

Marin County Flood Control and Water Conservation District

FLOOD CONTROL ZONE 7 ADVISORY BOARD

MARCH 30, 2023

STAFF REPORT

Item 1. Approval of Meeting Minutes: October 13, 2022

October 13, 2022 Draft Minutes:

<https://marinflooddistrict.org/meetings/zone-7-advisory-board-meeting-october-13-2022/>

Recommended Action: Approve minutes.

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. Flood District Website

The Flood District now has a new website. Former sites marinwatersheds.org and www.santavenetialevee.com will be decommissioned. Please visit marinflooddistrict.org for information on flood zones and projects.

Item 4. Proposed Santa Venetia Floodwall Project

Background: At the October advisory board meeting the District's design consultant presented the Basis of Design for the proposed project which is available at <https://marinflooddistrict.org/proposed-santa-venetia-floodwall-project-documents/>. Subsequently the consultant presented to the Board of Supervisors on March 7, 2023 (<https://www.marincounty.org/depts/bs/meeting-archive>). There is additional information about the project on the website: <https://marinflooddistrict.org/proposed-santa-venetia-floodwall-project/>.

Status: The proposed project plans, specifications & estimates (PS&E) are now 90% complete. The design process has been continually reviewed by District staff, and updates have been shared through community meetings held on July 27th and September 14th, 2022, and at the Flood Zone 7 Advisory Board meeting on October 13, 2022. The recommended design consists of a composite sheet pile floodwall along 111 properties extending approximately 1.5 miles.

Next Steps: The next step is to do a supplemental environmental review per California Environmental Quality Act (CEQA) requirements to see if an addendum to the existing 2019 Initial Study/Mitigated Negative Declaration (2019 IS/MND) is adequate or if a new mitigated negative declaration is required. The environmental review process will provide information to refine project cost and future easement acquisition requirements should the project be approved by the BOS. Once this environmental review process is

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complete, the District will return to the Advisory Board and Board of Supervisors with an updated cost estimate and recommendations on next steps.

Cost and Funding Update: Design was partly funded through a FEMA Hazard Mitigation Grant Program (HMGP) grant. Total expenditures to date for planning and design including staff and consultants but excluding Real Estate expenditures is \$1,211,495. FEMA's share is \$908,621 and the local share is \$302,874.

The engineers estimate for construction and construction management of the proposed Santa Venetia flood wall is \$15.4M in year 2025 with current inflation rates. The construction of this project would save approximately \$150,000 per year on timber-reinforced berm (TRB) maintenance. The table below lists estimated project expenditures and potential source funds (revenue) for project construction.

PROJECTED PROJECT EXPENDITURES

Estimated Right of Way-Related Costs (if project is approved)	\$ 4,000,000
Other Implementation Costs Subtotal:	\$ 15,400,000
<i>Estimated Environmental Costs</i>	\$ 500,000
<i>Estimated Construction Cost (at 90% design, projected to 2025*</i>	13,700,000
<i>Estimated Construction Management Costs</i>	\$ 1,200,000
Total Estimated Project Implementation Cost:	\$ 19,400,000

*Includes 10% contingency and inflation of 12% in 2023 and 8% in 2024.

PROJECT REVENUE & FUND SOURCES

<i>Available from Flood Zone 7 Fund Balance (as of December 2022, balance does not include Education Revenue Augmentation Fund (ERAF) funds)</i>	\$ 300,000
<i>County Sea Level Rise Project funding (from American Rescue Plan Act (ARPA) funds)</i>	\$ 1,000,000
<i>County Contribution for Construction (2018 Commitment)</i>	\$ 800,000
<i>Potential Future Flood Zone 7 Loan Estimate from County (Loan)*</i>	\$ 500,000
Total Estimated Revenue and Fund Source:	\$ 2,600,000

*Annual Zone Revenue (2022) is about \$575,000 (~\$250,000 annual maintenance expenditures plus ~\$275,000 ERAF which are never guaranteed). The loan estimate is preliminary and for planning purposes only. The amount is for an assumed 10-year period and this proposed amount is not confirmed by the County Treasury at this time.

Estimate of Additional Future Grant Funds Required	\$ 16,800,000
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District staff have been working with Cal OES to apply for additional FEMA grant funds for construction. Although the District was initially invited to submit an application for BRIC and/or FMA grant (see table below) funds last December, Cal OES and FEMA later advised that the application will not be considered until full right-of-way needs for the project are acquired or otherwise guaranteed. This is a change in FEMA’s interpretation of their policy for this program from the past few years. Though no text explicitly says that applications without the necessary right-of-way guaranteed are not allowed, they cite several sections of the [Hazard Mitigation Assistance Guidance Document](#) in their determination including Part E.2, E.6, and G.2, and A.2 of its [Addendum](#).

At this time, we only own 16 of the required 111 easements and are therefore not eligible under the current standard grant requirements. However, the District is seeking consultation with high-level FEMA officials to find out if there can be an exception to this rule should the District continue with the proposed project after CEQA is complete.

Potential Grant Programs	Status	Required Local Match	Notes
Building Resilient Infrastructure and Communities (BRIC). Max Project Cost \$50M	Application on hold. New opportunities are typically advertised annually.	30% to be competitive nationally (~\$4.62M). Estimated shortfall: \$6.02M	More emphasis on nature-based solutions and socio-economically vulnerable communities.
Flood Mitigation Assistance (FMA). Max Project Cost \$50M	Application on hold. New opportunities are typically advertised annually.	25% (~\$3.85M). FEMA <i>may</i> contribute up to 100% for projects that benefit severe repetitive loss properties. Estimated shortfall: \$1.4M-\$5.25M	Purpose is to reduce repetitive flood damages to FEMA National Flood Insurance Program insured structures.
Hazard Mitigation Grant Program (HMGP). Max Project Cost varies by grant round	Application on hold. New opportunities are advertised after Major Federal Disaster Declarations in CA	25% (~\$3.85M). Estimated shortfall: \$5.25M	Less competitive than the other programs as each HMGP grant is for a specific state and is not nationwide.

Item 5. Annual and Preventive Maintenance Program Update

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In addition to these pre-winter activities, District maintenance crews check the trash racks and pump stations before, during, and after storms. For questions, email floodinquiry@marincounty.org.

- a. Pump Stations** – preventive maintenance at all pump stations takes place every year and includes the inspection, testing, and as needed replacement of electrical and mechanical components. Additionally, individual pumps and motors are typically removed and serviced for major preventive maintenance on a six-year interval at each of the Zone's five stations. This work is scheduled this summer for certain pumps and their motors at Stations 1, 4, and 5. The cost for this maintenance is budgeted under the baseline budget for maintenance and trade services. If additional funds are needed, we will return to the advisory board with a recommended budget adjustment.

A new Trimble Unity alert system has been installed at one of the pump stations (SV#4) in Zone 7, allowing maintenance staff to monitor it remotely. During this year we will work to install the system in the other four pump stations. If in-house electricians are not available to install the equipment, the District will hire a contractor to install them. The cost is \$6,873 to install per station and there is an ongoing cost of \$240 per year per station. This is covered under the zone baseline budget.

During the January and March storms there were issues with the control system at Pump Station 1 and with overheating of the main pump's motor at Pump Station 3. Building Maintenance been working with contractors and consultants on these issues. The one at Pump Station 1 appears to have been resolved and the issue at Pump Station 3 does not affect the back-up pump. However, in an abundance of caution a portable pump was staged at both stations. Some of the contracting costs and portable pump rental costs are potentially eligible for FEMA reimbursement given a Major Federal Disaster was declared during the period when the issue initially occurred. The District is currently coordinating with FEMA on this application.

- b. Vegetation Maintenance** – vegetation in the ditch between Birch and Mabry is trimmed in early fall to increase flow capacity. The ditch's banks are mowed in the spring for fire fuel reduction. In the summer a section of Castro Ditch will be cleared of debris and low or downed branches will be trimmed or removed.
- c. Levee Maintenance** – the inner levee at the Open Space preserve is mowed in the Spring. Rodent control and filling of burrows are completed in the summer and a second phase may be needed in September. Conditions of the inner levee are continually inspected throughout the winter during storms and/or high tides, when seepage is most evident.

The District is also working with some property owners along Vendola Drive to make repairs and/or monitor select parcels where the timber-reinforced berm (TRB), which sits atop much of the earthen levee, is at a particularly low elevation, wall materials

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are deteriorating, and/or significant tidal seepage is occurring. Over the summer and fall of 2022 a contractor repaired the water-side bulkhead of the TRB at two parcels and rebuilt a section of the underlying earthen levee at one parcel experiencing significant seepage for a total of \$52,383 in contracting costs. Staff recommended doing maintenance this fiscal year at four additional properties where TRB conditions were poor. At each of these properties, the owners did not provide the required permission to do maintenance, however they did agree to sign rights to enter for the purpose of monitoring and emergency response if needed.

There are an estimated 9 additional properties identified as priority TRB repair locations this year. The primary scope of work involves replacement of posts and planks at segments of the TRB on State Tidelands granted to the County that are badly deteriorated and where accelerated failure is anticipated. Additionally reports of levee leakage were received on March 20 at two parcels. The recommended budget for levee emergency response and repairs, and TRB repairs is \$150,000. If we are unable to complete the work utilizing existing current and next year baseline budget we will return to the advisory board with a recommended budget adjustment.

Item 6. Zone 7 FY 2023-24 Proposed Baseline Budget

The County Administrator's Office requested that the zones recommend a baseline budget for the beginning of each fiscal year that does not include major project expenses. Baseline budgets are intended to be relatively consistent year to year. Major project expenditures will require separate actions from the AB and District BOS to adjust the budget as needed. As usual, the approved budget may always be adjusted as necessary as priorities and cost estimates for projects and studies planned for this coming fiscal year are more clearly identified. Staff will review the proposed Flood Zone 7 Baseline Budget for FY 2023-2024 at the meeting:

<https://marinfooddistrict.org/documents/proposed-fy-2023-24-zone-7-baseline-budget/>

Recommended Action: *Recommend the District Board of Supervisors adopt the baseline budget.*

Item 7. Schedule Next Meeting

The District Supervisor requested regular quarterly Flood Zone 7 Advisory Board Meetings be scheduled. They may be canceled if there is no business need or rescheduled if there is not a quorum or venue available. Meetings in 2023 are therefore recommended to be tentatively scheduled for June 29, September 28, and December 28. Additional special meetings may be called if a budget adjustment or other urgent need is identified.

Recommended Action: *Recommend the Advisory Board adopt regular meeting dates of the last Thursday of the months of March, June, September, and December.*