

RESOLUTION NO. 23-064
RILEY PURGATORY BLUFF CREEK WATERSHED DISTRICT
BOARD OF MANAGERS

**AUTHORIZING DISTRIBUTION OF PLAN AMENDMENT AND DIRECTING
NOTICE OF PUBLIC HEARINGS FOR
SPRING ROAD CONSERVATION PROJECT**

Manager _____ offered the following resolution and moved its adoption, seconded by
Manager _____:

WHEREAS the Riley Purgatory Bluff Creek Watershed District’s (District) 2018 10-Year Watershed Management Plan (Plan) recognizes that unanticipated opportunities may emerge during the life of this Plan; and that while the District cannot predict the future, the District has established a process to allow the District and its partners to take full advantage of these circumstances through the implementation of “Opportunity Projects”; (Plan, Section 9.13, p. 9-49);

WHEREAS the District has undertaken months of deliberation to consider an unanticipated opportunity to acquire three contiguous parcels on Spring Road in Eden Prairie for conservation purposes; the District’s acquisition of the Spring Road properties will complete a contiguous corridor following Riley Creek from Lake Riley to the Minnesota River; the District has identified a series of location, topography, ecological and other benefits for the watershed through conservation of this site; the District engineer scored the proposed acquisition using the prioritization scoring method presented in the Plan, and in comparison to proposed development of the site, the conservation acquisition renders a prioritization score of 35-39 points; accordingly it is appropriate under Section 9.13 of the Plan to proceed with a plan amendment for the project;

WHEREAS the Board of Managers has approved a proposed assignment agreement that provides for the District to acquire the subject property following a feasibility period, during which time the Board of Managers will consider comments on a proposed plan amendment and on whether to order the project;

WHEREAS the District has accordingly prepared a draft plan amendment to be distributed to municipalities, counties, state review agencies, and other District stakeholders for consideration;

NOW THEREFORE BE IT RESOLVED that the Board of Managers finds that is appropriate to initiate the plan amendment process pursuant to Section 9.13 and 9.14 of the Plan, and hereby directs the administrator to distribute the proposed Spring Road Conservation Project plan amendment as required by the Plan, Minnesota Statutes Section 103B.231 and Minnesota Rules Chapter 8410; and further directs the Administrator to notice a public hearing on this proposed plan amendment to be held on Thursday, November 16, 2023, at 7:00 p.m. at the District’s office in Chanhassen, Minnesota;

BE IT FURTHER RESOLVED that the Board of Managers hereby directs the administrator to notice a public hearing on the proposed project pursuant to Minnesota Statutes Section 103B.251 for the purpose of receiving comments to determine whether to order the proposed project under Section 103B.251.

The question was on the adoption of the resolution and there were _____ yeas and _____ nays as follows:

<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
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CRAFTON
DUEVEL
KOCH
PEDERSEN
ZIEGLER

Upon vote, the president declared the resolution _____.

Dated: October ____, 2023.

Dorothy Pedersen, Secretary

* * * * *

I, Dorothy Pedersen, secretary of the Riley Purgatory Bluff Creek Watershed District, do hereby certify that I have compared the above resolution with the original thereof as the same appears of record and on file with the District and find the same to be a true and correct transcription thereof.

IN TESTIMONY WHEREOF, I set my hand this _____ day of _____, 2023.

Dorothy Pedersen, Secretary

**PROPOSED AMENDMENT TO THE RILEY PURGATORY BLUFF CREEK WATERSHED DISTRICT
WATERSHED MANAGEMENT PLAN**

DRAFT September 29, 2023

Chapter 9: Implementation

At page 9-50, insert the following:

9.13.1 Spring Road Conservation Project

The District plans to acquire three contiguous parcels on Spring Road in Eden Prairie which total 28.07 acres for a purchase price of \$5,775,000 and invest in conservation of this site as more fully described below, which will result in permanent protection of identified natural areas from development. This conservation project aligns with the following District goals:

- Protect, manage, and restore water quality of District lakes and creeks to maintain designated uses;
- Preserve and enhance the quantity, as well as the function and value of District wetlands;
- Preserve and enhance habitat important to fish, waterfowl, and other wildlife;
- Protect and enhance the ecological function of District floodplains to minimize adverse impacts; and
- Limit the impact of stormwater runoff on receiving waterbodies.

SPRING ROAD PROPERTIES BACKGROUND

The Spring Road properties are three adjacent, distinct parcels totaling 28.07 acres located along Spring Road, just north of Flying Cloud Drive in Eden Prairie, Hennepin County, Minnesota.¹ There is a single-family home and three outbuildings on the property. Approximately 14 acres of the property have been used as a tree farm for ornamental evergreen trees. The remainder of the property is covered by mature hardwood trees or fallow land with native species present interspersed among forage grasses such as smooth brome and panicum spp.

¹ The northernmost property is at 9875 Spring Road, and the southernmost is at 9955 Spring Road; the third has no address, but has Hennepin County property identification number 28-116-22-32-0005.

The adjoining land to the east and to the north shared similar topography and ecology but was developed to high-density residential beginning in 2004. The properties to the south and to the west are maintained as passive recreation parkland/preserve and are owned and managed by the City of Eden Prairie. The District's acquisition of the Spring Road properties will complete a contiguous corridor following Riley Creek from Lake Riley to the Minnesota River.

The District was first made aware of the development pressures at this location when a developer proposed building 59 single-family homes at this site. A second developer later proposed building 50 homes at the site. Local citizens and advocates for the Frederick Miller Spring, located just off the southwest corner of the parcels, made their opposition known to the development at board meetings of the RPBCWD as well as at meetings of the Planning Commission and City Council for Eden Prairie. In August 2021, RPBCWD issued conditional approval of a permit for the development of the properties. The Spring Valley Friends, a nonprofit organization, brought a lawsuit against the District to challenge the issuance of a permit for the proposed development on environmental grounds, advocating for the conservation of the site. (Spring Valley Friends also sued the City of Eden Prairie regarding the proposed development of the properties.)

While the District defended against the challenge to the permit, it also began exploring the potential acquisition of the site in April 2023, and these discussions continued into September 2023. The District commissioned an appraisal of the site, which established the value of the three parcels at \$5,850,000.

ECOLOGICAL SIGNIFICANCE OF THE PROPERTIES

RPBCWD has identified several important reasons why this property should be protected from development:

Location: In addition to its significance as the final link in a continuous green corridor from Lake Riley to the Minnesota River, this property was included in the Minnesota Department of Natural Resources (MN DNR) 2008 Regional Ecological Corridor Plan. As noted, the Frederick Miller Spring, located immediately adjacent to the property, is an amenity recognized and utilized by citizens not only from adjacent areas, but the entire state. The property is also immediately adjacent to the Prairie Bluff Conservation Area. This 60-acre prairie has been restored and is managed by Hennepin County and the City of Eden Prairie.

Topography: The area is dominated by steep slopes, ranging from 6 percent to well over 30 percent. Most of the site is characterized by slopes of 18 percent slopes or greater. A portion of the property has been identified by the District as an area at high risk for erosion. This results not only from its steep slopes, but also from its sandy soils. The site also provides one of the few undeveloped scenic vistas of the river valley within the metro area. Public ownership of this land would allow for public enjoyment of this

attribute. There are hundreds of seeps within the lower valley. The District has begun inventorying those within the District boundaries and will continue to do so.

Ecology: The MN DNR County Biological Survey has identified Dry-prairie (sand-gravel subtype) on or in the near vicinity of the property. This is an imperiled community, 99 percent of which has been lost since white settlement of the area. The MN DNR Natural Heritage Database indicates that kitten-tail, a threatened plant species, can be found in the area, and kitten-tail has been found on the property. The Natural Heritage Database also lists patella evening primrose, a special-concern plant, in the area. The area is a high-potential zone for rusty patched bumble bee. The properties are part of the MN DNR 2008 Regionally Significant Ecological Area, and are considered a site of biodiversity significance. Riley Creek, an impaired water, and a flood plain wetland are located on the property. The District’s long-term plan for this site includes restoration of natural habitat.

Other Public Benefits: The District will actively seek partners for educational opportunities at the site. The District’s intends to preserve and restore sensitive natural areas on the site, and to explore the possibility of an interpretive center and District office within the existing homestead building area. The District could partner with the City of Eden Prairie and others to continue the trail that is in the Prairie Bluffs Conservation Area and to connect it to the Hennepin County and Three Rivers trail system. The site also presents the opportunity for the District to intensively study the water-quality and soil-health benefits of native vegetation and prairie habitat.

PRIORTIZATION SCORING:

The District engineer prepared a prioritization scoring of this project, relative to the development of the property.

<u>Metric</u>	<u>Score</u>	<u>Comments</u>
<u>Goal Index</u>	<u>5</u>	<ul style="list-style-type: none"> • <u>Protect, manage, and restore water quality of District lakes and creeks to maintain designated uses.</u> • <u>Preserve and enhance the quantity, as well as the function and value of District wetlands.</u> • <u>Preserve and enhance habitat important to fish, waterfowl, and other wildlife.</u> • <u>Promote the sustainable management of groundwater resources.</u> • <u>Protect and enhance the ecological function of District floodplains to minimize adverse impacts.</u> • <u>Limit the impact of stormwater runoff on receiving waterbodies</u>

<u>Sustainability Index</u>	<u>7</u>	<u>44 pts from modified envision tool (see ~envisionProScoring worksheet for more info)</u>
<u>Volume Management Index</u>	<u>1</u>	<u>no volume benefits</u>
<u>Pollutant Management</u>	<u>1</u>	<u>no pollutant benefit due to stabilization benefit</u>
<u>Stabilization</u>	<u>3</u>	<u>Based on restoration potential per Creek Restoration Action Strategy</u>
<u>Habitat Restoration</u>	<u>7</u>	<u>Primary purpose is habitat preservation/restoration that would be lost due to development</u>
<u>Partnership</u>	<u>7</u>	<u>Partner(s) with financial support - Understand there are potential funds to help purchase</u>
<u>Education</u>	<u>7</u>	<u>Project is adjacent to public trail and other public land that is easily accessible</u>
<u>Watershed Benefit</u>	<u>1</u>	<u>minimal watershed benefits, downstream site location</u>
<u>Total Benefit Score</u>	<u>39</u>	

(1) See Section 4 of 10-Year Watershed Management Plan for additional details about the RPBCWD prioritization methodology and associated descriptions for the variables used to assess multiple project benefits.

As set forth in Section 4.1.10.1 of the District’s Watershed Management Plan, RPBCWD will consider implementing a potential opportunity project only if it achieves a minimum score of 30. Section 9.13 also provides that projects scoring above the minimum threshold (30 points) will be carried forward, and the Board of Managers determined that it is appropriate to proceed with this Plan amendment because the acquisition otherwise does not fall within an existing District program.

The prioritization score includes 7 points for one or more partners with financial support. The District has received a proposal from Hennepin County to contribute \$500,000 in cooperation with the Minnesota Land Trust in exchange for a conservation easement on the property. The District intends to continue discussions with the county and Minnesota Land Trust concerning the scope and terms of this proposal during the feasibility period under the assignment agreement. The District is also exploring potential collaboration with the City of Eden Prairie on the trail extension and other site restoration projects on the site. It should be noted that even without a financial partner for the project, collaboration with a single partner receives 3 points in the prioritization scoring, and with multiple partners without financial support receives 5 points. See Section 4.1.8 of the Watershed Management Plan, page 4-10.

ESTIMATED COSTS AND FUNDING PLANS:

The District proposes to purchase the Spring Road properties for \$5,775,000. The District estimates that consultant and legal costs will be approximately an additional \$75,000. As noted above, the District is exploring a potential \$500,000 contribution toward the acquisition from Hennepin County and the Minnesota Land Trust.

In coming years, RPBCWD will assess the viability and determine the likely costs of habitat restoration, potential trail connection, and an interpretive center will be studied.

The District intends to certify the costs of this project and enter into a cooperative financing agreement with Hennepin County, whereby the costs of the project will be paid over a term of 20 years through the District's ad valorem tax levy on all properties in the District in Hennepin County and Carver County.

DRAFT

Table 9-1 RPBCWD Implementation Table 2018-2028 (Planned Levy)

RPBCWD ID	Capital Project Description	Score ¹	Estimated Levy ^{2,3}	Year										Partner(s)	Partner(s) Additional Funds	
				2018	2019	2020	2021	2022	2023	2024	2025	2026	2027			2028
Riley Creek Watershed Restoration																
R4	Upper Riley Creek Stabilization and restoration	39	\$1,625,000	-	\$425,000	\$675,000	\$525,000	-	-	-	-	-	-	-	-	
LU-A1.10c	Watershed Phosphorus Load Control	34	\$350,000	-	-	-	-	-	-	\$350,000	-	-	-	-	-	
LU-A3.4	Watershed Phosphorus Load Control	32	\$190,000	-	-	-	-	-	-	-	-	\$190,000	-	-	-	
Lake Susan Park Pond	Watershed Phosphorus Load Control	34	\$80,000	\$80,000	-	-	-	-	-	-	-	-	-	-	-	
Susan In-Lake	In-Lake Phosphorus Load Control	32	\$310,000	-	-	-	-	\$110,000	-	\$100,000	-	\$100,000	-	-	-	
Riley In-Lake	In-Lake Phosphorus Load Control	30	\$300,000	-	-	\$300,000	-	-	-	-	-	-	-	-	-	
Rice Marsh In-Lake	In-Lake Phosphorus Load Control	28	\$335,000	\$150,000	-	\$15,000	-	\$75,000	-	-	\$20,000	-	\$75,000	-	-	
RM_12a	Watershed Phosphorus Load Control	28	\$300,000	-	\$150,000	\$150,000	-	-	-	-	-	-	-	-	-	
R3	Creek Restoration and Stabilization	27	\$954,000	-	-	-	-	-	-	-	\$477,000	\$477,000	-	-	-	
Lower Riley Crk	Lower Riley Creek Restoration and Stabilization (Reach D3 and E)	39	\$700,000	\$400,000	\$300,000	-	-	-	-	-	-	-	-	-	-	
SpringRd Conserve	Spring Road Conservation Project	39	\$8,275,000	-	-	-	-	-	\$5,775,000	-	-	-	\$2,500,000	-	-	
			\$5,144,000						\$0				\$0			
Subtotal			\$13,419,000	\$630,000	\$875,000	\$1,140,000	\$525,000	\$185,000	\$5,775,000	\$450,000	\$497,000	\$767,000	\$2,575,000	\$0		
Purgatory Creek Watershed Restoration																
Scenic Heights	Scenic Heights Habitat Restoration	43	\$0	-	-	-	-	-	-	-	-	-	-	-	-	
Staring Lake StL_21	Creek Restoration and Stabilization	35	\$450,000	-	-	-	\$450,000	-	-	-	-	-	-	-	-	
Lotus Lake LL_6	In-Lake Phosphorus Load Control	32	\$690,000	\$345,000	-	-	-	-	\$345,000	-	-	-	-	-	-	
Silver Lake SiL_2	Watershed Phosphorus Load Control	32	\$535,000	-	\$167,500	\$367,500	-	-	-	-	-	-	-	-	-	
Lotus Lake LL_1	Watershed Phosphorus Load Control	26	\$186,000	-	-	-	-	\$186,000	-	-	-	-	-	-	-	
Lotus Lake LL_3	Watershed Phosphorus Load Control	26	\$390,000	-	-	-	-	\$390,000	-	-	-	-	-	-	-	
Lotus Lake LL_7	Watershed Phosphorus Load Control	26	\$586,000	-	-	-	-	-	\$586,000	-	-	-	-	-	-	
Lotus Lake LL_8	Watershed Phosphorus Load Control	22	\$142,000	-	-	-	-	-	\$142,000	-	-	-	-	-	-	
Lotus Lake LL_9	Watershed Phosphorus Load Control	22	\$556,000	-	-	-	-	-	-	-	-	-	-	\$556,000	-	
Duck Lake DL_3	Watershed Phosphorus Load Control	37	\$220,000	\$220,000	-	-	-	-	-	-	-	-	-	-	-	
Staring Lake StL_1	Creek Restoration and Stabilization	29	\$1,173,000	-	-	-	-	-	\$391,000	\$391,000	\$391,000	-	-	-	-	
Red Rock Lake RRL_7	Watershed Phosphorus Load Control	28	\$441,000	-	-	-	-	-	-	-	-	\$441,000	-	-	-	
Staring Lake StL_17	Creek Restoration and Stabilization	29	\$550,000	-	-	-	-	\$550,000	-	-	-	-	-	-	-	
Mitchell Lake ML_3	Watershed Phosphorus Load Control	24	\$579,000	-	-	-	-	-	-	-	-	-	\$579,000	-	-	
Hyland In-Lake	In-Lake Phosphorus Load Control	32	\$320,000	\$20,000	\$150,000	-	-	\$150,000	-	-	-	-	-	-	-	
PC_1	Creek Restoration and Stabilization - Restoration and stabilization of 10 locations (725 feet) downstream of Pioneer Trail (Group 1)	31	\$265,000	-	-	-	-	-	-	-	\$265,000	-	-	-	-	
PC_2	Creek Restoration and Stabilization - Restoration and stabilization of 6 locations (380 feet) downstream of Pioneer Trail (Group 2)	31	\$185,000	-	-	-	-	-	-	-	\$185,000	-	-	-	-	
Subtotal			\$7,268,000	\$585,000	\$317,500	\$367,500	\$450,000	\$1,276,000	\$1,464,000	\$391,000	\$841,000	\$441,000	\$579,000	\$556,000		
Bluff Creek Watershed Restoration																
BT3A	Creek Restoration and Stabilization	43	\$0	-	-	-	-	-	-	-	-	-	-	-	-	
BT3	Creek Restoration and Stabilization along SW Branch, excludes BT3A	39	\$0	-	-	-	-	-	-	-	-	-	-	-	-	
B4	Creek Restoration and Stabilization	37	\$566,000	-	-	-	-	-	-	\$566,000	-	-	-	-	-	
B5	Creek Restoration and Stabilization	37	\$614,000	-	-	-	\$614,000	-	-	-	-	-	-	-	-	
B3	Creek Restoration and Stabilization	39	\$1,476,000	-	-	-	-	-	-	-	-	-	\$738,000	\$738,000	-	
Wetland Resto.	Wetland Restoration and Flood Mitigation @ 101 and Pioneer Trail	35	\$350,000	-	\$350,000	-	-	-	-	-	-	-	-	-	-	
Chan HS Reuse	Chanhassen High School Stormwater Reuse	31	\$75,000	\$75,000	-	-	-	-	-	-	-	-	-	-	-	
Subtotal			\$3,081,000	\$75,000	\$350,000	\$0	\$614,000	\$0	\$0	\$566,000	\$0	\$0	\$738,000	\$738,000		

Table 9-1 RPBCWD Implementation Table 2018-2028 (Planned Levy)

RPBCWD ID	Capital Project Description	Score ¹	Estimated Levy ^{2,3}	Year											Partner(s)	Partner(s) Additional Funds
				2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
District-Wide Programs and Operations (non-CIP)																
Administration and Planning	Accounting and Audit		\$550,000	\$40,000	\$42,000	\$44,000	\$46,000	\$48,000	\$50,000	\$52,000	\$54,000	\$56,000	\$58,000	\$60,000		
	Advisory Committees (TAC/CAC)		\$99,000	\$4,000	\$5,000	\$6,000	\$7,000	\$8,000	\$9,000	\$10,000	\$11,000	\$12,000	\$13,000	\$14,000		
	Insurance and Bonds		\$187,000	\$12,000	\$13,000	\$14,000	\$15,000	\$16,000	\$17,000	\$18,000	\$19,000	\$20,000	\$21,000	\$22,000		
	Manager Compensation		\$264,000	\$19,000	\$20,000	\$21,000	\$22,000	\$23,000	\$24,000	\$25,000	\$26,000	\$27,000	\$28,000	\$29,000		
	Dues and Publications		\$143,000	\$8,000	\$9,000	\$10,000	\$11,000	\$12,000	\$13,000	\$14,000	\$15,000	\$16,000	\$17,000	\$18,000		
	Office Cost		\$1,311,000	\$100,000	\$103,000	\$107,000	\$111,000	\$115,000	\$119,000	\$123,000	\$127,000	\$131,000	\$135,000	\$140,000		
	Recording Services		\$220,000	\$15,000	\$16,000	\$17,000	\$18,000	\$19,000	\$20,000	\$21,000	\$22,000	\$23,000	\$24,000	\$25,000		
	Staff Cost		\$5,594,000	\$434,000	\$448,000	\$462,000	\$476,000	\$491,000	\$506,000	\$522,000	\$538,000	\$555,000	\$572,000	\$590,000		
	Technical Services (Engineering and Legal)		\$2,310,000	\$178,000	\$184,000	\$190,000	\$196,000	\$202,000	\$209,000	\$216,000	\$223,000	\$230,000	\$237,000	\$245,000		
10-yr Management Plan Update/Amendments		\$265,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000			
Regulatory Program	Permit Review and Inspections		\$1,176,000	\$90,000	\$93,000	\$96,000	\$99,000	\$102,000	\$106,000	\$110,000	\$114,000	\$118,000	\$122,000	\$126,000		
Assessment and Analysis	Creek Restoration Action Strategy		\$140,000	\$20,000	\$20,000	\$20,000	\$20,000		\$20,000	\$20,000		\$20,000				
	Data Collection and Monitoring		\$2,332,000	\$180,000	\$186,000	\$192,000	\$198,000	\$204,000	\$211,000	\$218,000	\$225,000	\$232,000	\$239,000	\$247,000		
	District-Wide Floodplain Evaluation		\$120,000	\$30,000		\$30,000			\$30,000			\$30,000				
	Plant Restoration - U of M		\$200,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000								
	TMDL Work		\$20,000	\$10,000	\$10,000											
Education	UAA Updates		\$500,000					\$100,000	\$100,000	\$100,000	\$100,000	\$100,000				
Education	Education and Public Outreach		\$1,500,000	\$115,000	\$119,000	\$123,000	\$127,000	\$131,000	\$135,000	\$140,000	\$145,000	\$150,000	\$155,000	\$160,000		
	Cost Share		\$2,200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000		
Additional Programs	Annual allocation to Repair & Maintenance Fund		\$300,000			\$100,000			\$100,000			\$100,000				
	Aquatic Invasive Species Work (Inspection & early Response)		\$825,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000		
	Lake Vegetation Management Implementation		\$825,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000		
	Wetland Management		\$1,150,000	\$150,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000		
	Groundwater Conservation		\$1,220,000	\$130,000	\$100,000	\$100,000	\$100,000	\$130,000	\$100,000	\$100,000	\$130,000	\$100,000	\$100,000	\$130,000		
Opportunity Projects		\$1,100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000			
Subtotal			\$24,551,000	\$2,030,000	\$1,963,000	\$2,097,000	\$2,071,000	\$2,216,000	\$2,294,000	\$2,274,000	\$2,304,000	\$2,445,000	\$2,401,000	\$2,456,000		
Reserve			\$1,100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000		
Estimated Annual Levy			\$49,419,000	\$3,420,000	\$3,605,500	\$3,704,500	\$3,760,000	\$3,777,000	\$9,633,000	\$3,781,000	\$3,742,000	\$3,753,000	\$6,393,000	\$3,850,000		
			\$41,144,000						\$3,858,000				\$3,893,000			

Notes:
 1. For more information on the scoring details and multiple benefits see Tables 6-2, 7-2, and 8-2.
 2. Estimated levy presented in 2017 dollars. The District levied funds for some multi-year projects before 2018.
 3. Estimated costs are from UAA studies, City information, RPBCWD 2015 Creek Restoration Action Strategy, or other RPBCWD studies, preliminary cost estimates will be added to the 5-year working CIP and refined through the feasibility study process.