



ALAMEDA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

Revenue Enhancement:

Investing in Community Resiliency

Presentation to Castro Valley Municipal Advisory Council

October 21, 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



Creek restoration project near
Castro Valley Library

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.

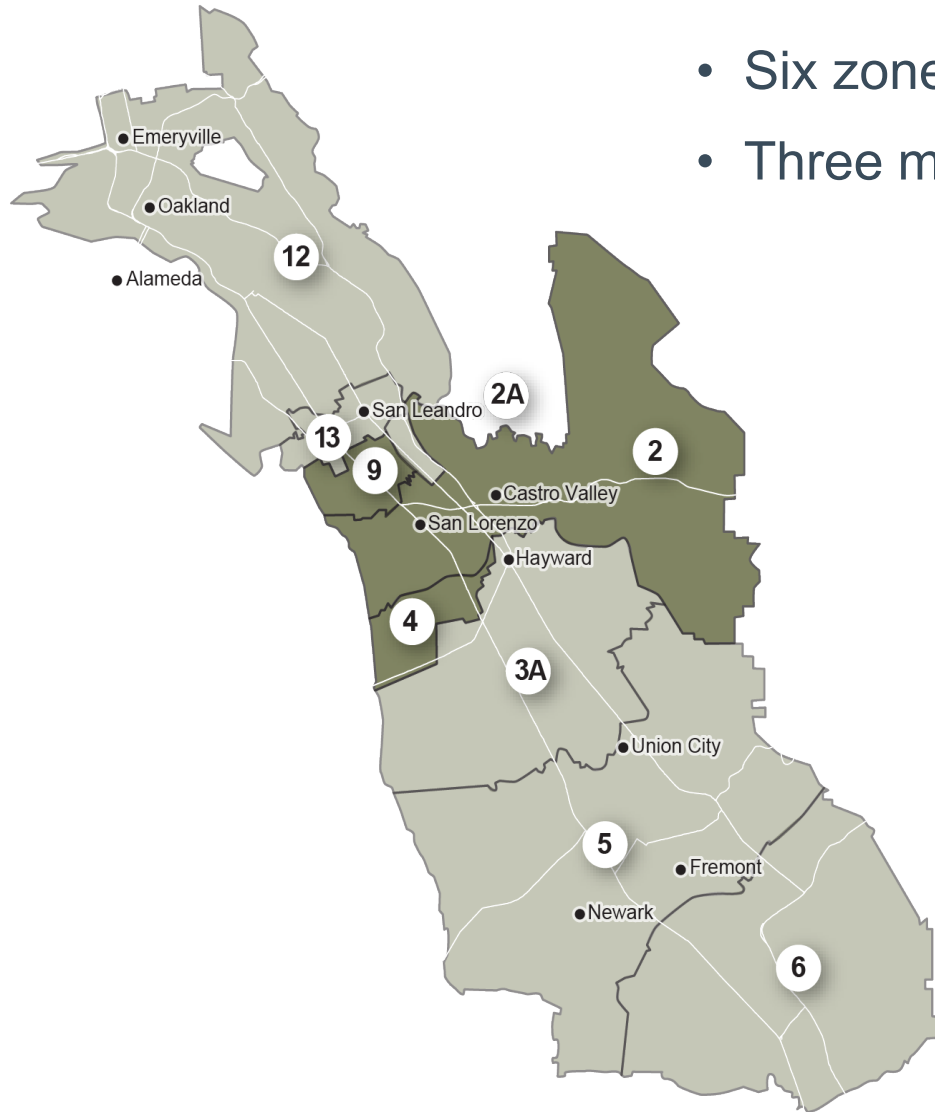
It was created for the purpose of providing for the control and conservation of flood and storm waters.

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.



Cull Creek Dam modification



After spillway crest removal

Castro Valley Creek Daylighting and Restoration



- A stretch of Castro Valley Creek, next to the Castro Valley Library, was once buried underground in a culvert and covered with an asphalt parking lot.
- In a major 2007 restoration project, the District demolished a 300-foot-long by 12-foot-wide by 6-foot-high concrete box culvert and brought the creek back into the daylight.

December 2022 / January 2023 Winter Storms



San Lorenzo Creek downstream of Meekland Avenue

January 2023 Winter Storm Damage



San Lorenzo Creek along A Street

January 2023 Winter Storm Damage

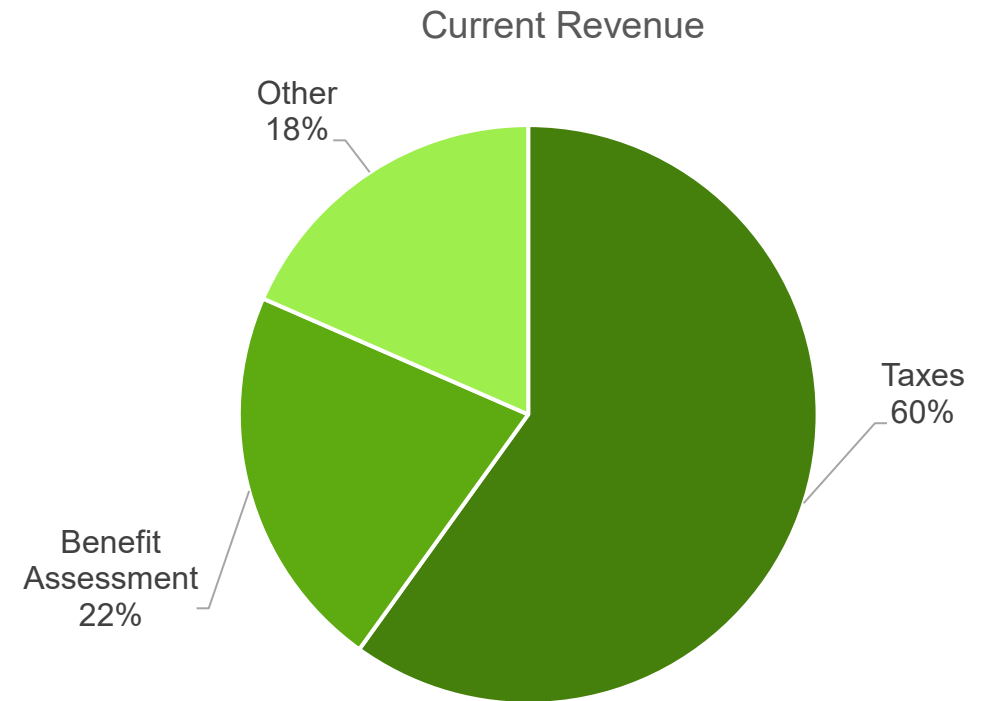


San Lorenzo Creek behind Wingate Way
Creek bank washed out undermining retaining wall

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	<u>\$10.2 million</u>	



****Benefit assessment has not increased since 1993***

“Perfect storm” of resource needs

- Climate change will only increase the frequency and intensity of extreme storms in the future.
- Sea level rise impacts to low-lying communities
- Aging infrastructure (50-70 years old)
- 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

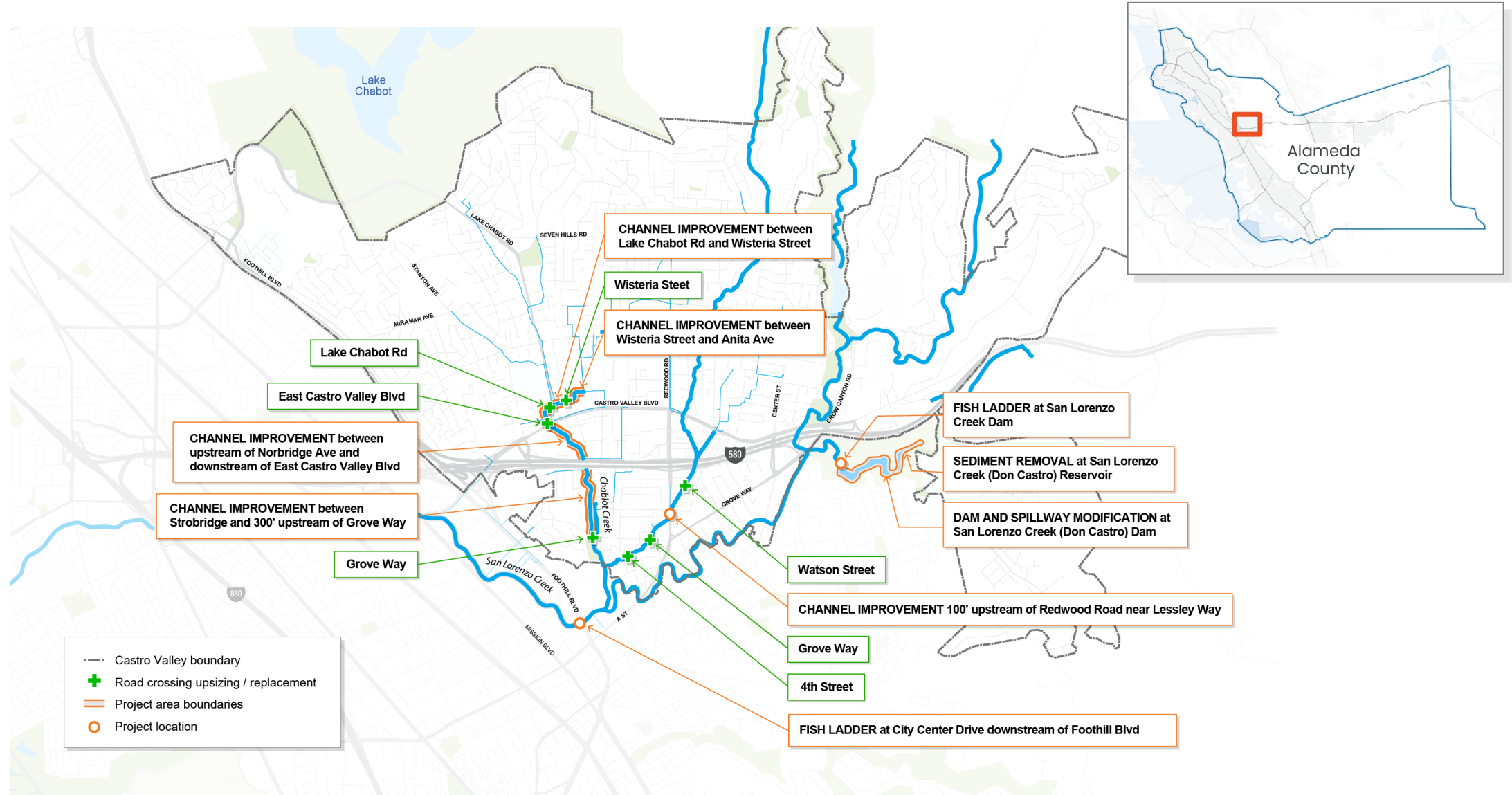
Proposed Critical Projects in Castro Valley area:

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
- Remove FEMA designated floodplains
- Reduce long-term maintenance costs

Critical Projects: Castro Valley 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:

- Leveraging available tax money
- District's ability to deliver
- 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%

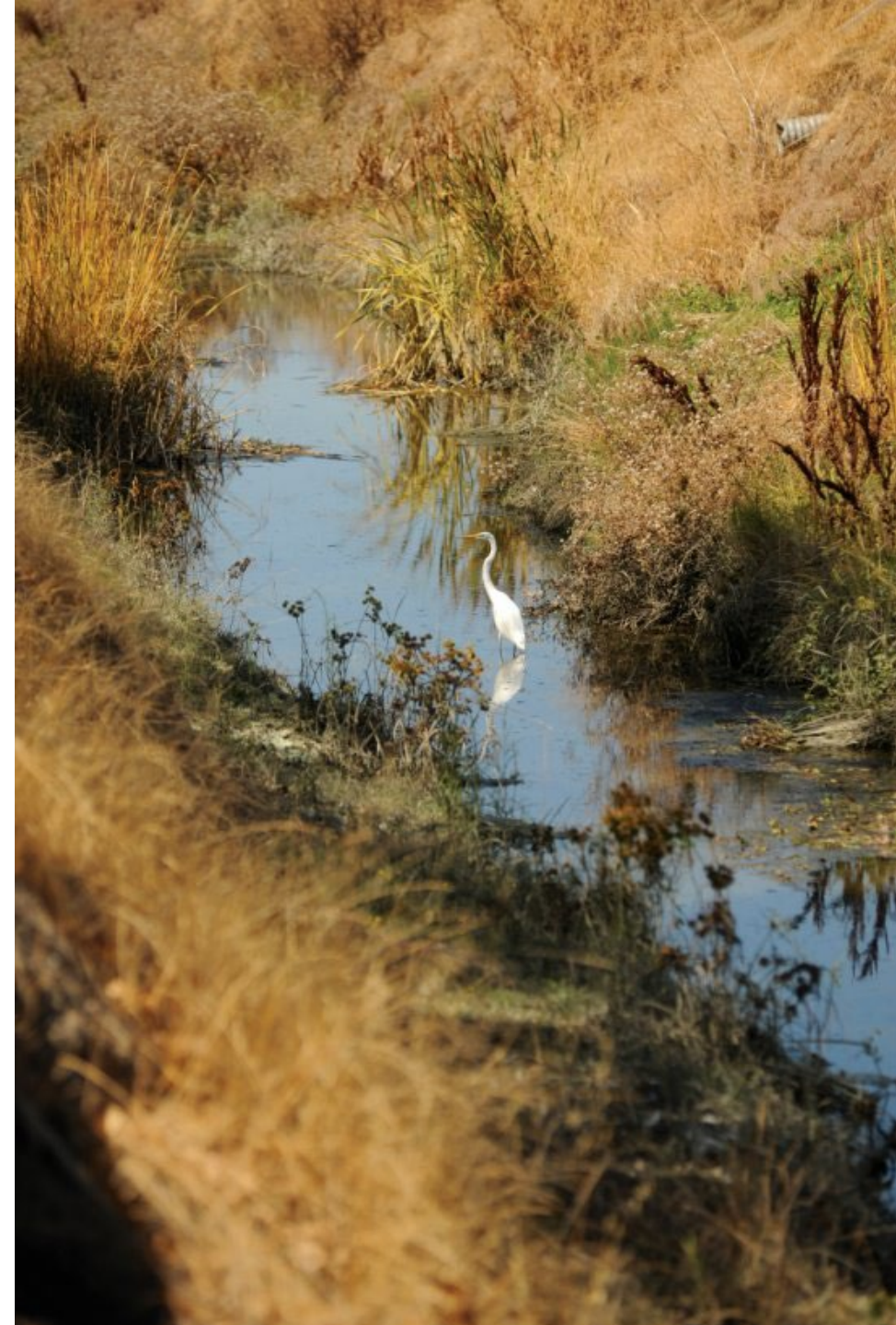
**To be adjusted annually by CPI*

Focus of Outreach and Education

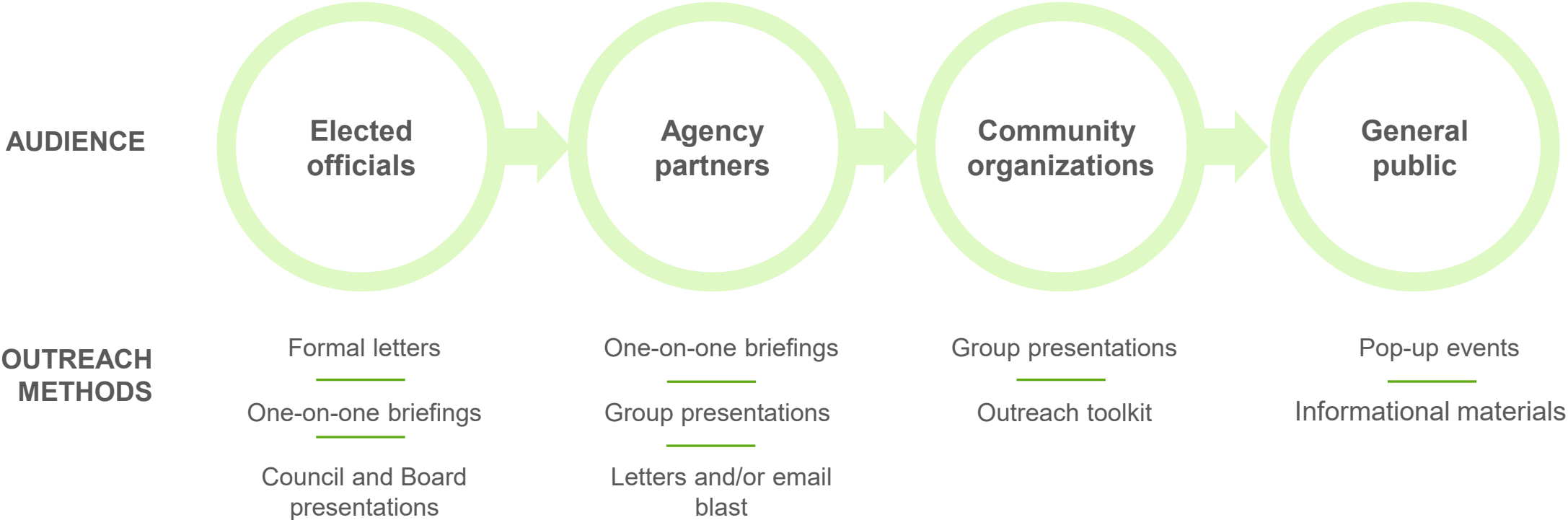
- Education on flood risks in Alameda County
- Impacts of stormwater, storm damage, and sea level rise here and now
- Projects the additional revenue would be used for

Note:

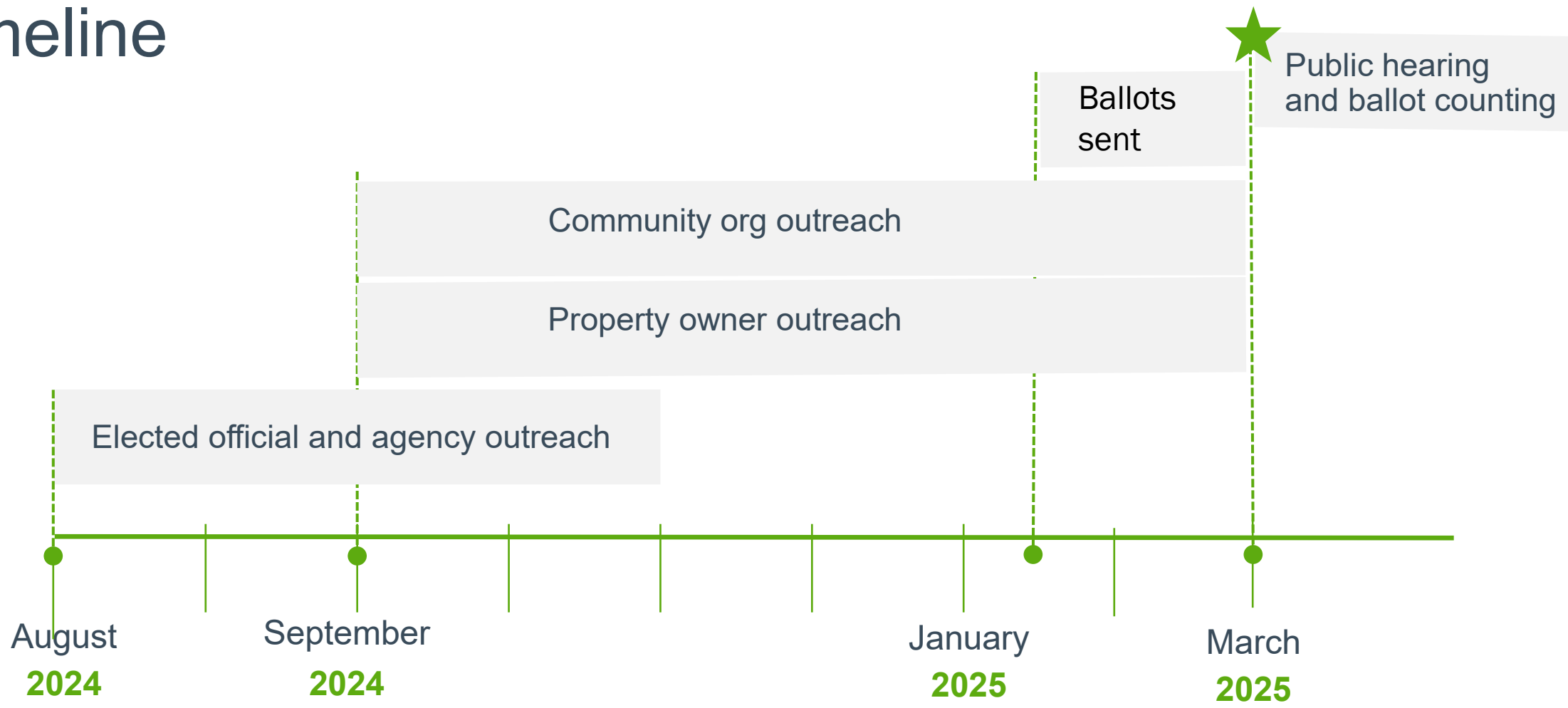
- District's involvement is purely educational



Audiences and Outreach Sequence



Timeline



Next Steps: Benefit Assessment Increase

1. Refining and optimizing project list and cost details
2. Robust stakeholder engagement and public education, including community survey
3. Support of education and outreach by our partners
4. Board formal approval of Engineer's Report **Target: December 2024**
5. ***Ballot mailed to property owners***, indicate whether they are in favor of, or in opposition to, the proposed assessments. **Target: February 2025**
6. Board ***public hearing*** with weighted ballots **Target: March 2025**
7. If the public is in favor, the Board may then approve the assessments.



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Thank You!

October 2024