

Levee Protection Planning and Improvements Project

Community Informational Meeting

May 12th, 2016

QUESTIONS & ANSWERS

- 1. What is the \$75 million assessment? Based on the analysis we are looking to do, is that already inclusive of the \$1 million that was already allocated or are we going to need additional money for that analysis?**

The \$75 million is based on only FEMA accreditation. Those are only preliminary numbers. We are going to fine-tune those numbers based on the adaptation to 2050 sea level rise. We will also have a third party take a look at those cost estimates to make sure they are accurate. From that, we will then be able to provide the City Council and the public with those fine-tune numbers. The analysis is inclusive to that cost estimate.

- 2. What if someone here is selling their home and prospective homebuyers come in and see the work being done on the levee, could the City of Foster City work with the local real estate/San Mateo County Board of Realtors and give us something as a disclosure? It really is important to have when you're selling your home. Do we have anything or will we have anything?**

As a property owner or realtor, what I would provide is the FAQ sheet. That explains the entire levee project and its process. There is a section in there that explains that how Foster City is currently out of the flood zone and because of the seclusion mapping, we remain out of the flood zone. Property owners and realtors should still disclose that we are in the seclusion mapping designation. The area on the FAQ sheet can be highlighted and the language there can be used as the disclosure.

- 3. I'm a resident of Foster City and also a geotechnical engineer. It was mentioned that there is a geotechnical investigation underway. When will it be complete and available for public review?**

The preliminary geotechnical work has been completed. All this will be part of the CEQA documents and available for public review. Unfortunately, one thing Foster City is waiting for are the aerial flights. With the San Francisco Airport, it's in the main landing path. Aside from that, the geotechnical engineer is waiting to get better information on the ground surface before they complete their analysis. They have done all the subsurface sampling and lab work is underway. We're estimating some time later this summer or early fall that it will be ready.

- 4. What is the firm being used for the geotechnical investigation?**

ENGEO is the firm being used.



5. Besides the initial expenses, will there will ongoing maintenance type of expenses?

Absolutely, based on what improvements are constructed, there would be maintenance costs associated with that. Each alternative that we present, as we get further along, would be presented with those ongoing maintenance costs. We have to factor in our operational budgets for the future to make sure it can be maintained and/or replaced once the useful life or expectancy of the improvements is due. Money would need to be set aside for those future improvements.

6. What about in terms of earth movement? With the sheet piling shown in the Hybrid Model, how would earth movement be dealt with?

That would all be factored in as a part of the recommendations from the geotechnical study and those would be incorporated in the design of the project.

7. It was said that there were so many parcels that would be affected by this. Is there a list of what those parcels are?

All parcels in Foster City are included; meaning all projects will be impacted by the levee improvements – houses, commercials, businesses, every single property.

8. For the assessments, would those assessments differ as to that if you were closer to the levee your assessment would be higher than someone who is farther away?

No, it would be based on criteria that are currently being worked on. Properties would, based on the assessed values and various criteria, go into an equation to determine what their assessments would be. Larger properties and commercial properties would most likely have to pay a higher assessment.

9. Are we coordinating with any other agencies?

In 2012, San Mateo had raised their levee to meet FEMA requirements. For sea level rise, we would be one of the first to start adapting. We have the opportunity to incorporate that and at least be covered through year 2050. There would be options to adapt later depending on what the conditions are. We're trying to develop a consistent message regionally. We participate in various groups, the Coastal Vulnerability Study being done and San Francisco Bay Regional CHARG (Coastal Hazards Adaptation Resiliency Group). We need to make sure that any improvements we are making, including how sea level rise is being used in our design, that it is being used consistently throughout the Bay Area.

10. Do we have an idea yet how much it would be for the individual homeowner? The costs?

At this point, we do not. If we were to run numbers now, it wouldn't be accurate. Based on the assessments, it would vary. As soon as we get closer, if we move forward with the assessment district process, at about 60% design we should have an idea what those numbers are. Based on that, we would then present it to the public.

If the assessment district is the route the City Council would like to pursue, then we would have to form that assessment district. Each property owner at that time would get a preliminary assessment and that would be a part of the engineer study. For example, you would be shown based on your property, your assessor's parcel number is and what we believe would be your preliminary assessment. There would be a vote, so the public would have to vote to approve that assessment district. Those are all based on preliminary numbers.

Once we go to bid and construction is completed, there are actual numbers. What's important is to have a preliminary estimate that is large enough to cover all the construction costs, so that when the actual numbers come through, that number doesn't exceed the preliminary costs. If the end of construction costs do exceed the preliminary costs, we would have to go out to vote again to form the assessment district. You'll be assessed based on the actual costs; either placed on your property taxes or paid in full if you choose.