

West Sacramento Levee Improvements Program

Progress and Announcement of Public Meeting

The West Sacramento Area Flood Control Agency (WSAFCA) and the City are continuing to move forward with the West Sacramento Levee Improvements Program. The goal of the improvement program is to achieve a 200-year level of flood protection for West Sacramento. A program this large takes many years to implement, but some progress can already be celebrated. In advance of the levee improvements program, WSAFCA and the City completed the design, environmental documentation, and permitting for a levee improvement project near the I Street Bridge, using assessment funds approved by West Sacramento voters to achieve greater flood safety. After the project began in September 2008, construction was completed in two months' time, a remarkable achievement.

The California Department of Water Resources and the US Army Corps of Engineers have agreed to partner with WSAFCA and the City on the levee projects. Under federal and state law, the projects must comply with both federal and state environmental standards. This compliance includes the drafting of an environmental document disclosing the environmental effects that may result from the construction and operation of the improved levees.

A public scoping meeting will be held Feb. 12 at City Hall (1110 West Capitol Ave.) to update the public on the status of the overall levee improvements program and the environmental documentation process. Two meetings scheduled: 3:30 p.m. and 6:30 p.m. Poster boards and photographs describing the complete project and illustrating typical levee deficiencies and improvements will be on display.

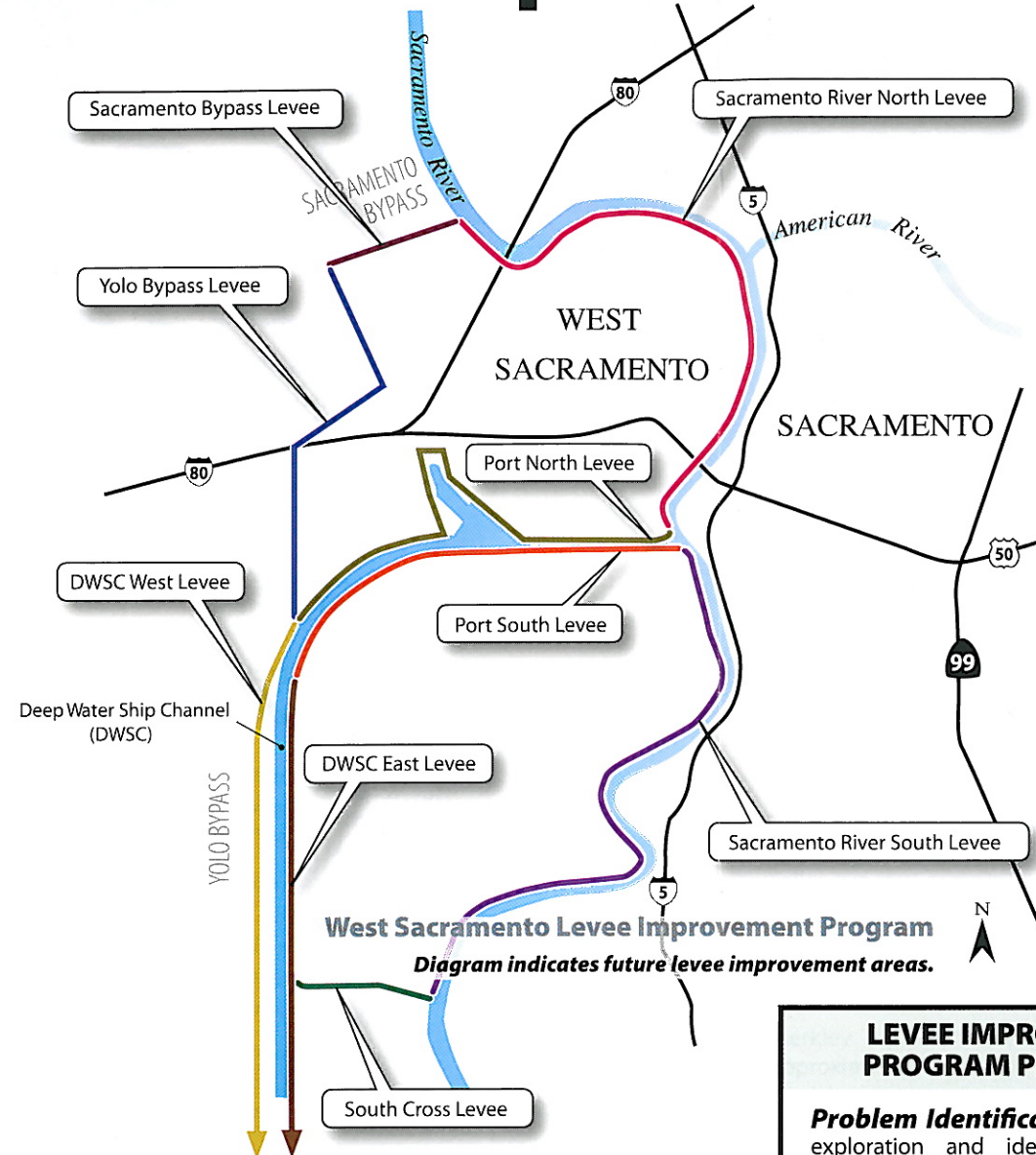


I Street Levee Improvement Project: A Complete Success!

Construction of the first levee improvement project was completed at the end of November near the foot of the I Street Bridge. Work began in mid-September to install a 475-foot long "slurry wall" to protect from seepage, tree removals, and the reshaping of the levee. The slurry wall is approximately 40-feet deep and is made up of a mixture of soil and bentonite clay. The work also involved a major telecommunications utility relocation due to its proximity within the levee. The utility relocation involved the relocation of over twenty fiber-optic communication conduits. Much of the work fronted the new CalSTRS building on the riverfront.

Now that the levee has been improved to current standards, the existing riverwalk can be extended north toward the I Street Bridge. This Riverwalk Extension project had already begun but was put on hold during the levee improvements. This project will continue throughout the winter depending on the weather and is expected to be completed next spring.

The next levee projects will begin in early 2010 after completion of the required environmental reports.



Upcoming Flood Protection Improvements

The West Sacramento Area Flood Control Agency has been working with the US Army Corp of Engineers and the California Department of Water Resources on levee improvement projects scheduled to begin construction in 2009. One of these projects involves repair of levees protecting the city along the Yolo Bypass. There are two sites, one north of Highway 80 and one south. The extent and method of the repairs for both sites is in the process of being evaluated. The design of the repair will occur over the winter months and the project will go out for construction bids in the spring. The construction work is anticipated to begin in the summer of 2009.

The second project is part of the Sacramento Bank Protection Program. The location of this project is just south of the Stone Locks along the Sacramento River. The project was originally expected to be an erosion repair along the waterside face of the levee, but after careful hydraulic analysis it was determined that a landside repair was necessary at this site. The project is currently in the design process and the project will go out for construction bids in the spring. The construction work is anticipated to begin late summer or early fall following the required environmental work.

More information

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LEVEE IMPROVEMENT PROGRAM PROCESSES

Problem Identification – geotechnical exploration and identification of levee deficiencies

Alternatives Analysis – consideration and selection of differing levee treatments based on such factors as environmental effect, cost, level of protection, and long-term levee integrity

EIS/EIR – analysis of environmental effects of different treatments to further narrow treatments to the most preferred

Funding – WSAFCA and City responsible for local share. City is actively seeking matches for state and federal funding.

Engineering and Design – detailed engineering of the treatment

Permitting – obtaining environmental permits to construct the treatment

Construction – construction of the improvement (typically during summer)

Do You Have Flood Insurance? Is your property protected by flood insurance? The City strongly recommends that ALL residents and businesses in West Sacramento purchase and maintain flood insurance policies.

The Federal Emergency Management Agency (FEMA) is requiring that levees throughout the nation be evaluated to determine if they meet new federal levee design requirements. FEMA will use evaluation results to update Flood Insurance Rate Maps, which show the level of flood risk in each community. Property owners in communities with high flood risk and federally-backed mortgages on their property will be required to purchase flood insurance policies. Those who purchase and maintain flood insurance now, before new Flood Insurance Rate Maps are finalized, will pay less for insurance than those who wait.

Here's how it works: FEMA's current Flood Insurance Rate Maps show West Sacramento as an "X" Zone, meaning it has a low risk for flooding (based on previous federal levee design requirements.) Property owners who currently carry flood insurance pay \$348* per year. However, in the event that the evaluation of West Sacramento's levees, under the new FEMA standards, show that they don't meet new federal levee design requirements, insurance will be required for property owners with federally-backed mortgages and the price will increase, especially if the property did not have flood insurance previously. FEMA may designate large areas of the city a high-risk flood zone ("A" or "AE" Zones on FEMA's maps). The cost for brand-new flood insurance, for the same amount of coverage as before, could be approximately \$2,766* per year. Those who previously purchased and continually maintained flood insurance will be grandfathered into the "X" Zone designation for flood insurance rating purposes. The low-risk premiums of \$348 will no longer apply, but the flood insurance premiums on grandfathered properties will only increase to approximately \$1,385* per year for the same amount of coverage. It's a jump in cost, but a significant savings over the premiums for those who never had flood insurance.

Example Insurance Rates*

Single-Family Residence, No Basement or Enclosure
\$250,000 Building coverage w/ \$500 Deductible; \$100,000 Contents w/ \$500 Deductible

X Zone	A, AE Zone Existing Policies	A, AE Zone New Policies
\$348 Current low risk rate, before Flood Insurance Rate Maps are finalized	\$1,385 Grandfathered rate after Flood Insurance Rate Maps are finalized for those who currently carry flood insurance	\$2,766 Cost to purchase new flood insurance policies after Flood Insurance Rate Maps are finalized

*Costs vary depending on amount of coverage. Premiums quoted are effective May 1, 2008. Premiums are subject to change on May 1st each year. Contact your insurance agent for additional information.

Your Assessment Dollars

In July of 2007, 70 percent of West Sacramento voters passed the Proposition 218 ballot measure to form a new assessment district by the West Sacramento Area Flood Control Agency (WSAFCA). This assessment will finance the local share of flood protection projects and ongoing operations and maintenance. With sufficient local funds, West Sacramento will be eligible to receive state and federal funding for necessary flood protection improvements. These funds will aid in the avoidance of flood damage to structures and land. With the formation of the new district, the prior WSAFCA assessment of 1995 was eliminated. There are four factors used to calculate a parcel's assessment: land use classification, parcel acreage, first floor square footage, and potential depth of flooding. The assessment will be applied annually on property tax bills, and will be subject to a 2 percent maximum increase each year.

On Cable Channel 20, daily at 5 p.m.*:

Watch the EMERGENCY PREPAREDNESS WORKSHOP, recorded in October 2008, at City Hall *May be preempted by current City Hall meetings.