

FLOOD ZONE 3 ADVISORY BOARD STATUS UPDATE

July 8, 2025

Staff Report

Item 1. Call to Order

The chairperson, Garry Lion, may call the meeting to order once a quorum of four members is present and the newly reappointed members are sworn in.

Item 2. Roll Call

District staff will conduct a roll call and ask for a round of introductions by board members and staff.

Item 3. Summary of Action Minutes: January 7, 2025

Find January 7, 2025 minutes at this link:

<https://flooddistrict.marincounty.gov/meetings/zone-3-advisory-board-meeting-january-7-2025/#/tab-minutes>

Recommended Action: Approve 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. District Staff Reports

A. Agenda Setting Procedure

A guidance document has been prepared for advisory board reference related to procedures for setting agendas for meetings:

<https://flooddistrict.marincounty.gov/documents/advisory-board-agenda-setting-procedure/>

B. Annual and Preventive Maintenance Work Program

Below is a summary of the anticipated preventive maintenance work program for this summer/fall.

Pump Stations

Major Preventive Maintenance: Individual pumps and motors are scheduled for major maintenance on a six-year interval at each of the zone's pump stations. Major preventive maintenance is scheduled in 2025 for one of the large diesel pumps at Crest Marin Pump Station. One of the pumps at Seminary Drive is also due for this

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major maintenance. The standard pump refurbishment costs (~\$40k) are covered under the baseline budget for Zone 3, however significant additional work requires a budget adjustment. The additional work needed at Crest Marin only costs \$1,100, however, **Seminary Drive will require a budget adjustment of \$18k to replace several new parts due to corrosion.** See Item 6. Business. The Seminary Pump Station is only 13 years old. The pump maintenance contractor returns the pumps to our stations with zinc anodes for corrosion protection. We hope this will slow down ongoing corrosion of the pumps.

**Seminary Drive Pump
before 2025 refurbishment**



Repairs: The transfer switch for the back-up generator at the Ryan Creek Pump Station at Mill Valley Middle School had failed so has been replaced for a total contract cost of \$4,632, within the Zone baseline budget.

Vegetation and Sediment Removal

Vegetation overhanging the concrete channel of Coyote Creek is removed as needed to facilitate inspection of the concrete walls and tide gates.

We anticipate removing sediment in Crest Marin Creek between Flamingo Road and Ross Drive to try to restore positive drainage toward the pump station. Although not causing flooding, water tends to pond downstream of Ross Drive.

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For many years the City of Mill Valley has been conducting maintenance of their stormwater facilities and drainage channels each year with funding support through a cooperative agreement with Flood Zone 3, the last of which expired at the end of last June. The City suggested it would be more efficient for the District to conduct the maintenance work in creeks directly through its annual creek maintenance contract with the Conservation Corps North Bay (CCNB). The City and District are executing a right-of-way agreement so the CCNB can work in the City's roadway, property, and easement rights-of-way. Maintenance of those sites that need it will be addressed by the CCNB in September and October to maximize flow conveyance before the winter.

C. Engineer's Report for Zone 3 Marin City Projects

Marin City Stormwater Plan

Information on this project is available at <https://flooddistrict.marincounty.gov/marin-city-stormwater-plan/>.

Update: The District hosted the third and final community meeting for the Marin City Stormwater Plan on Tuesday, March 25, 2025. This event was an open house format, providing the public an opportunity to review the Executive Summary of the Stormwater Plan and learn more about the recommendations developed. The final study report is planned for completion by the end of June 2025.

Some other agencies are leveraging this report to plan projects, including Caltrans and the U.S. Army Corps of Engineers. Caltrans released for public review an Initial Study/Mitigated Negative Declaration for a proposed second culvert under U.S. 101 from Marin City Pond to the bay that was referenced in the Stormwater Plan. Caltrans held a public meeting and is in the process of responding to public comments that were due on July 6th. Caltrans has a \$20M budget for this proposed project.

Marin City Stormwater Pond Infrastructure Improvements

Information on this project is available at <https://flooddistrict.marincounty.gov/marin-city-pond-flood-reduction-project/>

Update: The project continued design work on the Marin City pond pump station. The District has reviewed the 65% design package. Permit applications were submitted in Fall 2024. The primary remaining task under the current project grant is finalizing CEQA. **The formal public review process for CEQA took place between May 15 and June 23.**

The grant pool that funded Phase I (65% design and CEQA) has since run out of money to fund Phase II. The District is exploring additional grants for construction and submitted an application for Building Resilient Infrastructure and Communities (BRIC) grant through FEMA in March 2025. That grant program was subsequently discontinued so the application is being migrated to the FEMA Hazard Mitigation Grant Program (HMGP) which typically doesn't award grants of the size needed for this project. We are

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also exploring whether this could be an eligible Continuing Authorities Program project through the U.S. Army Corps of Engineers.

Public meetings are being held to seek input on pump station aesthetics in 2025. We are working with Marin City Arts & Culture to facilitate public input and develop recommendations to be used by the project design engineer in the final pump station construction plans.

Proposed Marin City Pond Environmental Dredge

Background: A prior study of contaminants in the privately owned pond in the shopping center (Northgate, July 2021) was conducted as part of the Audubon California-led restoration project for the Pond. The Northgate study identified that a few chemical constituents, notably lead and arsenic, were above regulatory standards for residential health contact (which is not happening at the Pond). The Northgate report identified that the arsenic is naturally occurring within the site geology and the location of the lead (and also zinc) to be primarily associated with stormwater discharge from the outfall pipe from the 101 freeway. The levels of lead and hydrocarbons are consistent with typical areas adjacent to highways and are not actionable.

In 2023, Senator McGuire provided funding to the District that included dredging of the pond among several projects in the vicinity, such as the Donahue Temporary Pump Station. To date, District staff have been focused on the Temporary Pump Station, the proposed permanent pump station in the pond funded by FEMA, and the Stormwater Plan, and have not been able to conduct dredging studies due to both staff limitations and also due to the lack of permission to access the Pond by the Owner.

Update: The District is continuing to work with the landowner to acquire right-of-way for future potential projects. Following completion of successful negotiations with the landowner, we plan to work with a qualified consultant for additional studies to quantify the location and extent of the contamination (known as a Phase II sampling and analysis study). As well as risk assessments to determine the required extent and depth of any dredging required to be protective of human and ecological health. **A budget adjustment above the baseline would be required for this environmental work, estimated at \$100,000.** See Item 6. Business.

Marin City Donahue Temporary Portable Pump Station

Information on this project is available at <https://flooddistrict.marincounty.gov/donahue-street-portable-pump-station/>

Update: The contractor operating the pumps was deployed on three occasions this year, for a total contract cost of \$115k. The total contract budget is \$300k and is reimbursable through a funding agreement with the Transportation Authority of Marin. During the summer the construction contractor will be making some modifications to the new sumps' inlet structure to reduce clogging ahead of next winter.

Marin City Pond Proposed Tide Gate Automation

Background: Currently, the entire Marin City watershed drains through a culvert that runs under U.S. 101 between the Marin City Pond and the Bay near Gate 6 ½ floating homes. Tidal flooding of U.S. 101 and low portions of Marin City would occur several times per year were it not for a tide gate that is manually closed at very high tide. Although the tide gate is currently on private property, for many years Caltrans operated this tide gate, and since the construction of the Donahue Street Temporary Portable Pump Station, District staff and sometimes the pumping contractor are opening and closing the gate according to anticipated tides and rainwater storage needs. Most of the time, the tide gate alone prevents flooding. Only when the tide gate is closed AND the pond is full AND it is raining hard are the new portable pumps on Donahue Street operated. In such a situation, the purpose of the pumps is to pump water past the closed gate. Furthermore, the purpose of any permanent pump station at the Pond would also be to get water past the closed gate. The permanent pump station is only funded to 65% design but does include as a project component automation of this tide gate.

The District is authorized to operate the portable pumps for 2 more years, then it cannot expect to continue piping water along private property from Donahue to the U.S. 101 culvert. Although it was anticipated that the permanent pump station would replace the portable pumps by then, the grant program being pursued for construction of the pump station has since been canceled. Therefore, District staff are evaluating another permanent alternative to continue making improvements to flood risk reduction in Marin City. **To this end, we are proposing to perform an engineering study to automate the operation of the tide gate to more rapidly, safely, and cost-effectively respond to water level changes in the bay and pond.**

Timeline: An engineering feasibility study would likely take 6 months, and design and construction are likely to take 2 years to complete (2027), unless unforeseen complications are encountered.

Funding: There is no outside funding available for this work. The cost is likely to be on the order of \$1M and would have to be funded by Flood Zone 3.

Update: This proposed project would only be initiated if right-of-way at the tide gate is acquired. If acquired, we anticipate at the regular October meeting asking the advisory board to recommend formal initiation of this project. The first step would likely be a feasibility study to determine if it is possible to separate from the permanent pump station project the existing 65% design for the automated tide gate as a stand-alone project. If it is possible, the next step would be to develop that design into biddable plans and specifications and complete environmental compliance requirements.

D. Engineer's Report for Tam Valley Project Updates

Bothin Marsh Evolving Shorelines Project

For information on this Golden Gate National Parks Conservancy and Marin County Parks project see <https://www.sfbayrestore.org/projects/evolving-shorelines-project-bothin-marsh>.

Update: The project leads are regularly meeting with District staff to coordinate on this project. For design of this project, floodwalls potentially protecting parts of Zone 3 near Shoreline Highway are being *considered* as an alternative. The advisory board may be asked at a future meeting to consider Zone 3 being the ongoing steward of any floodwalls in its jurisdiction that are built by this project. Certain types of floodwalls, like non-corrosive sheet pile, tend to be very low maintenance. That said, over the long term it could be a significant additional facility for the Zone to manage.

In conjunction with other facility improvements along Coyote Creek, this potential floodwall at Bothin Marsh could contribute to comprehensive, long-term flood and sea level rise protection of the Tam Valley-Birdland area.

Proposed Cardinal Levee Seepage Mitigation

For information on this project see <https://flooddistrict.marincounty.gov/cardinal-road-levee-project/>

Update: On April 6, 2025, the design team held the second community meeting with the Cardinal Road neighborhood. At this meeting, various options for the location of the sheet pile wall as well as its height were presented. The consensus was that the sheet pile should be located on the creek side of the existing floodwall with a top elevation of 13 feet (approximately 3 feet higher than the existing surface at the levee). Additional feedback included painting the sheet piles and/or applying a graffiti-resistant surface treatment to prevent vandalism and facilitate easier cleanup. The construction cost estimate for this option is currently at \$3.7 million dollars.

The environmental subconsultant is currently working on the CEQA documents and it is estimated that the 30-day public review period will begin September 26, 2025.



April 2025 Neighborhood Meet & Greet regarding the Proposed Project

Crest Marin Pump Station Rehabilitation Design

For information on this project see <https://flooddistrict.marincounty.gov/crest-marin-pump-rehab/>.

Update: The District is now working with Schaaf & Wheeler on pump station rehabilitation design which is expected to continue through this year. Updates will be provided to the Advisory Board throughout the process.

The relocation of a permanent PG&E transmission tower is being considered to replace the one that used to be on the levee near Crest Marin Pump Station until it started leaning more in 2023. Tam Valley Community Services District is urging the Flood District to accommodate the permanent tower on our pump station site. They asked the District to prepare a summary of engineering constraints, and costs to overcome any constraints that are feasible to overcome. The consultant has drafted this analysis and PG&E will be reimbursing the District for the \$19,975 cost to do this analysis.

This analysis determined that placing the proposed PG&E transmission tower (which is being reconfigured as a pole shape) on the Crest Marin Pump Station site would require about \$500k+ in modifications to the site, such as relocating driveways and pipelines, to accommodate it. PG&E must also reimburse this cost to modify the site if it decides to build on the Pump Station site. Figures 1 and 6 show a plan view of the pump station site, proposed transmission tower, and storm drain relocation that would be required.

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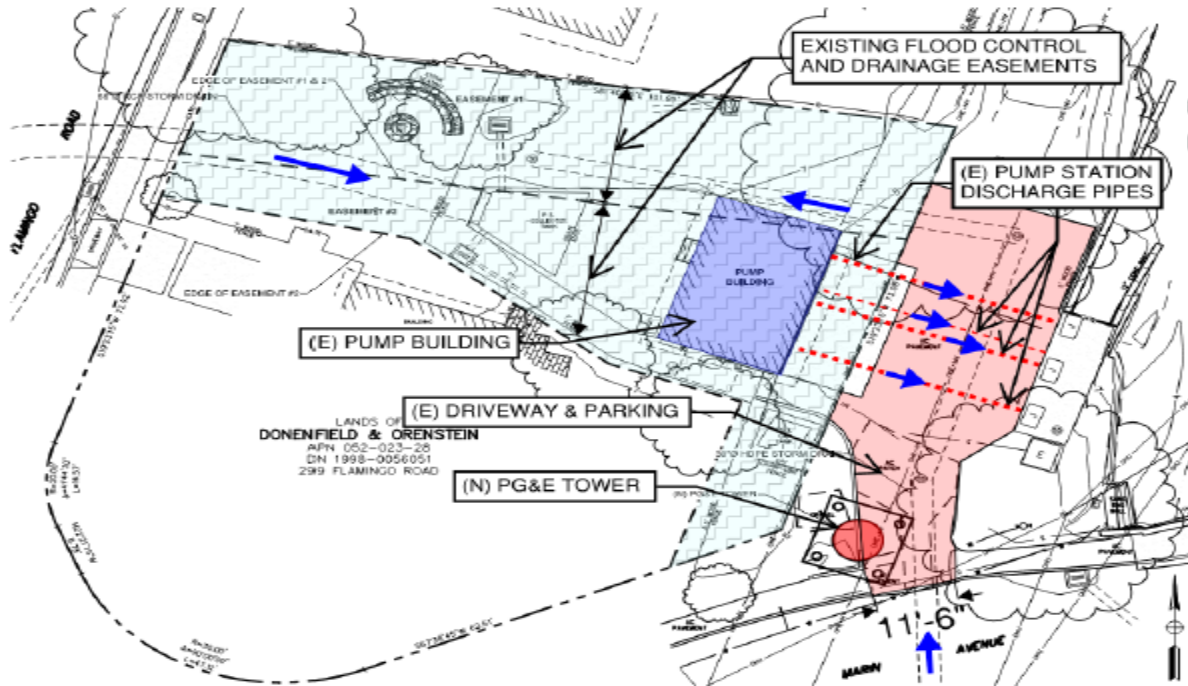


Figure 1: Pump Station Site with Proposed PG&E Tower

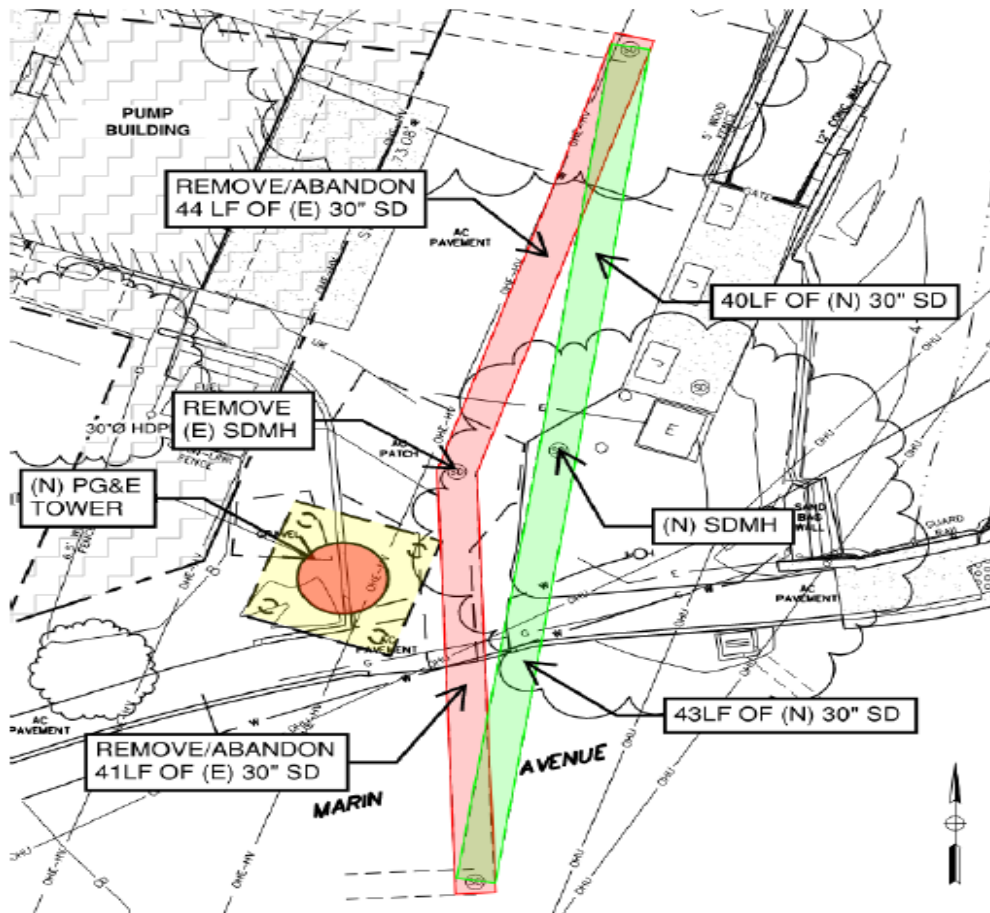


Figure 6: Storm Drain Relocation

E. Flood Zone 3 Projects in Mill Valley

Background: In August 2024, at the recommendation of the Zone 3 Advisory Board, the District Board of Supervisors approved a \$3,015,000 funding agreement that would reimburse the City of Mill Valley for projects that they manage that benefit Flood Zone 3. Below is a list of projects under that agreement:

- Sycamore Pump Station Replacement Design, \$430,000 [underway]
- Sycamore Pump Station Replacement Construction, \$1,500,000
- Flap gates/check valves throughout the drain systems, \$45,000
- Develop Drainage Database, \$215,000
- Study effectiveness of improvements to drainage channels, \$50,000
- Arroyo Corte Madera del Presidio Drainage Improvements, \$775,000

Update: Since the agreement was executed, the City of Mill Valley has advanced one of the largest projects in the funding agreement to 60% design, Replacement of the Sycamore Pump Station, which was last reconstructed in 1962. Design consultant, Schaaf & Wheeler, is coordinating closely with staff at the City, District, and the local sanitary district which currently is contracted to operate and maintain the station.

The City would like Flood Zone 3 to take over operation and maintenance of the station after it is rehabilitated and brought up to the same standards as other District-operated stations. The District currently operates and maintains 18 stormwater pump stations across the County, including another one in Mill Valley (Ryan Creek Pump Station), three in Tam Valley (Shoreline, Cardinal and Crest Marin Pump Stations), and one near De Silva Island (Seminary Drive Pump Station). In the 1960s when the Sycamore Pump Station was previously rebuilt, Flood Zone 3 didn't have any pump stations.

The increasing number of and distance between pump stations has already stretched District maintenance staff too thin to oversee them in-house. The last District pump station built (in 2024) is being monitored by a contractor instead of District staff. The recommended contracting budget to ensure a new pump station stays operational even in particularly rainy winters is \$50,000 per year. This includes \$40,000 for standard operation, maintenance, and monitoring, and \$10,000 for a sinking fund for major repair and rehabilitation needs. Were the District to take over maintenance of Sycamore Pump Station, the baseline budget would need to be increased by \$50,000.

The City is working on a FEMA HMGP grant application to upsize stormdrains within the City, as well as a culvert at Reed St and Ethel Ave, just outside of City jurisdiction, that flood frequently. The total project cost would be about \$8.3M. A 25% local match is required, or \$2.1M. The City has requested that, should the grant be awarded, Zone 3 provide local match funds. This could be accomplished through amending the existing funding agreement. As a reminder, it is the opinion of District staff that pipes within streets that are under 24" in diameter are meant for localized street drainage, whereas larger pipes than that generally have broader flood conveyance benefits. The advisory board should focus its limited resources on projects with broad flood benefits. Most of the pipes the City is proposing are over 24" in diameter. A summary is provided in **Table**

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1, as well as a potential maximum contribution for the facilities that meet the 24"+ standard.

In addition to Zone 3 residents, the County would also be expected to benefit from this project. District staff will explore potential County benefits and any associated local match contribution sources from the County before recommending any contribution from Zone 3.

Table 1. Mill Valley HMGP Grant Proposal

Pipe/Culvert Location	Proposed Diameter	Max Local Cost Share Potential from Zone 3
Blithedale Ave and Camino Alto	24"	\$75,000
Hill St. Between Mountain View Ave and Miller Ave.	24"	\$200,000
Blithedale Ave. between Alta Vista Ave. and outfall	24"	\$250,000
Blithedale Ave. and commercial driveway	48"	\$125,000
Lomita Dr. From the Elementary School to Shell Rd.	24"	\$125,000
Madrona St. from Lovell Ave. to Mill Creek outfall	15" to 30"	\$212,500
Park Ave. To creek outfall	30"	\$187,500
Sycamore Ave. from Amicita Ave. to Park Terrace	12" to 15"	Not eligible
Sycamore Ave. from Valley Cir. to Nelson Ave.	24"	\$62,500
Alta Vista Ave. between Alvarado Ave. and Blithedale Ave.	15"	Not eligible
Matilda Ave. from Elm Ave. to Ryan Creek outfall	24"	\$75,000
Oxford Ave. and Plymouth Ave	18"	Not eligible
Sycamore Ave. from Surrey Ave. to Camino Alto	24"	\$62,500
Willow St. From Miller Ave. to creek outfall	24"	\$68,750
Culvert at Reed Creek under Ethel Ave.		\$362,985
		\$1,775,485

Item 6. Business

As part of the new Agenda Setting Guidelines, there is a separate agenda item, referred to as "Business" that includes all actions being requested. Most of the information related to these requests is provided in the District Staff Reports. The purpose of holding off on taking actions until after all Reports are done is so the advisory board has a total picture of zone needs before taking any action.

The advisory board recommended a 2-year budget for fiscal years beginning July 1, 2024 and ending June 30, 2025 (current), and beginning July 1, 2025 and ending June 30, 2026 (next), at the January 9, 2024 advisory board meeting. The Board of Supervisors adopted this fiscal year budget at its May 20, 2025 budget hearing.

An action is needed related to Items 5B and C for pump station maintenance and Marin City Pond environmental study:

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Recommended Action: Recommend the Board of Supervisors adjust the budget by \$18,000 for extensive repairs of Seminary Drive Pump.

Recommended Action: Recommend the Board of Supervisors adjust the budget by \$100,000 for environmental study of Marin City pond.

Item 7. Next Meeting

Advisory Board adopted a schedule of meetings on the second Tuesday of the months of January, April, July, and October. So, the next meeting is tentatively October 14, 2025, pending confirmation of a quorum of board members available. Special meetings can be called if needed, and regular meetings may be canceled if there is no business need.

The schedule of regular meetings adopted by the Advisory Board differs from what is in the Zone bylaws. Later this year, we will return to the Advisory Board with recommendations for edits to the bylaws that are consistent with the preferred meeting schedule.

Item 8. Adjourn