

FLOOD ZONE 3 ADVISORY BOARD MEETING
APRIL 9, 2024

Staff Report

Item 1. Approval of Meeting Minutes: January 9, 2024

Review January 9, 2024 minutes at this link:

<https://marinflooddistrict.org/meetings/zone-3-advisory-board-meeting-january-9-2024/#/tab-minutes>

Recommended Action: Approve draft minutes of January 9, 2024

Item 2. Open Time for Items Not on the Agenda

Comments will be heard for items not on the agenda (limited to three minutes per speaker).

Item 3. County Sea Level Rise Planning Update

A brief update will be provided on County-wide sea level rise planning. See article at this link for more information: <https://www.marincounty.gov/news-releases/supervisors-allocate-500000-tackle-sea-level-rise>

Item 4. Receive the Engineer's Report for Zone 3 Marin City Projects

A. Marin City Stormwater Plan

Background: The Marin City Stormwater Plan is aimed at reducing flood risk in Marin City, an unincorporated neighborhood near Richardson Bay. The goal of the Plan is to understand existing flooding conditions and identify potential solutions that enhance flood resilience in Marin City while accounting for community priorities. The Plan will pinpoint areas for flood risk reduction, drainage improvement, and preservation of public access. It will provide detailed recommendations for potential projects that local, regional, state, or federal agencies could implement in the future. Additionally, the plan will support grant funding applications necessary for project implementation. For more information on the Marin City Stormwater Plan, including a summary of completed Marin City Stormwater Task Force and Community meetings and those planned for the future, please see the project [website](#).

Update: A presentation will be given on the Stormwater Plan at this meeting.

B. Marin City Stormwater Pond Infrastructure Improvements

Background: The scope of work of this FEMA grant-funded project has expanded significantly since 2020 and currently consists of an estimated \$10 million construction project to install a permanent 50 cfs stormwater pump station and a floodwall at the Pond along with drainage pipe upgrades in the shopping center. Though twice as expensive as the original proposed project (which did not include a pump station), the benefits of the upgraded project as currently scoped are much better for Marin City flood reduction than the original 2017 grant proposal under both current and especially future sea level rise conditions. In June 2023, FEMA approved the revised scope for Phase I final design and permitting and a new \$883,636 contract with consultant BKF was approved by the Board of Supervisors

Marin County Flood Control and Water Conservation District

on September 19 for the pump station design (to 65% level) and environmental compliance. Up to 75% of the design cost is reimbursable by FEMA through a design grant with the rest from Zone 3 funds. Staff received approval from FEMA for a completion date for this Phase I work in March 2025. Following design and CEQA, FEMA will complete a NEPA review prior to consideration of award for Phase II of the funding for final plans and specifications (from 65% to 100%) and construction.

District staff received approval from the property Owner to conduct site investigations and survey around the pond which was completed in September 2023. The design team is continuing work on the pump station and floodwall design. CEQA/NEPA for this project is scheduled to begin in mid 2024 and the current schedule for the 30-day public comment period is to begin in January 2025. The entire Phase I is scheduled to be completed by March 2025. Depending on the time needed for FEMA to approve the CEQA/NEPA and award Phase II of the project which includes final design (65% to 100%), bidding and award of the construction contract, the actual construction can happen as early as 2026. However, without property owner approval, the proposed project cannot be constructed.

Update: The project continued design work on the Marin City pond pump station. A revised 30 percent design package was submitted and is under review by District staff.

C. Marin City Donahue Portable Pump Station (written update only)

Background: The purpose of this project is to reduce flooding duration at the intersection of Donahue and Drake by installing and operating 2 temporary trailer mounted pumps and associated piping systems for up to three years, after which time it is anticipated that the permanent project described in Item 4.B above can be constructed. On March 21, 2023, the District Board of Supervisors approved a \$236,296 professional services agreement, using Flood Zone 3 funds, for BKF Engineers to Design, Support Permitting and Prepare Plans and Specifications for Construction of a Portable Pumping Station at Donahue Street, adjacent to the southbound Hwy 101 offramp. Construction of Donahue pump station has been delayed due to lease issues with the property owner. This project is not a Flood District project, it's a County of Marin project. Flood District staff are managing the work. Flood Zone 3 will receive full reimbursement for the cost of the project through a TAM Agreement funded by McGuire.

Update: Finalizing plans and specifications. Working with Gerrity to finalize lease agreement. The goal is to get the pump station operational in time for the 2024/25 winter season flooding. Delays in delivery of the pump, and Gerrity lease approval are some potential issues that may impact the schedule.

Item 5. Receive the Engineer's Report for Tam Valley Project Updates

A. Cardinal Levee Seepage Mitigation

Background: The purpose of the Proposed Cardinal Road Levee Seepage Project (Project) is to design a flood barrier wall to resolve seepage issues which are partly due to rodent burrows. The project would upgrade about 1,100 linear foot portion of the Coyote Creek Levee along Cardinal Road located in the

Marin County Flood Control and Water Conservation District

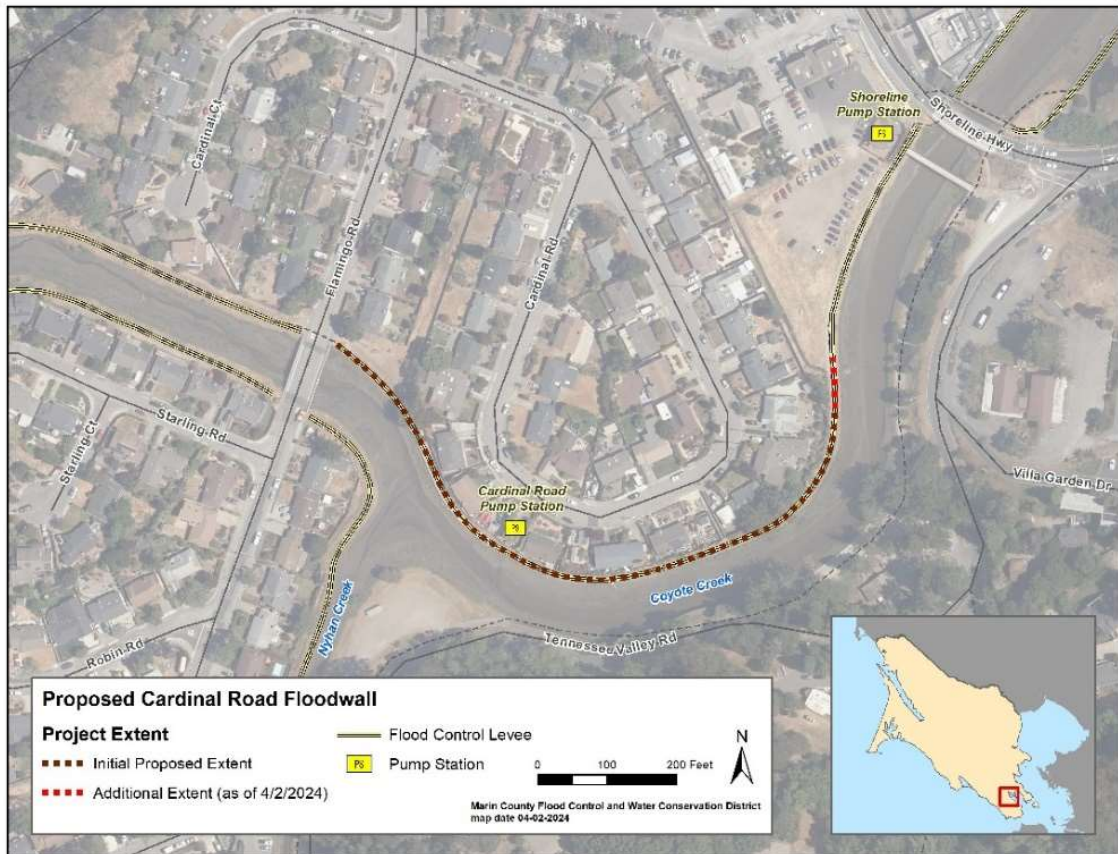
unincorporated community of Tamalpais Valley. Construction of levee upgrades would likely occur in 2025 or 2026.

Preliminary estimated costs to implement this project are \$3-5M. Your board recommended a \$325,000 budget for a consulting contract for design and environmental compliance for this project.

More information on this project can be found on the project website: <https://marinflooddistrict.org/cardinal-road-levee-project/>

Update: The District has released a Request for Qualifications and Proposals and plans to recommend the highest qualified firm to move forward with this design in the Summer of 2024, pending approval by the District Board of Supervisors.

We are also looking at re-routing a ditch that runs behind some properties on Cardinal Road and drains through a tide gate in the levee. The flows would be directed to Shoreline Pump Station, located on the opposite side of the shopping center employee parking area. The proposed levee upgrade would be extended approximately an additional 150 feet to cut off potential for seepage through the to-be-abandoned pipeline in the levee.



Proposed Extent of the Cardinal Road Levee Flood Barrier

Marin County Flood Control and Water Conservation District

B. Crest Marin Pump Station Rehabilitation Design (written update only)

Background: The Crest Marin Pump Station is a stormwater pump station that discharges to Nyhan Creek and is located at 297 Flamingo Road (near the intersections of Tennessee Valley Road/Flamingo Road and Marin Ave). The Crest Marin Pump Station was constructed in 1978 and is reaching the end of its expected useful life. Staff have been reporting to your board about increasing maintenance needs and costs at this station. Schaaf & Wheeler was awarded a consulting contract by the Board of Supervisors in January 2023 to conduct a condition assessment of the Crest Marin Pump Station. They summarized the assessment for your board in October 2023 and provided recommendations for short term and long-term improvements to address condition and reliability issues. Based on the assessments, age of equipment, and reliability of the pump station it is recommended to complete a full pump station rehabilitation. The Advisory Board on October 10, 2023 recommended the District Board of Supervisors award a design and environmental compliance contract for the pump station and potentially associated drainage improvements with a budget no more than \$500,000.

The construction cost estimate for a full pump station upgrade amounts to \$3.24 million which includes a 20% construction contingency. Design, construction management, permitting, and administration could add another 50% or \$1,350,000 for a total budget estimate of \$4,600,000.

This work is being coordinated with PG&E, which needs to relocate a leaning transmission tower away from the Nyhan Creek levee. Though the transmission tower has been removed a permanent location still needs to be identified.

Update: The District is currently finalizing a Request for Qualifications and Proposals for potential consultants to carry out design and environmental compliance. It is anticipated that a firm will be recommended to the District Board of Supervisors for approval in late 2024. Work is also underway to develop a project website.

C. Tam Valley Interior Drainage Model

District staff are kicking off an effort to prepare a storm drain model for the contributing watersheds to Crest Marin, Cardinal, and Shoreline Pump Stations. This model will be prepared by staff in-house utilizing PC SWMM software and the baseline staff budgets for the next two fiscal years. Problem areas will be identified and verified by comparing an existing conditions model to field observations. Then potential drainage upgrades will be simulated in this model to see if and how problem areas can be addressed.

The primary purpose in the Crest Marin watershed is to identify potential drainage upgrades that would improve the watershed's ability to deliver stormwater runoff to the pump station. This work will inform concurrent design for the rehabilitation project at Crest Marin Pump Station (described in Item 5.B.). If there is sufficient funding, potential drainage upgrades identified in this modeling effort could be incorporated into construction of the pump station project.

Marin County Flood Control and Water Conservation District

The Cardinal and Shoreline pump stations are also approaching the end of their expected useful life. Recurrent drainage issues are reported in the Cardinal watershed, which is immediately adjacent to the Shoreline watershed. A PC SWMM model of the Cardinal and Shoreline Pump Station watersheds would provide a comprehensive look at the watersheds' plumbing and street drainage and identify opportunities to increase efficiency of the drainage and pumping system. This model will inform future design scopes for rehabilitation, upgrading, and/or consolidation of these pump stations.

Construction of upgrades to roadway drainage would not be funded by flood zone 3 due to limited resources and extensive needs for funding for existing levees and pump stations nearing the end of their design life. Staff will coordinate with the Public Works department's Engineering and Roads division regarding local drainage improvement planning.

Item 6. Flood Zone 3 Investment Strategy Ad-Hoc Subcommittee Update

On October 12, 2021 the Flood Zone 3 Advisory Board established an ad-hoc subcommittee to discuss and recommend an investment strategy for Zone 3 in Mill Valley based on the City's 2021 storm drainage master plan. The subcommittee met twice in March 2022, and again in May, June, August, and September 2023. The subcommittee requested and reviewed extensive data on Zone finances. In September the subcommittee reviewed a first draft investment strategy, however due to scheduling conflicts only two of the members were able to attend and several comments were received. We postponed the planned October 24th subcommittee meeting in order to investigate requests made by the City of Mill Valley. At the January Advisory Board meeting your board made short-term recommendations for funding for the City (Item 6 in the staff report for January 9) for Sycamore Pump Station reconstruction, drainage studies and improvements, and infrastructure to reduce tidal flooding. The funding recommendations from the advisory board are summarized below.

Fiscal Year 2023/24: \$430,000

- Sycamore Pump station Replacement Design, \$430,000

Fiscal Year 2024/25: \$1,760,000

- Sycamore Pump Station Replacement Construction, \$1,500,000
- Flap gates/check valves throughout the drain systems, \$45,000
- Develop Drainage Database, \$215,000

Fiscal Year 2025/26: \$825,000

- Study effectiveness of improvements to drainage channels, \$50,000
- Arroyo Corte Madera del Presidio Drainage Improvements, \$775,000

We met with the subcommittee again on March 26, 2024 to see if they saw any benefit to continuing to meet to discuss a broader zone investment strategy than just funding for Mill Valley. The subcommittee recommended that they continue to meet with the purpose of developing a Zone-Wide Investment Strategy.

Flood District Staff subsequently met with District 3 County Supervisor Moulton-Peters to discuss the recommended scope of work described below. The Supervisor appreciates the work accomplished by the subcommittee over the past two years and

Marin County Flood Control and Water Conservation District

wishes to thank them for their recommendations. She would support a Zone-Wide Investment Strategy and will discuss it with the County Executive, Finance Director, and Public Works Director and Flood District Staff to determine available staff resources and funding to support a Study. Once these discussions have taken place, we will return to the Advisory Board with more information.

Clear Purpose Statement: Develop a Zone-Wide Investment Strategy for recommendation for the consideration of the full Advisory Board.

Goals:

- 1) Document History of Funding and Investments
 - a) Original Intent of Formation Documents and Zone 3 Policies adopted.
Summarize what is missing and what has changed.
 - b) Social Justice Inequities
 - c) Past Expenditures, Projects, Studies
- 2) Understand Future Long Term Funding Needs of each sub district
 - a) Identify parameters - time horizons, Sea Level Rise, Sub Zones
 - b) Maintenance
 - c) New Projects
 - d) Consider grants for eligible projects
- 3) Identify Existing and Potential Future Revenue Sources
 - a) Zone 3 Ad valorem Taxes
 - b) Zone 3 (or sub-zone) New Special Taxes/Bonding
 - c) County General Fund
 - d) Mill Valley General Fund
 - e) Sea Level Rise - Specific Funding Sources
 - f) State Funding (aka McGuire)
 - g) Reparations
- 4) Recommend Future Zone-wide Investment Strategies
 - a) Identify revenue generation and distribution strategies

Staff to return to the Board with additional information from the County Executive, Public Works Director and Finance Director for the Zone-Wide Investment Strategy referenced above.

Item 7. Schedule of Next Meetings

Advisory Board adopted a schedule of advisory board meetings on the second Tuesday of the months of January, April, July, and October. Special meetings can be called if needed, and regular meetings may be canceled if there is no business need.