Hamilton/Bel Marin Keys Wetlands Restoration

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State Coastal Conservancy
What does it take to convert an abandoned military base airfield into a tidal wetland?
Project is 3 Properties = 2600 acres

BMK V
1600 ac - Owned by SCC

NAF ~200ac
Owned by SLC

Airfield 622ac
- Owned by SCC

Bel Marin Keys Homes
Chronology of Hamilton/Bel Marin Keys

- 1980’s  
  Base Realignment and Closure Act (BRAC); debate in Novato and Marin County over future of the property.

- September 19, 1996  
  SCC accepts grant from USEPA for project planning ($75,000).

- September 18, 1997  
  SCC grants Pre-Project Feasibility ($200,000).

- February 19, 1998  
  SCC Cost Sharing Agreement with Corps to Study Feasibility (FCSA) ($615,000)

- April 22, 1999  
  Certification of EIS/EIR, Approval of the Feasibility Study; MOA with Army (signed November 10, 1999)

- 1999  
  Hamilton authorized by Congress in WRDA!

- September 28, 2000  
  SCC accepts title to Bel Marin Keys Unit V; authorize purchase and SRF loan ($16M)

- June 25, 2001  
  Authorize EO to sign agreement with Corps (PCA); provides local cost-share ($13.7M). PCA signed April 22, 2002.

- April 2003  
  Supplemental EIS/R and General Reevaluation Report completed for BMK.

- August 14, 2003  
  SCC certified SEIR for BRAC soil cleanup on Airfield parcel; Environmental Insurance purchased for $900,000; State of CA Public Works Board authorizes acquisition of the Airfield.
Chronology Continues

- Oct. 2003  Title to Hamilton Airfield transferred to SCC.
- Sept. 2004  Grant to Novato Sanitary District to study relocation of Dechlor facility ($400,000); Funding for BMKV planning ($1.1M)
- Sept. 2004  Chief’s Report signed adding BMK to Hamilton Project.
- March 2005  Grant to NSD to relocate Dechlor Plant ($1.3M)
- June 2005  Certify SEIR for Bel Marin Keys addition to Hamilton federal project, includes some CEQA changes e.g. diesel offloading.
- 2007  First dredge material from Oakland 50’ arrives. Congress authorizes Bel Marin Keys in WRDA; ACOE cost estimates for BMK soars to $600 million.
- April 2014  Hamilton levee breached, restored airfield reconnected to SF Bay.
Long Term Management Strategy

- Set of policies of BCDC; RWQCB; USEPA; Corps of Engineers
- Reduce in-bay disposal
- 40% Deep Ocean Disposal; 40% Upland and Habitat Restoration and 20% In-Bay Disposal
- LTMS limited funding for special studies
- Relies on Hamilton and other projects for implementation of policy.
First Wetland Restoration Using DM
Sonoma Baylands (Before)
Hamilton/BMKV Project Costs

(October 2005 Price Level)

Total Combined Implementation Cost $351.5M (A)

HWRP Implementation Cost $133.2M (B)

- *HWRP First Cost $62.7M (D)
  - Federal $47.0M (CG Funds) (HWRP)
  - Non-Fed (SCC) $15.7M
- **Oakland Project $27.9M (E)
  - Federal $20.9M (CG Funds) (Oak 50')
  - Non-Fed (Port) $7.0M
- ***Other Navigation Projects $42.6M (F) (Trans Cost Differential)
  - Federal $36.7M (O&M Funds) (Nav Projs)
  - Non-Fed (Ports) $5.9M

BMKV Implementation Cost $218.3M (C)

- *BMK First Cost $159.0M (G)
  - Federal $51.0M (O&M Funds) (Nav Projs)
  - Non-Fed (Ports) $8.2M
- ***Other Navigation Projects $59.2M (H) (Trans Cost Differential)
  - Federal $119.2M (CG Funds) (HWRP/BMK)
  - Non-Fed (SCC) $39.8M

Total Combined Implementation Cost $351.5M (A)

- Costs for Other Navigation Projects based on present estimates of dredged material deliveries to the HWRP.

*Typical Funding Sources

**Atypical Funding Sources

***Atypical Funding Sources
Financing

• Conservancy is Non-Federal (“local”) sponsor
• Provides 25% of total project cost – beginning of each federal FY.
• Receives credit for real-estate related work (“LERRs”)
• Can perform work in-kind and receive credit.*

  • *But the ACOE prefers cash and often will try to avoid in-kind credit.
Figure 3-4
Approximate Location of Offloading Facility
State Coastal Conservancy

Hamilton Wetland Restoration Project
Natives
Natives
Natives
A self-guided mobile tour of this trail is available by downloading Point by Canogle.
Figure 3-5
Bel Marin Keys Restoration
Revised Alternative 2 at Maturity

Legend

Habitat Types
- Upland Transition
- Freshwater Emergent Wetland
- Seasonal Wetland
- High Transitional Marsh
- Tidal Salt Marsh
- Open Water

Channel Order
- Primary channels
- Secondary channels
- Tertiary channels
- Small branches
- Sub-basin Boundary

Infrastructure
- Parcel Boundary (see inset)
- Overflow Channel and Structure
- New Levee
- Improved Levee
- Existing Levee
- Bay Trail
- Power Tower
- Novato Sanitary District Pipeline
- Interpretive Center (not part of federal project; access area adjacent, not shown)

Notes:
Vertical elevations are relevant to NGVD 1929.
Sections of the levee north of Pacheco Pond will be improved to prevent overflow onto the BMKV expansion site.
See Figure 3-6 for cross sections A-A’ and B-B’.

Jones & Stokes nhc
Levee Design:
• 11,800-ft long
• 1,300,000 cubic yards
• Bayside borrow