



INFRASTRUCTURE PROGRAM
FISCAL YEAR 2026-2027

Westlake Village MS4 Compliance Project

NORTH SANTA MONICA BAY WATERSHED AREA

APPLICATION TYPE:
DESIGN-ONLY

PRESENTATION DATE:

JANUARY 8, 2026

PROJECT LEAD:

City of Westlake Village

PRESENTER:

Cherise Thompson, EIT
(PACE)



Project Overview

In Westlake Village, two sites divert first flush to sewer, and one also treats 85th percentile flows before release to the receiving water.

PROJECT LEAD

City of
Westlake
Village

SCORING COMMITTEE SCORE

90

PROJECT STATUS

10% Design

TOTAL FUNDING REQUESTED

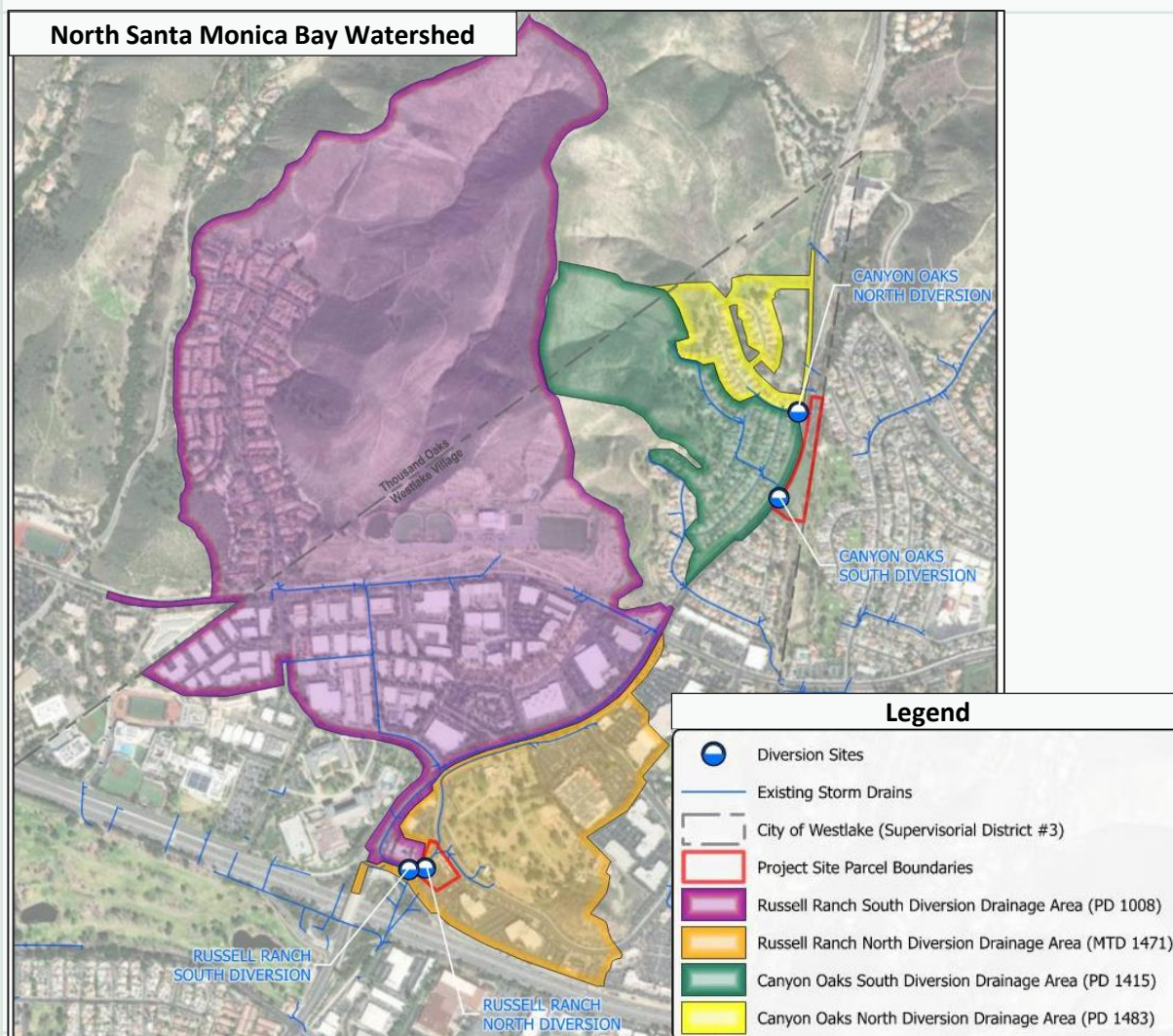
\$1,315,356

Funding Request Phase(s): Design

Previously Awarded Technical Resources Project Concept: Yes

Previously Awarded Instructure Program Project: No

Project Location



- Two Project Sites (in City of Westlake Village):
 - Canyon Oak
 - Russell Ranch
- NSMB Watershed Area
- Capture Area: 639.9 ac total
 - Cyn. Oaks N: 21.5 ac
 - Cyn. Oaks S: 67.6 ac
 - Russell Ranch N: 72.9 ac
 - Russell Ranch S: 477.9 ac
- Project will benefit Cities of Westlake Village & Thousand Oaks
- No Disadvantaged Communities (DAC) in immediate vicinity
 - Park space at Cyn. Oaks N will be accessible to all community

Project Background

Why was the Project location selected?

Both the Canyon Oaks and Russell Ranch sites are undeveloped areas within the City, located adjacent to major storm drain infrastructure just upstream of their respective confluences with Lindero Creek and Triunfo Canyon Creek. They offer strategic opportunities for water quality improvement through dry-weather flow diversions to sewer and/or treat and release of wet-weather flow.

Both Lindero and Triunfo Creeks ultimately drain to Malibu Creek, a waterbody subject to multiple TMDLs under the Regional MS4 Permit. The Malibu Creek WMP subjects these creeks to TMDLs to protect water quality and beneficial uses.

How was the Project developed?

The Project was developed through comprehensive planning driven by three primary objectives:

1. Support the City's compliance with Regional MS4 Permit & associated MCW WMP milestones
2. Augment Regional Water Quality and Supply Resilience
3. Provide Community Benefits

How will the Project provide regional benefits to the Watershed Area?

The Project will improve water quality in the region through (1) a treat and release diversion at Canyon Oaks N. and (2) three diversions to sewer at Canyon Oaks S. and Russell Ranch.

The Project will improve water supply in the region through three diversions to sewer at Canyon Oaks S. and Russell Ranch. The sewer drains to the Tapia Water Reclamation Facility (WRF). The Pure Water Project, which is under way at the Tapia WRF (est. completion 2028), will treat disinfected tertiary effluent up to Title 22 recycled water for non-potable reuse).

The Canyon Oaks N. diversion will incorporate a passive park which will provide recreational benefits to the community.

How will the Project provide Disadvantaged Community (DAC) Benefits, if any?

The Project is not located immediately adjacent to any DACs, but the Canyon Oaks N. diversion's associated passive park will be a publicly accessible recreation amenity.

Partners

Who are the Project collaborators?

City of Westlake Village

What communities or groups have expressed support for the Project via letters of support?

Russell Ranch site owners (Westlake Huntington Hotel Group (HHG) Hotel Development LP).

Coordination with Canyon Oaks HOA. Have shown cooperation to-date, but will require further coordination and agreements before a letter of support can be obtained.

For non-municipality, has the Project received a letter of support or non-objection from the Municipality?

N/A

If requesting construction and/or O&M funds, who is the responsible party in charge of operations and maintenance?

N/A

If applicable, has the Project received a letter of conceptual approval from the Flood Control District?

Yes

Project Details

Current site conditions, land ownership/right-of-way, and potential/future constraints

Canyon Oaks:

Undeveloped site covering 3.9 acres and privately owned by the Westlake Canyon Oaks HOA. The HOA does not currently utilize the site. Numerous easements (SCE, LACFCD, City) leave a total area of 0.78 acres available. Potential overlap with USACE / CDFW jurisdictions around Lindero Creek.

Yearslong collaboration with HOA regarding City sidewalk easement, passive park, and now water quality improvements. Future discussions will determine if the City will lease or purchase the land.

South diversion to sewer (City owned) will occur in public streets, involving coordination with LVMWD and LA CSMD.

Russell Ranch:

Undeveloped portion (2.8 acres) of a site privately owned by the Westlake Huntington Hotel Group (HHG) Hotel Development LP. This portion of the site is unutilized due to its function as a flood control basin and numerous protected oak trees. Potential overlap with USACE / CDFW jurisdictions around Triunfo Creek.

Property owner has provided letter of support for the proposed improvements.

Other easements include LACFCD and AT&T. Diversions to sewer (City owned) will involve coordination with LVMWD and LA CSMD).

Technical Activities Completed

- Preliminary Geotechnical Study
- LACFCD Hydrology Study
- ROW/Land Ownership Determination
- Existing Utility Determination (Desktop)
- Environmental Survey & Phase I ESA
- Sizing of biofiltration basin and diversions to sewer
- Vector Control District Coordination

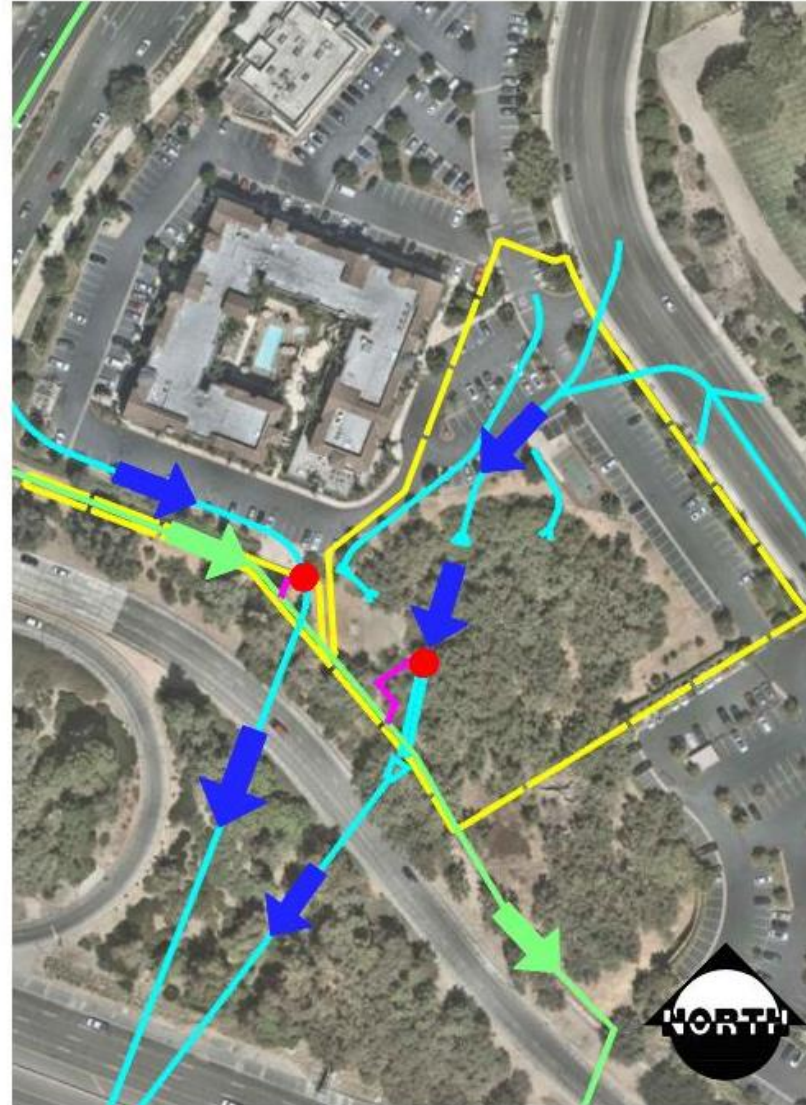
Environmental Survey

- Oak Trees, riparian vegetation, and suitable habitat for nesting birds and bats at both sites
- No evidence of Federally listed species or designated critical habitats
- CEQA coordination will take place, with anticipated initial study (IS) or mitigated negative declaration (MD)
- Pre-construction survey will take place
- Potential overlap with USACE / CDFW jurisdictions around Lindero and Triunfo Creeks.

Project Schematic: Canyon Oaks



Project Schematic: Russell Ranch



Cost and Schedule

PHASE	DESCRIPTION	COST	COMPLETION DATE
Design	Design through 100% Phase – Canyon Oaks North	\$205,000	12/31/2027
Design	Design through 100% Phase – Canyon Oaks South	\$140,000	12/31/2027
Design	Design through 100% Phase – Russell Ranch North	\$102,500	12/31/2027
Design	Design through 100% Phase – Russell Ranch North	\$102,500	12/31/2027
Design	Canyon Oaks North – Permitting & Environmental Costs	\$200,916	12/31/2027
Design	Canyon Oaks South – Permitting & Environmental Costs	\$179,036	12/31/2027
Design	Russell Ranch North – Permitting & Environmental Costs	\$213,868	12/31/2027
Design	Russell Ranch South – Permitting & Environmental Costs	\$171,536	12/31/2027
Construction	Canyon Oaks North Construction Subtotal	\$1,637,109	12/31/2029
Construction	Canyon Oaks South Construction Subtotal	\$197,623	12/31/2029
Construction	Russell Ranch North Construction Subtotal	\$144,557	12/31/2029
Construction	Russell Ranch South Construction Subtotal	\$146,027	12/31/2029
Construction	Canyon Oaks North – Construction Fees*	\$589,491	12/31/2029
Construction	Canyon Oaks South – Construction Fees*	\$75,746	12/31/2029
Construction	Russell Ranch North – Construction Fees*	\$55,000	12/31/2029
Construction	Russell Ranch South – Construction Fees*	\$55,743	12/31/2029
TOTAL COST		\$4,216,652	12/31/2029

**Construction fees include bonding/insurance, overhead/profit, taxes, and contingency*

Cost and Schedule (Continued)

ANNUAL COSTS		LIFE-CYCLE COSTS	
Annual Maintenance Cost	\$46,000	Project Life Span	50 Years
Annual Operation Cost	\$201,800	Total Life-Cycle Cost	\$10,265,514.37
Monitoring Costs	\$4,300	Annualized Life-Cycle Cost	\$427,838.49

Cost Share

TYPE OF COST SHARE	FUNDING AMOUNT	PHASE	COST SHARE STATUS	BRIEF DESCRIPTION
Municipal Funds	\$47,357	Planning	Money Received	City banked Measure W Municipal return funds remining to be used by June 2026 (lapse date). Funds will be used on planning/administration of the Westlake Village MS4 Compliance Project.
Municipal Funds	\$27,589	Planning	Money Received	City banked Measure W Municipal return have been used for planning purposes of t he Westlake Village MS4 Compliance Project, spent FY20/21

- **Total Cost Share: \$74,946**
- **Leveraged Funding Percentage: 5.4%**

Funding Request

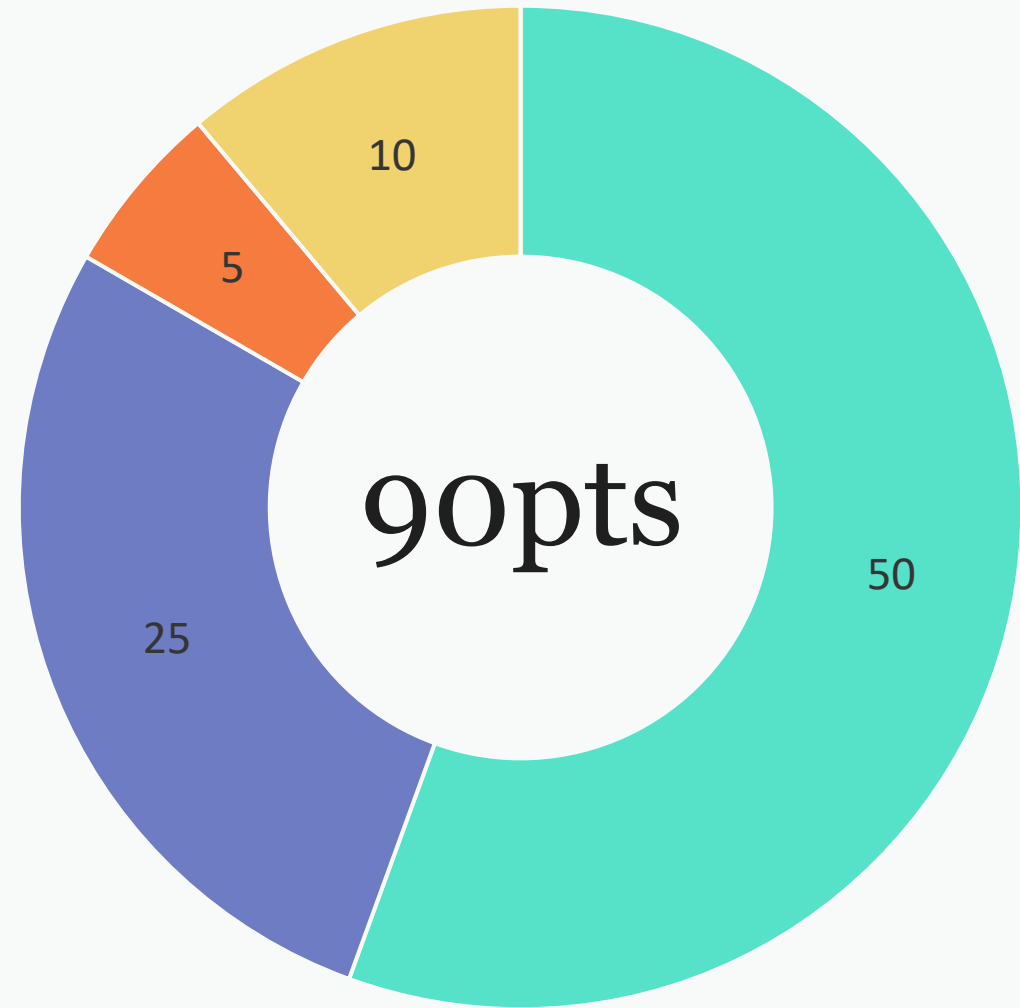
YEAR (FISCAL YEAR)	SCW FUNDING REQUEST	PHASE	EFFORTS DURING PHASE AND YEAR
1 (FY26-27)	\$205,000	Design	Canyon Oaks North – Design through 100%
1 (FY26-27)	\$140,000	Design	Canyon Oaks South – Design through 100%
1 (FY26-27)	\$102,500	Design	Russell Ranch North – Design through 100%
1 (FY26-27)	\$102,500	Design	Russell Ranch South – Design through 100%
1 (FY26-27)	\$200,916	Design	Canyon Oaks North – Environmental/Permitting Costs
1 (FY26-27)	\$179,036	Design	Canyon Oaks South – Environmental/Permitting Costs
1 (FY26-27)	\$213,868	Design	Russell Ranch North – Environmental/Permitting Costs
1 (FY26-27)	\$171,536	Design	Russell Ranch South – Environmental/Permitting Costs
TOTAL	\$1,315,356		

- **Potential Future SCW Funding Request:** Yes, Approximately \$2,401,435 (Construction / O&M)

Metrics & Measures

	PROJECT BENEFIT METRICS	METRIC
Improve Water Quality	Zinc load reduction (lbs/year)	243
	Total Phosphorous load reduction (lbs/year)	1,140
Increase Drought Preparedness	Increase Local Water Supply through Stormwater Capture (ac-ft/year)	707.7170
	Increase local supply through groundwater recharge and storage (ac-ft/yr)	0
Improve Public Health	Net area of park and green space created (acres)	3.94
	Net area of green space at schools created (acres)	0
	Net area of park enhanced or restored (acres)	2.04
	Net area of canopy, cooling, and shading surfaces (acres)	0.216
	Net new trees planted	33
Deliver Multi-Benefit Projects	Net area of habitat created, enhanced, restored, protected (acres)	2.04
Promote Green Jobs & Career	Annual Full Time Equivalent Jobs Created	30.08

Final Score by Scoring Committee



* The Scoring Committee confirmed this score on October 20, 2025

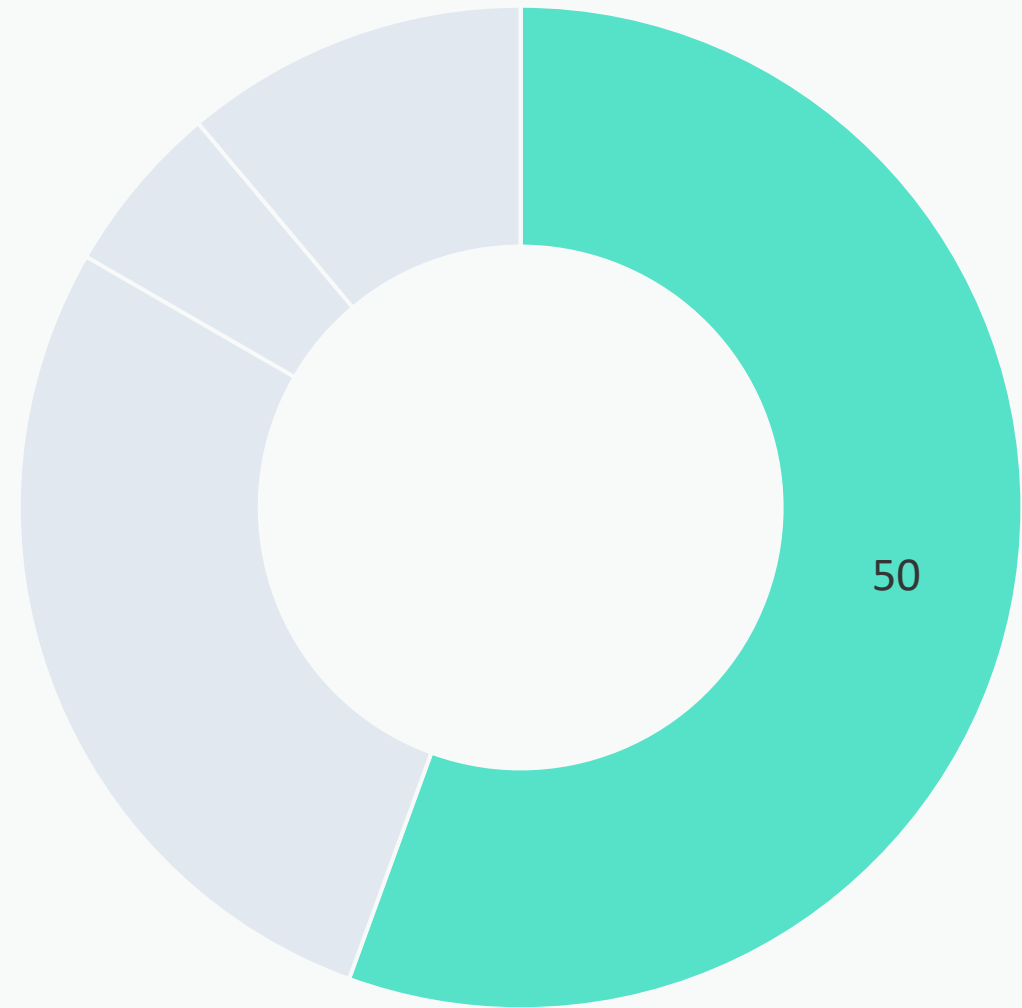
Score Breakdown



Water Quality

Primary mechanisms that achieve WQ Benefits claimed:

- Wet-weather
- Total Tributary Area: 669.84 ac
- Phosphorous: 100.0% reduction
- Nitrogen: 100.0% reduction
- Selected **original** for Water Quality scoring



* The Scoring Committee confirmed this score on October 20, 2025

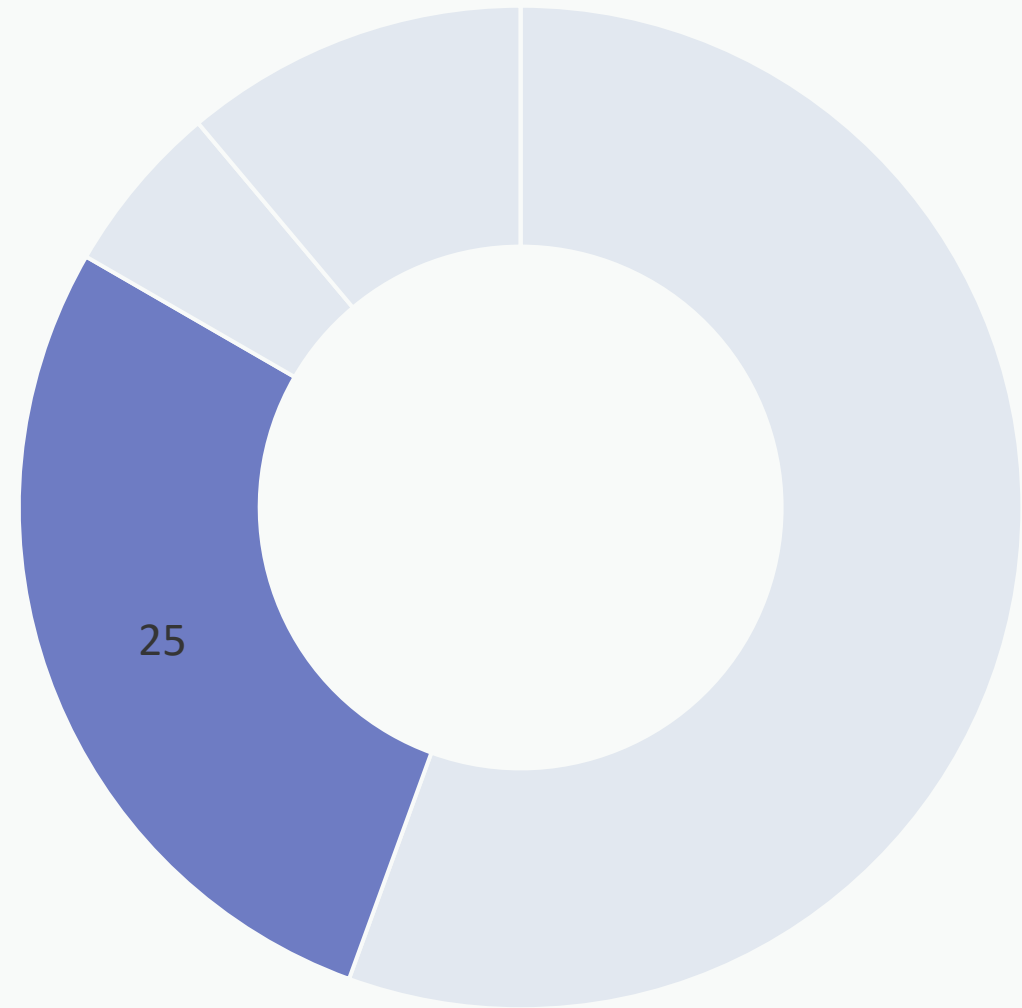
Score Breakdown



Water Supply

Primary mechanisms that achieve WS Benefits claimed:

- Wet-weather
- Total Tributary Area: 669.84 ac
- 24-hr Capacity: 4.3480 ac-ft
- Annual Water Supply Volume: 707.717 ac-ft
- Water Supply Use (water recycling): Annual avg. 707.717 ac-ft
- Cost Effectiveness: \$605 /ac-ft
- Selected **original** for Water Supply scoring



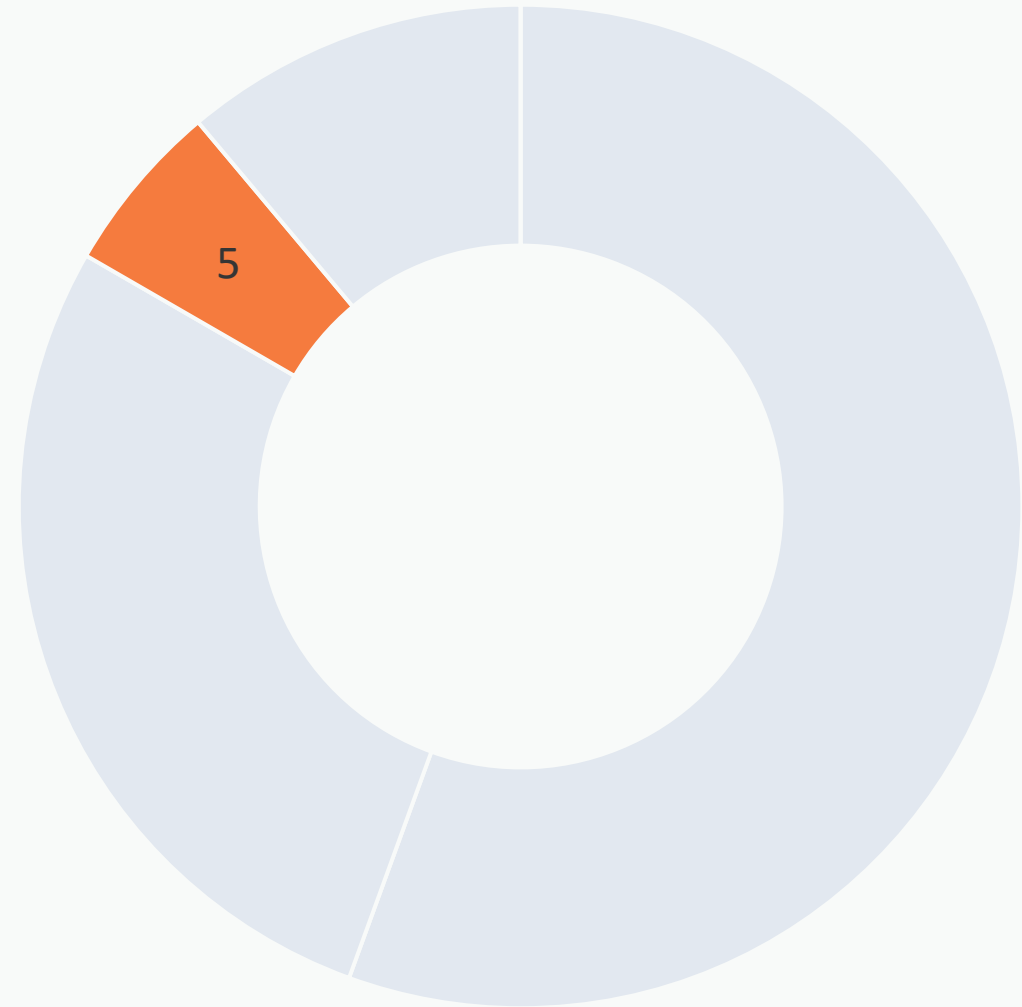
* The Scoring Committee confirmed this score on October 20, 2025

Score Breakdown



Community Investment Benefits

- Create park space, enhance habitat:
 - 3.94 ac park
 - 1,900 LF new walking trails
- Improve public access to waterways:
 - 1,140 LF new frontage to Lindero Creek
- Create new recreational opportunities:
 - Passive park
- Reduce local heat island effect and increase shade:
 - 0.216 ac tree canopy
- Increase shade and number of trees and other vegetation at site:
 - 33 new trees



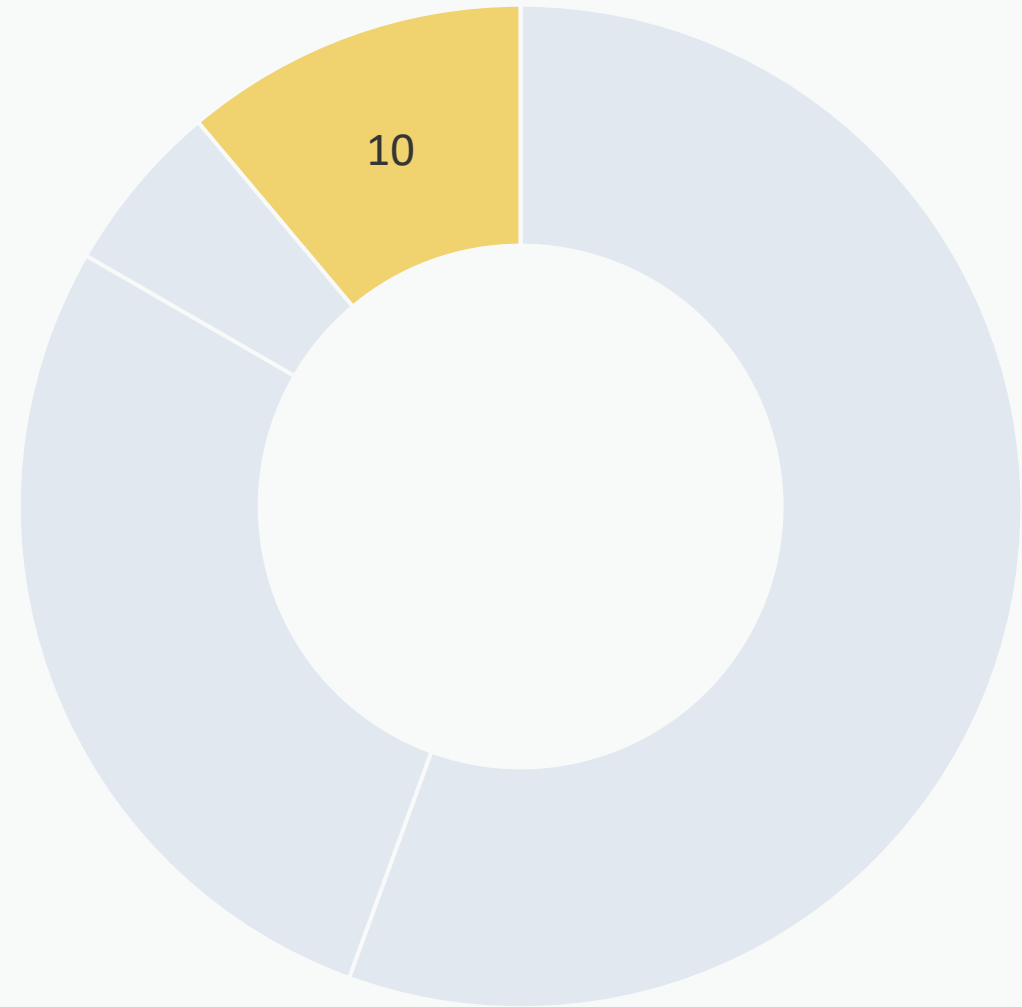
* The Scoring Committee confirmed this score on October 20, 2025

Score Breakdown



Nature-Based Solutions

- Canyon Oaks biofiltration basin treats diverted flows in a way that mimics natural processes
- Canyon Oaks improvements utilize natural materials in the biofiltration basin
- Landscaping will consist of native, drought-tolerant plants and trees, enhancing habitat on the site
 - 33 new trees
 - 89,000 sf new landscaped area (native/drought tolerant)
- Increased vegetation/trees enhances soil and provides shade
 - 0.216 ac tree canopy



* The Scoring Committee confirmed this score on October 20, 2025

Score Breakdown



Leveraged Funds and Community Support

Leveraged Funds:

Leveraged funds include City's Measure W Municipal return funds:

- \$74,946, or 5.4% of the [funding requested] + [cost share].

Minimum cost share for points is 25%.

Future leveraged funds being considered:

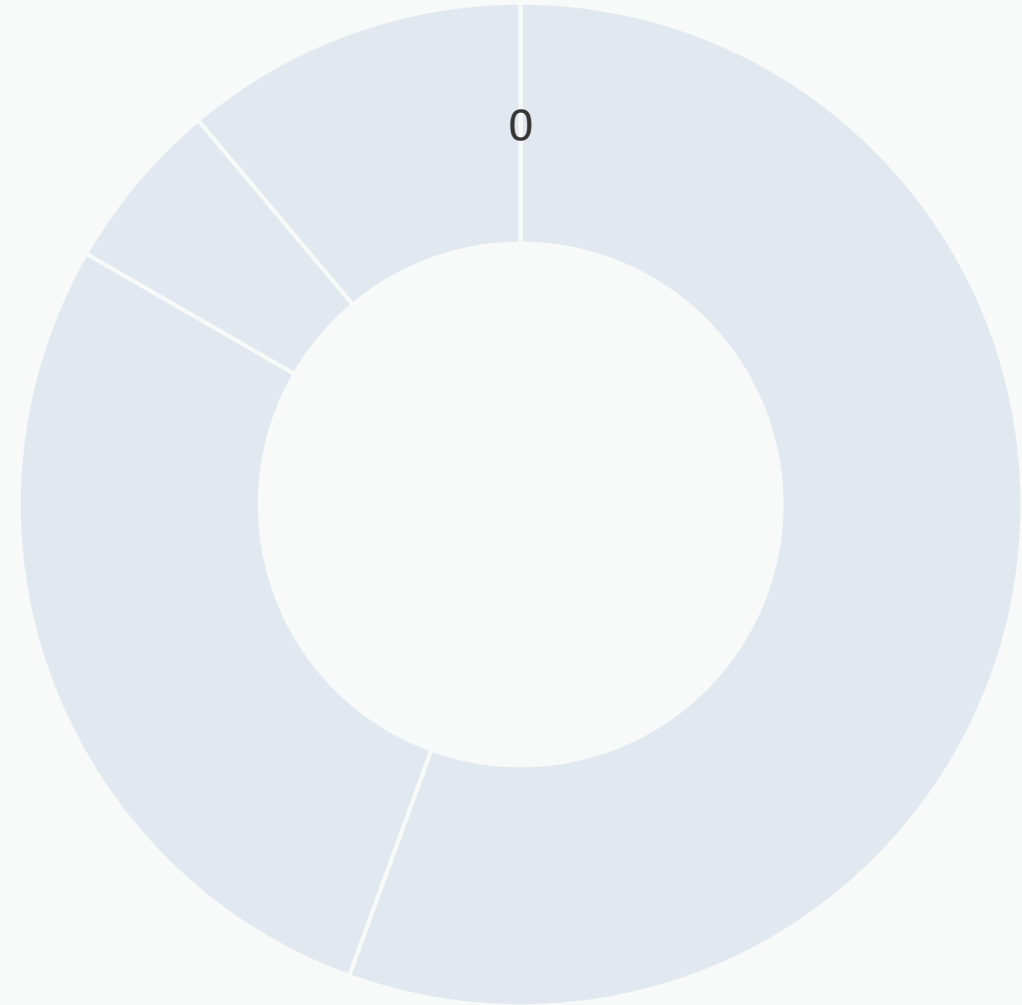
- Prop 1 IRWM
- Prop 4
- CalTrans Cooperative Implementation Agreement (CIA) program.

Project conceptualization was not at an adequate level to request these funds prior to the SCWP application.

Community Support:

Community coordination was limited to the site owners for the planning phase; therefore, no points were scored for community support.

Future coordination will continue with the site owners. After MOUs or agreements have been established with owners, broader community engagement will take place.



* The Scoring Committee confirmed this score on October 20, 2025

Thank you

QUESTIONS?

Cherise Thompson, EIT (PACE)