

AMENDMENT TO
FINAL REPORT
ON THE
ANTELOPE VALLEY
COMPREHENSIVE PLAN OF FLOOD CONTROL AND WATER CONSERVATION

Adopted by the
Board of Supervisors
on

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

T. A. TIDEMANSON

DIRECTOR

JULY 1991

In light of the above-referenced annexations, the facilities in the unincorporated County area to be financed by the drainage fees now consist of 4 basins, 39 miles of open channels and 10 miles of storm drains. A portion of the cost to develop the Quartz Hill basin has been included even though the proposed basin site has been annexed by the City of Lancaster and is no longer within the jurisdiction of the Comprehensive Plan. This cost was included because the basin provides significant benefit to unincorporated County areas downstream. A cooperative agreement with the City of Lancaster to jointly develop the Quartz Hill basin will be prepared and submitted to the Board at the appropriate time.

The following analysis shows the fees collected to date, the tracts that have been conditioned to pay fees, a unit breakdown of the anticipated development remaining in the Comprehensive Plan area and the Comprehensive Plan fee calculation.

COMPREHENSIVE PLAN PROJECT COSTS

The following project costs were increased by a factor of 0.653 to account for inflationary increases in construction costs from the original plan estimate of July 1980 to June 1991. Such adjustment was contemplated in the originally approved Comprehensive Plan. The factor is based on the construction cost index as reported in the Engineering News Record.

	<u>1991 Costs</u>
Basins	\$ 45,300,000
Open Channels	\$130,800,000
Storm Drains	\$ 32,200,000
Quartz Hill Basin	<u>\$ 4,600,000</u>
	\$212,900,000
	<u>12,100,000</u>
Total Cost	\$225,000,000

COMPREHENSIVE PLAN FUND STATUS

Fees collected to date	\$ 4,460,000
* Fees conditioned	<u>\$ 10,670,000</u>
	\$ 15,130,000
Funds needed to complete Comprehensive Plan Projects	\$209,870,000

* Only developments that have received tentative tract approval are included in this category.

These basins provide the greatest benefit to the downstream properties and are considered the backbone of the system.

The following projects are currently being planned and/or constructed:

1. ANAVERDE BASIN

Construction of Unit 1 providing approximately 40 acre-feet of storage has been completed. Plans are currently being prepared for the construction of Unit 2 providing an additional 400 acre-feet of storage. Unit 2 is anticipated to be constructed in 1992. Also, we are currently in the process of acquiring the remaining right of way for the ultimate basin configuration.

It is anticipated that the Anaverde Basin will be constructed in multiple phases over a 20-year period.

2. HUNT BASIN

The County currently owns 1 of 3 parcels needed for Hunt Basin. We are currently in the process of obtaining the remaining two parcels through eminent domain proceedings. Like Anaverde Basin, it is anticipated that Hunt Basin will be developed in multiple phases over a 20-year period.

3. RANCHO VISTA DRAIN EAST

The proposed project involves the construction of a storm drain in 40th Street west from Avenue N-8 to Avenue N. The project is tentatively scheduled for construction in the Fall of 1991.

UPDATING COSTS AND DRAINAGE FEE CALCULATIONS

Development of the land located within the Antelope Valley Drainage Area is not constant nor is the cost of construction. Therefore, to equitably assess future development, as well as collect sufficient funds to construct those facilities attributable to future development, it is necessary to periodically evaluate the Construction Cost Index and the type and amount of development being constructed within the Antelope Valley Drainage area. With this information, the drainage fee may be further revised as appropriate.

FINDING/CONCLUSIONS

1. The revised drainage fees described in this Amendment to Final Report are necessary to fully finance the estimated cost of the Comprehensive Plan improvements to be constructed or jointly funded by the County.

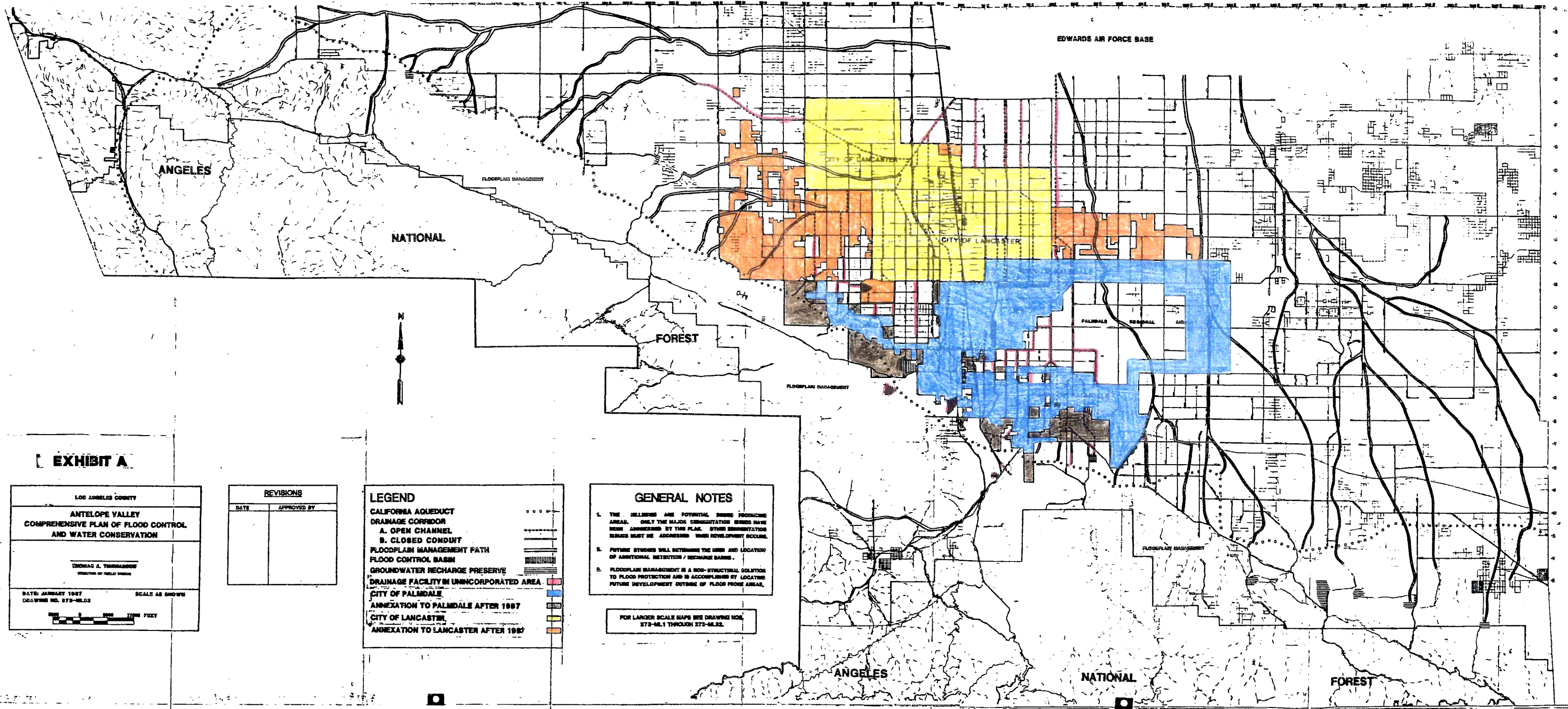


EXHIBIT A

LOS ANGELES COUNTY
**ANTELOPE VALLEY
 COMPREHENSIVE PLAN OF FLOOD CONTROL
 AND WATER CONSERVATION**

THOMAS A. THORNTON
 DIRECTOR OF FIELD WORK

DATE: JANUARY 1967
 DRAWING NO. 573-ME.03

SCALE AS SHOWN

0 1 2 3 4 5 6 7 8 9 10 FEET

REVISIONS	
DATE	APPROVED BY

LEGEND

CALIFORNIA AQUEDUCT
 DRAINAGE CORRIDOR
 A. OPEN CHANNEL
 B. CLOSED CONDUIT
 FLOODPLAIN MANAGEMENT PATH
 FLOOD CONTROL BASIN
 GROUNDWATER RECHARGE PRESERVE
 DRAINAGE FACILITY IN UNINCORPORATED AREA

CITY OF PALMDALE
 ANNEXATION TO PALMDALE AFTER 1967
 CITY OF LANCASTER
 ANNEXATION TO LANCASTER AFTER 1967

GENERAL NOTES

1. THE HILLSHEDS ARE POTENTIAL, SEVERE FLOODING AREAS. ONLY THE MAJOR CONCENTRATION AREAS HAVE BEEN ANNEXED BY THIS PLAN. OTHER CONCENTRATION AREAS MUST BE ADDRESSED WHEN DEVELOPMENT OCCURS.
2. FUTURE STUDIES WILL DETERMINE THE SIZE AND LOCATION OF ADDITIONAL DETENTION / RECHARGE BASINS.
3. FLOODPLAIN MANAGEMENT IS A NON-STRUCTURAL SOLUTION TO FLOOD PROTECTION AND IS ACCOMPLISHED BY LOCATING FUTURE DEVELOPMENT OUTSIDE OF FLOOD PRONE AREAS.

FOR LARGER SCALE MAPS SEE DRAWING NOS. 573-ME.1 THROUGH 573-ME.22.