

FLOOD ZONE 9 ADVISORY BOARD MEETING

February 27, 2025

Item 1. Elect Chairperson and Vice Chairperson

To start the meeting, District staff will swear in new members, conduct roll call, and request a round of introductions. Article VI of the Advisory Board's bylaws stipulate that officers of the Advisory Board be elected to a two-year term by a majority vote of the Advisory Board. There are two officers – chairperson and vice-chairperson. The chairperson will conduct each meeting following Robert's Rules of Order.

Recommended Action: Elect a chairperson and vice-chairperson for the advisory board.

Item 2. Review and Approve Order of Agenda

Working with staff in advance of the meeting, the advisory board chairperson is responsible for reviewing and providing feedback on which items to include on the agenda and in what order to discuss them. When staff receive agenda requests from board members other than the chairperson, we refer to the chairperson for confirmation of what should be on the agenda. **The purpose of this agenda item is to review and confirm agenda items and consider any other changes to the order of items.**

It's important to note that email communication between more than two advisory board members about topics under the purview of Zone 9 could be considered a violation of the Brown Act. Individual board members may contact the chairperson directly about items they want to add to the agenda, but refrain from discussing them with other board members, even by email, until the meeting convenes.

Item 3. Summary of Action Minutes: November 7, 2024

See draft meeting minutes from November 7, 2024 here: <https://flooddistrict.marincounty.gov/meetings/zone-9-advisory-board-meeting-november-7-2024/#/tab-minutes>

Recommended Action: Approve the minutes.

Item 4. Open Time for Items Not on the Agenda

Comments will be heard for items not on the agenda (limited to three minutes per speaker). While members of the public are welcome to address the Advisory Board, under the Brown Act Board members may not deliberate or take action on items not on the agenda and generally may only listen.

Item 5. Project Updates

San Anselmo Flood Risk Reduction (SAFRR) Project

BACKGROUND

The SAFRR Project reduces flood risk by attenuating peak flows through *the Sunnyside Flood Diversion and Storage (FDS)* Basin at 3000 Sir Francis Drake Blvd. and by removing major obstructions to creek flow, primarily Building Bridge 2 (BB2) at 634-636 San Anselmo Avenue. These improvements will help reduce flood risk for over 500 properties and support the Town of San Anselmo future Creekside Park Project.

The FDS has been fully operational since 2023. In 2024, environmental mitigation planting and an adaptive management project to reduce stream bank erosion near the creek restoration site were completed. As ongoing maintenance is now required, see Item 6 for updates on environmental monitoring and upkeep.

The removal of BB2 is a key component of the SAFRR Project. This structure spans San Anselmo Creek, with its foundations obstructing flow within the channel. The buildings on top of BB2 were demolished in summer 2020. However, removing the remaining concrete foundation, which spans the creek and resembles a bridge, was delayed due to its location in a FEMA regulatory floodway and concerns about potential downstream impacts. Eliminating BB2 will significantly reduce flood risk by removing a major hydraulic constriction. However, hydraulic modeling indicates that during a 100-year flood event, there will be a localized increase in Base Flood Elevation (BFE) just downstream

UPDATES

Building Bridge 2 Removal

Work is underway on multiple project tasks required to construct the project in the summer of 2026. See specific areas of effort below.

FEMA: Through a series of meetings, FEMA and the District have reached an agreement on the approach for preparing the Conditional Letter of Map Revision (CLOMR) submittal. The CLOMR will be developed using FEMA's one-dimensional (1D) hydraulic model. Initial model runs have been conducted by the District's hydraulic consultant and have undergone informal review by FEMA in a meeting setting.

Based on these discussions, the District believes there is a strong likelihood of CLOMR approval; however, final determination will be made following the formal submittal and FEMA's comprehensive review. The District anticipates submitting the CLOMR by the end of April. FEMA's review process typically requires six to nine months, and therefore, approval is expected by late 2025 or early 2026.

Recommended Action: Recommend the District Board of Supervisors approve a budget adjustment of up to \$100,000 for preparation and coordination for a Conditional Letter of Map Revision for Building Bridge 2 removal.

CEQA & Environmental Permits: In the fall of 2023 the Second Addendum to the 2018 San Anselmo Flood Risk Reduction Project Final EIR, was drafted to address updates to the project that have occurred since the original EIR, such as including a new retaining wall that is required between San Anselmo Avenue and the creek. The Second Addendum will be finalized after the CLOMR application has been submitted to FEMA. Regulatory permits have been secured but may require extensions. Staff will be reviewing and updating these as well for a target construction date of 2026.

Real Estate: Following completion of CEQA efforts, staff will work to finalize easement and property negotiations, with all necessary acquisitions expected to be completed by December 2025. To meet this deadline, staff has prepared a draft easement description for a potential future easement. The temporary construction easement will be drafted in months leading up to construction.

Underground Storage Tank (UST): In late 2023, a citizen reported an old metal tank under BB2 to the Town of San Anselmo. Through a series of site investigations and coordination with Certified Unified Program Agencies, which manages hazardous waste, it was determined the tank needed to be closed and later removed. The UST was closed in place in January 2025 and is scheduled for removal in 2026 when construction begins.

Finalize Project Documents: The final draft of the Construction Plans and Specifications and modeling results are being reviewed and updated for concurrence with information gathered from above activities and concurrence with FEMA requirements.

Grant: Due to scheduling delays related to FEMA compliance, the District secured an extension for the Department of Water Resources (DWR) grant from December 2024 to December 2025. DWR will assess project progress next year and consider an additional extension if required to complete the project.

PROJECT BUDGET

The following is a summary of San Anselmo Flood Risk Reduction Project costs to date and anticipated future costs and funding sources. These costs are continually refined and periodically updated.

Project Cost:

Total cost spent to date is \$19M for the SAFRR project, including FDS, extensive environmental mitigation planting, purchase of right-of-way, and the planning and engineering work that has been done to date on Building Bridge 2. The estimated remaining cost is \$5.8M, which includes the construction cost to remove BB2 for a total estimated SAFRR project cost of about \$25M. A detailed summary of past expenditures and estimated future expenditures is provided in the following table.

Task Description	Cost Estimate 2024	Cost Estimate 2025	Spent	Encumbered	Remaining Costs
FDS Construction	\$6,100,000	\$5,840,000	\$5,840,000	\$0	\$0
FDS Construction Management	\$300,000	\$300,000	\$300,000	\$0	\$0
BB2 Construction	\$3,650,000	\$3,900,000	\$110,000	\$0	\$3,790,000
BB2 Construction Management	\$200,000	\$200,000	\$0	\$0	\$200,000
SAFRR Real Estate	\$6,000,000	\$6,000,000	\$5,980,000	\$0	\$20,000
SAFRR Staff Labor	\$2,000,000	\$2,210,000	\$1,710,000	\$0	\$500,000
SAFRR Environmental	\$2,050,000	\$1,550,000	\$980,000	\$500,000	\$70,000
Design & FEMA Model	\$4,300,000	\$4,440,000	\$4,160,000	\$280,000	\$0
SAFRR Structural Mitigation	\$400,000	\$400,000	\$0	\$0	\$400,000
Total	\$25,000,000	\$24,840,000	\$19,080,000	\$780,000	\$4,980,000

Project Revenue:

The table below summarizes the grants and Flood Zone 9 funds allocated for SAFRR project.

Funding Amount	Funding Source
\$8,720,500	State Department of Water Resources (DWR) Grant
\$8,720,500	Flood Zone 9 Funds (Required DWR Grant Match)
\$7,399,000	Additional Zone 9 contribution
<i>\$24,751,253</i>	<i>Total Revenue</i>

The District has successfully secured grant funding for the San Anselmo Flood Risk Reduction Project (SAFRR), with current plans to allocate \$16 million from Zone 9 funds to cover a portion of the project costs. Additional grant funding, if obtained, would further reduce Zone 9's financial contribution. The District remains committed to pursuing further grant opportunities to minimize the burden on Zone 9. However, due to the project's compressed schedule, securing new grant funds without affecting the timeline may not be feasible.

Corte Madera Creek Flood Risk Management Project

BACKGROUND

The goal of this project is to reduce the frequency and severity of flooding and to protect human life and property in the communities of Ross and Kentfield by enhancing and improving Corte Madera Creek. The project will make improvements to the concrete channel that the U.S. Army Corps of Engineers (USACE) built in the 1960-70s. The project area starts upstream at Lagunitas Road in the Town of Ross and ends downstream at the earthen channel in Kentfield. The proposed channel improvements reduce flood risk for the 25-year flood event

to residents and businesses within the Town of Ross and Kentfield. The project includes elements that would increase flow conveyance capacity, provide flood protection, and enhance habitat within Corte Madera Creek.

The project includes these elements:

- *Natural Channel Transition and Raised Floodwalls:* Remove a fish ladder and lower the channel within Unit 4 to remove an impediment to flood flow and install taller floodwalls in Units 2 and 3 to control flood flows
- *Fish Resting Pool Improvements:* Create larger fish resting pools within the concrete channel in Unit 3 to improve fish passage
- *Granton Park Pump Station:* Install a stormwater pump station to control flooding in the Granton Park neighborhood and a maintenance access ramp
- *Lower College of Marin Restoration:* Remove portions of the concrete channel from Stadium Way downstream to the natural earthen channel to improve fish and wildlife habitat

The Environmental Impact Report (EIR) was certified by the District Board of Supervisors on August 17, 2021. Regulatory permits have been obtained. The funding from CA Department of Water Resources Grant was extended to March 31, 2026. The project is being bid as multiple contracts spanning several years.

UPDATES

Granton Park Pump Station

Construction of the maintenance access ramp in the Granton Park neighborhood was completed in 2022. The new Granton Park stormwater pump station is operating successfully to pump interior drainage out to the Corte Madera Creek channel during higher flows within the concrete channel. See Item 6 for more information on these facilities now that they are constructed.

Lower College of Marin Restoration

Funding has been secured to proceed with the construction of the Corte Madera Creek Lower College of Marin Restoration component of the overall project. The Real Estate Division is finalizing temporary construction easements on College of Marin property. Lease agreement with State Lands for land in the center of the creek is being renewed at the April State Lands commission meeting. Permits and regulatory requirements have all been met extended as required, and the construction project is scheduled to go before the Flood District Board of Supervisors in April for authorization and to begin the advertising and bid solicitation process. Work on site is expected to begin in August with work in the wetted channel limited to occur between September and October.

Recommended Action: Recommend the District Board of Supervisors approve a budget adjustment of up to \$3,000,000 for construction of the Lower College of Marin Restoration. Existing grants in the amount of \$2,863,270 will reimburse Zone 9 for these costs.

Unit 4 Transition and In-stream Improvements

Draft 100% plans and specifications are being reviewed and modeling updated to include the Lower College of Marin Restoration improvements as part of the existing conditions for review and concurrence with FEMA. Regulatory permits have been secured but may require extensions. Construction for the improved fish resting pools, raised elevations of segments of existing concrete channel walls, and Unit 4 transition to the upstream natural channel is currently planned for summer 2026.

Recommended Action: Recommend the District Board of Supervisors approve a budget adjustment of up to \$100,000 for preparation and coordination for a Conditional Letter of Map Revision for Unit 4 Transition and the In-Stream Improvements.

Grants

The Lower College of Marin Restoration component of the project was awarded a \$555,000 grant from US Fish & Wildlife Service – National Coastal Wetlands Conservation Grant Program and will be administered through the CA Coastal Conservancy. Additionally, CA Coastal Conservancy re-committed funding of \$1,658,270 to cover the balance of the construction costs for this component of the project. The Friends of Corte Madera Creek obtained a NFWF grant of \$155,674 for existing wetland plant salvaging and revegetation work for the Lower COM Restoration component, which helps to reduce the cost of the construction project.

PROJECT BUDGET

The following is a summary of Corte Madera Creek Flood Risk Management Project costs to date and anticipated future costs and funding sources. These costs are continually refined and periodically updated.

Project Cost:

Total cost spent to date is \$8.6 million for this project. The estimated remaining cost is \$9.5 million. Following is a detailed summary of past expenditures and estimated future expenditures.

Task Description	Cost Estimate Reported February 2024	Updated Cost Estimate (Feb 2025)	Spent	Encumbered	Remaining Costs
Maintenance Access Ramp & Stormwater Pump Station Construction	\$4,100,000	\$3,710,000	\$3,710,000	\$0	\$0
Unit 4 Transition into Natural Channel (Fish Ladder Removal) Construction	\$3,800,000	\$3,130,000	\$0	\$0	\$3,130,000
Fish Resting Pool Improvements Construction	\$1,700,000	\$2,140,000	\$0	\$0	\$2,140,000
Lower College of Marin (COM) Restoration Construction	\$3,500,000	\$3,000,000	\$0	\$0	\$3,000,000
Design and FEMA Model	\$2,300,000	\$3,130,000*	\$2,880,000	\$80,000	\$170,000
Environmental	\$1,300,000	\$1,310,000	\$950,000	\$60,000	\$300,000
Real Estate	\$180,000	\$260,000	\$170,000	\$40,000	\$50,000
Construction Management	\$0	\$200,000	\$0	\$0	\$200,000
Staff Labor	\$1,200,000	\$1,200,000	\$890,000	\$0	\$10,000
Total	\$18,080,000	\$18,080,000	\$8,600,000	\$180,000	\$9,300,000

*Now includes some environmental-phase engineering services and FEMA modeling, which were estimated in separately line items in 2024.

Project Revenue:

The table below summarizes the grants and Flood Zone 9 funds allocated for the project.

Funding Amount	Funding Source
\$7,030,377	State Department of Water Resources (DWR) Grant
\$7,030,377	Flood Zone 9 Funds (Required DWR Grant Match)
\$1,658,270	Coastal Conservancy Grant
\$750,000	County Sea Level Rise Funds (for Lower COM Restoration construction)
\$555,000	US Fish & Wildlife Service National Coastal Wetlands Conservation Grant
\$1,055,976	Additional Zone 9 contribution
\$18,016,709	Total Revenue

The District has successfully secured grant funding for the Corte Madera Creek Flood Risk Management (CMCFRM) Project, with current plans to allocate \$8 million from Zone 9 funds to cover a portion of the project costs. If additional grant funding is secured for CMCFRM, it would reduce the cost to Zone 9. Due to local match requirements for the DWR Grant, only \$1 million of project expenses remain eligible for state grants. Any additional funds, above \$1 million, would need to come from a non-state grant to be eligible as matching funds for the Department of Water Resources (DWR) grant.

Item 6. Annual and Preventive Maintenance Work Program (Written Update)

A. Pump Stations

Starting this fiscal year, the Zone is implementing a maintenance program for its new pump station in Granton Park. Though the District already maintains 17 pump stations, this is the first one in Zone 9. Preventive maintenance for all pump stations is completed every summer and includes the inspection, testing, and as-needed replacement of electrical and mechanical components. Pump station back-up generators are annually run-tested, and the fuel checked and maintained as needed. Regular maintenance and monitoring of pump operations is expected to be carried out by a contractor specializing in pump stations. An annual contract budget of \$40,000 per year is recommended, as well as a contribution of \$10,000 annually to a sinking fund for major preventive maintenance and repairs. Pump Man NorCal, chosen because they are local and know our facilities well, are performing the winter monitoring and basic upkeep for the new pump station.

Individual pumps are typically scheduled for major preventive maintenance on a six-year staggered interval at each of the District's pump stations. This major preventive maintenance involves removing one of the pumps in the summer and conducting a thorough inspection and refurbishment (including sand blasting, epoxy coating, re-balance propeller, replace shaft tubes, etc.) before returning it to the station. Unless an issue is identified earlier, staff recommend planning for this major maintenance to occur in 2029 and 2030, then every 6 years after.

B. Creek Maintenance

Vegetation overhanging the concrete channel of Corte Madera Creek is removed as needed to facilitate inspection and maintenance of the concrete walls and tide gates. Sediment is removed from the Concrete Channel Fish Resting pools most summers as they fill up with sediment quickly. Sediment and vegetation management needs for this summer will be assessed in the spring when water levels go down.

C. Flood Detention and Storage (FDS) Basin Maintenance

As part of the FDS adaptive management program, a bank stabilization and sediment removal effort implemented last year near the basin outlet will be monitored to make sure it's working as expected. Water levels in Fairfax Creek have still not yet been high enough to overtop the creek and start filling the basin - this is expected to happen on average every 5 years. In summers following winters when this occurs, maintenance needs at the basin will be greater (e.g. we may need to remove debris carried into it from the creek).

A new gauge (Sunnyside Drain Inlet) has been installed inside the basin, in addition to the existing gauges in Fairfax Creek (Fairfax – Sunnyside outside the basin and Fairfax FS 21 at the fire station downtown). Near real-time data is available on marin.onerain.com. The gauge installations were paid for by the County as part of an emergency preparedness initiative.

D. SAFRR Post-Project Environmental Mitigation Maintenance and Monitoring

To comply with the environmental permit requirements associated with the San Anselmo Flood Risk Reduction Project, Zone 9 must maintain and monitor the mitigation plantings for at least 5 years and ensure minimum survival of plants at the end of that time. Forster & Kroeger Landscape Maintenance, Inc. is now under contract to complete this maintenance for two years, with the option of extending for the full 5 years. Their cost for the first two years is \$310,673 with 10% contingency for unknown circumstances. This contract includes frequent weeding, fire fuel reduction, inspecting irrigation, replacing browse protection and replacing plants that died as needed, as well as monitoring and reporting on the progress to permitting agencies annually. This work fits within the \$175,000 annual maintenance budget for these mitigation plantings recommended by the Advisory

Board in February 2024. Costs for irrigation water are additional (up to \$10,000 generally) and covered separately under the Zone 9 baseline budget.

Item 7. Schedule Next Meeting

Per the Zone bylaws, regular meetings are held on the third Tuesday in January. Additionally, the advisory board should pick an additional regular meeting date that works for their schedule. Special meetings may be called if there is a project need or other urgent need that comes up between now and the regular meetings.