ALAMEDA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

Revenue Enhancement:

Investing in Community Resiliency

Presentation to Eden Area Municipal Advisory Council

December 10, 2024

Agenda

- Flood Control District's mission and funding
- Storm damage and the need for revenue enhancement
- Critical improvement projects
- Proposed increase in benefit assessment
- Next steps

San Lorenzo Creek Upstream of Meekland Avenue, January 2023

Alameda County Flood Control & Water Conservation District (District)

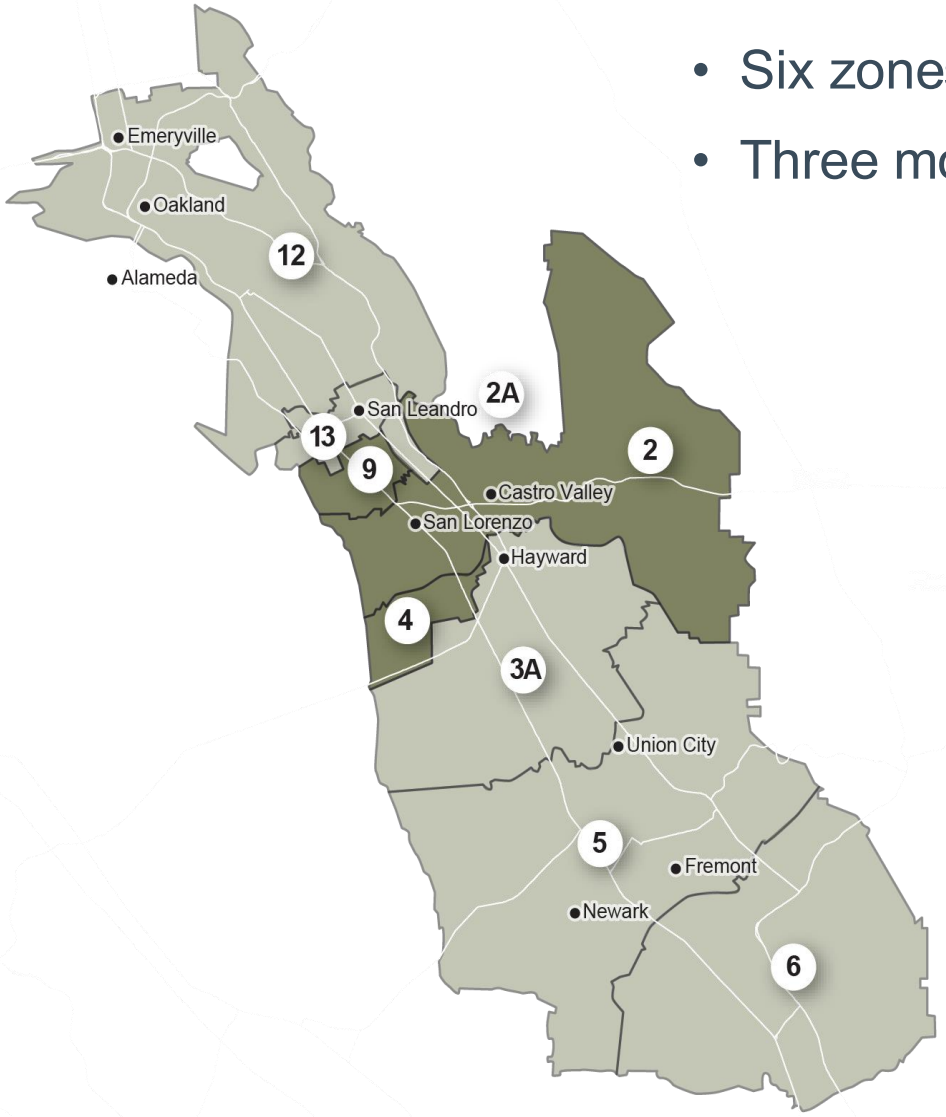
Recognizing the need for flood control and water conservation improvements throughout the county, the Board of Supervisors took steps to establish the Alameda County Flood Control and Water Conservation District which was created by an act of the State Legislature in 1949.

It was created for the purpose of providing for the control and conservation of flood and storm waters.

Flooding in 1955 led to the construction of San Lorenzo Creek Federal Project (Zone 2, Line B).

1955, December – San Lorenzo Creek near Center Street, Hayward

District's Zones in Western Alameda County



- Six zones were formed by 1960 (2, 3A, 4, 5, 6 and 9)
- Three more zones were formed soon after 1960 (2A, 12 and 13)

Revenue enhancement will be focused in:

Zone 2: 52,534 parcels on 40,390 acres

Serves Castro Valley, San Lorenzo, portions of Hayward and San Leandro, Ashland, Cherryland, Fairview

Zone 4: 2,538 parcels on 2,960 acres

Serves portion of the City of Hayward and Russel City

Zone 9: 6,308 parcels on 2,482 acres

Serves portion of the City of San Leandro

What does the Alameda County Flood Control District do?

- Builds and maintains **flood control** infrastructure to reduce flood risk.

San Lorenzo Creek Retaining Wall

Estudillo Canal Channel Wall Reconstruction

What does the Alameda County Flood Control District do?

- Enhances the **natural environment;** Creates green, **sustainable infrastructure** where possible.

Castro Valley Creek Restoration Project – Culvert Daylighting, in Castro Valley

What does the Alameda County Flood Control District do?

- Enhances the **natural environment;** Creates green, **sustainable infrastructure** where possible.

Chabot Creek Restoration Project, in Castro Valley

What does the Alameda County Flood Control District do?

- Enhances the **natural environment;** Creates green, **sustainable infrastructure** where possible.

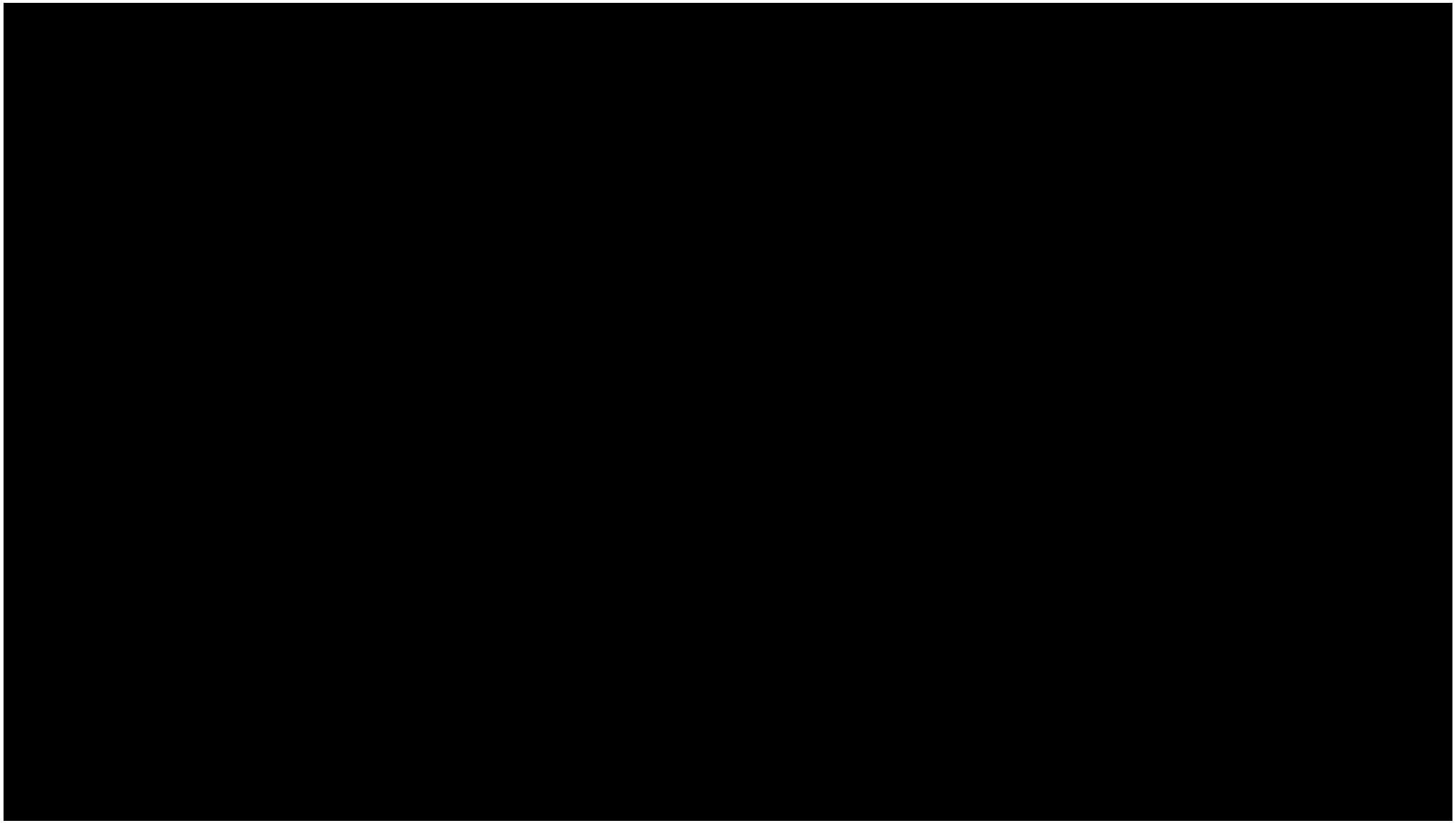
Cull Creek Dam modification

After spillway crest removal

December 31, 2022 / January 2023 Winter Storms

San Lorenzo Creek downstream of Meekland Avenue

December 31, 2022 / January 2023 Winter Storms



December 31, 2022 / January 2023 Winter Storms

Flooding in and near Estudillo Canal at Inverness Street

December 31, 2022 / January 2023 Winter Storms Damage

Estudillo Canal

December 31, 2022 and January 2023 Winter Storms Damage

San Lorenzo Creek behind Wingate Way
Creek bank washed out undermining retaining wall

December 31, 2022 and January 2023 Winter Storms Damage

A Street along San Lorenzo Creek

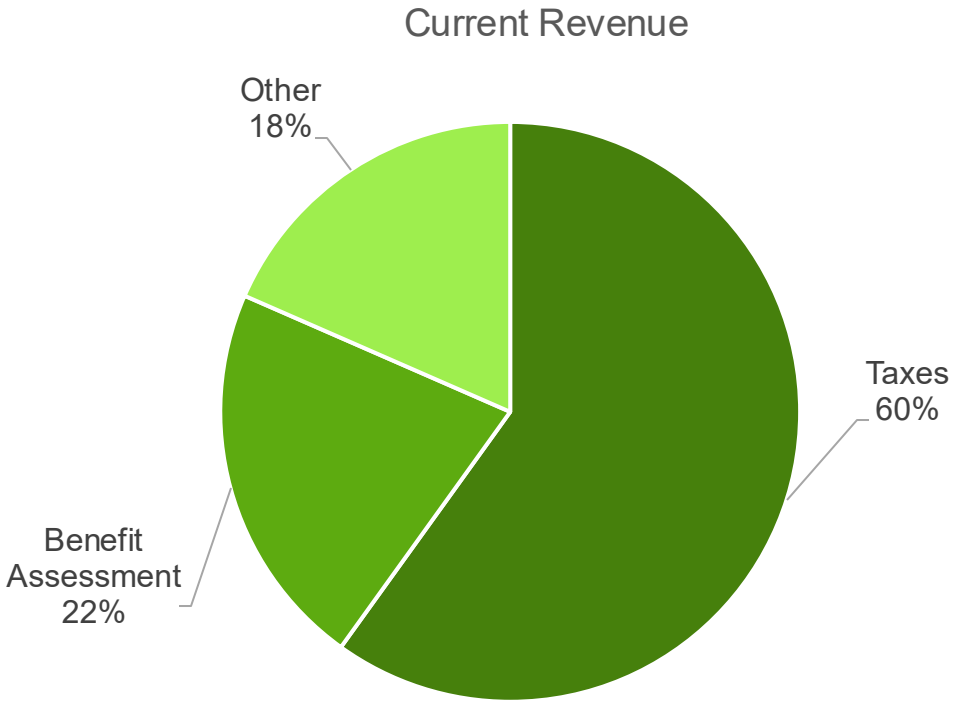
Major Flood Control Facilities within Zone 2:
Aging Infrastructure

- San Lorenzo Creek, Bay to Foothill Blvd.
  – constructed between 1959 and 1962 (over **65** years in service)
- Bockman Canal, Union Pacific Railroad to Channel Street
  – constructed between 1963 and 1965 (over **61** years in service)
- Estudillo Canal, Bay to I-880 Freeway
  – constructed between 1957 and 1961 (over **63 years in service**)
- Estudillo Canal, upstream of I-880 Freeway
  – constructed in the early 1960s (over **60 years in service**)
- Pump station (Roberts Landing) – constructed in 1995 (**29 years in service**)

District's Current Funding

Zones 2, 4, and 9 Combined (2023)

	Dollars	Percent
Taxes	$6.1 million	60%
Benefit assessment*	$2.2 million	22%
Other	$1.9 million	18%
Annual total	**$10.2 million**	



Benefit assessment has not increased since 1993

“Perfect storm” of resource needs

- Aging infrastructure (over 60 years old)
- Climate change will only increase the frequency and intensity of extreme storms in the future.
- Sea level rise impacts to low-lying communities
- Costs of maintenance and operations continue to rise
- Costs of delivering projects continue to rise
- About $700M in unmet capital project needs

Current revenue cannot ever catch up.

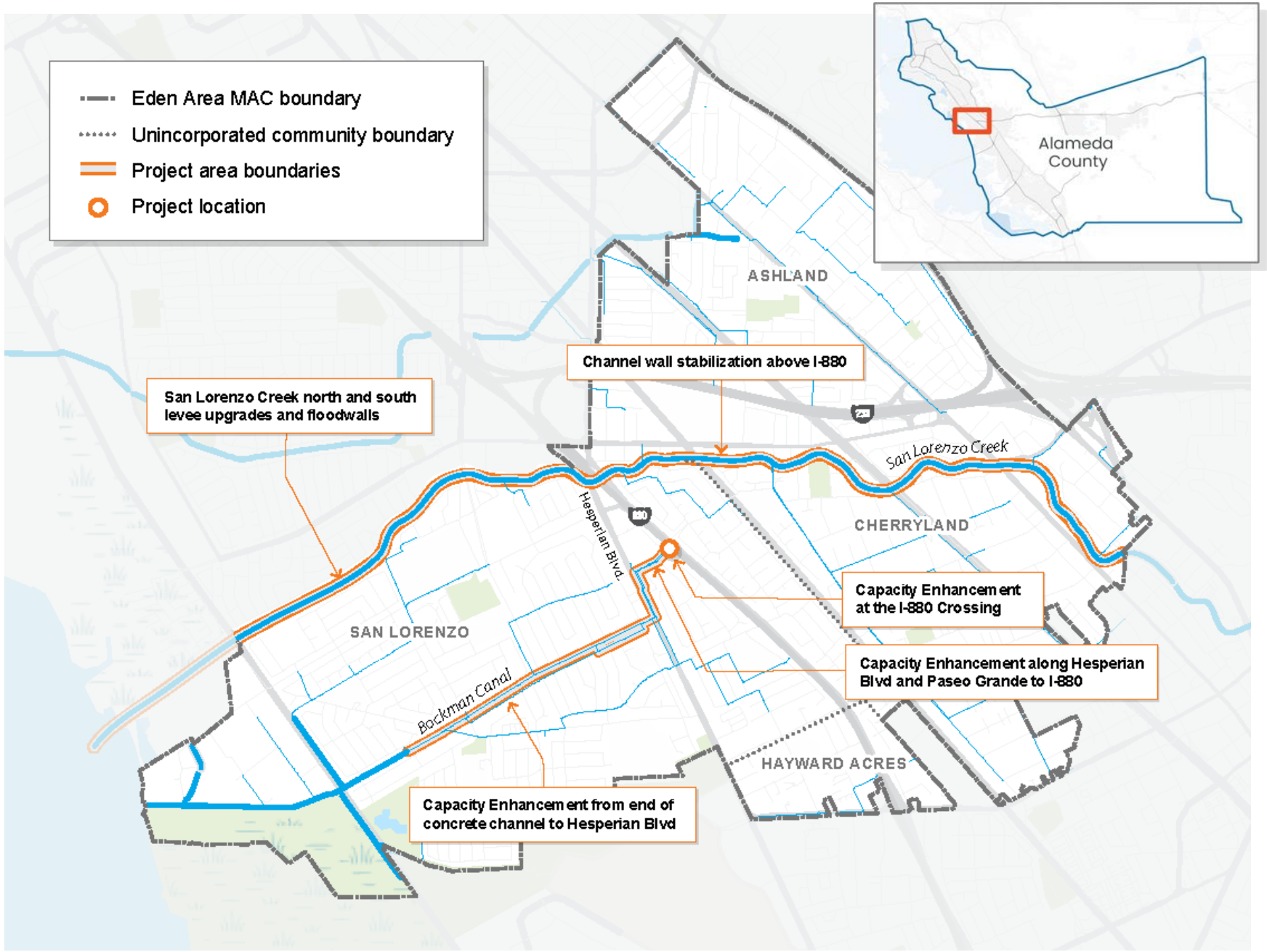
Proposed Critical Projects in Eden Area:

The District's goal is to increase the capacity of our flood infrastructure to withstand more severe storms, to meet current FEMA design standards, and to upgrade or reconstruct aging facilities.

The proposed projects will:

- Increase stormwater carrying capacity
- Upgrade and/or reconstruct aging infrastructures to extend service life
- Decrease risk of flooding
- Protect properties
- Meet FEMA design requirements and remove FEMA designated floodplains
- Reduce long-term maintenance costs

Critical Projects: Eden Area (Zone 2)



Increase in Benefit Assessment

Suggested funding level:

$373 million over 20 years

- Zone 2: $330 million
- Zone 4: $23 million
- Zone 9: $20 million

Strategic decision:

- Covers critical projects
- Palatable increase for public

What Property Owners Might Pay

Zone	Current annual assessment*	New benefit assessment (est.)**	**% increase**
2 (single family)	$26.60	$54.39	104%
4 (single family)	$20.60	$42.28	105%
9 (single family)	$17.80	$88.44	397%
2 (commercial)	$212.80	$906.42	326%
4 (commercial)	$189.16	$704.54	272%
9 (commercial)	$163.45	$1,473.96	802%

** The benefit assessment has not increased since 1993, over 30 years*

*** To be adjusted annually by CPI*

Benefit Assessment Calculation

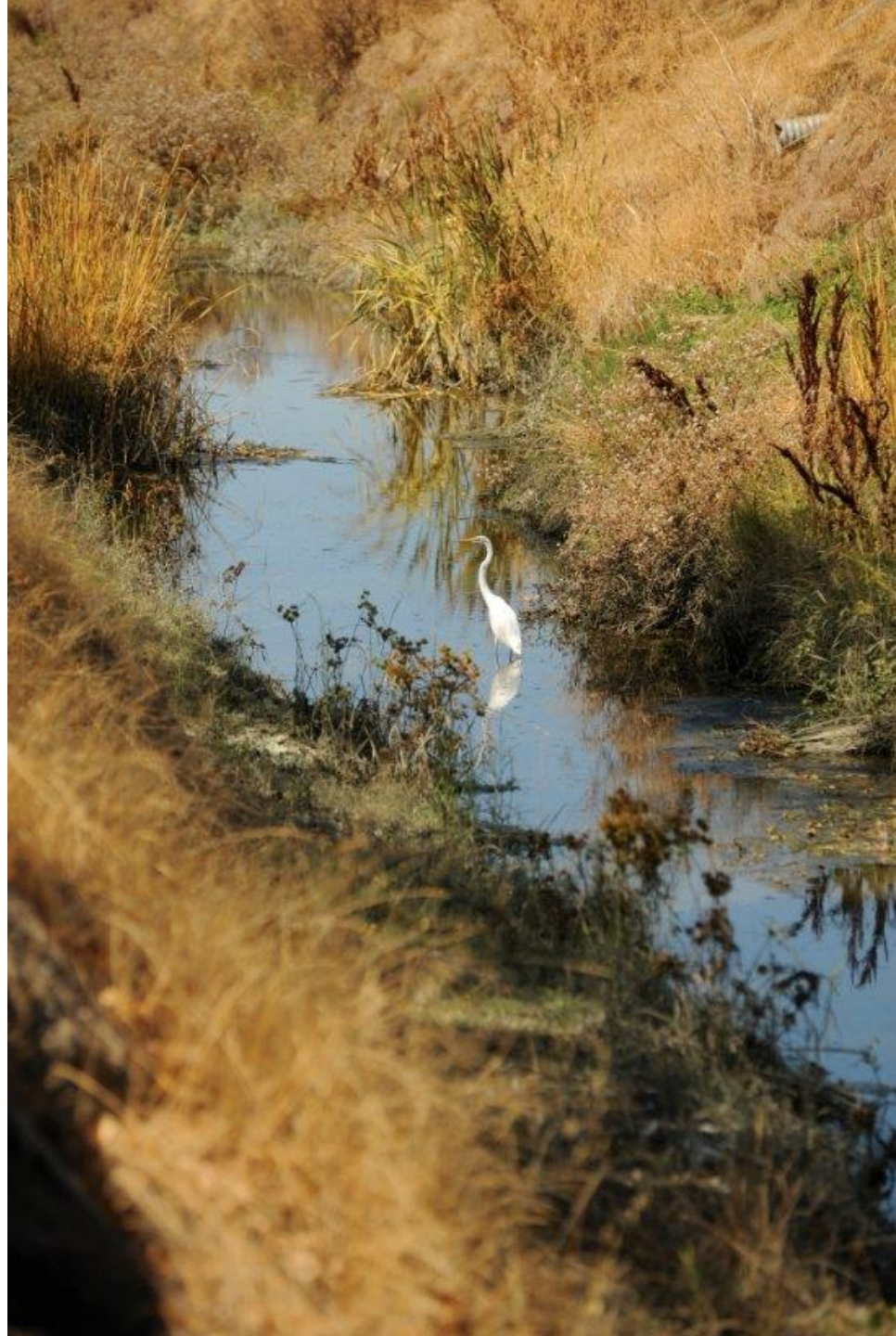
Benefit assessment amount is based on the following factors:

- Location within or outside of floodplain
- Parcel size
- Land use category (single-family residential, agricultural, industrial, etc.)
- Impervious surface (based on land use category)

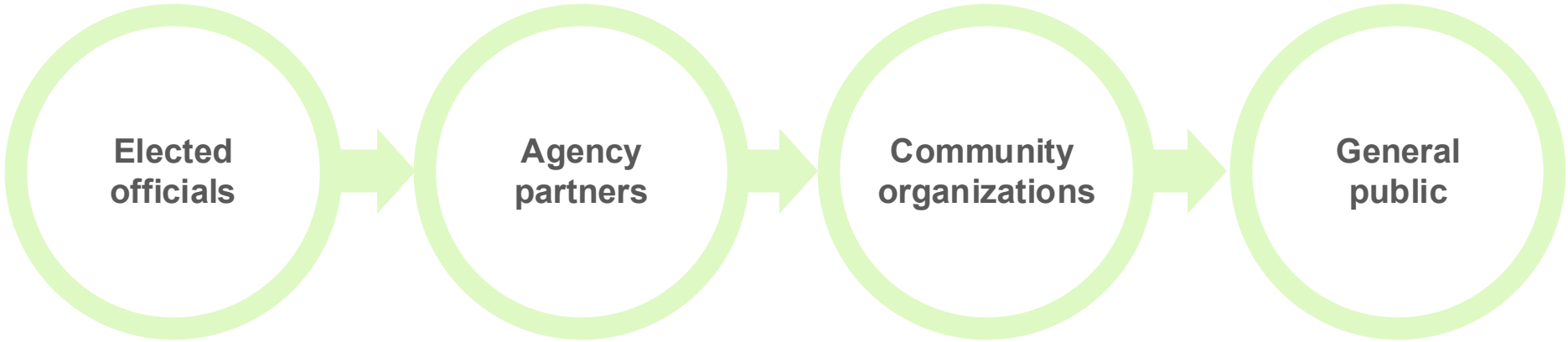
Focus of Outreach and Education

- Education on flood risks in Alameda County
- Impacts of stormwater, storm damage, and sea level rise here and now
- Projects the additional revenue would be used for

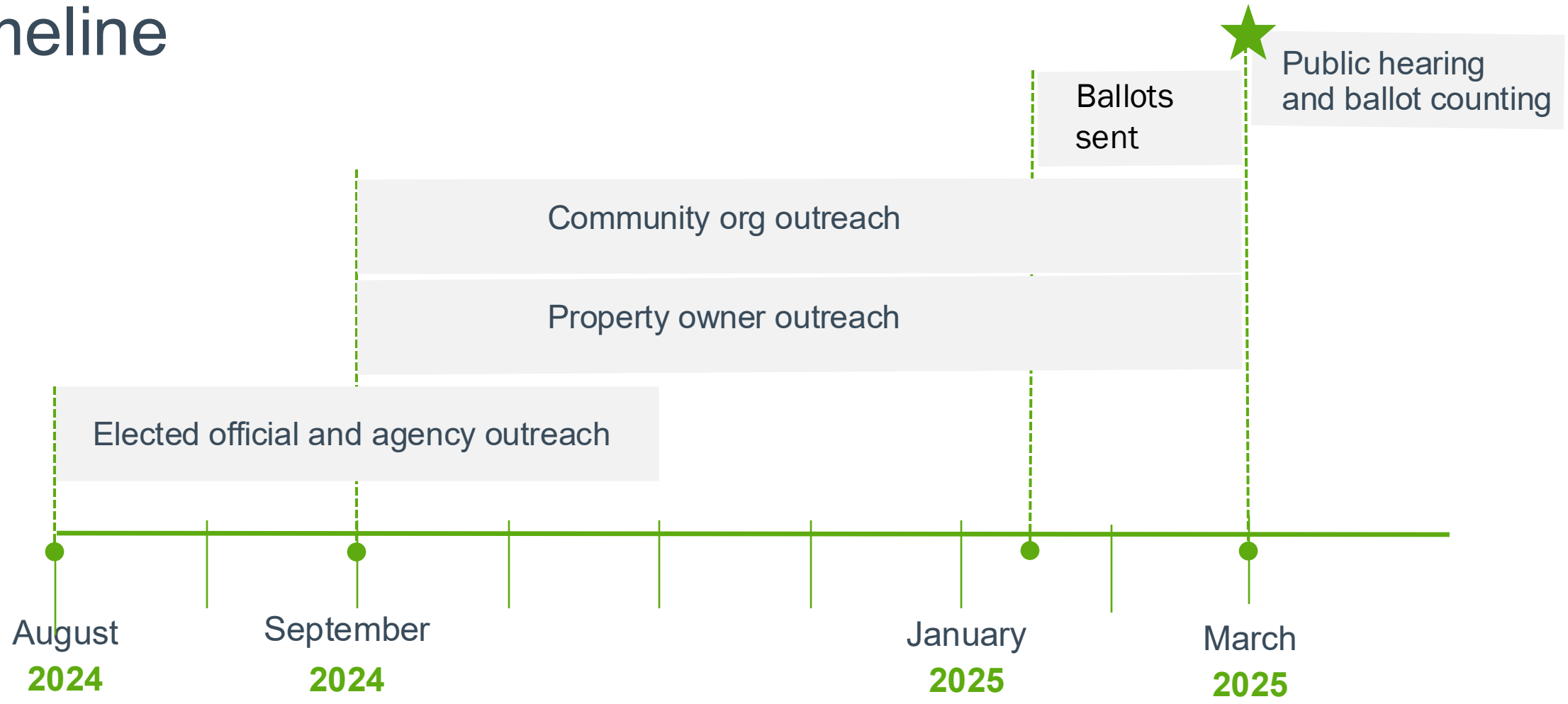
Note:
- District's involvement is purely educational



Audiences and Outreach



Timeline


Public hearing and ballot counting
Ballots sent
Community org outreach
Property owner outreach
Elected official and agency outreach
August 2024
September 2024
January 2025
March 2025

Next Steps: Benefit Assessment Increase

1. Refine and optimize project list and cost details
2. Conduct robust stakeholder engagement and public education, including community survey
3. Garner support of education and outreach by our partners
4. Schedule Board formal approval of Engineer's Report **Target: <u>December 2024</u>**
5. ***Mail Ballot to property owners***, indicate whether they are in favor of, or in opposition to, the proposed assessments.**Target: <u>February 2025</u>**
6. Board to conduct ***public hearing*** with weighted ballots **Target: <u>March 2025</u>**
7. If there is no majority protest, the Board may then approve the assessments.

ALAMEDA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

Thank You!

November 2024