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>>> Directors judge, kamei, kwok, sanchez, santos, wilson, estremera. Thank you. Mayor reed, council member constant, council member williams, council member llicardo, council member chu, council member campos, council member oliverio, council member nguyen, vice mayor cortese, council member chirco, council member pyle thank you.

>>> and council member campos just came in the door after you called her name.

>>> good afternoon, I wanted to first plead some excuses for a couple of our members today. Our director wilson is pretty ill today, he didn't want to come in and share his illness with us and we appreciated that. And also board member joe judge his daughter is pretty ill outside the country and he is racing to bring her home. He probably won't be here today at all. But mayor reed, and members of the council, welcome to our district headquarter again, I appreciate your time and interest in this exciting subject of flood management.

>>> as you know we have a shared responsibility in providing the goal of flood protection for our community. The city and district have different and collaborative roles in implementing the flood protection goal.

>>> as with many things priorities and decisions have to be made and today I hope we can hear ideas regarding criteria, or key interests, that will help each body make future decision and continue to work together where we can make the most difference.

>>> building new flood protection projects often takes an awful long time and it is a complicated journey requiring funding on the federal and state level. Unfortunately for the people and businesses locked in flood-prone areas, these projects of course are not completed overnight. During this time our citizens, our businesses and our respective agencies need to be prepared for the potential for flooding and have strategies in place to minimize potential loss. Therefore I am happy that we'll have the opportunity to talk about this serious topic of flood management in San José.

>>> mayor reed and members of the council, on behalf of the board of directors once again welcome.

>> thank you, tony. On behalf of the city council I want to thank you for a nice lunch. Appreciate the chance to come out here. This is our I think eighth joint meeting since we started this process in 2002. And we're happy to be back. We had a different format in the early days of this where we had a very long list of issues, common issues of interest we worked on. But we have developed a good, solid working relationship among the board and council and at the staff level and are now able to focus on some high-level, big policy, big-picture issues. And it is hard to get much bigger than flooding in terms of issues of importance to our community. That doesn't mean we have forgotten about the other things like trails, and projects and programs that go on, but that we don't have to spend the time talking about these as the staff is the doing a good job working together on those.

>>> so today we're talking about flood management for a lot of reasons. To improve our own understanding of flood management issues. Dealing with issues for long-term sustainability and that allows us to be more cost effective as well. So we're happy to be here and I want to introduce for the first of the joint missions our new city manager deb figone.

>>> thank you, mayor reed and members of the board and city council, I am the newcomer to this group today and it is a pleasure to be here. I am not new to this project. Flood management is what I have done in my profession for many, many years.

>>> and working through issues as a city planner, and also from the vantage point of staffing the eoc when we had extreme flooding through the '90s, and also as a resident in bailing out my basement.

>>> it is an important topic to both our agencies to make sure we're serving the communities adequately. I am aware that the staff have put a lot of work into preparing for today.

>>> I do thank them for that and convey to you that the guiding principles in the framework that comes out of these types of conversations are very important to ensuring that we deliver the highest priority services to our residents as possible. So I thank you for today and we look forward to the conversation and to handling any follow-up direction from the council and the board.

>>> I would like to introduce stan williams at the same time, stan doesn't need an introduction but it's great to have you here.

>> thank you, mr. Mayor, members of the council.

>>> we want to say a few opening words and appreciate deb starting off. She pointed out that this is her first time in this building, I didn't know that, so welcome.

>>> for topics this morning they said, why don't you talk about the weather. And I have the weather report here and you don't want me to talk about the weather. There is nothing exciting going on with the weather.

>>> and the other thing they said, tell everybody the dire straights we're in about the water supply for next year and that is a topic of some interest. But I would rather go back to where the mayor started, because your comments about this being the eighth meeting reminded me of a couple of things. When we started out in 2002 the meetings were focused on creating partnerships. As you pointed out we have done that in so many areas now and year after year we come back and report on the status of the activities. Then the last 3 meetings have been different and they have been on a particular topic or function of water management. So we started out with water supply and talked about a lot of issues related to that and water recycling.

>>> then the last time we met we talked about issues related to water quality and storm-water related issues were the topic. Then today of course we had the topic of flood management and emergency preparedness. These more focused efforts to talk about a particular topic have been very beneficial to get to what the mayor pointed out is a policy discussion rather than a status report.

>>> however, I want to point out something about that that is a little bit different than the way that the water district approaches water management.

>>> and that is as a special district countywide in this county our district actually establishes the fact that we are supposed to approach water management from a comprehensive point of view. Comprehensive can mean a lot of different things but it is often called an integrated approach or a total water cycle approach.

>>> and what it means is not to just focus on one aspect of water but to consider all of the intricacies of how water related issues work, and fit together and how they are related to land and other resource issues.

>>> so we are somewhat unique as a county with a county-wide approach toward water supply from a comprehensive point of view. To have the same type of effort say in alameda county you need three or four special districts all sitting at the table together, and a part of the county government to do the same comprehensive approach. And I won't tell you about orange county where there is about four times that amount necessary to pull together that comprehensive view of water management.

>>> so it is important that we strive to integrate not only our work on surface water -- and you know that we have our reservoirs to capture the winter water that we capture. We have the underground systems that we store water and have it pumped out for water supply. But I think that a good example of the topic today, and how it relates to an integrated approach, is that our reservoir system, for example, can capture, conserve and save about 170,000-acre feet of water which is about enough for 340,000 households for a year. That is a lot of water. We have actually more storage in the groundwater basin as we have talked about. But we operative conjunctively. We use the surface water to replenish the ground

water. That was one of the things done in the 1920s here and that was one of the first places in the country that it happened.

>>> it is not just related to the surface and ground water. The other aspect of integrated water management is using those reservoirs in a way where they are optimized for both water supply and flood protection. That way they actually have dual benefit rather than just one function.

>>> so it is a pretty complicated explanation to go into and I won't get into it. But it means we're always looking ahead with how much water we have stored at any one time of the year and determining how to maximize the storage space available for a flood or storm and still end up with the maximum amount of water at the end of the year. But that allows for us then to do planning for areas where we have to provide flood protection on the valley floor in a way that is more efficient. And a good example of that is the downtown guadeloupe and river park project where we were able to utilize that upstream reservoir storage available for flood capacity to make our improvements to the stream -- so downtown area has to carry less water during a designed storm. So that allows us of course to do it cheaper than if we were a separate agency and did not have reliance on those reservoirs.

>>> and of course we're not in this alone. If you take that same example of the guadeloupe river it has a design capacity based upon all of those assumptions about the reservoirs, and how much water falls and what that intensity of runoff will be. But the reality is that every year we don't store all of the water. As a matter of fact about 15 to 150 percent of the amount we can store goes to the ends of the county, north or south or to the river. It is the storm waters we can not collect, and we can not control in our reservoir system, they exceed our capacity and not all of the system can in fact be captured, that storm water can exceed the design of our flood protection waters. They are not built to handle every storm, just a designed storm of a certain size. So that requires in co-ordination with the communities we're providing that flood protection in.

>>> so, for example, in the guadeloupe river the cities of santa clara and San José also have a function during storms and floods of helping that water get out of the community and into that major creek drainage system, to pumping largely in many areas along the guadeloupe. But there can come a point in time, as we have discussed in the past, where that capacity of the guadeloupe has been used up. If there is enough flood water that we can't in fact hold everything that is going to be coming into the system, then you would have to be making decisions relative to your pumping. And how you would in fact move into the final topic of the day which is the emergency response or the preparing for that emergency response? Because the one thing we can say with complete certainty about flooding is that it will happen. There is not enough resources available to any of us to prevent it for all types of major storms.

>>> so we have to be looking at it from a functional point of view, which we will today on how do we provide flood protection, but also how do try to keep people out of the way of the flood problem or help them protect themselves.

>>> and what do we do when we have that inevitable event that requires us to respond as an emergency?

>>> there is always a bigger storm than the one that you're prepared for and it is always coming, but you don't know when.

>>> so I hope -- I know this is not a topic that often comes to the city council unless there is in fact a major problem. So it is one of those areas where sometimes we don't pay a lot of attention until it is really too late. So i'm pleased that we have been able to get this as a topic today and something we can focus on.

>>> and my only caveat is to make sure we understand that this is just part of that comprehensive integrated approach to managing water and other resources in our community. Thanks.

>>> thank you, stan. For our first subject, flood plane management programs we'll have two of our best up. This is jim fielder and miss katie allan.

>>> thank you, chairman, mr. Mayor and members of the council and board, I have the pleasure of opening this meeting with katie. I want to focus on some great background for you that you'll hear more of as the talks go on today. Just the nature that flooding has as a historic occurrence in San José. As you see on the map on the screen the darker areas have been removed from the flood plains since the 1950s. The current flood plains, shown in the tan color, cover still a sizeable portion of San José. The key significance is that flooding can affect the safety of our community and certainly influence the economic development decisions that the city and the county have to make.

>>> also in order to preserve flood protection it takes an ongoing effort of maintenance, and that maintenance for the water district is funded via property tax. And it is critical to sustain the infrastructure.

>>> so where we stand today is depicted on this chart.

>>> the flood plain as it exists in San José today covers a pretty good area today, including the area of alviso, which are subject to tidal flooding.

>>> we're done a lot of work over the past 50 years. We've done numerous flood protection projects, stan alluded to one. The downtown guadeloupe river is another major one in San José, including the coyote creek project. Along lower silver creek as well. And we recognize the districts role in providing that flood protection service.

>>> the city also has a role and that includes the role of active flood plaining for or those that reside in the flood plane.

>>> flood risk has been reduced and economic development enhanced by the projects.

>>> in looking to the future we need to ask ourselves in the next 50 years how do we want to change this picture? What is our vision for a flood safe community for the next 50 years?

>>> you might ask what are some of the contributors to flooding. Those are depicted on this chart, and those include certainly the amount of rainfall that falls on our county; the amount of runoff that exceeds the channel capacity to the county that runs off. Certainly constrictions in the channel or streams. And the lack of flood protection structures to actually safely convey the flows. Managing the amount of runoff from the streams and channels and reducing the channel constrictions is the key to reducing the flood risk.

>>> and building flood protection structures provide for a flood-safe community.

>>> we also have the future to consider.

>>> and one of the contributors to flooding that we anticipate in the future is the sealevel rise caused by global climate change. What you see depicted in this chart is the potential extent of this flood plains in a one meter rise of sea level that is currently profited to occur over the next 100 years and it is going to cover a vast swath of the county, including a large portion of San José. So there is a growing concern and you will hear more about it.

>>> and in current materials we are undertaking a project with the army corps of engineers to address this flooding issue throughout southway.

>>> we talked about partnership and commitment. We share a commitment to public safety and as depicted on this chart, we define the two mutual roles we have. The district's role is shown in blue and the city's role is shown in green.

>>> the district's other role is we consider ourselves the flood water manager, or the flood water management services and that is keeping the water away from the people. And to accomplish that task we rely on the federal government through the army corps of engineers through projects we have undertaken -- including all of the projects we have undertaken and the local money we have raised through property tax and local tax to accomplish that.

>>> similarly the county or city has the flood plains management responsibility keeping the people away from the water. And you accomplish that with the help of fema through the federal program and the national flood insurance provider. And your participation in the national flood insurance program and through your local responsibilities as the city.

>>> the shared responsibility also involves the creeks themselves. As it turns out the water district in the city of San José owns right of way along only 47 percent of the creeks, the over 53 percent are owned by the city or private parties, but the city has 100 of the land use regulatory authority within the area. The district builds and maintains the flood protection structures and the channel capacity within the right-of-way.

>>> and finally as we raise funds to support the program a recent attempt that the district undertook occurred in the year 2000 when we asked the voters support for a clean safe creeks and natural flood protection special tax. As you see illustrated on the chart here. While it would have been a landslide in any election, it got 66.9 percent of the vote in favor of a special tax. In downtown, south San José and Berum Rock we had the highest rate of approval for that ballot measure. But to fund taxes and to raise money from special taxes you need two-third voter support. We won only by a little over a thousand votes in this election in 2000.

>>> thank you, jim.

>>> the timing is excellent to consider flood policies with the envision San José 2040 general plan update that is currently under way. How we continue to plan and develop will be influenced by our ability to manage the risk and impacts from flooding.

>>> the implementation of the policies is key to how we can reasonably protect new development areas such as Coyote Valley, north San José, Edenvale as well as infill development. Although we can never protect all of the property all of the time, the policies that we make today will assist us in making decisions as we move forward.

>>> I think it was mentioned at the early part of the slide, 50 years ago flooding in San José looked a lot different than it did today. We hope that 50 years from today we will have made land use decisions that will protect the most property that is possible.

>>> and as I mentioned though we can never protect all flooding from occurring, collaborative winter storm preparation by the city and the water district and our citizens is imperative to further minimizing the potential for flooding. When flooding is inevitable our agencies must be prepared to give advance notice and citizens must be prepared to take measures to protect themselves and their property.

>>> finally, when property damage does occur, we need to have a flood plain management program in place so that properties that are impacted have the flood insurance that they need.

>>> the last slide that I have is related to some of the reasons why we're here today and that is to discuss some broad based policy decisions, hopefully these 3 suggestions will help guide council and the board as we move through today's discussion.

>>> the first question is, how much risk is acceptable when developing flood policies that reasonably protect people and properties under most situations, but also allows for the development of the general plans?

>>> the next question is, what measures can the city and the district and citizens take to further minimize the risk?

>>> and finally, while complete protection is cost prohibitive, what cost will the community support to achieve the most protection possible?

>>> I think it was mentioned that projects cost a lot of money and take a lot of time. And the feed back we'll receive from you today will assist us in moving forward. So at this time I would like to turn the presentation over to tim borden and laurel privetti covering the first subject -- covering the flood plain management program.

>>> thank you, katie.

>>> to just -- part of the program we're going to talk about flood plains management for the city and the water district.

>>> like jim said, this is the part which is keeping people away from the water. What that really mean is how do we design our community to protect both people and property to reasonable levels? So this ensures compliance with fema standards, that is the key part of our program which we do -- thereby reduce flood losses, reduces the liability in lawsuit, and thereby at the end it saves the city and the water district a lot of money.

>>> just to give you the magnitude on the numbers, the numbers jim showed you on the slide amount to 20,000 properties in San José that are in the 100-year flood plain. About half of them have fema-backed flood insurance. That means over \$6 million in premiums on an annual basis.

>>> and I am going to turn it over to laurel privetti.

>> thank you, jim. As we know our general plan guides future development in our community. Our existing general plan, San José 2020, looks at how we are going to balance all of the different water-related issues.

>>> as stan mentioned in his opening remarks, we have an opportunity to look at this issue comprehensively, not only from a flooding perspective but water supply, water quality as well as looking at the other benefits around habitats and recreational uses. Our general plan currently envisions we'll be protecting our residents from flood danger. So what that means is we need to make sure we protect residents and businesses as well as make sure that new development doesn't exacerbate flooding potential.

>>> as was mentioned we're now in the process of updating our general plan and we have a task force that is engaged in this effort. Right now we're focusing on the vision for our community looking forward to 2040. I'm happy to report that resoundingly the task force is very much embracing a green vision which looks at environmental protection as one of its key goals. The other opportunity that we have is through environmental review. As you know state law requires both public and private development to go through environmental analysis is make sure that impacts to the environment are minimized and this includes flooding. So you will see mitigation measures included in private development projects, as well as our own public projects, to make sure we have adequately addressed flooding.

>>> like most communities that have flood plains in california we're members of the national flood insurance program. We've -- we have been for about 25 years. And this membership is important really for two key reasons, one is that it allows for our citizens to get federally backed mortgages in San José. It provides the city with federal disaster assistance in the event of a flood, so it is very key to keep current with this program membership that is run through fema.

>>> the city has a flood hazard ordinance. It is modeled after a fema model ordinance. What it does is guide specific land use and specific land requirements in our 100-year flood plain. So it talks about things

like flood-proofing nonresidential buildings and not allowing basements for residential buildings and things of that nature. We keep current with fema guidelines and standards. We have done clean-ups to stay current and make sure that all of our standards are fema standards.

>>> and with our membership with the national flood insurance program we're a member of the community rating system. And this is like an extra credit program for activities that a community does and performs that are above and beyond a national flood insurance program requirements. So what this ultimately results in is discounts to all of the citizenry that purchase flood insurance within the city. We have a good rating of 7 which results in a 15 percent discount to all flood insurance carriers in San José. The things that we get credit for, extra credit for in this program are related to providing public information.

>>> for those of you that may live in a flood plain you probably received a very informational mailer from the water district recently as to how to be flood safe through the winter.

>>> we keep up with mapping and regulation, the flood insurance rate maps that we use with -- to provide information to our property owners and insurance agents, property -- real estate agents to provide them with what is in and what is out of flood zones. Flood damage reduction and at times going in and purchasing repetitive damage properties. Flood preparedness as well.

>>> we have a lot of collaboration effect with the water district. We go through a lot of master planning process, whether it is a new planning area or a storm drainage master plan that the city may be developing. So we work together to get the best bang for the buck towards protecting the community from flooding. We also have the water resources protection collaborative which allows us to both uniformly apply all of our guidance and standards to development within the flood plain.

>>> there is still potential flooding areas and we do look at some of the hot, spots as we call, them when it comes to -- and you'll hear more about that during the emergency preparedness discussion at the end.

>>> we look at places like alviso that has had the most historical significance as far as flooding and what we can do to keep the people there away from the water. Upgrading the pumping system, doing more storm drainage basin cleaning and doing more monitoring to make sure we're watching it and preparing as water starts to rise.

>>> we also have other areas that are hot spots, the rock springs area that have had historical flooding problems. Not as significant as alviso, but worth our attention as storms appear and we start reviewing the situations.

>>> and we also have other areas, there are several mobile home parks that have had repetitive problems with flooding and other areas we look at. And between us and the water district we send out inspectors and are watching as the rain dries, and watching all of our models to make sure that we provide as much advanced notice to the properties as possible when the storms appear to be getting worse.

>>> some of the outside drivers that we look at certainly are the federal and state legislation.

>>> recently looking at the levy,s, fema, when they were going through a recent effort to digitally map all of the flood insurance areas for our communities, they added another thing that they wanted to do after hurricane katrina and that was to look at the levies in communities and make sure they can be certified to protect communities behind them.

>>> we went through that with the water district and the water district provided a lot of information to fema on the existing levies.

>>> ultimately the impact to San José was very minimal. Very few properties seem to be at this point in danger of being added to the flood plain. We cover also, as far as state-led legislation, there is certain

legislation that is looking at increasing flood design standards statewide to change them from 100 to a 200-year standard. That would have significant impact as far as development in San José. And we try to get closer to understanding what that would look like if that came to the community as well.

>>> flood policy framework.

>>> defining the hazard event is going to be one of the key decisions as we move forward. Historically every community in the state has looked at the 100-year event as the standard event to plan to. But now there, is as flooding country wide becomes more significant and the aging infrastructure and the levies, i'm looking at 200 or 500-year design parameters is becoming an increasingly popular subject.

>>> managing the risk and there are things we can do. Providing flood detention, doing site planning. And you can come up with policies the lessen the risk and that is requiring properties that have repetitive flood damage.

>>> so the policy question that you could ask here is what level of risk should be planned at the local level and at what cost? So some examples of how you can look at this risk is do you increase the policies to manage the amount of run-off entering the stream.

>>> do you continue or enhance flood safe building standards? Do you look at actually moving structures from high hazard areas that have had repetitive damage? Do you move forward and try to understand what a 200-year or 500-year floodplain looks like to the future development of the sea? Do you further protect critical facilities and finally could you prioritize projects that remove projects from flood plains.

>>> with that we'll open it up to council and board discussion.

>>> discussion.

>>> one of the biggest issues is that we talk about flood management and so on, is listening to the people especially in communities. Council people and board members, everybody has theories, but when it comes down to it the people that went through the floods usually have vital information to share. And if the staff from the council to the board directive takes the time to meet with the people you learn a lot more to put the theories into execution.

>>> one of the biggest issues I have seen in the past is reluctance to listen to the people that go through it. We are doing a much better job with the collaboratives and the community meetings, that is a big plus. But again don't disregard the people who have been through it. You listen and you learn.

>>> back to the early part of this section, one of the slides talked about the share of responsibility, talked about the major creeks in San José, and it was interesting for me to look at -- I guess -- it was slide 8 or 9 I guess. It was the one right before the vote. This one particularly caught my eye because some of those creeks are in my district, but I don't have a district related question but an overall question. It is interesting to me how those yellow lines where -- which signify, I understand, the water districts right-of-way end in what looks like an arbitrary manner as they are moving east and west. I know there is development, but maybe looking at developing right there in the middle. Just for the sake of using an, example or by way of an example, is sikh temple is to the east of that. So it's curious to me why that exists? I didn't catch the why part of it and whether they want that to continue to exist, that sort of a split in jurisdiction? It is something we would want to see consolidated in the one jurisdiction.

>> yes, this is a question we wrestled with in the collaborative, countywide. The district only owns about 30 percent of the creeks in the county. So we own a bit more in San José. The reason why we have ownership deals directly with a project or flood control measures put in place by the district and in doing so we needed to require the easement of fee title for that property. So the areas that are shone in blue we do not have ownership of, areas that we either have not had flood prone issues or they are managed by the city or by a private property owner.

>>> let me ask the question -- would it be better to have -- to have those creeks consolidated under one jurisdiction and if so why and if not why not. I think that people think of the creeks much like the roads.

>> you have one agency, be it the county or city responsible for one full road. If one agency had the responsibility for the creeks then they would be better managed than they are today. So we had an ordinance, prior to a new one we just adopted, where we had regulatory authority within land-use decisions that occur within 50 feet of land right-of-ways. We concluded that the underlying land agency had that responsibility for those properties not owned by the water district and we in fact changed our regulatory authority through the collaborative. If there was one agency responsible you would get better management.

>>> and the other aspect of it is what influences flooding? It is not just what occurs, it is what occurs in the entire water shed. So even if you had one agency for the creek there still needs to be a partnership with the underlying land-use authority that makes land-use decisions to provide runoff that could in fact impact downstream flooding.

>> yeah, now i'll give my opinion. It seems to me that by trying to -- trying to get to the issue of right-of-way, while addressing all of the other issues at the same time, is too difficult. It seems to me if you just took the right-of-way issue and say, what is the correct way to handle that? Just right-of-way and put all else aside for a moment, we're talking title. And a neighbourhood property owner they say, I have a problem with the creek that had to do with title. Who do they go see? That should be consolidated and simplified and dealt with by one district, which seems to be the water district. From there it's irrespective of who owns the title and rules and regulations and management procedures and how you interact with the community. It could be a different maintenance agreement irrespective of the titles.

>>> so it seems to me that at some point maybe -- it would be 3 jurisdictions, the county and the city. There is city and county when we talk about roads adjacent to creeks that are apparently part of the water district entitled or vested in part by someone else. So in some of those we may have three different government entities on a reappearing quarter that is half a mile long or less. Maybe we need to clear up title first.

>>> I understand that the minute you do that you have to address secondary and tertiary issues. Those are my questions and that is my comment on that issue. Thank you.

>> thank you.

>>> well, um, the -- I think you raised a lot of good points that lead us to, in the absence of that universal-or one agency responsibility, the necessity for the district to work very collaboratively with the district and vice versa.

>>> and what has changed in the last 25 years is in the 1980s we had an ability to get right-of-way along projects. But the state didn't get dedication of right-of-ways along projects. But there was a state supreme court ruling that identified that you need to have a nexus to require a development to give property when there was a direct nexus of the land use. And that is what we found on flood projects, we can not require a developer to give us right-of-way for the full needs of the creek that are not otherwise the result of the impacts from that property.

>>> how often is it really an issue that someone with a court order, that is environmentally protected steep any case, and very hard to access would want it on their actual as opposed to dedicating it anyway. That's the situation that I found in dealing with people.

>>> I think when there is a problem with regard to flooding that property owner likes that solution. When there is not a flooding problem they view the creeks as their own.

>>> what we found in other parts of the county is that they are very territorial in their private property rights and they don't want the government meddling in their use of their land.

>> rural or developers, or are you talking about or both.

>> i'm talking about a northern county on the west side of santa clara county, and some other areas people feel protective about their creeks.

>>> I have run into that in an agriculture context but not an urban or suburban context. I don't dispute you made that different finding.

>>> it helps urban dwellers feel like they live in rural areas but they don't.

>>> well, thank you.

>>> I have a question in regards to the fema insurance. How do homeowners and people in the flood plain know that they ought to have flood insurance or so that they can recover in terms of a disaster? And if they don't have it what happens when the flood comes?

>> typically, council member williams, there is a few ways that that is caught. Typically their mortgage company will require the that they carry flood insurance and that is done through the search of the title. It shows it is in a 100-year flood zone. So because of that their lender will require that they get the flood insurance. As the property is sold that is caught through the purchase when someone goes to get a mortgage they have to be told about the flood insurance. (inaudible) and if you go to the 200-year cycle then there is a probability that you have more people (inaudible).

>> if fema were to adopt that as well, yes, that is a larger blanket that would include many more people. The flood insurance is one element of it but the design standard and what they construct in the 200-year flood plain is significant as well.

>>> okay. And fema -- another response that is one big item on everybody's antenna. Have we had to call on fema in this area to respond to anything? How did they respond? How was that information.

>> that was back in the early 1990s -- 1998. Okay, we did have fema assistance at that time and it went smooth. I didn't hear that people had a problem getting insurance payouts or anything like that.

>> I just offer that we want to run through a scenario to see by sitting down with them and seeing their response time before -- because their performance and -- it just leaves a bad taste for fear of what could happen here or any other place. Just to make sure everything is in place and they can respond. Thank you. (inaudible).

>>> jim, I was hoping to follow up on the vice mayor's questioning about slide a. Just so I understand fully, those blue portions are those overwhelmingly affected by the adjacent private landowner or by the city or county.

>> I don't know for sure. But you may have one section of creek on the center line, and the other side of the creek owned by the adjoining property owner on the adjoining bank.

>>> so in terms of getting title for the entire creek you have would to have all of the parties on board.

>> exactly. We'd have to do it through voluntary acquisition or if we had an identified need and necessity go to condemnation to acquire.

>> are there portions where the right-of-ways are largely owned by someone other than the water district?

>> there are certain areas along coyote that are owned by the county, further upstream on coyote, but it is individual property owners.

>> thank you very much.

>>> question and follow-up on council member williams question. On slide 14 you said that half of the property interests that are eligible for fema flood protection are insured. Is there a chance to increase that number? Only 50 percent of the people have taken advantage of the flood insurance program (inaudible).

>> through the public outreach that the water district sends out, and the contacts we have, we make sure if they are in flood zones, whether mortgage company requires it or not, we inform them. Flood insurance is a great thing. It is very important that the right people have flood insurance. Yes, we'd love to get that number to be even higher.

>> do we have a plan to increase the percentage of people that have flood insurance?

>>> I know we have been sending letters and so on and so forth, and we only have 50 percent of the people that actually take the flood insurance. So we have to make sure that we have a goal to reach to a higher number. There has not been, I believe we moved it in outreach but have not done anything more aggressive. We have focused on a lot of references and reducing that 20,000 number to have less people in the flood zone. But you raise a good point as far as making sure the percent of people in that are in flood zones that have insurance and looking at other twice to do that.

>>> the other question is relating to alviso and this flood-prone area. What does it take to bring it back to pre-'60s level or are we doing anything to make the progress and bring it back to the '60s level?

>>> in alviso they have an unusual situation because they have had a problem with fluvial flooding from the guadeloupe or coyote and have had the further impact of being identified by fema in a tidal flood zone. Why alviso remains in the flood plain is because they are still subject to tidal flooding and we're talking deep water flooding.

>>> so what we're currently doing is we are in a study with the u.s. Army corps because of the subsidence that occurred in alviso. So we're in a study with the u.s. Army corps of engineers and the california cultural conservancy to look at not only restoring the south bay's salt ponds, and restoring them to natural conditions, but also to provide for tidal flood protection along the entire south bay from coyote creek all the way to san fransekito creek. That is under way.

>>> our board increased the amount that the district is contributing to the project by half a million dollars. The district share to the planning study is \$6.5 million.

>>> you mentioned about improvement and the guadeloupe river in the downtown area, do you feel comfortable that the guadeloupe -- that the channel is clear?

>> in order to do the downtown guadeloupe project, that was a project we partnered with the city redevelopment agency, the city and the army corps of engineers, we had to assure the army that the area downstream of downtown was protected. They entertained and developed a project that we funded with local money downstream of downtown to alviso to provide for flood protection. This included channel raising and flood work levy raising, channel work to accommodate the downtown.

>>> so now we have a project that is certified by the u.s. Army of corps of engineers in the downtown and also the section downstream of downtown.

>> thank you.

>>> my question is also a question around flood insurance. I'm sure that a lot of you are aware of the silver (inaudible).

>> i'm just wondering -- I know that fema is in charge of updating the maps as to whether people are considered in the flood area or not. So i'm wondering once the project is completed at what point do people have the ability to be able to remove themselves from having to pay for flood insurance or is that not a possibility?

>>> once a project is completed we do an analysis and then we submit information to fema to ascertain if the project is in fact completed and does comply with standards to allow for the remapping of the flood plain. And that usually takes some time on fema's part to do that analysis, and to conclude as well that we have in fact provided that level of protection.

>>> once they have completed their analysis we then send letters out to every property owner that is part of that plain remapping to inform them of that fact. I am not sure where we are in the process with respect to that analysis.

>> it would be helpful because now they have been in the process of not having floods for the last couple of years, which is great because we have had problems for many years. I want to thank you for that partnership. But it would be helpful for myself and any other council office that is along that lower part of the silver creek to have that information and relay it to our constituents (inaudible)

>> could we make that a board directive and a follow-up on that.

>> thank you.

>>> my question has to do with slide number 14 as well. As a former real estate person I know that the insurance is really important and the deal doesn't go through without the flood insurance. I'm trying to understand the people that don't have it and if you take the mathematics and look at the per-year interest, or per year amount it is about \$746. That sounds reasonable to me and it sounds like what i'm used to seeing. So I just wondered isn't it worthwhile to have dialogue with a real estate board to make sure there aren't some people that are circumventing -- it could be sale to sale, person to person. Although when you consider the extra 12,000 that are not insured, that is an unlikely explanation. But I feel as uncomfortable about it as councilor chu and I think it needs examined. Maybe we can make it a directive.

>> yes.

>>> and I know that a lot of these properties are adjacent to flood-prone area and that is why sometimes the mortgage companies require them and sometimes they don't. It depends on who you catch. A lot of the properties are right adjacent to it or maybe the yard is in the flood control but the home part is not. So the mortgage lenders don't require you but suggest that you do. Some of them will require you so it is -- make that a directive and see if we can find out.

>>> and the other part of my question is this, we have pretty much solved problems with many of the creeks in the area and you are doing a splendid job on flood control, my question is are there other soft spots where the water will go where we'll have some massive flooding problems, or is this all designed to flow into one central water system and we won't? In other words, are there new spots that will spring up as a result of the current areas being controlled?

>> well typically we try to work from downstream to upstream. We try to make the downstream end allow for conveyances from build-up developments. But hydrology changes over time as we have more years of record and more impervious services, it changes the amount of runoff we have for the downstream areas. So we have to be vigilant in our analysis. And if there is going to be increased flow we like to see the retention upstream and not require further downstream improvements to offset the increased flow.

>>> this is my third and last question. That does portend to the initiatives proposed by the mayor with regard to surfaces that will absorb more water than what we currently have. I don't know if you know what the percentage is currently to the materials being used in order to absorb water instead of repel it (inaudible).

>>> we don't have percentages, but I think that what we have talked to you about on water quality certainly pertains in that subject to water quantity and flooding as well. So the more that you can percolate down into the water the better for those systems.

>>> I was going to add that during the development process when we look at preconstruction and post construction we do evaluate the amount of run off that occurs and incorporate that into their on-site improvement required for the project.

>>> the other thing I wanted to mention, there was a lot of interest for the slide that showed the amount of residents and the policies that our residents are required to carry or do carry. What generally happens is that once improvements are made and we have gone through the process of submitting map revisions to fema so they can be removed from the flood plains, many residents are very excited about getting out of the flood scene and they don't have to carry insurance. So more often than not properties that go into the flood plain as a result of more recent hydrolic analysis are not required to carry flood insurance. The premiums are about 1600 to \$2,000 a year for a residential piece of property.

>> thank you, katie.

>>> thank you.

>>> I was curious as to what are some of the things that can be done for new developments that, you know, may be in the flood plain but because of the building standards they are built above the flood plain. But when an area floods -- even though the driveways are not living areas and they can flood, the expectation of the public is that if you're in an area that is not supposed to flood you can have in and out access. From an educational point of view what are some of the things that are being done? Because I know we had an incident a few years ago and it is a great disappointment that the channel is still not constructed such that it would provide for the flood flows. It was a brand new development, garages were flooded, streets were flood, people could not get out and it creates a bit of anxiety in a situation like that coming into a new development.

>>> that is an excellent question. And that is the expectation of the community, when they move into an area they know what to expect if there is a flooding event, especially in a new area. A lot of the things that I think that can be done are primarily related to our ability to review the development that is going to be proposed and the type of land use that they are going to be using. In other words, they are not going to be installing basements or putting living facilities below ground or retail areas on the street grade. Those are the type of things we're looking at. We do have a lot of history of what is going to occur and what causes it to occur. Sometimes if we have not been able to anticipate it on the front end, prior to an event occurring we go ahead and notify people as to the measures they need to take.

>>> so in essence what we have done is looked at the flooding potential of a certain area and incorporated that potential into the approval of land use.

>> I understand that part, but I guess I was thinking in terms of some of the educational and public information things that are done. Perhaps they could be informed that they are in a flood plain area, and even though their residence may not get flooded the driveways and everything around them might. So adding something like that might be helpful.

>>> and the other thing is that I know staff work on the community rating system together and we go to 7. What does it take to go to 6, 5 -- it really helps a community because of the work we're doing -- I got a call, you guys spent a lot of money on the flyers. But it helps to give some relief, even if it's 15 percent on insurance. What does it take to get to the next level?

>> right now there is a pretty big span between 6 and 8 and we're in the middle. We need some fairly large, expansive and expensive measures to kick us up to a 6. We were looking at that today expecting that that question may come up. But it takes things like purchasing every repetitive damaged property we

have had in the city. It would take significant amount of flood control. All those get you 40, 50 points. So to get up to another 250s is pretty significant. We recertify every year and every five years we go through a check with fema. Right now we're right in the middle of a 7.

>>> my question has to do with the type of education and outreach efforts that the water district is doing. I think that the city of San José is doing a great job, but what is the water district doing in terms of outreach for the communities like the vietnamese community or the latino community? In rock springs there is a lot of vietnamese residents, and rock gardens there is a lot of latino communities there. What is the methodology that you have used to reach to the communities?

>> some of our efforts have included a multi-lingual information. Having spanish or vietnamese-speaking staff at the meetings to help communicate with them and to understand their needs. We also send notes out to all of the adjoining property owners that we're going to be in the area and we solicit information about people in the area. And we have meetings with the locally affected community to make sure they are aware of the meetings and then know to get their input as to what is involved with a project.

>>> as director santos alluded to, listening is one of the key aspects of that effort and we want to make sure we understand the concerns of the affected communities.

>>> and in the vietnamese community I know that they rely heavily on ethnic media. I was hoping that the water district has some sort of collaborative effort with different ethnic medias if there is an emergency we can rely on them to broadcast what is going on and to keep them informed.

>>> and I have a public speaker.

>>> thank you, mr. Chair. One of the policy questions we have to ask is the level of risk versus the costs, the associated costs of project management. As you look at the slide in here we have only (inaudible) residents that are in the flood plain I think are (inaudible) one way is to get them to list it and move out of the flood plain. And the other one is go to go for a 50, 100 or 200-year storm to bring the fema insurance down. But where do you draw the line in terms of cost versus risk and where is the breaking point?

>> that is a really hard question. I have to tell you, board member kwok, that is something we're looking to get feedback from yourself and the council today. Right now the 100-year flood level is the likelihood that one time in 100-years that the level of a creek will reach a certain level that will cause a flood. That then translates to the design parameters that we use. If we were to raise that to the 200-year event it would be very big. It would be a lot of San José would go into the flood zone. So it is a difficult question. What is the amount of dollars we invest to protect property of a potential risk of something happening only once every 100-years.

>> and another comment I have is the maintenance aspect in terms of flood management. I think that the district has a very aggressive maintenance program to walk through and make sure that things like fallen trunks are being taken care of. But the residents are the eyes and ears of the district and city. It is important if you see any fallen trunks or anything that will block the stream let the district know about it so that we can make a preventive rather than reactive approach.

>> yes.

>>> thank you, I just have some questions that came to my mind and I thought I would ask them to help me better understand. I know one of the things you talked about on the creeks, and the city, and the county and private ownership, what percentage of those creeks are owned by the city and the county?

>> I don't have those numbers exactly on hand right now.

>> well it may be skewing the numbers on how many property owners have flood insurance, because another question is what do public entities do when they own the property adjacent to some of those public streams and creeks?

>>> that is a good question, too. But I will say that people that only live -- flood insurance is not just for people that live next to streams. It extends away from streams and so other people are in the flood area and can extend away from streams and so other parcels are impacted by that. But the city has a number of parcels in the flood plain, including the waste water treatment plant so it would be interesting to see how you provide insurance for your facility there.

>>> and to look at the level of the problem, what percentage is owned by private property owners? What percentage is owned by public entities? And how do we protect those? Just to say that property owners should have flood insurance when the public agency doesn't have any strategy in place to handle a flood to me that is not a complete conversation so I would like to hear that part of it too. Because whatever we have in those areas are resources that the community reasonably expects us to be able to provide.

>>> in the next part of the presentation we get into the flood water management program.

>>> and the other question is if I repurchase repeated flood properties what becomes of them?

>> they could become part of the repairing on area. Purchasing only.

>> there are only a small handful in San José, I think 7 properties.

>> have they been purchased by public agencies? Or should they be purchased by public agencies to get them off the list of available properties?

>> we had a situation along coyote creek up to 5 or 7 properties and we created a coyote outdoor classroom and have an area for allowing education of the community. There are other homes along coyote creek that they were nearly falling into the creek and we acquired them and allowed the creek there to be restored.

>> there is just a sense of this conversation not being complete. One of the comments I heard was to go to a 200-year flood risk. What is the advantage of that? Would it add more people buying flood insurance or more people not buying flood insurance.

>> if the 200 year parameter was used a significant number of properties would go into the flood zone.

>> having had properties that would have to go into flood insurance, it is not an inconsequential amount that you have to pay. Is that one of the properties that is on the table is to look at a 200-year-old flood plain?

>> not by the city of San José. Sacramento and the central valley is looking at a variety of different options because they are more prone to flooding than we are here so they are looking at a different threshold.

>> if they are looking at different thresholds, does that become a state-wide mandate or is that an area mandate?

>> it is looked at right now in the state legislature so that -- with that it would be I think encompassing and be statewide. Although the initial focus was the central valley area.

>> I suggest that that is something we want to watch because how does it serve the community and what is the cost benefit analysis.? I would like to see that.

>>> when we have done a number of flood protection projects over the years and one of the benefits a community realizes is relief from being in the flood plain and not being required to have flood insurance. We encourage anyone that lived in a flood plain to continue to carry it as a precautionary measure because we are providing for a certain recurrent condition, flood of a certain magnitude. But

there are other storms that we can't anticipate for and you have increased flooding. So you might -- we encourage private owners to have some form of flood insurance even if they are not in the flood plain.

>>> it would be interesting to see an actuarial report to see what the return is to the homeowner. Thank you.

>> thank you.

>>> I would like to add to that that I cannot even begin the comment on 100-year, 200-year or 500-year without some sort of cost-benefit analysis because I don't have much of an idea as to what difference it makes in your project or our land-use regulations or anything else. Because maybe it is better to focus on the people that are in the 1 percent zone versus focusing on a bigger area. I don't know what it costs and that is really important to figure that out.

>> we would probably have to improve our funding mechanism not to mention--

>>> mr. Chair, we were in washington, d.c. And we did address rock springs. (inaudible) going back to your comment, I think you walked away with your statistics about alviso and that is all they are, statistics. You know as well as I do it doesn't look like downtown San José, it is completely cut off and congested so when the 22000 csf's come down there alviso will be wiped out again. We are not prepared but we have the alviso restoration coming up and this council needs to make sure that the board supports that issue. That picture doesn't do it justice. That is the post office, it was four more feet here of water.

>>> the issue is not alviso it is the water treatment plant. If you close that down you have to answer to santa clara county why economically you shut down santa clara county.

>>> so you need to get together and support alviso because if we flood you flood. It's been neglected long enough. Whenever you hear is bs. Whatever water comes over, we're 13 feet below sea level and we are not going to flood, we are going to drown, just like the folks out there in ward 9 during katrina. The same thing is going on in alviso, neglect. If we pass that measure we have an opportunity. There is no more orchards or saturation and the runoff is going to be huge. Now the city of San José has to capture more water. There is more storage needed and more ponds and lakes and aquifers. The more we capture the less floods we have. Those are easy answers. Those things that we cannot prevent floods for everybody it is not true. It is the have's and the have nots. So if you want to get together we can prevent stuff.

>>> we're a little late but we'll catch up as we do along. We have someone that wants to address us from the public. Mr. Brian schmidt.

>>> afternoon.

>> good afternoon, brian schmidt for committee for green foothills. I wanted to discuss the 100-foot buffer that the city has, keeping development out of the riparian area and the buffer. Keeping people away from the water. The problem for the city is that its guidelines have too many exceptions and it has inconsistent application of the guidelines.

>>> an example that we had earlier was the duckett way project that was a development less than 40 feet from the riparian area and the exception is that that project took an inordinate amount of city council time, it came back twice, and it's taken a lot of city staff time, and it's still ongoing at the city staff level. What the city needs is strong protection for riparian buffers. It should be increased in authority from a guideline to a plan.

>>> on the part of the water district since the district is no longer involved in permitting, it needs to be more closely involved with the city permits dealing with things that the water district used to do.

>>> my impression with the ducket project is that the water district lost track of what was going on with that project.

>>> an finally on the issue of impervious services, there are legal schools of addressing the cumulative impact to impervious surfaces that the city is not using. The basic idea is that the water board permit requirements don't set upper limits on mitigation as the city can impose on projects that increase impervious surfaces.

>>> we did a legal white paper on this issue and would be very happy to share it with the city on how they can do a better job. Thank you.

>> a good idea. Thank you, brian.

>> can you send that to us, brian and make sure it's circulated?

>> yes.

>>> I think we're going to move to the next section and I have to introduce somebody which is good. Ann draper. Ready to go.?

>>> yes. The first [inaudible] was measured and what happened or could happen across the whole water shed.

>>> now we're going to move to the areas that are immediately adjacent to the streams. And the blue areas are areas that still are subject to flooding. Now this is not the most recent map, as we noted in your materials, we're going to get the updated map hopefully at the end of this month and then it will be public in about 30 days from that time. But take a look at the area in blue and ask yourself, in the next 20 to 50 years how do we want to change this map.? Because the problem that we all face is we have to make priorities. That is what i'm hoping today is to have dialogue on what the priorities might be or what the criteria are, and how when we set the priorities and criteria? How can we communicate them to the public and how can we listen before we make those decisions.

>>> first lets talk a little bit about policy, we have an adopted flood protection policy which we call natural flood protection and this is trying to balance flood protection with the protection of our environment along streams.

>>> in an urban area there is a tension between people who want to develop the land and maximize the amount of developable land and flood protection. At one time what you see on the lower left, these concrete channels, was what people thought was acceptable, maximize the amount of buildable land and put it in a channel. But we all know that at some point this became unacceptable. And we have adopted as I have described, something which we call the natural flood protection policy and it guides our capital projects. And the way we design them and also our of the facility and your channels. We wanted you to know that we don't build those boxes anymore and we have a natural flood protection policy.

>>> and so we get to the dialogue portion of this section. We'd like to hear how the city would like to incorporate or consider natural flood protection in your general plan consideration, because it does take a little bit more room and a little bit more planning. We did this with the downtown and we did this with coyote. Obviously the decisions and the results are different because of the different area, but we do try to strive for that balance.

>>> earlier today we looked at tidal flood protection and shows the area that was inundated and also the area that would be inundated in the future. Some of you have seen this map and it shows the area and the ponds that we hope to collectively restore, which is the coastal conservancy and the federal government. And it shows some of our critical infrastructure. And so the idea here we are -- when we work with a corps of engineers we are going to need to develop three scenarios, if you would, for flood protection. What should be included? How are we going do it? With levies? Are we going to buy

properties up? So today I would like to hear your thoughts about what the priorities might be when we look at and consider tidal flood protection.

>>> we have a capital improvement plan and in your materials you found that we prioritize projects. So what in the capital improvement plan are our highest priorities? And here they are for San José. What you'll see that are in blue are the one the we believe are fully funded. The ones that are in red are not fully funded. So you can see when you think about how do we want to change the blue area, you'll see we don't have a lot fully funded. And I am going to come back to that in a moment. But I think it is really important when we think about those projects. We have to choose because there is not enough funds to build all of these projects in the next 20 or 30 years. What are the criteria you want us to think about? And what are the criteria you have that we need to think about as we think about the general plan? We need start that dialogue now when we think about how do we want to change this map?

>>> and also described is that one of the ways that we provide and maintain flood protection is maintaining the conveyance capacity. We have describe that the amount of sediment that comes in contributes to erosion and we have to take it out.

>>> in your materials we have described an overview of the stream maintenance program, this is something that we do on an annual basis. We have a long-term permit, forestry maintenance, and this is very unique. Most, places and we did too before we got the long-term permit, had do it on an annual basis so we were not quite sure if we would get into the creeks in the summer. We're able to go in and do the work that is of highest priority so that we can assure that we maintain the conveyance capacity of those creeks.

>>> I am really pleased to report that 98 percent of the channels, those from ones that we own and maintain, or have easements, on are at conveyance capacity.

>>> we also do stream stabilization projects, again this maintains the capacity of the streams to convey those waters.

>>> the last study session we had mayor reed asked if we had performance criteria. On c6 of fact sheet we give you a sample of some of the performance criteria that we track as a district, and also we have an independent monitoring committee that also tracks our performance in this area.

>>> we as was described before, we notify people in a variety of different ways of the projects that we do, whether it is a capital project or conveyance. And we're pleased to report that we get a high rate of positive feedback not only that we're doing it but also that we're doing it well. That goes back to the natural flood protection policy and stream maintenance programs that also have environmental protections in them. The way that we do our work is through best management practices.

>>> flood protection is one of the more highly regulated businesses that you want to operate. We are highly regulated every which way. Now we have done a good job of doing that. And you can see by the stream maintenance program that the people who participate in regulating us believe that we have done a good job, but it takes constant vigilance in doing this work.

>>> and while we have good reports from our voters, good reports from the people as we do projects, good reports from the regulators, we are always cognizant that there are increased cost drives. They are in steel, and concrete, and labor and all of the things that are influencing your projects as you're looking at your capital plans as well.

>>> probably one of the more difficult ones in the stream maintenance program is in the last few years we have had 100 percent increase in the cost of sediment. Landfill costs of where we take that sediment, and that is a major cost for us that reoccurs annually that we'd like some dialogue on how we can work together in terms of reducing those costs.

>>> where do we get our funds? We get about, on average, about \$102 per residential parcel for flood protection. Of that \$35 comes from the property tax. \$44 is from the clean safe creeks that we have and that sunsets in 2016. After 2016 those funds that contribute to the capital projects, and contributed to conveyance capacity work go away. And so we believe right now to change that map we will need to go back and get other local dollars to support future flood protection.

>>> and so we would like to understand and start the dialogue or what are some of the criteria that you think are important as we think about leveraging dollars and gaining local support for flood protection? I would need say that on those blue dots that you saw that that is an investment in San José of about \$330 million. We're spending a lot of money in the city of San José, as elsewhere in the county. But there are projects we don't know how much they will cost because we're in the planning stages. As I mentioned the shoreline project is probably the largest one and we're just in the beginning.

>>> so when we try and ballpark an estimate of what is on that map that you saw is not fully known, it is about \$405 million. It is a huge amount of dollars. We have a very aggressive program at the state and the federal level to garner additional dollars and leverage our local dollars.

>>> on the state we're competing with the dollars that the state wants to spend frankly on the flood protection in the central valley. So the bonds that we approved, that is where we have competition. It is understanding we have deep water flooding. The federal level, we're competing with the gulf coast and also dollars being spent for other purposes outside of our country.

>>> and so recently senator feinstein asked that all of the communities come together so whether it is the water district or city we're all talking about the same priorities. So again we're interested in your criteria for not only what projects but what strategies may be important to you as we move forward in our local delegation, and communicating those priorities to the people that live here and also to the state and federal delegation.

>>> another source, you're doing this too, that we may have to do is we consider different options for flood protection, is to look at different types of projects that we have and make trade-offs.

>>> I want to say that the item f that you see, it says staff 2.2, it doesn't mean we only spend 2.2 percent of our budget on staff. Rather in getting this to -- consolidating it, this is the collective amount of staff time throughout the district that we spend on mandatory health and safety training, eoc training. And you can see the largest amount we spend on is drinking water. And our water rates and flood protection are really property tax oriented. So they are two different businesses. That is really important to let you know, although we're consolidated our revenue sources are very different and they don't go over to line, so to speak. But you can see what is left. Not what is left, but the other components of our budget.

>>> and there may be some ideas or thoughts, as you have had to have those thoughts as you are look at your budgets and make those very hard decisions.

>>> and so the policy question is what level of partnership is needed to gain community support for building and maintaining flood protection structures? And here are some ideas, again the natural flood protection policy considering endorsement. The flood protection measures really linking some of those to cities and funding strategies. Support with our local delegation strategies. Some other strategies in the way we design and redesign both redevelopment with a big, r and private redevelopment as we're doing and you're redoing the different areas of your plans. Physical strategies I have mentioned and also seeking some sediment management alternatives so that we can help to maintain the flood conveyance capacity. That ends my portion of the presentation and I turn it over to mary for questions.

>>> thank you very much, ann. I'm sure we'll have some council and board comments or questions. We'll do that now. Board member santos.

>>> yes, mayor reed. We do have some of this, but when director cummin and the staff and I move back to washington to represent all of your areas I think we better do a better job before we go to communicate

with the council people, and everybody have input to write their own letters. ,also attached to ours, plus with the mayor on your certain project in your areas. Then when we get there we can deliver it all ahead of time, it can be sent. At the same time when we come in and talk about all of the different creeks, we can say, by the way everybody is on board. We're all running for this. So instead of us just being there talking amongst ourselves we have the representation from sunnyville to you name it. That is just one way of getting our elected officials up there to know what is going on down here.

>>> yes, I wanted to make a quick comment on slide 39. When we were looking at the adopted district budget it shows a .0 percent for additional parks. I want to show you that it is because you can not have more than one decimal point. It is a small number, about \$900,000 a year but we do have a small number in there.

>>> just to follow up on the intergovernmental relations, as part of this we develop our legislative strategy, we have a lobbying effort, et cetera and I make trips to washington and sacramento and I think it would be important for us to be talking about that because I did talk to senator feinstein and she would like for us, at the local level, to figure out what we want so that she doesn't have letters from every district, every agency and every city. It will be easier if we help her and then she can help us. We'll get our staff to work with your staff on that so that we at least know what each other is trying to do as we put it together.

>>> I think with the 2040 general plan is an excellent time to address all of these. Because as we look to the future and where the city is going and the land-use policies and where we are going to develop, all of these things raise the issues and it is a good time to get everyone together. Co-ordinating and working together through that task force is the key to getting these things.

>>> any other comments or questions?

>>> yes, just a little comment on priority of the future projects. Definitely strongly support that we start with the downstream and then moving up to the upper stream. So looking at your chart, number 32 I believe, I would definitely put number 9 as your highest priority project.

>>> commissioner fortese.

>>> i'm looking at the same map and as we look at the project locations not fully funded 9, 3, 4, 5, 6, 7. Are we vulnerable to a (inaudible) or unfunded by someone who has standing out there particularly existing -- homeowners in the flood plain as new development comes forward to force that to be mitigated is what i'm getting at. It is an easy question.

>> it is an easy question when you speak in hypotheticals. The issue is what the project is, what the mitigations are required. So just on the fly it is tough to say you're vulnerable or not vulnerable until you see what specific -- these are mitigations that the water district has identified as flood management. And to -- I don't know what specific projects we have before us. To the extent that there might be mitigations we'd be required to -- but just speaking without a specific project in front of us it's tough to answer.

>> thank you.

>>> I have a couple more comments. First the sediment costs to dump, can the sediments be used as alternative daylight cover? And if so is there a differential on the price? And can we work on some sort of a deal?

>> I think they are but we have to dry them out because we test all of our sediment prior to disposal. We may have to do separation of the vegetation contained in the sediment but it is reusable.

>>> we use a lot of things as alternative daily cover and probably some of them not as good as the sediment so that is something we should look at that, work it into the program and reduce the cost on that.

>>> and I agree with the councilors to do the work close to the bay in alviso. Alviso is below sea, level through no fault of their own, we collectively pump the water out from underneath them. And so I think since all of the water flows downhill through alviso, that that has to be one of our highest priorities for continued protection. And I would certainly rather try to protect alviso from a 1% event than the rest of the city from a half percent event, just because they are below sea level. And not to mention the sewage treatment plant which I think is kind of an important facility to all of us.

>>> other comments or questions? We do have one request from the public to speak on this item, brian schmidt. Unless I counted -- this is item 3. No okay, we'll get back to that then. Okay. That's the other 3. We'll get to it. Okay, I think stan williams.

>>> yes, mr. Mayor, I just wanted to have one comment before we get off this section, and it relates to the issues of climate change in this region. And you saw some of that portrayed on the issue of tidal increase and the effects it might have on alviso and the other communities. What I wanted to point out is what climate change does to the work we've been talking about is take away the basis for us making all of the projections as to what is a one percent, or 100, or 200 or 500-year flood because that is based on historical record that we use to extrapolate into the future. If the future is different than the past and it doesn't really help a lot. So this is a changing area in the particular question about how do you provide flood protection?

>>> if you look ahead we see a lot less certainty on being able to tell all of our communities what level of protection they are actually getting. It becomes much more of a question of seeing what makes sense with the resources available, and the risk in a particular area and looking at different scenarios of what the potential dangers could be.

>>> but having been around when the one percent standard was selected by fema, there is nothing magical about it. It was just a calculation based on what is a reasonable standard for flood insurance. It has since then become, because of that, a hypothetical standard for flood protection. But there is no real basis on that other than flood insurance is based on that.

>>> so again we're going to go back to a time where you looked at each project and tried to make the most sense for a number of aspects, environmentally, socially. And you get away from the fact if it's a 1%, 2% design because we won't have that much certainty as to what the project should be. But we should realize that in all of our planning we have to be reasonable and look at different alternatives and scenarios and see what makes sense.

>> any other comments on that? Okay, we'll move to the next section.

>>> we've made a lot of investments in the area. I know after the floods in 1998 we ourselves at the district hired an emergency co-ordinator. We didn't have that position, but we did initiate that position right after those floods. Since then we have been investing an awful lot in this area. And i'll introduce a couple of the presenters and their emergency preparedness. Kimberly shunt from the city and carol frederickson from the district.

>>> it is mike connel from San José public works department.

>> thank you.

>>> good afternoon, again i'm kimberly shunt with the office of emergency services from the city of San José. With me are colleagues mike connel and carol frederickson. You'll hear from all 3 of us this afternoon. We do have the least number of slides so that is good news.

>>> if flood plains management fails and flood water management fails then we are left with emergency management. We'd like to do three things this afternoon. We'd like to briefly review the four principles of emergency management because both organizations have projects and activities that are covered under each of those four phases. We'd like to highlight the successes that we've had jointly and individually over

the last 12 to 18 months in emergency management because all of these have made our community a safer place. Finally, we'd like to ask for your guidance on how we can best continue this effective collaboration.

>>> mitigation is the first of the four principles of emergency management, it is intended to prevent loss of life, property and damage to the environment. To preserve the infrastructure and to reduce economic losses from events like floods, fires and earthquakes. In California the return on investment from mitigation activities is 1 to 3, for every dollar we invest we avoid \$3 in cost recovery so it is not a true savings, it is cost avoidance. California has the best building codes in the nation and therefore our return on investment is slightly lower, but in this case lower is better. We are going in the right direction. For the rest of the nation it is 1 to 4. Globally the world bank estimates it is 1 to 10. So this is very definitely the right direction. For every dollar we invest in mitigation we're saving \$3 in recovery.

>>> examples of mitigation activities which both organizations engage in, the improvements to downtown and the lower guadeloupe river, sediment removal as practiced by the water district, and catch basin cleaning done by the city.

>>> preparedness activities are what people typically think is involved in emergency management, but again this is just the second of the four phases. That is having emergency operation plans. Training to work in an emergency operation centre. Educating the public and embarking on interagency relationships of which this meeting is a wonderful example.

>>> this slide shows the districts 2006 mailer and I understand the 2007 mailer just went out to the residents.

>>> the third principle is response. Response occurs immediately before, during and after an event. The goal of response is to save lives and reduce damage to property. Activities like alerting and warning, evacuation, search and rescue and care and shelter for our residents.

>>> these photos depict sandbagging by the community, that is one of their valuable resource activities. This is our communities taking care of themselves. The water district provides sand bags.

>>> recovery is the fourth of four phases. Recovery begins immediately following a disaster to restore minimum services to our residents and the long-term activities includes things like the levy repair you see pictured here.

>>> our successes in the last 12 to 18 months: the federal government passed the disaster mitigation act of 2000 that required local agencies to have a mitigation plan in place to be eligible for future federal funds. In April of this year both the water district and the city of San José received FEMA approval for annexes to abag local plan. In November of last year both organizations endorsed abag's water disruption mitigation. So these are two steps forward for the area in terms of mitigation.

>>> with respect to preparedness you can see on the left-hand side San José prepared is offering a 2-hour course free to residents that talks about all hazards, emergency and preparedness.

>>> on the right you can see the invitation for this year's winter preparedness seminar that was just hosted by the water district on November the 8th was attended by the city as well as many cities in Santa Clara County and is a wonderful opportunity for groups to get together and exchange business cards before the disaster strikes.

>>> in addition in November of 2006 the water district was added as a voting member of Santa Clara County's emergency preparedness council. That is the disaster council for the community as required by state law. I believe it is the first special district that has been added by the county as a voting member. That is a huge plus. That means we're building relationships before things happen. And finally about 18 months ago the water district was invited to have a seat in San José's EOC. We were the first special district to be added to the city departments, it is a huge step forward for us. We absolutely value

this collaboration. You could remove some trees that we could not get a handle on. You could give us some flooding information we didn't have visibility on. We could share information likewise with your crews in the field.

>>> with that I would like to turn it over to michael connel to talk about what it looks like before the emergency operation centre is activated.

>>> thank you, I would just like to add that before the first drops of rain are falling, staff from both the district and the city have started long before that in preparing for an emergency event. Kim earlier spoke about the goal of response and minimizing injury and property damage. And one way that the two agencies do that is by working together in advance of an event, and during a severe rain event. The city and the district monitor the weather forecast, the rainfall, the levels in both the creeks and the reservoirs. And we also monitor hot spot that have experienced ponding or flooding in the past.

>>> from the city's side the department of transportation, the department of public works and the department of general services work together to ensure that the city infrastructure is prepared and maintained throughout the storm season. Through catch basin cleaning, inspection of outfalls. And maintenance and rehabilitation of the city storm pump stations.

>>> during an actual event we have city staff stationed in the district coc and the district has their representatives with the city staff. We are able to communicate and work together when the situation arises. Thanks.

>>> as mike had shown you on the previous slide, when a situation becomes larger and eoc's are activated they are in contact with each other. In addition to the contact that is going on with the eocs, there is also communication through the district's internet, the external website, the emergency page. There is a quicklink on the, top right side that reads current stream and reservoir. If you click on that, this page comes up and this is called the a.l.e.r.t. Page. It stands for automated local evaluations in real time. I believe you have the web link there in front of you as well. This web link gives readers real-time, current hydrological conditions in the streams and reservoirs. So if we don't communicate by phone you can always pull this up. A good example of that was in 2006 when anderson was filling everyone was checking the current hydrological conditions. The city and county eoc's they can monitor the city's websites for this information, but when things ramp up the eoc's are in constant contact.

>>> now for your discussion today the policy question, what level of partnership between the water district and San José is needed to better serve the community in the event of a flood? And this slide shows the options. And we would welcome your input on what you feel San José eocs -- and the water district eocs continue to build on our established partnerships. And to continue to explore ways in which our organizations can benefit each other without unduly burdening each agency with respect to time or money through the following: identification of resources, mutual aid agreements. Collaborative training, joint exercises, and continued community education.

>>> that is the end of the presentation, I would like to turn it back over to the board chair.

>> thank you. Question.

>>> one of the question was from carol about partnerships and how to make it better. I think the first step is you both hire the best people, which you have here today with kimberly, who also went to katrina and was able to see that. We have carol and michael connell. I found the last four years our relationship has grown and there are good people on both sides. The communication is great just from my community alone making people feel comfortable and not in fear of government. And that is the first part and then the preparedness is really important. Chairman nancy pyle, you have the best people and that is a great start.

>> agreed, that is the way to start out.

>> we have some great staff expertise, but limited numbers of people.

>>> I wonder if we are jointly ready to mobilize thousands of volunteers and put them to work. It is really contingent on our staff's ability to do that. But we have 4 or 5,000 volunteers that volunteer for the city.

And the volunteer center can mobilize a few thousand people fairly quickly. Are we ready to do that in a situation where we need sandbagging to be done or are we going to just rely on our own staff? There is a great resource there that we can collectively utilize, that we can mobilize in a joint effort.

>> mr. Mayor, the water district did better in your budget. We filled the bags for the fire department, that was a real plus. We got good comments from both sides.

>>> of course me being biased, we have the best fire department, San José, so i'm happy about all that.

>>> but the volunteers, you're right. That is something we need to do because we don't have enough and the best way is to start in the schools and other community groups. We have nine committees in the water districts. We should be asked for that stuff and build up a group that is ready to service when we need it.

>> we do have a great fire department but I don't want them filling sandbags.

>> we can take that back to the silicon valley volunteer center and ask that as a specific request. We had just gone to the volunteer center for assistance with the golden guardian exercise. We asked for 500 volunteers to go through the mass prophylaxis by county health. We'll go back and ask about sandbagging.

>> and I think with a flooding event it is only going to effect part of the city and the rest of the city is going to want to help. And people will just show up if we tell them where to go and they are able to use them.

We can get a lot out of volunteers so I would like us to have a look at that and how we do that.

>>> a question, kim, are we working with ziconki on the reverse 911 procedures not just on the flooding but the hill fire hazard during the summertime.

>> reverse 911 systems are good for limited notification. If we try and do all 1 million residents of San José or the 2 million of the county it takes days.

>>> but we are doing a needs analysis for learning and notification systems of all types and not just 911. We are aware that the county is studying one and palo alto put in a pilot, so it is a topic of very active conversation. Right now there have not been any funds dedicated to purchasing this type of a system and we have noted that information about maintaining an ongoing system.

>> okay.

>> and a second question, pretty much just to follow-up with council member william's question, you have a winter preparedness seminar, do we have a budget to do it in multiple locations in San José in multiple languages?

>>> the winter preparedness has been put on by the district and it's been kind of a joint thing through the emergency managers association. But the district does host that annually and it is -- that particular thing is just emergency managers and the cities to come together, that is what kim said. I don't know if that answers your question.

>> the question would be, would you consider increasing the budget so we can have the seminar in multiple locations with multiple languages.

>> that could be done as far as I know, we could work with kim on that.

>>> I just wanted to say that we have a magnificent macro plan, thanks to everyone who has worked so hard to make it happen. What I am trying to do in district 10 is come up with a prototype of a micro plan so we have plans for individual groups. For example, the churches, the schools, whatever the situation may be. A plan that can be duplicated throughout the city and that is where more volunteers come in so we know what that volunteer cadre looks like. We have some that are involved with the macro plan, but it is the micro that is extremely important for any type of catastrophe. Thank you.

>>> yeah, following what nancy was just saying, in certain parts of the city there was an availability of those that were interested to be part of the emergency response and knowing their neighborhood and if you needed to evacuate and needed anything. I know there was -- something going on with that. I don't know how co-ordinated that is. It would be great to bring in the school district, the red cross and others on being able to co-ordinate with other entities.

>>> that has already been put in place, that is part of the macro plan that kim is going to address right now.

>>> last week's golden guardian exercise did include the water district, the city of San José, [inaudible] red cross, the business executives for national security, cam root operators. So on a regular basis we're reaching out to jurisdictions and special districts to make sure we're exercising and training together.

>>> could we also answer that for the San José prepared -- you get to a certain point, a tipping point, where more, and more, and more people want to be prepared and will take the two-hour course to be prepared as well. Have you seen that grow city wide?

>> yes, we have introduced that this past spring and we had 300 residents go through that class. (inaudible).

>>> one question, kimberly, do we have an on-line computer aided instruction where people could go on-line and become certified based on the completion of the course which might reach another number of individuals who could be qualified?

>> kim, could I ask you to --

>> we'll give you a microphone. Thanks.

>> that is a plan for the future, we hope to do that by the end of this fiscal year, it may take us a bit longer. We'd like to put the entire course on-line.

>>> thank you, I wanted to ask what may be perceived as a naive question. But I see that the district has an eoc, and the city and county have one, and other agencies may have one. Is there a point that it makes sense to have a single eoc? I imagine an earthquake may trigger a levy break, and fires and all types of other issues. Why not consolidate if we're serving the same residents.

>> that is a very good question.

>> the whole national incident management system is what california falls under. There is a whole hierarchy of things that happen during an event. So the event could start small with the district and the city and keep the county eoc open. And we have seats there as well so we have liaisons in all of the spots. And as the situation escalates then it goes to a regional area. And then from the regional area it goes to the state area. So the system works very well and that is how they incorporate all of them together and they all link and they all talk.

>>> could I follow up? Is it clear if there is an emergency everybody knows which eoc is calling the shots?

>> yes. That is what the whole -- that standardized emergency management is.

>> we all understand who that is.

>> thank you.

>> sure.

>> anybody else?

>>> I want to just follow up on that specific question because we did I think 3 years ago have an extensive discussion between the city and the water district about how we were going to determine what to do and who was going call the shots about how high is the water in the creek? And when do we stop pumping? Because we're pumping water out of the neighborhoods into the creeks and that was very well resolved. But we are working well at that level and there is a protocol that works well, unless that was changed.

>>> when our mayor was a councilman we went through the exercises and he brought us together. There were guidelines and procedures as to who is taking over when. But we work together to make sure that everyone is informed. Depends on how the water is coming in. But the key to this thing is that no matter what it is it is combined so everybody gets input at the eocs.

>>> and we've come a long way since the last couple of floods we've had here. In fact during that time we didn't have any co-ordinating office.

>>> and we had public hearings about each of those events. A lot of people came to us and said, the water district didn't come to us and tell us to leave our homes. And we said, we couldn't because if we asked you to leave your homes, we have to ask the police to provide security, and we can't ask the police department to do that. We started working on those issues when they came up and we are a million miles from that. I remember those hearings. I was on the board only for a few month and I remember those public hearings. I think they were still the biggest public hearings we ever had. They were well attended, very animated crowds and those were the issues they raised.

>>> there was a tremendous absence of co-ordination between us and that is why I say we made some pretty huge investments in creating our own emergency services so that we could co-ordinate with the city and the county and so on. Of course all of the jurisdictions are working close together as are the boards. We have come a long way since then.

>>> one last question, tony, in a.l.e.r.t., I think it was you that brought it up. It is automated, I don't know what l and e stand for.

>> the a.l.e.r.t. System?

>> yes.

>> automated local evaluations in real time. So if you're on there and you don't see anything move you have to refresh your computer and it will update it so it's constantly --

>> thank you.

>>> mr. Mayor, bring us home.

>>> okay. I think we're a little bit ahead of time, which is good. I think that kitty allan is going to do the wrap up but I want to check with brian schimdt and make his public comment on this section before we do the wrap up. That is the only public speaker we have for this section.

>>> thank you again, brian schmidt for committee for green foothills and also the santa clara county creeks coalition. And briefly on today's theme of district and city cooperation, I want to cite an excellent example of that cooperation which was the support that both the district and the city gave to the first annual creeks and watershed conference, which was held on saturday not far from here at peninsula high, school and about 200 members of the public showed. An excellent turnout. Over a dozen organizations had exhibits and there were district and city staff present. Board member patrick quoc also came to and jim fielder gave an excellent presentation so I want to thank both agencies for their support and hope we get support next year thank you.

>> you can talk a bit longer if you want to continue thanking people. I'll give you extra time. I think that is our only public comment on this section.

>>> so we'll now turn to kitty to summarize today's session and the next steps.

>>> thank you, mayor. What I have a listing of 12 items. The first we heard is the need to listen. I think that board member santos mentioned we need to listen to our people and not only look at the data, but listen to the individuals in the community.

>>> the other is the ownership of the creek. Who owns the property in the right-of-way and how we can explore the benefit of common ownership? The third area was fema, is there a reliable response and do we have contact information? Are they available to address our needs if the occasion arises?

>>> finally-or not finally but the next one is related to flood insurance. Updating our maps and doing it timely so that individuals removed from flood zones can do so quickly. And that is an action item that we have made a note of to find out when the lower silver creek map revisions will occur.

>>> next is new development. What is the expectation when individuals buy their property?

>>> and then also public notification, multi-language, multi-media.

>>> development standards, reviewing the best design practices. I think that brian from the audience mentioned some of the design practices that we have in San José and forwarding that information to us.

>>> we heard priorities, downstream first. And the settlement in the canal areas in the creek areas, can we reuse some of the sediment that is removed?

>>> under emergency volunteer centers are they ready to serve and do we know who they are. Multiple languages came up again.

>>> and then a planning template for emergency at the micro level. The macro level is under way.

>>> then on-line access to information.

>>> so what we came out of this with four action items. First is to let council know when the revisions to the flood zone maps are made.

>>> and tracking state, federal legislation regarding raising flood protection level to a -- or changing what we currently have which is the 100-year flood.

>>> and the third is to circulate committee for green foothills white paper to council and board.

>>> and the fourth area is for staff to work together and bring back joint priorities for lobbying efforts. Thank you, mayor.

>>> that display provoked comments or questions? I want to go back to who owns the creek issue. Even if we don't own the creek and you don't own the creek, we are not powerless to do something about what

is going on the in the creeks. Maybe we need to do what we can in our jurisdiction with private property owners and how they are using the property and the creek. That might be an area of some value.

>>> then on the volunteers, my point on the volunteers was what are we going to do when they show up? They will show up and we need to mobilize them or be able to respond.

>>> any other questions or comments?

>>> thank you. Katie, I want to go back to the question I asked earlier about the insurance and the maps. And I want to be able to understand when the maps come back with the timeline, and as we go through the process and fema determines who is removed from the flood zone area, if the projects that are on the planned flood protection project, where you might think vice mayor cortese talked about, is that if those affect the reason why someone may not be removed from the insurance because of the fact that that is not completed is that clear enough?

>>> it might help to understand when the improvements are made we want to make the changes to the flood maps as expeditiously as we can, but there is a process we have go through. We have to validate what happened as for the improvements, the area that needs to come out, submit the maps and come back. In reality it takes about 6 to 12 months to do that. So as I understand your question, looking at the boundaries where they are drawn, what properties are being removed and what properties are left in the flood zone?

>> and the reason why the ones remain in. Is it because of upstream or downstream that is affecting their ability to come out of the flood zone? Because they have to understand the dynamics and the bigger picture.

>> that is an excellent point of trying to explain that to the community as to why they are still in or have come out.

>> yes.

>>> and on the website is there something that can be placed on there were people can look to see if they are going to be removed from the flood insurance?

>>> and maybe talk a little bit about the community rating system in case someone wants to look up in each of the areas so that is one possibility to put it on the web.

>>> going back to what chuck was saying in terms of who owns the creek. A couple of years ago, maybe it was more than a couple of years ago, we created a stream site guide and sent it to property owners along the creeks as an information guide.

>>> but the other thing that when we were working and talking in the community about our water resource protection collaborative change in the ordinance, there was a tremendous interest in the community to learn about doing the right thing along creeks and streams. A lot of times they don't know what to plant, what to do, what not do. And since there was a tremendous interest don't know if each of you may get questions about it. I think that maybe it's helpful in the future to have a couple of workshops in the different districts on what can be done in terms of caring. We already have the brochure in terms of stream site guide. Perhaps maybe just little tips as to what they can do along the streams and creeks to better care for them.

>>> about 7 years ago when you and i, mr. Mayor, were walking you says which jurisdiction is this and I said, well our staff was telling us and we both sat there and said, can't we do a better job? And let's go do the job. And we came back and that is how we got the trail situation started, code enforcing. So we can do the same thing when it comes to streams. We can all jointly do something.

>>> thank you for coming everyone. I know that today with budget restraints and all of the problems we have it is difficult. But the only way we are going to solve the issues is by being partners. I appreciate it.

>>> I think it was mentioned earlier about the escalating cost in regards to our sediment removal, I think that we mention about whether that sediment can be used for infill cover or not. I wonder if we can explore that a bit further because the landfill cost is going to continue to rise and then we'll continue to generate our sediments. Whether we should sometimes separate the sediments from the individual vegetation and make it such a level that is acceptable to the landfill. Because it is going to be a continual rising cost in terms of taking it to the landfill. If we can dewater in such a level that is acceptable to them they can utilize it and that will reduce the cost.

>>> in reference to that follow-up, I would love to see that recycled in some way. If we can remove the water why not using the sand or silt for gardening products?

>> why not replace it to it's natural habitat? Why not replace it along the repairing quarter?

>> I know that over time the process for taking it and reprocessing it, the question is do we get the return on the investment we make? But as much as possible, you know, placing it back along the creek somewhere where it naturally is. It has a lot of minerals in it. It will make the vegetation along the creek grow. We need to find out the best option.

>>> any other question or comments from the board or the council? I have no cards for public comments. If that is the case I think we're almost done. I think that there are some closing comments.

>>> we thank all of the presenters and the staff that was present especially the council, the council members that came to visit us today. We always enjoy your visits. We'll stand adjourned until two days from now. On the 21st we have another meeting and we'll see you then.

>> and we'll adjourn the city council meeting until tomorrow morning. Thank you. Meeting adjourned.