



Measure M is on the March 5 ballot. Here are some frequently asked questions about the Woodland Flood Risk Management Project (Measure M).

Q: How much are state and federal agencies expected to pay for the project?

A: Anywhere between 90-99% of project costs. On February 13, 2024, Assemblymember Aguiar-Curry reintroduced state legislation that limits the required local cost share to 1% of all project costs. If that legislation is not successful, the maximum local cost share will be 10% of project costs. That means at least 90 cents of every dollar will be paid for by state and federal agencies, and possibly as much as 99 cents of every dollar.

Q: What happens if the state/federal funding doesn't come through?

A: If state and federal funding is not granted or delayed, the project would be delayed until such time funding is provided. While there are never any guarantees, the City's state and federal partners have a great track record of funding this same type of project in other Central Valley communities, including Sacramento, West Sacramento, Yuba County, Sutter County, and Stockton. The federal government has already invested \$5 million toward project design, and the project has been included in the federal Water Resources Development Act for construction funding.

Q: Who is responsible for paying the local cost share?

A: Any local cost share for the project will not be funded through property taxes. It will be financed through a combination of assessments only on properties that benefit from increased flood protection and grants. Properties that are not in the Cache Creek Special Flood Hazard Area will not pay property assessments for the project. Typically, these types of assessments are one-third the cost of mandatory flood insurance, so they save property owners thousands of dollars over the life of their mortgages. Unlike flood insurance payments, property assessments will actually be used to prevent damage from flooding, rather than pay to recover from flood damages.

Q: Will the project allow for "vast swaths of land east and south of I-5" to be developed?

A: No. Much of what is being characterized by some as developable property is located within the Yolo Bypass and Cache Creek Settling Basin. Those properties are used to divert flood water from the Sacramento River and cannot and will not be developed. Other properties in that area will remain in a Special Flood Hazard Area due to deficiencies in the Yolo Bypass levees. Additionally, hundreds of acres just east of CR 102 are in permanent habitat conservation easements and cannot be developed.

The City's Urban Limit Line was established by voters in 2006. If the flood protection project is constructed, properties located within the existing voter-approved Urban Limit

Line (see map below) can be developed, so long as the development complies with the City's 2017 General Plan and receives necessary entitlements. Development assumed within the General Plan was analyzed through a comprehensive environmental impact report (EIR) that was certified prior to adoption of the General Plan. The City's General Plan is available at <https://www.cityofwoodland.org/563/General-Plan-2035>. The Urban Limit Line is available at <https://cityofwoodland.org/1473/Urban-Limit-Line>

- Q: How many undeveloped acres are there within the Special Flood Hazard Area? In other words, how many acres could be developed if the proposed project is constructed?
- A: Less than 1,000 (one thousand) acres would be eligible for development if the project is constructed. These lands are within the City's Urban Limit Line. The 2017 General Plan established land use designations for future planned development on these lands, which includes commercial, industrial and residential designations, along with public and open space uses.

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