and Engineer's Report for the reconstruction and annual maintenance of these improvements by AD No. 98-2. A majority of the assessment ballots tabulated at the public hearing were in favor of the assessment and a Resolution approving the Engineer's Report, confirming the assessments, and ordering the construction of the improvements was adopted.

Based on its 2000 findings, the City's Geotechnical Consultant recommended that a new dewatering well be constructed to replace dewatering facilities lost in the 1998 slope failure and increase the dewatering capacity of the current dewatering system. On June 11, 2001, the City Council of the City of Malibu held a public hearing regarding the Resolution of Intention to order changes in connection with AD No. 98-2 and Changes and Modifications to Engineer's Report for the construction of a new dewatering well, annual maintenance of the existing and additional improvements, and increased annual maintenance assessment. A majority of the assessment ballots tabulated at the public hearing were in favor of the assessment and a Resolution approving the Changes and Modifications to Engineer's



**SECTION I
BACKGROUND**

Report, confirming the assessments, and ordering the construction of the additional improvement was adopted.



SECTION II FACILITIES AND MAINTENANCE FINANCED

II FACILITIES AND MAINTENANCE FINANCED

The City proposes to levy assessments in FY 2020-2021 to finance the inspection, maintenance and repair of the following facilities and activities:

- Dewatering wells (11 each);
- Monitoring wells (9 each);
- Multi-stage piezometers (19 each);
- Hydraugers (11 each);
- Slope inclinometers (12 each);
- Drainage swales inspection;
- Energy costs; and
- Ground crack observations.

The City of Malibu contributes the costs of the following activities to Assessment District No. 98-2:

- Weed abatement;
- Storm drain cleaning; and
- Road maintenance and crack sealing on public roads.



SECTION III COST ESTIMATE

III COST ESTIMATE

The maximum annual assessment for FY 2020-2021 is \$1,220.40 per benefit assessment unit, which reflects an increase of 1.95% or the percentage change in the Consumer Price Index, All Urban Consumers, Los Angeles-Long Beach-Anaheim, CA. The benefit assessment units applicable to each parcel depend upon land use.

The FY 2020-2021 budget is \$79,942, which consists of costs for operation/maintenance, replacement/special projects, energy, and administration. This is based on projected needs for an average rainfall year. In addition to estimated costs, the assessment levy includes reserves to cover possible expenses associated with an above-average rainfall year and delinquent assessments. Any funds not used in the current year are held in the assessment district account and applied to the next fiscal year. The desired wet-year contingency is equal to 100% of costs for operation/maintenance and replacement/special projects for an above-average rainfall year. In order to minimize the increase in the assessment levy, the actual wet-year contingency for FY 2020-2021 is 76.00%. The total desired reserve amount equals approximately \$68,354 or 85.50% of the estimated FY 2020-2021 budget (76.00% of costs for operation/maintenance and replacement/special projects for an above-average rainfall year and 22.39% of the total assessment for delinquency contingency based upon the FY 2019-2020 delinquency rate). The total amount necessary to cover the budget and reserves is \$148,296; subtracting from this amount the estimated FY 2019-2020 year-end fund balance of \$77,210 results in a desired assessment levy of \$71,086.

The benefit assessment units applicable to each parcel depends upon location and land use. Properties located within Zone A are assigned benefit assessment units for both slide protection and road access. Properties located within Zone B are assigned benefit units for road access only. Properties located within Zone C are assigned benefit units for slide protection only. A comparison of FY 2020-2021 and FY 2019-2020 assessment amounts by zone and for selected land uses is shown in Table 1 on the next page. The assessment levied in FY 2020-2021 is approximately 14.78% greater than the assessment levied in FY 2019-2020.



SECTION III COST ESTIMATE

Table 1: Summary of Annual Maintenance Assessment

Zone/Land Use	Benefit Units	Actual Annual Assessment		Maximum Annual Assessment	
		FY 2020-2021	FY 2019-2020	FY 2020-2021	FY 2019-2020
Zone A – Protection & Access					
Single Family Home	2.00	\$1,496.54	\$1,303.86	\$2,440.80	\$2,394.12
Condominium/Apartment	1.65	\$1,234.65	\$1,075.68	\$2,013.66	\$1,975.15
Zone B – Access Only					
Single Family Home	1.00	\$748.27	\$651.93	\$1,220.40	\$1,197.06
Condominium/Apartment	0.65	\$486.38	\$423.75	\$793.26	\$778.09
Zone C – Protection Only					
Single Family Home	1.00	\$748.27	\$651.93	\$1,220.40	\$1,197.06
Condominium/Apartment	1.00	\$748.27	\$651.93	\$1,220.40	\$1,197.06
Total Budget		\$71,085.66	\$61,933.36	\$115,938.00	\$113,720.70
Total Benefit Units		95.00	95.00	95.00	95.00

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



**SECTION IV
ANNUAL ASSESSMENTS AND
ASSESSMENT DIAGRAM**

IV ANNUAL ASSESSMENTS AND ASSESSMENT DIAGRAM

A Annual Assessments

Pursuant to the provisions of law, the costs and expenses of the facilities inspection, maintenance, and repair to be performed in AD No. 98-2 have been assessed to the parcels of land benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Roll, a copy of which is attached hereto as Appendix B. For particulars as to the determination of benefit, reference is made to the Method of Assessment, a copy of which is attached hereto as Appendix C.

B Assessment Diagram

The assessment diagram is attached hereto as Appendix D.

APPENDIX A

City of Malibu
Assessment District No. 98-2
Calle Del Barco
Annual Assessment Report
(Fiscal Year 2020-2021)



COST ESTIMATE

Fiscal Year 2020-2021 Budget¹

FY 2019-2020 Resources		
1.	Beginning Fund Balance (Audited)	\$89,677
2.	Assessment Proceeds ²	\$48,068
3.	Total FY 2019-2020 Resources Available (Line 1 + Line 2)	\$137,745
FY 2019-2020 Expenditures		
4.	Operation & Maintenance and Other Expenditures (Projected)	(\$60,535)
5.	FY 2019-2020 Ending Fund Balance (Line 3 + Line 4 + Line 5)	\$77,210
FY 2020-2021 Expenditures		
6.	Estimated Operation/Maintenance and Replacement/Special Projects (See attached FY 2020-2021 Cost Estimate)	(\$69,000)
7.	Estimated City Administration and Energy Costs (See attached FY 2020-2021 Cost Estimate)	(\$10,942)
8.	Reserve Amount (76.00% x Line 6) ³	(\$52,440)
9.	Delinquency Contingency (22.39% x Line 11) ⁴	(\$15,914)
10.	Total FY 2020-2021 Expenditures	(\$148,296)
11.	Assessment (Line 5 + Line 10)	\$71,086
12.	Estimated FY 2020-2021 Surplus/(Deficit) (Line 5 + Line 10 + Line 11)	\$0

¹ Numbers in parentheses represent expenditures. Positive numbers represent revenue sources.

² Reflects the estimated assessment revenue collected by the County Tax-Collector through April 24, 2020.

³ Desired reserve amount for above average rainfall and other unknowns is equal to 100.00% of FY 2020-2021 estimated operation/maintenance and replacement/special projects. The actual funded reserve amount is equal to 76.00% of FY 2020-2021's estimated expenditures.

⁴ Desired delinquency contingency is equal to 22.39% (FY 2019-2020 delinquency rate) multiplied by FY 2020-2021's assessment. The actual delinquency contingency funded is equal to 22.39% of FY 2020-2021's assessment.

ASSESSMENT DISTRICT NO. 98-2 (CALLE DEL BARCO)
CITY OF MALIBU

Appendix A
FY 2020-2021 MAINTENANCE COST ESTIMATE

Task #	Description	FY 2019-2020 Budget Summary	Projected Year End Cost	FY 2020-2021 Budget Summary
I. CITY ADMINISTRATION				
A.	Report Preparation, Assessment Roll, Noticing	\$2,598	\$2,598	\$2,649
B.	Project administration	\$7,127	\$7,127	\$7,483
C.	Legal fees	\$300	\$300	\$300
D.	Tax Collector's fee	\$10	\$10	\$10
	SUBTOTAL (I)	\$10,035	\$10,035	\$10,442
II. DEWATERING SYSTEM MONITORING AND MAINTENANCE				
A.	Monitoring	\$16,000	\$16,000	\$16,000
B.	Well & Hydrauger Maintenance	\$15,000	\$15,000	\$15,000
C.	Miscellaneous Observations	\$1,000	\$1,000	\$1,000
D.	Data Plotting and Analysis	\$7,500	\$7,500	\$7,500
E.	Project Administration	\$5,000	\$5,000	\$5,000
F.	Annual Report	\$4,500	\$4,500	\$4,500
G.	Unbudgeted Storm-related Emergencies	\$0	\$0	\$0
	SUBTOTAL (II)	\$49,000	\$49,000	\$49,000
III. CAPITAL IMPROVEMENT REPLACEMENTS AND SPECIAL PROJECTS				
A.	Replacement Hydraugers (2-3) on Rambla Orienta	\$0	\$0	\$0
B.	Hydrauger Flushing or Replacement	\$0	\$0	\$0
C.	GIS Data Conversion	\$0	\$0	\$0
D.	Slope Inclinator Replacement / Rehabilitation	\$0	\$0	\$0
E.	Replacement Dewatering Well	\$0	\$0	\$0
F.	Brush, Bail, Video Log Wells (W-A, W-C, W-L, W-M)	\$20,000		\$20,000
	SUBTOTAL (III)	\$20,000	\$0	\$20,000
IV. ENERGY COSTS				
A.	Energy Costs	\$1,500	\$1,500	\$500
	SUBTOTAL (IV)	\$1,500	\$1,500	\$500
TOTAL EXPENDITURES (I - IV)		\$80,535	\$60,535	\$79,942

APPENDIX B

City of Malibu
Assessment District No. 98-2
Calle Del Barco
Annual Assessment Report
(Fiscal Year 2020-2021)



ASSESSMENT ROLL

Fiscal Year 2020-2021 Preliminary Assessment Roll
City of Malibu
Assessment District No. 98-2 (Calle del Barco)

Assessor's Parcel Number	Assessment Number	BAU	FY 2020-21 Assessment
4451-011-023	B47	1.00	\$748.27
4451-011-063	A27	2.00	\$1,496.54
4451-011-068	A25	2.00	\$1,496.54
4451-011-070	A26	2.00	\$1,496.54
4451-015-015	C03	1.00	\$748.27
4451-015-021	A19	2.00	\$1,496.54
4451-015-025	A15	2.00	\$1,496.54
4451-015-027	B50	1.00	\$748.27
4451-015-028	A33	2.00	\$1,496.54
4451-015-029	A34	2.00	\$1,496.54
4451-015-030	B25	1.00	\$748.27
4451-015-031	B24	1.00	\$748.27
4451-015-032	B23	1.00	\$748.27
4451-015-033	B22	1.00	\$748.27
4451-015-034	B21	1.00	\$748.27
4451-015-035	B20	1.00	\$748.27
4451-015-036	B19	1.00	\$748.27
4451-015-037	B18	1.00	\$748.27
4451-015-038	B17	1.00	\$748.27
4451-015-039	B16	1.00	\$748.27
4451-015-041	B15	1.00	\$748.27
4451-015-042	B14	1.00	\$748.27
4451-015-043	B13	1.00	\$748.27
4451-015-053	B10	1.00	\$748.27
4451-015-054	B09	1.00	\$748.27
4451-015-055	B08	1.00	\$748.27
4451-015-058	B06	1.00	\$748.27
4451-015-059	B05	1.00	\$748.27
4451-015-060	B04	1.00	\$748.27
4451-015-061	B03	1.00	\$748.27
4451-015-062	B49	1.00	\$748.27
4451-015-063	A11	2.00	\$1,496.54
4451-015-064	A09	2.00	\$1,496.54
4451-015-065	A10	2.00	\$1,496.54
4451-015-071	A06	2.00	\$1,496.54
4451-015-072	A05	2.00	\$1,496.54
4451-015-074	B48	1.00	\$748.27
4451-015-075	B02	1.00	\$748.27
4451-015-078	A07	2.00	\$1,496.54
4451-015-079	B07	1.00	\$748.27
4451-015-080	B01	1.00	\$748.27
4451-015-082	A08	2.00	\$1,496.54
4451-015-083	A02	2.00	\$1,496.54
4451-015-084	A01	2.00	\$1,496.54
4451-015-087	B12-A	0.50	\$374.14
4451-015-088	B12-B	0.50	\$374.14
4451-015-901	B11	1.00	\$748.27
4451-015-903	A24	2.00	\$1,496.54
4451-015-904	A23	2.00	\$1,496.54

**Fiscal Year 2020-2021 Preliminary Assessment Roll
City of Malibu
Assessment District No. 98-2 (Calle del Barco)**

Assessor's Parcel Number	Assessment Number	BAU	FY 2020-21 Assessment
4451-016-037	C01	1.00	\$748.27
4451-016-038	C02	1.00	\$748.27
4451-018-005	B33	1.00	\$748.27
4451-018-006	B34	1.00	\$748.27
4451-018-007	B35	1.00	\$748.27
4451-018-008	B36	1.00	\$748.27
4451-018-009	B37	1.00	\$748.27
4451-018-010	B38	1.00	\$748.27
4451-018-011	B39	1.00	\$748.27
4451-018-012	B40	1.00	\$748.27
4451-018-013	B41	1.00	\$748.27
4451-018-014	B42	1.00	\$748.27
4451-018-015	B43	1.00	\$748.27
4451-018-042	B44	1.00	\$748.27
4451-018-043	B45	1.00	\$748.27
4451-018-044	A35	2.00	\$1,496.54
4451-018-045	B46	1.00	\$748.27
4451-018-047	A38	4.00	\$2,993.08
4451-022-008	B31	1.00	\$748.27
4451-022-009	B32	1.00	\$748.27
4451-022-025	B26	1.00	\$748.27
4451-022-038	B27	1.00	\$748.27
4451-022-039	B28	1.00	\$748.27
4451-022-040	B29	1.00	\$748.27
4451-022-041	B30	1.00	\$748.27
Total:	74 Records	95.00	\$71,085.66

APPENDIX C

City of Malibu
Assessment District No. 98-2
Calle Del Barco
Annual Assessment Report
(Fiscal Year 2020-2021)



METHOD OF ASSESSMENT APPORTIONMENT

Exhibit C
Annual Assessment Report
Assessment District No. 98-2
(Calle Del Barco)
For Fiscal Year 2020-2021
Method of Spread of Assessment

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

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

Project Need

The primary purpose of the dewatering system is the reduction of groundwater, from both rainfall and residential effluent, percolating down to the slide plane. This reduction in groundwater stabilizes the landslide outlined on the assessment diagram (Exhibit D). Stabilization of the landslide plane provides two distinct types of benefit to property within the Assessment District: protection of the property (i.e. the parcels) located on the slide plane and protection of the following roads within the landslide area:

- Calle Del Barco;
- Paseo Hidalgo;
- Rambla Orienta;
- Rambla Pacifico; and
- Rambla Vista.

Assessment District Boundary

The District boundary as shown in Exhibit D was established to encompass those properties which are specifically benefited by the system of improvements. This includes all properties which are located in whole or in part within the ancient landslide area and all properties which are accessed via streets within the landslide area. The District boundary does not include any properties which are located northeast of the Headscarp of the Rambla Landslide, since there is no access to properties located beyond this point.

Specific Benefit

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

As the roads located within the District do not convey any through traffic, there is no general benefit to the public for such road access. Clearly, stabilization of the slide confers a special benefit enjoyed only by the properties which may be impacted by slope failure or movements. The April 1998 analysis prepared by the City's Geotechnical Consultant, indicates the impacted properties are all located either within or on the slide boundary.

Method of Assessment

After the boundary of the District has been established and the determination of specific benefits has been made, the assessment to individual properties must be determined. As previously discussed, there are two types of direct and special benefit conferred upon property within the District, Protection and Access. Since not all properties receive both benefits, three zones have been established which correspond to the benefits received by the properties in the District.

- Zone A: Encompasses those properties that are located within the landslide boundary and must be accessed via roads within the landslide boundary (Protection and Access benefit).
- Zone B: Encompasses those properties that are located outside the landslide boundary and must be accessed via roads within the landslide boundary (Access benefit only).
- Zone C: Encompasses those properties that are located within the landslide boundary and which may be accessed via roads outside of the landslide boundary (Protection benefit only).

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

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

Table 1: Trip Generation Factors and Benefit Assessment Units

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

Examples of Assignment of Benefit Assessment Units

Examples of the assignment of benefit assessment units are provided below for three different parcels; (1) a single-family residential parcel in Zone A, (2) a single-family residential parcel in Zone B, and (3) a single-family residential parcel in Zone C.

- 1) Single Family Residential Parcel in Zone A
BAU for Protection Benefit 1.00
BAU for Access Benefit 1.00
Total BAUs 2.00
- 2) Single Family Residential Parcel in Zone B
BAU for Protection Benefit 0.00
BAU for Access Benefit 1.00
Total BAUs 1.00
- 3) Single Family Residential Parcel in Zone C
BAU for Protection Benefit 1.00
BAU for Access Benefit 0.00
Total BAUs 1.00

Exemption from Annual Assessment

Any property within the District that is restricted in use as open space or against which a deed restriction preventing development is recorded may be deemed exempt from the levy of annual maintenance assessments by the City Council of the City of Malibu. To date, the following seven parcels have been exempted:

- 4451-015-022;
- 4451-015-023;
- 4451-015-024;
- 4451-015-073;
- 4451-015-085;
- 4451-015-086; and
- 4451-018-037.

APPENDIX D

City of Malibu
Assessment District No. 98-2
Calle Del Barco
Annual Assessment Report
(Fiscal Year 2020-2021)

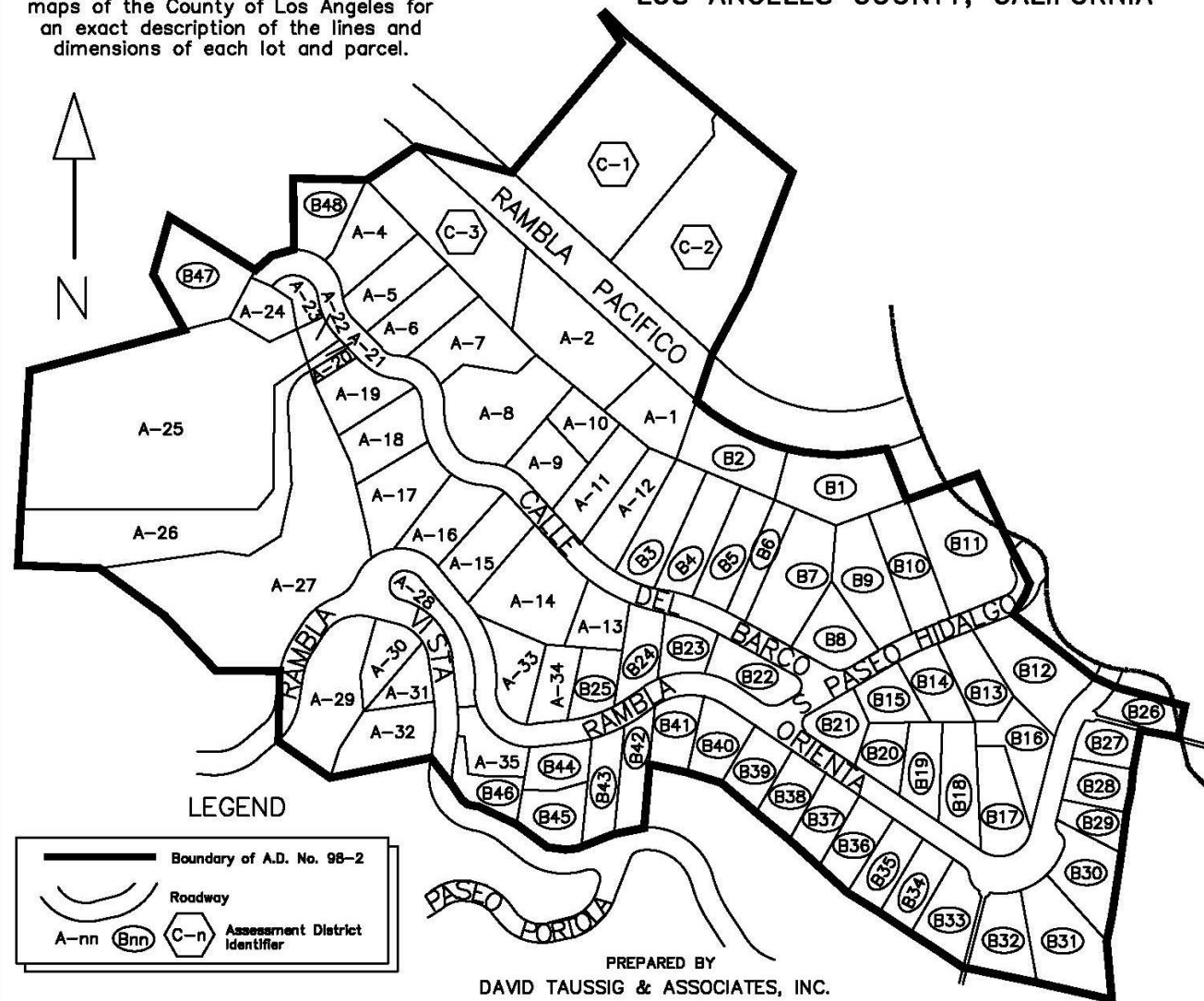


ASSESSMENT DIAGRAM

SHEET 1 OF 2

Reference is hereby made to the Assessor maps of the County of Los Angeles for an exact description of the lines and dimensions of each lot and parcel.

ASSESSMENT DIAGRAM FOR
ASSESSMENT DISTRICT NO. 98-2
CITY OF MALIBU -- (CALLE DEL BARCO)
LOS ANGELES COUNTY, CALIFORNIA



Filed in the office of the City Clerk of the City of
Malibu this ____ day of ____, 19__.

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

Recorded in the office of the City Engineer
this ____ day of ____, 19__.

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

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

County Recorder of The County of Los Angeles

SHEET 2 OF 2

ASSESSMENT DIAGRAM FOR
ASSESSMENT DISTRICT NO. 98-2
CITY OF MALIBU -- (CALLE DEL BARCO)
LOS ANGELES COUNTY, CALIFORNIA

ASSESSMENT NUMBER	A.P.N.	SITUS ADDRESS	ASSESSMENT NUMBER	A.P.N.	SITUS ADDRESS
A01	4451-015-084	3443 RAMBLA PACIFICO ST	B09	4451-015-054	3833 PASEO HIDALGO ST
A02	4451-015-083	3433 RAMBLA PACIFICO ST	B10	4451-015-053	3823 PASEO HIDALGO ST
			B11	4451-015-901	3811 PASEO HIDALGO ST
A04	4451-015-073		B12	4451-015-077	3816 PASEO HIDALGO ST
A05	4451-015-072		B13	4451-015-043	3820 PASEO HIDALGO ST
A06	4451-015-071		B14	4451-015-042	3824 PASEO HIDALGO ST
A07	4451-015-078	21471 CALLE DEL BARCO	B15	4451-015-041	3832 PASEO HIDALGO ST
A08	4451-015-082	21463 CALLE DEL BARCO	B16	4451-015-039	3851 RAMBLA ORIENTA ST
A09	4451-015-064	21455 CALLE DEL BARCO	B17	4451-015-038	3881 RAMBLA ORIENTA ST
A10	4451-015-065		B18	4451-015-037	3885 RAMBLA ORIENTA ST
A11	4451-015-063		B19	4451-015-036	3889 RAMBLA ORIENTA ST
A12	4451-015-062	21437 CALLE DEL BARCO	B20	4451-015-035	3897 RAMBLA ORIENTA ST
A13	4451-015-027	21434 CALLE DEL BARCO	B21	4451-015-034	3840 PASEO HIDALGO ST
A14	4451-015-026	21440 CALLE DEL BARCO	B22	4451-015-033	21410 CALLE DEL BARCO
A15	4451-015-025		B23	4451-015-032	21420 CALLE DEL BARCO
A16	4451-015-024	21454 CALLE DEL BARCO	B24	4451-015-031	21426 CALLE DEL BARCO
A17	4451-015-023		B25	4451-015-030	3947 RAMBLA ORIENTA ST
A18	4451-015-022		B26	4451-022-025	
A19	4451-015-021		B27	4451-022-038	
A20	4451-011-064		B28	4451-022-039	3854 RAMBLA ORIENTA ST
A21	4451-011-071		B29	4451-022-040	3858 RAMBLA ORIENTA ST
A22	4451-011-069		B30	4451-022-041	3864 RAMBLA ORIENTA ST
A23	4451-015-017	21510 CALLE DEL BARCO	B31	4451-022-008	3868 RAMBLA ORIENTA ST
A24	4451-011-024		B32	4451-022-009	3870 RAMBLA ORIENTA ST
A25	4451-011-068	21500 CALLE DEL BARCO	B33	4451-018-005	3880 RAMBLA ORIENTA ST
A26	4451-011-070		B34	4451-018-006	3884 RAMBLA ORIENTA ST
A27	4451-011-063	21488 CALLE DEL BARCO	B35	4451-018-007	3890 RAMBLA ORIENTA ST
A28	4451-018-019		B36	4451-018-008	3898 RAMBLA ORIENTA ST
A29	4451-018-038		B37	4451-018-009	3900 RAMBLA ORIENTA ST
A30	4451-018-037		B38	4451-018-010	3908 RAMBLA ORIENTA ST
A31	4451-018-036		B39	4451-018-011	3916 RAMBLA ORIENTA ST
A32	4451-018-035		B40	4451-018-012	3922 RAMBLA ORIENTA ST
A33	4451-015-028		B41	4451-018-013	3930 RAMBLA ORIENTA ST
A34	4451-015-029	3949 RAMBLA ORIENTA ST	B42	4451-018-014	3936 RAMBLA ORIENTA ST
A35	4451-018-044	3958 RAMBLA ORIENTA ST	B43	4451-018-015	3942 RAMBLA ORIENTA ST
B01	4451-015-080		B44	4451-018-042	3950 RAMBLA ORIENTA ST
B02	4451-015-075	3453 RAMBLA PACIFICO ST	B45	4451-018-043	
B03	4451-015-061		B46	4451-018-045	
B04	4451-015-060		B47	4451-011-023	
B05	4451-015-059		B48	4451-015-074	
B06	4451-015-058		C01	4451-016-037	21424 DEER PATH LANE
B07	4451-015-079	21409 CALLE DEL BARCO	C02	4451-016-038	
B08	4451-015-055	21401 CALLE DEL BARCO	C03	4451-015-015	3413 RAMBLA PACIFICO ST

Reference is hereby made to the Assessor maps of the County of Los Angeles for an exact description of the lines and dimensions of each lot and parcel.

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

Harry Peacock
City Clerk of the City of Malibu

PREPARED BY
DAVID TAUSSIG & ASSOCIATES, INC.



City of Malibu

23825 Stuart Ranch Road ♦ Malibu, California ♦ 90265-4861
Phone (310) 456-2489 ♦ Fax (310) 317-0950 ♦ www.malibucity.org

May 20, 2020

Assessment No.: B47
Assessor's Parcel No.: 4451-011-023
Situs Address:
Property Owner: Serra Canyon Company Ltd

Re: Internet Access to Annual Reports --Assessment District No. 98-2

Dear Property Owner:

The City of Malibu will post the geologist's annual report titled "Annual Report, July 2019 Through June 2020" for the Calle Del Barco assessment district on its website in November 2020. The report presents detailed discussions on the status of the district and the maintenance and monitoring activities for the past year. In addition, the fiscal year 2020-21 annual assessment report for the assessment district will be posted in July 2020. To access the reports, please follow the steps below.

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

Due to gradual depletion of an accumulated surplus of funds resulting in large part from prior unused reserves, staff anticipates this year's assessments will increase by 15%. ***Please note that the fiscal year 2020-21 assessment is still only at 61% of the maximum annual assessment as specified in the annual assessment report.*** If you would like additional information, please contact Brandie Ayala at (310) 456-2489 ext. 352.

Sincerely,

Jerry Wen, Vice President
DTA
for
Rob DuBoux
Public Works Director / City Engineer



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

The City of Malibu City Council will hold a public hearing on **MONDAY, June 8, 2020, at 6:30 p.m.** in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA, for the project identified below.

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

Assessment District No. 98-2 (Calle Del Barco)

This public hearing will be held via the Zoom application only in order to reduce the risk of spreading COVID-19 and pursuant to the Governor's Executive Orders N-25-20 and N-29-20 and the County of Los Angeles Public Health Officer's Safer at Home Order (revised May 13, 2020).

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

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

Written objections or comments regarding the Assessment Districts may be submitted to the City Clerk by email to cityclerk@malibucity.org between now and **Monday, June 8, 2020**. If you are unable to submit your objections by email please contact the City Clerk at (310) 456-2489, ext. 228 to make alternative arrangements as City Hall is currently closed due to the COVID-19 Pandemic and the Public Health Order listed above. All written objections or comments must be received prior to the opening of the public hearing.

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

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

Robert DuBoux, Public Works Director

Publish Date: May 28 and June 4, 2020