



Assessment Update

SJAFCA assessments for the Smith Canal project first appeared on property tax bills in fall 2014. Assessment revenues will be used to pay the local cost share to design and construct the project, as well as to operate and maintain the facility. State grant funds are needed to fund the bulk – about 67 percent – of the cost of construction, however. SJAFCA has applied for the grant and is awaiting a decision from the State.

Flood Insurance Update

SJAFCA and its Board continue to work on behalf of property owners to minimize the cost of flood insurance. This includes working with FEMA to consider the Smith Canal Gate project in FEMA's schedule for additional floodplain mapping in the Smith Canal area. Until the gate is constructed, properties in a Special Flood Hazard Area will remain subject to mandatory flood insurance (properties with federally-backed mortgages) and building restrictions (all properties).

If you have flood insurance, please check with your insurance provider on costs for policy renewals. Recent changes to the National Flood Insurance Program include:

- Every policy will include a renewal surcharge: \$25 for primary residential, and \$250 for all other buildings.
- Preferred Risk Policies (PRP) will renew at a Newly Mapped Property (NMP) rating. The NMP will increase up to 18 percent each year.
- Standard rates will increase up to 12 percent this year.
- A new \$10,000 deductible is available for residential properties. This can provide savings up to 40 percent on standard and high-risk rates (may require lender approval).



SMITH CANAL GATE PROJECT UPDATE

PLEASE OPEN FOR
IMPORTANT INFORMATION!

Please attend an important community meeting

WEDNESDAY, JULY 8 AT 5 PM

STOCKTON MEMORIAL CIVIC AUDITORIUM, SOUTH HALL

525 NORTH CENTER STREET, STOCKTON

The meeting will detail environmental impacts and project design alternatives for the Smith Canal Gate Project. Official public comment will be accepted during the meeting on the Draft Environmental Impact Report.

SEE INSIDE
FOR MORE INFORMATION ON:
Smith Canal Gate Alternatives
Public Meeting
Flood Insurance
Property Assessments



SMITH CANAL GATE PROJECT UPDATE

APRIL 2015

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STAY CONNECTED



Visit SJAFCA's website at WWW.SJAFCA.COM for the latest news, project updates and meeting announcements.

Questions? Call the project hotline at 209-487-1387

Environmental Work and Project Design Alternatives

Environmental review of the Smith Canal Gate Project began in early 2014. As part of the California Environmental Quality Act (CEQA) process, the environmental effects of three different project design alternatives are being analyzed (see descriptions below). Two-dimensional modeling has been performed on each alternative to determine if it would impact water quality (see report at WWW.SJAFCA.COM). The modeling was reviewed by a third-party expert to ensure accuracy. It was determined that none of the alternatives have a significant impact on water quality. Please contact the Project Hotline at (209) 487-1387 with questions about the water quality report.

A preferred project design alternative will be selected at the close of CEQA review. Property owners are encouraged to attend a public meeting on July 8 to learn more about the potential environmental impacts and give official public comment on the design alternatives. Property owners may also contact the Project Hotline at (209) 487-1387 to provide feedback. Please note that comments via the hotline will not become a part of the official public record.

The project is critical to the Smith Canal area. It will be designed to remove properties from a Federal Emergency Management Agency (FEMA) high-risk flood zone, or prevent them from being placed into one. This will end requirements for mandatory, high-cost flood insurance and floodplain building restrictions. It will also provide homeowners with the ability to voluntarily purchase flood insurance at the lowest cost.



Get to know SJAFCA

The San Joaquin Area Flood Control Agency (SJAFCA) is a Joint Powers Authority created in May 1995 by the City of Stockton, San Joaquin County and the San Joaquin County Flood Control and Water Conservation District. SJAFCA's mission is to reduce flood risk for the City of Stockton and some adjacent unincorporated County areas. Reclamation Districts 1614 and 828 are responsible for operations and maintenance of levees, pump stations and other flood control facilities in the Smith Canal area.

Reclamation District 1614 has a pumping plant in the same benefit area as the Smith Canal Gate Project and passed an assessment to improve the pumping plant. Questions related to the Wisconsin Pumping Plant should be directed to Reclamation District 1614 at (209) 948-5727.

SJAFCA Board

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Reclamation District 828 Board

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Project Costs

SJAFCA received a \$2.4 million state grant to pay 50 percent of project design and environmental work (\$4.8 million total cost). The remaining half is being funded with assessment revenues. SJAFCA recently submitted a proposal to the State for an Urban Flood Risk Reduction grant for approximately \$22 million to cover 67 percent of construction costs. The state has determined it will only cost share the least expensive alternative. If a higher-cost alternative is selected, local funds must be used to cover the difference.

The State gives preference to multi-benefit projects, or projects that serve more than one purpose. To improve chances for state funding, SJAFCA added the following project features:

- Installation of culverts under Moreing Road - to improve water quality and circulation on Atherton Cove/west end of Smith Canal
- Invasive plant removal and replacement with native vegetation
- Aquatic weed and debris removal
- Addition of fishing and wildlife viewing facilities accessible to people with disabilities

PROJECT DESIGN ALTERNATIVES

The proposed project would meet state and Federal standards for reducing flood risk by isolating Smith Canal from the San Joaquin River during high water events. Three gate structure alternatives are being analyzed in the development of the required EIR. A summary of each alternative is provided in this section.

Detailed project estimates can be viewed at WWW.SJAFCA.COM



Please Provide Comment

The Draft Environmental Impact Report will include the project design alternatives for official public comment, which will be considered in the selection of a preferred alternative for design and construction. The Draft EIR will be available for review in June 2015. Notice of its availability and information about the meeting and how to comment will be filed with the Office of the San Joaquin County Clerk, and provided:



On SJAFCA's website at WWW.SJAFCA.COM



In the Stockton Record



By mail to property owners and residents located within the affected project area

ALTERNATIVE 2

Estimated Cost: \$51 Million

This alternative modifies the existing Atherton Cove levee by constructing a 2,300-foot sheet pile floodwall along the north side of the cove, tying into the existing levee at the golf course. The floodwall would continue across Smith Canal to Louis Park, with a 50-foot-wide gate allowing boating access to the canal.



ALTERNATIVE 1

Estimated Cost: \$29 Million

This alternative includes a floodwall along the San Joaquin River between Dad's Point and the eastern boundary of the Stockton Golf & Country Club, tying into the existing FEMA-accredited levee. The floodwall would feature a 50-foot-wide gate for access to Atherton Cove and Smith Canal. Dad's Point would be raised to allow certification as a levee.



ALTERNATIVE 3

Estimated Cost: \$42 Million

This alternative includes a floodwall across the entrance to Atherton Cove between the western tip of Atherton Island and the Stockton Golf & Country Club, tying in to the existing levee. A second floodwall would be placed across the entrance to Smith Canal. Both floodwalls would have 50-foot-wide gate structures.



Project Timeline

Environmental analysis required by CEQA is expected to be completed in late 2015. Project design will be completed by late 2016. Permitting is expected to be completed in early 2017. Construction of the Smith Canal Gate Project is expected to be completed by the end of 2018.

The Draft Environmental Impact Report (Draft EIR) that outlines the proposed design alternatives is scheduled to be released in June for a 45-day public review period. SJAFCA will hold a public meeting at 5 p.m., Wednesday, July 8, at the Stockton Memorial Civic Auditorium, South Hall, 525 North Center Street, Stockton to receive comment on the Draft EIR. Property owners and residents are encouraged to attend to provide SJAFCA with comments on the Draft EIR and proposed design alternatives. The feedback from the public will help in the selection of a preferred project alternative for design and construction.

