

## FLOOD FEARS

There seems to be an irrational fear foisted upon the community that somehow the Hunter property is sitting in the middle of a flood plain which will surely do us all in when a storm destroys the levee. This is an easy fear to perpetuate -- too easy.

Here are the facts:

- The Draft Environmental Impact Report (DEIR) plus the Comments that were solicited last year from the community now comprise what is called the Final Environment Impact Report (FEIR).
- Our City code says that homes can be built on the Hunter property if the lowest floor elevation is 18" above FEMA's (Federal Emergency Management Service) base level for a 100 year flood. However, the DEIR recommended as an additional precaution, that the homes be built to the pre-Flood Control Project base.
- Further, the DEIR states: "To address levee failure, an engineering analysis performed by a qualified professional engineer shall be prepared that demonstrates that those portions of the project within the pre-Flood Control Project floodplain would not be inundated during a worst-case levee failure scenario. **The analysis shall be reviewed by the City and only those portions of the pre-Flood Control project floodplain that are not at risk of damage from a levee failure may be issue building permits.**" The DEIR rated the flood risk at 'Less Than Significant'. DEIR, pp. 33-34.
- The official DEIR Response notes that FEMA has accepted the Flood Protection Project, and that no part of the project is within the 100 year flood event -- **rather it now has protection from the 200 year flood event.** It notes that FEMA has officially revised the Flood Insurance Rate Map. It advises that there will be disclosure of flood risk upon the sale of the homes but cannot comment on the adequacy of the disclosure because it has not been written yet. "Prior to issuance of a building permit, the project sponsor will have to submit a draft of the real estate disclosures to the City's Planning Department for review and approval in accordance with adopted City standards."
- The City is relying, as it should, upon the experts at FEMA to determine flood risk, including that the site is now protected from the 200 year flood.
- Unless there was some substantial evidence from a qualified expert during the Comment period of the DEIR last year, of greater flood risk than was stated in the report, then there is no basis for flood fear. No such evidence appears in the official Comments or Response to Comments of the DEIR.
- Bottom Line: It would be another expensive and shaky legal gamble if the City rejected the FEIR based upon flood fear rumor, without proof.

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