

1 **Forecasting ecosystem services to guide coastal wetland rehabilitation decisions**

2 Ryan S.D. Calder<sup>a\*</sup>, Congjie Shi<sup>b</sup>, Sara A. Mason<sup>c</sup>, Lydia P. Olander<sup>c</sup>, Mark E. Borsuk<sup>a</sup>

3 <sup>a</sup> Department of Civil and Environmental Engineering, Pratt School of Engineering, Duke  
4 University, Durham NC 27708

5 <sup>b</sup> Nicholas School of the Environment, Duke University, Durham NC 27708

6 <sup>c</sup> Nicholas Institute for Environmental Policy Solutions, Duke University, Durham NC 27708

7 \* Corresponding author: 1116 Hudson Hall, Box 90287; email: [ryan.calder@duke.edu](mailto:ryan.calder@duke.edu); phone:  
8 (919) 660-6883

9

10 **Abstract**

11 Coastal wetlands provide diverse ecosystem services such as flood protection and recreational  
12 value. However, predicting changes in ecosystem service value from restoration or management  
13 is challenging because environmental systems are highly complex and uncertain. Furthermore,  
14 benefits are diverse and accrue over various timescales. We developed a generalizable  
15 mathematical coastal management model to compare restoration expenditures to ecosystem  
16 service benefits and apply it to McInnis Marsh, Marin County, California, USA. We find that  
17 benefits of restoration outweigh costs for a wide range of assumptions. For instance, costs of  
18 restoration range from 8–30% of the increase in ecosystem service value over 50 years  
19 depending on discount rate. Flood protection is the dominant monetized service for most  
20 payback periods and discount rates, but other services (e.g., recreation) dominate on shorter  
21 timescales (> 50% of total value for payback periods  $\leq 4$  years). We find that the range of total  
22 ecosystem service value is narrower than overall variability reported in the literature, supporting  
23 the use of mechanistic methods in decision-making around coastal resiliency. However, the  
24 magnitude and relative importance of ecosystem services are sensitive to payback period,  
25 discount rate and risk tolerance, demonstrating the importance of probabilistic decision analysis.  
26 This work provides a modular, transferrable tool to that can also inform coastal resiliency  
27 investments elsewhere.

28 **Keywords**

29 Ecosystem services; economic valuation; environmental modeling; coastal wetlands; climate  
30 adaptation; decision analysis

31 **Declarations of Interest**

32 None

33 **Funding**

34 United States Geological Survey, grant no. G16AC00436

35 **Citation**

36 Calder, RSD; C Shi; SA Mason; LP Olander; ME Borsuk. 'Forecasting ecosystem services to  
37 guide coastal wetland rehabilitation decisions' in *Ecosystem Services*, Vol. 39, 101007.  
38 <https://doi.org/10.1016/j.ecoser.2019.101007>

39

40 **Copyright notice**

41 © 2019. This manuscript version is made available under the CC-BY-NC-ND 4.0 license.

42 Details: <http://creativecommons.org/licenses/by-nc-nd/4.0/>



## 44 1. Introduction

45 Coastal wetlands are increasingly recognized as multifunctional environments that provide  
46 diverse services such as flood protection, urban water filtration and nesting and breeding habitat  
47 for key species (Aerts et al. 2014; Costanza et al. 2008; Yang et al. 2017). The hydrologic  
48 function of wetlands is the most widely cited, and reclamation and development of wetlands  
49 (particularly in flood plains) have greatly increased the magnitude of flood damages in the  
50 United States since colonial times (Acreman and Holden 2013; Hey and Philippi 1995).  
51 However, policy-makers and environmental interest groups are increasingly viewing wetland  
52 restoration and conservation as tools to preserve and enhance diverse ecological, recreational and  
53 other functions. For example, in the San Francisco Bay area, >85% of historical tidal marsh area  
54 has been diked, filled or otherwise lost, endangering populations of migratory birds who roost  
55 and forage there (USGS 2018). The benefits to these key species are commonly cited  
56 justifications for wetland restoration initiatives (e.g., South Bay Salt Pond Restoration Project  
57 2015). Coastal wetlands therefore provide diverse services to diverse stakeholders, and these  
58 services accrue in different units over different timescales. This, together with the variability and  
59 uncertainty inherent in environmental systems, presents a challenge to decision-makers who  
60 must weigh these prospective future benefits against costs of restoration or preservation.

61 There exist multiple frameworks to calculate ecological value of land-use scenarios, but their  
62 utility in decision-making has been limited by narrow scope and poor support for prospective  
63 analysis. Grêt-Regamey et al. (2017) identify 68 unique ecosystem service valuation tools, of  
64 which the most comprehensive and widely cited is the *Integrated Valuation of Ecosystem*  
65 *Services and Tradeoffs (InVEST)* model (Sharp et al. 2018). These tools couple biophysical and  
66 economic models and can contribute to the policy process by estimating benefits associated with  
67 alternative land-use assumptions (Goldstein et al. 2012). However, existing tools tend to focus on  
68 a small subset of ecosystem services (de Groot et al. 2010; Grêt-Regamey et al. 2017) and mostly  
69 do not characterize the large parameter space characteristic of unknown, alternative states of  
70 complex environmental systems (Hamel and Bryant 2017). Conversely, wide variability in  
71 retrospective ecosystem service valuations has limited the utility of landcover-based benefits-  
72 transfer approaches. For example, in the case of wetlands, total ecosystem service value may  
73 range from  $< 2 \text{ \$ ha}^{-1} \text{ yr}^{-1}$  to  $> 340\,000 \text{ \$ ha}^{-1} \text{ yr}^{-1}$  (2017-\$), depending on highly site-specific  
74 factors such as the value of avoided floods and the potential for conservation of vulnerable  
75 species (Brander et al. 2006). Overall, it has been poorly understood whether prospective  
76 ecosystem service models can narrow these uncertainties, and this has limited the interpretability  
77 of model outputs by decision-makers (Hamel and Bryant 2017).

78 Our previous work has demonstrated that controlling for uncertainties that are correlated across  
79 policy alternatives can substantially increase confidence in valuations of proposed interventions  
80 (Reichert and Borsuk 2005). Isolating uncertainties associated with hypothetical environmental  
81 changes from the baseline uncertainties inherent to environmental systems however requires that  
82 analysis be carried out within integrated probabilistic environments or “wrappers”, a facility not  
83 supported by commonly used off-the-shelf ecosystem service valuation tools (Hamel and Bryant  
84 2017). Indeed, available tools tend to make uncertainty analysis a time-consuming process, and it  
85 is frequently neglected in practice: Seppelt et al. (2011) found that only one third of 460 studies  
86 carried out even basic uncertainty analysis. Emerging graphical methods known variously as  
87 “results chains” (Tallis et al. 2017), “logic models” (CDC 2010) and “Bayesian networks” (Pearl  
88 1995) are well-suited to facilitate quantitative modeling that tracks correlations of uncertain

89 variables. Previously, we have demonstrated how these techniques can be used to encode  
90 interacting biophysical pathways between environmental policy decisions and ecosystem  
91 services of relevance to stakeholders in terms of available data and modeling capacity (Borsuk et  
92 al. 2001; Borsuk et al. 2012; Mason and Olander 2018).

93 Recent updates to federal guidelines for environmental projects, risk management, and natural  
94 resource management require explicit characterization of ecosystem service value of policy  
95 alternatives (CEQ 2014; FEMA 2016; Olander et al. 2018; United States Forest Service 2012).  
96 Therefore, methods to improve forecasting and benefits modeling are urgently needed.  
97 Management of coastal wetlands presents a particularly important research area given increasing  
98 attention these environments are receiving internationally (Barbier 2013; Yang et al. 2017) and  
99 the poorly characterized conceptual gaps between biophysical conditions and socially valued  
100 outcomes (Boyd et al. 2015). We propose that structuring environmental policy questions within  
101 a Bayesian analytical framework has the potential to improve decision-making by narrowing and  
102 robustly assessing uncertainties. In particular, methods that track correlated uncertainties may  
103 provide a more robust quantification of benefits of policy alternatives in highly complex and  
104 variable environments such as coastal wetlands.

105 Here, we synthesize current scientific understanding of the biophysical pathways between coastal  
106 restoration and ecosystem service endpoints into a quantitative, probabilistic model. Using a case  
107 study from the San Francisco Bay area, California, USA, we evaluate how risk tolerance and  
108 discount rate interact with model uncertainties and non-stationarities to determine policy optima.  
109 This work can be easily transferred to other sites in the San Francisco Bay estuary, where  
110 ecosystem services are likely to be similar and where wetland restoration and conservation has  
111 become an environmental management priority (USGS 2018). More broadly, this work evaluates  
112 how mechanistically explicit models can inform decisions in the highly complex and uncertain  
113 setting of coastal wetlands. Finally, we argue that policy interpretability of counterfactual  
114 biophysical and economic model output is dependent on consideration of decision-analytic  
115 parameters such as discount rate, payback period and risk tolerance. This points to the  
116 importance of structuring such analysis within probabilistic, decision-analytic environments.

## 117 **2. Methods**

118 We present an analytic framework to reconcile uncertain future costs and ecosystem service  
119 benefits associated with alternative management decisions for coastal marsh environments. To  
120 capture the uncertainties in model formulations, we nest biophysical and economic models  
121 within a probabilistic Monte Carlo framework. In previous work, we developed general and site-  
122 specific conceptual models for ecosystem service impacts of coastal management interventions  
123 (Section 2.1). Here, we extend the site-specific conceptual model developed for the McInnis  
124 Marsh restoration project, Marin County, California, USA (Section 2.2), by replacing conceptual  
125 relationships with quantitative biophysical and economic models.

126 The modeling framework allows management scenarios to be compared in terms of  
127 probabilistically distributed future costs and benefits corresponding to (1) water quality  
128 improvements; (2) reduced rain-driven flooding; (3) improved recreational value; (4) enhanced  
129 species abundance; and (5) carbon sequestration, in comparison with recurring and upfront  
130 management costs (e.g., creek dredging). We quantify the impact of decision-maker preferences  
131 and values (e.g., payback period, discount rate) on economic valuations and explore the role  
132 these may have on decision-making.

133

## 134 2.1. Conceptual model development

135 In previous work, we developed a conceptual model for how potential management interventions  
 136 in coastal wetland environments impact interrelated biophysical phenomena and how these  
 137 biophysical phenomena control key ecosystem  
 138 services (Mason et al. 2018). In collaboration  
 139 with colleagues from the San Francisco  
 140 National Estuarine Research Reserve (NERR),  
 141 we then evaluated how this general framework  
 142 could be adapted to site-specific settings using  
 143 the case study of McInnis Marsh, a historic  
 144 coastal marshland in Marin Co., California,  
 145 USA, where land-use planning activities are  
 146 ongoing (Section 2.2) (Mason and Olander  
 147 2018). Local interest and high public  
 148 engagement in marshland restoration, a  
 149 diversity of potential ecosystem services and  
 150 several potential restoration plans make the  
 151 McInnis Marsh system have made this site a  
 152 good case study for development of a decision  
 153 tool based on ecosystem services. We  
 154 developed a conceptual model specific to  
 155 McInnis Marsh, through meetings with expert  
 156 stakeholders who have been involved in  
 157 planning at McInnis Marsh. These  
 158 stakeholders included ecologists, biologists,  
 159 hydrologist and outreach specialists from the  
 160 San Francisco NERR, a local conservation  
 161 advocacy organization and a hydrology  
 162 consulting firm retained by Marin County. The  
 163 process of developing a site-specific conceptual model is described more thoroughly by Mason  
 164 and Olander (2018).

165 Stakeholders identified cost savings from dredging, water quality benefits, existence value,  
 166 commercial fishing, aesthetic value, cultural value, recreational value, atmospheric carbon  
 167 sequestration benefits, and flood-protection benefits. Further discussion and review of technical  
 168 materials narrowed our focus on flood-protection benefits to protection against flooding driven  
 169 by rain events (Kamman Hydrology & Engineering 2004). The ecosystem services quantified  
 170 here and relevant biophysical mechanisms are represented in Figure 1.

## 171 2.2. McInnis Marsh

172 McInnis Marsh is a 180-acre complex of historic tidal wetlands adjacent to San Pablo Bay,  
 173 bounded by Las Gallinas and Miller diked creeks, in San Rafael, Marin County, California, USA  
 174 (Kamman Hydrology & Engineering 2016) (Figure 2). Construction of levees in the early 1900s  
 175 progressively severed tidal and riparian connectivity and resulted in the loss of native vegetation  
 176 (Kamman Hydrology & Engineering 2004). The complex is classified as “emergent herbaceous

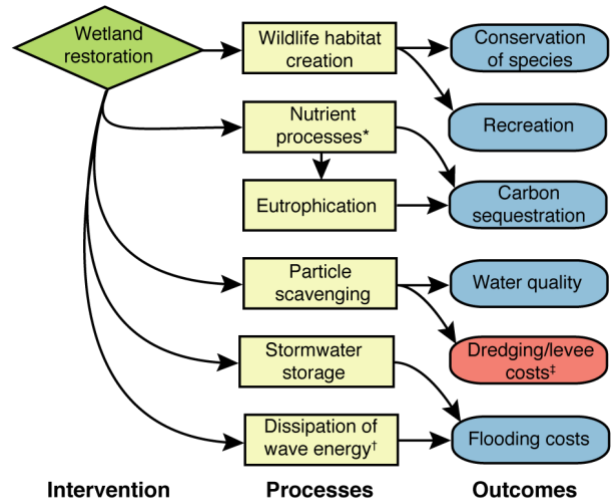


Figure 1: Ecosystem service outcomes of value to McInnis Marsh stakeholders with mediating biophysical processes affected by wetland restoration alternatives. \*Principal nutrient removal processes are adsorption/plant uptake (physico-chemical) and denitrification (Vymazal 2007). †Risks from storm surges and risk abatement provided by McInnis Marsh restoration are assumed to be negligible. Outcomes include costs (‡) and benefits of interventions. To compare management scenarios (Section 2.2), we sum costs and benefits for each (Section 2.3). Conceptual model adapted from Mason and Olander (2018).

177 wetlands” by the National Land Cover Database (MRLC 2019) and is covered predominantly by  
 178 nonnative grassland species such as riggut brome (Kamman Hydrology & Engineering 2004).  
 179 Surrounding landcover is predominantly low- and medium-intensity development, uninhabited  
 180 grasslands and marshland and (MRLC 2019). Marin County has a warm-summer Mediterranean  
 181 climate with wet winters and dry summers (Tang 2006). Local annual precipitation is projected  
 182 to increase by 2–15% over the 21<sup>st</sup> century, while sea level rise (SLR) may range between 1.4–  
 183 5.5 ft (ICF International 2015; Micheli et al. 2012), increasing risks of flooding to nearby areas.  
 184 We quantify benefits for three hypothetical management scenarios based on a simplified subset  
 185 of potential restoration options identified in a recent feasibility study (Kamman Hydrology &  
 186 Engineering 2016):

- 187 A. No action (present-day): maintain existing levees and infrastructure;
- 188 B. Riparian levee excavation: Gallinas creek is allowed to overflow into McInnis Marsh;  
 189 and
- 190 C. Riparian and tidal levee excavation: same as “B”, but with tidal connectivity restored.

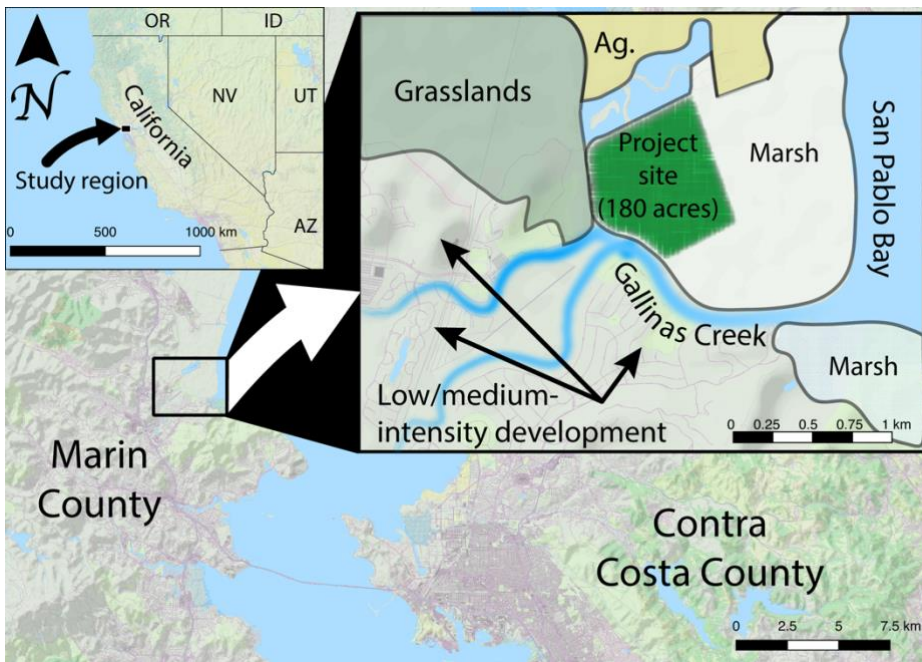


Figure 2: Map showing McInnis Marsh site and the North and South forks of Gallinas Creek with respect to prevailing land cover from the National Land Cover Database (MRLC 2019). Nearby low and medium intensity development is predominantly residential. Agricultural land (“Ag.”) is used for oat-hay and dairy production (Marin Conservation League 2010). Created using QGIS (2018) with base map by Thunderforest (2018).

191 2.3. Mathematical model

192 The conceptual model is organized into a graphical analytical framework using Analytica  
 193 (release 5.2.9.142) (Lumina Decision Systems 2019). This platform allows for graphical  
 194 representation of interrelated variables with uncertain values. All model components and their  
 195 mathematical representations are described in the following sections. We provide economic  
 196 expressions of future and actual costs and benefits for each scenario. Economic valuations do not  
 197 include expected benefits related to conservation of key species, for which no suitable site-  
 198 specific economic assessment has been identified. We actualize all recurring costs and benefits  
 199 for which a dollar-value is assigned and evaluate the impact of discount rate (ranging between 3  
 200 and 7%) (NCEE 2010) and cost horizon (0–80 years) on valuations. We convert all costs to 2017  
 201 U.S. dollars using the consumer price index (Sahr 2018).

202 Scenarios  $k \in \{A, B, C\}$  are compared in terms of their actualized values  $P_k$ , which are the sums  
 203 of economic costs and benefits over given payback periods and discount rates. That is,  $P_k =$   
 204  $\sum_m P_{k,m}$  where costs and benefits  $m$  correspond to flood risks (Section 2.4), water quality  
 205 improvements (Section 2.5), recreational value (Section 2.6), carbon sequestration (Section 2.7)  
 206 and sediment management costs (Section 2.8). We further compare scenarios in terms of their  
 207 likely ability to increase abundance of several key species (Section 2.9) but this is not quantified  
 208 economically.

209 2.4. Flood risk abatement

210 Tidal marsh restoration reduces flood risks by dissipating kinetic energy of incoming storm  
 211 surges and providing storage volume to buffer tidal and pluvial flooding (Acreman and Holden  
 212 2013). The McInnis Marsh and adjacent wetlands abut the sheltered San Pablo Bay, and so flood  
 213 risks are primarily related to inadequate evacuation of stormwater and the overtopping of diked  
 214 creeks (U.S. ACE 2013). Rising sea levels are reducing the hydraulic gradient in Gallinas Creek,  
 215 slowing evacuation of water and increasing the yearly probability of a storm event that overtops  
 216 the dikes (Kamman Hydrology & Engineering 2004). A breach of the marsh-side dike in  
 217 Scenarios ‘B’ and ‘C’ reduces these risks by providing extra water storage capacity from the  
 218 creek.

219 We consider probabilistically distributed flood events based on recurrence intervals for water  
 220 elevations in Gallinas Creek (Kamman Hydrology & Engineering 2016). Prior hydraulic analysis  
 221 of this system described how these recurrence intervals change under different sea level rise  
 222 scenarios (U.S. ACE 2013). We use this analysis to describe the probability of a flood event as a  
 223 function of sea level rise which is itself probabilistically distributed and spans the range of  
 224 outcomes under different scenarios proposed by the Intergovernmental Panel on Climate Change  
 225 (IPCC) (Church et al. 2013). We calculate the  
 226 economic damage of a flood event based on  
 227 real estate sales data for Santa Venetia  
 228 (Benson 2018; MarinMap 2018) and a  
 229 probabilistically distributed damage factor  
 230 (Dutta et al. 2003). While sea level rise  
 231 increases risks of flood events with time,  
 232 growth in population and/or long-term  
 233 increases in property values will increase the  
 234 economic impact of any flood event. To  
 235 account for this, we consider an annualized  
 236 population growth factor of 0.56% (State of  
 237 California Department of Finance 2018).

238 Table 1 presents a parameterization of the net  
 239 present value (NPV) of future flood risks  
 240 under different management scenarios. We  
 241 consider a yearly probability of flood event  
 242 (corresponding to dike overtopping) that  
 243 increases with uncertain future sea level rise.

244 For no-action Scenario A, we fit an inverse function to the relationship between log yearly  
 245 probability of occurrence and corresponding water surface elevations in Gallinas Creek

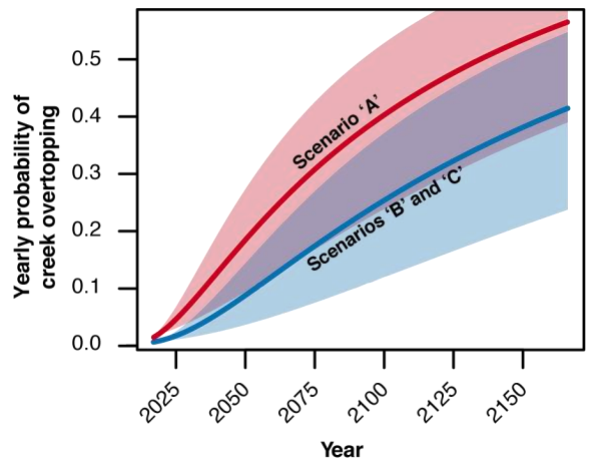


Figure 3: Annual probability of dike overtopping by scenario over time. Solid lines correspond to expected probability and shaded regions correspond to 90% confidence interval.

246 (asymptotic at log-probability = 0 or probability = 1) (Kamman Hydrology & Engineering 2016;  
247 2013). We include an offset term to account for sea level rise, which makes successively higher  
248 water elevations more probable. At present-day, a dike-overtopping event has a yearly  
249 probability of roughly 2%, increasing to 28% (90% CI: 15%–39%) within 50 years depending on  
250 realized average sea level rise, consistent with previous analyses (Kamman Hydrology &  
251 Engineering 2016). To approximate the benefits of breaching the levees to the McInnis Marsh  
252 restoration area, we consider the additional water storage provided and scale floodwater levels in  
253 the channel according to  $h_2 = (w_1 h_1 + L(w_2 - w_1))/w_2$  for  $h_2 > L$  and  $h_2 = h_1$  for  $h_2 \leq L$   
254 where  $w_1$  is the average width of the creek (150 ft) and  $w_2$  is the average width of the marsh  
255 perpendicular to the creek,  $L$  is the elevation of the marsh platform and  $h_1$  and  $h_2$  are maximum  
256 yearly water elevations under no-breach (Scenario ‘A’) and breach (Scenarios ‘B’ and ‘C’)  
257 respectively (Kamman Hydrology & Engineering 2004; 2016). We fit rescaled surface elevations  
258 to an inverse distribution. The parameterization retained for water surface elevation after  
259 implementing a breach to Gallinas Creek suggests annual flood risk under the restoration  
260 scenarios would be reduced to 0.5% per year, rising to 15% (90% CI: 6–24%) within 50 years  
261 (Figure 3).

262



263 Table 1: Net present value of future flood risks at McInnis Marsh, calculated as a function of  
 264 local real estate value and probability of dike overtopping in hypothetical management scenarios

Parameter <sup>a</sup>	Units <sup>b</sup>	Description	Reference
$P_{flood} = - \int_{t=2017}^{t=T} \frac{V \times F(t) \times (1 + g)^{t-2017}}{(1 + r)^{t-2017}} dt$	\$	Net present value of future floods	
$V = \sum_{i=1}^4 d_i n_i v_i$	\$	Value of flood event	
$d_i = \begin{cases} Exp(6.5) & i \in \{1,2,3\} \\ Exp(7.6) & i = 4 \end{cases}$		Damage factor <sup>c</sup>	Dutta et al. (2003)
$i = \begin{cases} 1 \rightarrow \text{res., single family} \\ 2 \rightarrow \text{res., single family, improved} \\ 3 \rightarrow \text{res., mult. family} \\ 4 \rightarrow \text{commercial} \end{cases}$		Types of property affected	Benson (2018)
$n_i = \begin{cases} 13 & i = 1 \\ 416 & i = 2 \\ 5 & i = 3 \\ 24 & i = 4 \end{cases}$		Number of each type of property in the Santa Venetia community	MarinMap (2018)
$v_i = \begin{cases} 975\,000 & i = 1 \\ 1\,271\,000 & i = 2 \\ 1\,254\,000 & i = 3 \\ 4\,547\,000 & i = 4 \end{cases}$	\$	Value of each property type	Benson (2018)
$F(t) = \begin{cases} e^{2.1 / (-0.5 - \frac{s}{304} \times (t-2017))} & \text{Scen. 'A'} \\ e^{3.4 / (-0.6 - \frac{s}{304} \times (t-2017))} & \text{Scen. 'B', 'C'} \end{cases}$		Yearly probability of flood (dike overtopping)	
$s \sim N(6.9, 2.1)$	mm yr <sup>-1</sup>	Average sea level rise <sup>d</sup>	Church et al. (2013)
$g = 0.56\%$		Annualized population growth rate 2011–27	State of California Department of Finance (2018)

265 <sup>a</sup> Normal distribution represented as  $N(\mu, \sigma)$ ; exponential distribution represented as  $Ex(\lambda)$ ; 'A', 'B' and 'C' refer to  
 266 hypothetical management interventions. We consider a discount rate  $r$  ranging from 3–7%.

267 <sup>b</sup> All dollar values are expressed in terms of 2017-\$.

268 <sup>c</sup> Considering a 1-m flood event as the 99<sup>th</sup> percentile.

269 <sup>d</sup> Based on the 95% confidence interval of sea level rise from 2013–2100 across RCP2.6–RCP2.8 ICPP scenarios.

270 **2.5. Water quality improvements**

271 Coastal wetlands scavenge nitrogen (N) and phosphorus (P) from freshwater inputs (notably  
 272 urban stormwater), reducing primary biological productivity and risks of eutrophication in  
 273 receiving waters (Jing et al. 2001). Recent economic valuation suggests that, together, N and P  
 274 discharges account for >99% of the economic value of municipal water quality impacts  
 275 (Hernandez-Sancho et al. 2010). We consider this likely to extend to urban stormwater, given the  
 276 similar ratio of nutrients, metals, coliforms and other contaminants (Brouillette 2001; Novotny  
 277 and Olem 1994). The economic value of these avoided inputs depends on site-specific factors  
 278 such as the biophysical response of receiving waters to incremental concentrations of nutrients,

279 the economic uses and value of receiving waters and prices of relevant technological alternatives  
280 (e.g., investments in wastewater treatment capacity) (Compton et al. 2011; Hernandez-Sancho et  
281 al. 2010; Yang et al. 2008).

282 We have not identified any regionally relevant models to evaluate economic value of water  
283 quality benefits from coastal wetland rehabilitation. We therefore use a benefits-transfer method  
284 to apply economic valuations derived elsewhere, scaling economic value according to the likely  
285 magnitude of the benefit provided. Such ‘function transfers’ have the advantage of aggregating  
286 data based on a variety of underlying economic valuation methods but require attention to avoid  
287 generalization error (the inclusion of valuations from incomparable sites) (Boutwell and Westra  
288 2013). We 1) review the literature for economic valuations of avoided N and P discharges to  
289 receiving waters, 2) evaluate the underlying for similarities and differences to the case studied  
290 here and; and 3) evaluate the likely magnitude of the benefit here by scaling previous estimates  
291 by mass of N and P retained. Most data identified derive from estimates of municipal wastewater  
292 treatment. We follow previous authors (Russell et al. 2013; Widney et al. 2017) in using such  
293 data as a proxy for valuation of ecosystem services of natural environments.

294 Gren (1995) calculated average surface water quality benefits of roughly 110 \$ kg<sup>-1</sup> N (2017-\$)  
295 for wetlands in Sweden. This is consistent with the upper range of shadow prices of 10–100 \$ kg<sup>-1</sup>  
296 N and 10–150 \$ kg<sup>-1</sup> P (2017-\$) calculated from investments in wastewater treatment in Spain,  
297 also for discharges to surface water (Hernandez-Sancho et al. 2010). Meanwhile, a review by  
298 Compton et al. (2011) found damage and abatement costs respectively in the ranges 0–61 \$ kg<sup>-1</sup>  
299 N and 3–105 \$ kg N<sup>-1</sup> (2017-\$) in the setting of Chesapeake Bay, Maryland, USA. Hopkins et al.  
300 (2018) described per-kg treatment costs that decrease approximately logarithmically for  
301 increasing concentrations of N, ranging from approximately 12 \$ kg<sup>-1</sup> for 7.5 mg L<sup>-1</sup> to 250 \$ kg<sup>-1</sup>  
302 for 3.9 mg L<sup>-1</sup> (2017-\$). The Cape Cod Commission (2013) identified treatment costs in the  
303 range 659–1,896 \$ kg<sup>-1</sup> N (2017-\$) for household-to-community-scale treatment technologies,  
304 inclusive of significant labor and maintenance expenses. There, the relevant endpoint was  
305 impacts on groundwater resources widely used as drinking water and where there has been  
306 widespread wastewater contamination (Schaidler et al. 2016). We therefore exclude this last  
307 reference from our quantification of benefits of N removal. As discussed in the results (Section  
308 3.2), assumptions for water quality valuation have a small impact on overall ecosystem service  
309 valuation. We therefore consider uniformly distributed potential benefits of 0–250 \$ kg<sup>-1</sup> N and  
310 10–150 \$ kg<sup>-1</sup> P (2017-\$). We consider the NPV of removed N and P as a function of discount  
311 rate and cost horizon.

312 We model future P and N removal efficiencies for restoration scenarios as probability  
313 distributions based on a recent meta-analysis of 203 freshwater wetlands worldwide (Land et al.  
314 2016). Available data suggest this is a conservative proxy for tidal wetlands (Li et al. 2015). N  
315 removal efficiency was strongly negatively correlated with hydraulic loading rate (HLR). We use  
316 the relationships between HLR and nutrient removal efficiency from Land et al. (2016) to  
317 calculate hypothetical future removal efficiency at McInnis Marsh as a function of hypothetical  
318 future HLR under Scenarios ‘B’ and ‘C’. We consider HLR = 44.5 L m<sup>-2</sup> day<sup>-1</sup> based on daily  
319 average flow in Gallinas Creek for the period January to July 2003 and 2004, assuming the  
320 surface area of the marsh area participates in nutrient scavenging. At this HLR, the relationship  
321 from Land et al. (2016) suggests an uncertain N removal efficiency with  $\mu = 5.6\%$ ,  $\sigma = 20\%$ .  
322 Trends for P removal efficiency were inconsistent, and we therefore consider the observed  
323 distribution for all sites ( $\mu = 44\%$ ,  $\sigma = 38\%$ ). We consider present-day seasonal-average N and P

324 (as dissolved inorganic phosphates) concentrations in incoming surface water at 1.3 mg L<sup>-1</sup> and  
325 0.4 mg L<sup>-1</sup> based on residential runoff in San Francisco Bay watersheds (Novick and Senn 2014).

326 2.6. Recreational value

327 Worldwide, recreational and amenity uses represent the largest single share of total wetland  
328 ecosystem service value, accounting for roughly 30% of the total (Brander et al. 2006). We  
329 quantify potential future recreational value of a restored McInnis Marsh based on the value to  
330 birders, pedestrians, cyclists and dog owners.

331 We make inferences about the likely future number of visitors to a restored McInnis Marsh from  
332 publicly available data for the nearby China Camp State Park (Alta Planning + Design 2011).  
333 China Camp is roughly eight times the size of the McInnis Marsh site. We therefore consider it  
334 highly likely that a restored McInnis Marsh site would accommodate fewer annual visitors than  
335 China Camp at present day. As a central estimate for future visitation at McInnis Marsh by  
336 pedestrians, cyclists and dog owners, we scale annual visitation to China Camp by these groups  
337 according to surface area, and we consider that this estimate can vary by ±100%. We estimate  
338 the local population of birders in Marin County as being proportional to the population of birders  
339 in California as a whole (Carver 2013; United States Census Bureau 2018). We assume that the  
340 average number of visits per birder per year may be anything between 0 and 2 (uniform  
341 distribution). We have identified an economic value ranging from \$5.64 to \$7.63 (2017-\$) per  
342 visit based on guidelines by the U.S. Army Corps of Engineers (U.S. ACE 2016). This economic  
343 valuation was intended to be nationally representative and may underestimate values in the San  
344 Francisco Bay Area, where price parity is roughly 28% higher than the U.S. average (U.S. BEA  
345 2019). We therefore multiply this range by a factor of 1.28 to reflect purchase parity in the San  
346 Francisco Bay Area. We include a mathematical derivation of this approach in showing  
347 parameterization of NPV in Table 2.

348

349

350 Table 2: Net present value of recreational value at McInnis Marsh calculated for hypothetical  
 351 management scenarios

Parameter <sup>a</sup>	Units <sup>b</sup>	Description	Reference
$P_{recreation} = \int_{t=2017}^{t=T} \frac{N \times p \times (1+g)^{t-2017}}{(1+r)^{t-2017}} dt$	\$	Present value of future recreation benefits	
$N = \begin{cases} 0 & \text{Scen. 'A'} \\ N_{birder} + N_{other} & \text{Scen. 'B', 'C'} \end{cases}$		Annual number of visits by birders and others <sup>c</sup>	
$N_{birder} = B_{Marin} \times U(0,2)$	visits year <sup>-1</sup>	Number of birder visits per year	
$B_{Marin} = C_{Marin} \times \frac{B_{CA}}{C_{CA}}$	persons	Birder population of Marin County	
$C_{Marin} = 263\,262$	persons	Total population of Marin County in 2017	State of California Department of Finance (2018)
$B_{CA} = 38\,234\,391$	persons	Total population of California in 2013	Idem
$C_{CA} = 4\,864\,000$	persons	Birder population of California in 2013	Carver (2013)
$N_{other} = N_{China\,Camp} \times R \times U(0,1)$	visits year <sup>-1</sup>	Annual number of visits by people other than birders <sup>c</sup>	
$N_{China\,Camp} \sim U(67\,680, 90\,240)$	visits year <sup>-1</sup>	Annual number of visits by people other than birders at China Camp <sup>d</sup>	Alta Planning + Design (2011)
$R = \frac{180}{1,514} = 0.12$		Ratio between McInnis Marsh and China Camp surface areas	Alta Planning + Design (2011); Kamman Hydrology & Engineering (2016)
$p \sim U(5.64, 7.63) \times f$ $f = 1.28$	\$ visit <sup>-1</sup>	Value of each visit <sup>c</sup>	U.S. ACE (2016) U.S. BEA (2019)
$g = 0.56\%$		Annualized population growth rate in Marin County, 2011–27	State of California Department of Finance (2018)

352 <sup>a</sup> Normal distribution represented as  $N(\mu, \sigma)$ ; uniform distribution represented as  $U(min, max)$ . 'A', 'B' and 'C'  
 353 refer to hypothetical management interventions. We consider a discount rate  $r$  ranging from 3–7% as described in  
 354 the text.

355 <sup>b</sup> All dollar values are expressed in terms of 2017-\$.

356 <sup>c</sup> Range corresponding to 26–42 usage points based on presence of several general activities, alternative recreational  
 357 opportunities within 30 minutes, basic facilities, good access and average aesthetic quality.

358 <sup>d</sup> 'Other' visits by pedestrians, cyclists and dog owners. Calculated by scaling annual visitation across all Marin  
 359 County preserves (2,820,000–3,760,000) by proportion of visits accounted for by China Camp (5.4%) within a  
 360 representative sample of 44% of Marin County parks (i.e., 5.4% of 1,240,800–1,654,400 annual visitors) (Alta  
 361 Planning + Design 2011).

362

363 2.7. Carbon sequestration

364 Wetlands provide significant carbon storage benefits, which can potentially generate carbon  
365 credits (Callaway et al. 2012). In general, high and low marsh types have greater carbon storage  
366 potential than mid marsh and the relative surface areas of these types are a function of  
367 management intervention. We quantify the annual carbon storage potential at McInnis Marsh  
368 using carbon sequestration rates for different marsh types at the nearby China Camp State Park  
369 (Callaway et al. 2012). We retain probabilistically distributed values for carbon sequestration  
370 rates using the mean and standard error of measurements by marsh type at nearby China Camp  
371 State Park, pooled across  $^{137}\text{Cs}$  and  $^{210}\text{Pb}$  analytical methods. Both methods allow for accretion  
372 rates to be measured in soil cores.  $^{137}\text{Cs}$  is a thermonuclear decay product first deposited  
373 worldwide in detectable amounts as of the early 1950s. Conversely,  $^{210}\text{Pb}$  is a decay product of  
374 naturally occurring  $^{226}\text{Rn}$  deposited in roughly constant amounts over time and whose  
375 concentration declines with depth according to (calculated) burial and (known) decay rates (He  
376 and Walling 1997). We consider normal distributions for high ( $\mu = 889$   $\sigma = 256$   $\text{kg ha}^{-1} \text{yr}^{-1}$ ), mid  
377 ( $\mu = 759$ ,  $\sigma = 66$   $\text{kg ha}^{-1} \text{yr}^{-1}$ ) and low ( $\mu = 1,189$   $\sigma = 338$   $\text{kg ha}^{-1} \text{yr}^{-1}$ ) marsh. The surface areas  
378 of each marsh type in each management intervention are summarized in Table 3. We consider a  
379 discount-rate-adjusted social cost of carbon (SCC, 2010-\$  $\text{tonne}^{-1}$ ) equal to  $1/(r + 0.002)$  where  
380  $r$  is growth-corrected discount rate (e.g., 31 \$  $\text{tonne}^{-1}$  at  $r = 3\%$ ) following Nordhaus (2017),  
381 converted to 2017-\$ to be consistent with the broader analysis. We note that these benefits accrue  
382 globally and are not specific to the immediate vicinity of the site under consideration. Table 4  
383 summarizes the parameterization of the NPV of future carbon sequestration potential for each  
384 management scenario.

385

386 Table 3: Net present value of future carbon sequestration in hypothetical management scenarios<sup>a</sup>

	Parameter	Units	Description	Reference
$A_1 =$	$60.5 + \frac{S}{304} \times 46.4$	ha	Low marsh <sup>b,c</sup>	Kamman Hydrology & Engineering (2016)
	$74.5 + \frac{S}{304} \times 46.4$			
	$75.8 + \frac{S}{304} \times 46.4$			
	$s \sim N(6.9, 2.1)$	mm yr <sup>-1</sup>	Average sea level rise <sup>d</sup>	Church et al. (2013)
	$A_2 = 129.3 - \frac{S}{304} \times 38.6$	ha	Mid marsh	Kamman Hydrology & Engineering (2016)
$A_3 =$	$19.3 - \frac{S}{304} \times 4.9$	ha	High marsh <sup>c</sup>	Kamman Hydrology & Engineering (2016)
	$5.3 - \frac{S}{304} \times 4.9$			
	$5.3 - \frac{S}{304} \times 4.9$			

387 <sup>a</sup> Hypothetical management interventions impact landcover beyond the 180-acre restoration area, and those areas are  
 388 included here.

389 <sup>b</sup> Levee removal results in 14 ha of upland being converted to tidal wetland (low marsh). Low marsh includes  
 390 mudflats.

391 <sup>c</sup> Restoring tidal connectivity results in 1.3 ha of upland being converted to tidal wetland (low marsh)

392 <sup>d</sup> Based on the 95% confidence interval of sea level rise from 2013–2100 across RCP2.6–RCP2.8 ICPP scenarios.

393 Table 4: Net present value of future carbon sequestration in hypothetical management scenarios

	Parameter <sup>a</sup>	Units <sup>b</sup>	Description	Reference
	$P_{carbon} = \int_{t=2017}^{t=T} \frac{S \times p}{(1+r)^{t-2017}} dt$	\$	Social value of carbon storage	
	$S = \frac{1 \text{ tonne}}{1000 \text{ kg}} \sum_{i=1}^4 s_i A_i$	tonne yr <sup>-1</sup>	Yearly carbon sequestration of site <sup>c</sup>	
	$s_i = \begin{cases} N(1\,189, 338) & i = 1 \\ N(759, 66) & i = 2 \\ N(889, 256) & i = 3 \\ 0 & i = 4 \end{cases}$	kg ha <sup>-1</sup> yr <sup>-1</sup>	Carbon storage capacity by marsh type	Callaway et al. (2012)
	$i = \begin{cases} 1 \rightarrow \text{Low marsh} \\ 2 \rightarrow \text{Mid marsh} \\ 3 \rightarrow \text{High marsh} \\ 4 \rightarrow \text{Other marsh} \end{cases}$		Types of marsh	Veloz et al. (2014)
	$p = \frac{1}{r + 0.002} R_{2010}$	\$ tonne <sup>-1</sup>	Social cost of carbon	Nordhaus (2017)
	$R_{2010} = 1.12$	\$-2017: \$-2010	Consumer price index inflation from 2010–17	Sahr (2018)

394 <sup>a</sup> Normal distribution represented as  $N(\mu, \sigma)$ . We consider a discount rate  $r$  ranging from 3–7% as described in the  
 395 text.

396 <sup>b</sup> Dollar values are expressed in terms of 2017-\$ unless otherwise stated.

397 <sup>c</sup> See Table 3 for marsh areas  $A_i$  by management intervention.

398 2.8. Sediment management costs

399 Management of engineered wetlands involves significant investments in sediment control.  
 400 Maintaining artificial channels requires levee construction and maintenance and periodic  
 401 dredging of alluvial sediments, while levee breaches may involve removal and disposal of soils.  
 402 To compare sediment management costs across scenarios at Gallinas Creek, we consider  
 403 recurring annual dredging costs and upfront levee removal costs.

404 Annual dredging costs for the no-change Scenario ‘A’ are modeled as a normal distribution with  
 405 mean and standard deviation derived from historical data (Leventhal 2015). Upfront levee  
 406 removal costs for intervention Scenarios ‘B’ and ‘C’ are estimated from the costs of similar sites  
 407 and scaled according to levee length. Table 5 presents a mathematical derivation of the NPV of  
 408 these costs.

409 Table 5: Net present value of future dredging costs at McInnis Marsh in hypothetical  
 410 management scenarios

Parameter <sup>a</sup>	Units <sup>b</sup>	Description	Reference
$P_{soil} = P_{levee} + P_{dredging}$	\$	Total present cost of levee removal and dredging	
$P_{levee} = -L \times p_{levee}$	\$ year <sup>-1</sup>	Upfront cost of levee removal	
$L = \begin{cases} 0 & \text{Scen. 'A'} \\ 1.77 & \text{Scen. 'B'} \\ 2.74 & \text{Scen. 'C'} \end{cases}$	km	Length of levee to be removed	Kamman Hydrology & Engineering (2016)
$p_{levee} \sim U(8.5, 17.0) \times 10^6$	\$ km <sup>-1</sup>	Unit cost of levee removal and soil disposal <sup>d</sup>	CA DWR (2012)
$P_{dredging} = - \int_{t=2017}^{t=T} \frac{V \times p}{(1+r)^{t-2017}} dt$	\$	Present cost of recurring future dredging	
$V = \begin{cases} 40\,063 & \text{Scen. 'A'} \\ 33\,640 & \text{Scen. 'B'} \\ 15\,291 & \text{Scen. 'C'} \end{cases}$	m <sup>3</sup> year <sup>-1</sup>	Dredging quantity under each scenario	Kamman Hydrology & Engineering (2016)
$p \sim N(26.16, 7.50)$	\$ m <sup>-3</sup>	Average unit cost of dredging <sup>c</sup>	Leventhal (2015)

411 <sup>a</sup> Normal distribution represented as  $N(\mu, \sigma)$ ; uniform distribution represented as  $U(min, max)$ ; ‘A’, ‘B’ and ‘C’  
 412 refer to hypothetical management interventions. We consider a discount rate  $r$  ranging from 3–7% as described in  
 413 the text.

414 <sup>b</sup> All dollar values are expressed in terms of 2017-\$.

415 <sup>c</sup> Modeled based on mean and standard error of historical unit dredging costs.

416 <sup>d</sup> Converted from 2012-\$ mile<sup>-1</sup>

417

418        2.9. Species abundance in marsh

419        In the San Francisco Bay Estuary, tidal marsh is an important habitat for water bird species  
420 including California black rail (*Laterallus jamaicensis coturniculus*), Ridgway's rail (*Rallus*  
421 *obsoletus*), and tidal marsh song sparrow (*Melospiza melodia*) (Mason and Olander 2018). We  
422 consider the impact of management interventions on creation of habitat for these water birds.  
423 The water bird population in our model was calculated as a function of species density multiplied  
424 by habitat area, where habitat area is determined by management interventions and  
425 environmental parameters. Present-day bird density and habitat area was obtained from the  
426 Future San Francisco Bay Tidal Marshes (Stralberg et al. 2011; Veloz et al. 2014). We assume a  
427 uniform distribution for bird density based on the local observed data: Ridgway's rail ranges  
428 from 0 to 3.3 birds ha<sup>-1</sup>; black rail: 0 to 2.4 birds ha<sup>-1</sup>; and song sparrow: 6.9 to 13.9 birds ha<sup>-1</sup>.  
429 The resolution of these data allow them to be applied to individual marshland types within the  
430 McInnis Marsh complex, which together spans multiple grid cells.

431        We consider that density of Ridgway's rail increases by 25% when channel density is increased  
432 to between 50–150 m ha<sup>-1</sup> (e.g., when a breach is constructed in Scenarios 'B' and 'C') following  
433 Spautz et al. (2006). We consider that black rail density increases by 5% as function of increased  
434 proportion of tidal marsh and increased cover of salt grass, common tule and bulrush in Scenario  
435 'C' where tidal connectivity is restored and that song sparrow density increases by 14% in  
436 Scenario 'C' where density of Coyote brush, gumplant, rushes and ponds is greater (Spautz et al.  
437 2006). For Ridgway's rail, black rail and song sparrow, we also consider that population is  
438 proportional to total habitat area, which increases by 14.16 ha and 62.72 ha respectively in  
439 Scenarios 'B' and 'C' (Kamman Hydrology & Engineering 2016). The salt marsh harvest mouse  
440 (*Reithrodontomys raviventris*) is an endangered species endemic to San Francisco Bay area salt  
441 marshes, with present-day species density of 18.9 ± 2.5 mice ha<sup>-1</sup> (Sustaita et al. 2011). We  
442 account for how the local population may respond to increased habitat area (14.16 ha and 62.72  
443 ha respectively in Scenarios 'B' and 'C') (Kamman Hydrology & Engineering 2016). Table 6  
444 summarizes these estimates. While no direct economic benefit of harvest mice has been  
445 identified, they serve as prey for birds and land mammals (Konishi 2003). We quantify the  
446 economic value of birding in Section 2.6.

447



448 Table 6: Species persistence in McInnis Marsh under hypothetical management scenarios

Parameter <sup>a</sup>	Units	Description	Reference
$P_i = d_i \times h_i$	number of individuals	Population of each animal under consideration <sup>b</sup>	
$i = \begin{cases} 1 \rightarrow \text{black rail} \\ 2 \rightarrow \text{Ridgway's rail} \\ 3 \rightarrow \text{song sparrow} \\ 4 \rightarrow \text{harvest mouse} \end{cases}$		Species considered	
$d_1 = \begin{cases} U(0,2.4) & \text{Scen. 'A', 'B'} \\ U(0,2.4) \times 1.05 & \text{Scen. 'C'} \end{cases}$	individuals ha <sup>-1</sup>	Density of black rail	Spautz et al. (2006), Veloz et al. (2014)
$d_2 = \begin{cases} U(0,3.3) & \text{Scen. 'A'} \\ U(0,3.3) \times 1.25 & \text{Scen. 'B', 'C'} \end{cases}$	individuals ha <sup>-1</sup>	Density of Ridgway's rail	Idem
$d_3 = \begin{cases} U(6.9,13.9) & \text{Scen. 'A'} \\ U(6.9,13.9) \times 1.145 & \text{Scen. 'B', 'C'} \end{cases}$	individuals ha <sup>-1</sup>	Density of song sparrow	Idem
$d_4 = N(18.9,2.5)$	individuals ha <sup>-1</sup>	Density of harvest mouse	Sustaita et al. (2011)
$h_i = \begin{cases} 6.75 & \text{Scen. 'A'} \\ 20.91 & \text{Scen. 'B'} \\ 69.47 & \text{Scen. 'C'} \end{cases} \quad i \in \{1,2,3\}$	ha	Habitat area for species	Kamman Hydrology & Engineering (2016)
$h_4 = \begin{cases} 3.18 & \text{Scen. 'A'} \\ 17.34 & \text{Scen. 'B'} \\ 65.9 & \text{Scen. 'C'} \end{cases}$	ha	Habitat area of harvest mouse	Idem

449 <sup>a</sup> Normal distribution represented as  $N(\mu, \sigma)$ ; uniform distribution represented as  $U(\min, \max)$ . 'A', 'B' and 'C'  
 450 refer to hypothetical management interventions.

451 <sup>b</sup> This analysis considers black rail, Ridgway's rail, song sparrow and harvest mouse.  
 452

453 **3. Results**

454 Overall, the ecosystem service valuation demonstrates that marsh restoration is likely to be more  
 455 effective over time than maintaining the status quo, and this is primarily attributable to reduced  
 456 flood risks (Section 3.1). The payback period required for restoration to be cost-effective is  
 457 generally under 18 years, and this is not sensitive to assumptions regarding discount rate. Monte  
 458 Carlo analysis reveals that, for lower-probability ( $\leq 25^{\text{th}}$  percentile) outcomes of the future costs  
 459 of flooding and the risk avoided by restoration, cost-effectiveness depends on an assumption of  
 460 lower discount rates (Figure 4).

461 Restoration Scenarios 'B' and 'C' differ in terms of tidal connectivity, which affects the size of  
 462 each type of marshland created or restored, leading to carbon sequestration benefits (Section 2.7)  
 463 and the size of the habitats for certain key species (Section 2.9). However, of these, only carbon  
 464 sequestration is valued economically in this framework, and this benefit is small (Section 3.4).  
 465 Therefore, in terms of the characteristics of the economic analysis, Scenarios 'B' and 'C' are  
 466 almost equivalent, and we confine our contrasts to no-action Scenario 'A' and the restoration  
 467 Scenario 'C'.

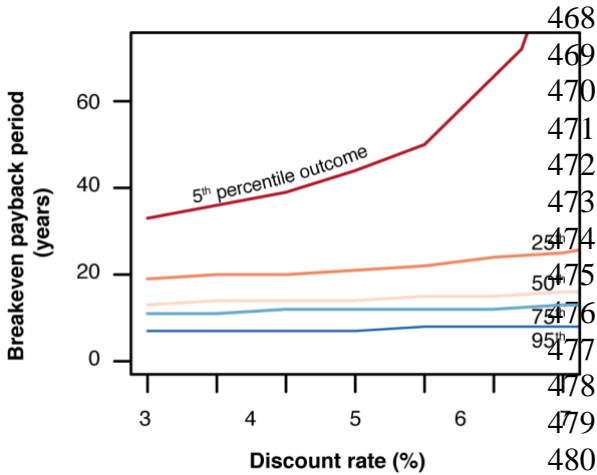


Figure 5: Break-even payback period as a function of discount rate for 5<sup>th</sup>, 25<sup>th</sup>, 50<sup>th</sup> (median), 75<sup>th</sup> and 95<sup>th</sup> percentiles of the distribution of  $\Delta$ NPV between rehabilitation Scenario ‘C’ and no-action Scenario ‘A’.

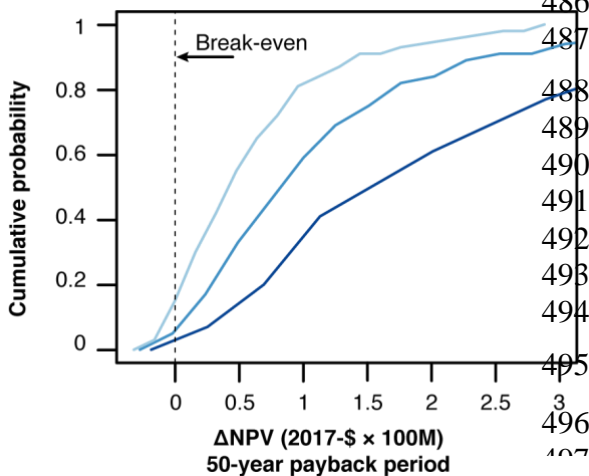


Figure 4: Cumulative probability distribution for the difference in the magnitude of the net present value ( $\Delta$ NPV) between restoration Scenario ‘C’ and no-action Scenario ‘A’ for three discount rates,  $r$  assuming a payback period of 50 years.

While there is substantial uncertainty in the magnitude of net benefits of marsh restoration, the likely range of ecosystem service values calculated here is narrower than overall variability in the ecosystem service value of wetlands reported by Brander et al. (2006). For example, the 90% confidence interval for the difference in expected NPV between restoration Scenario ‘C’ and no-action Scenario ‘A’ ( $\Delta$ NPV) over a 50-year payback period ranges from \$20.5M to \$585.7M at a 3% discount rate (Figure 5), or 5,616–160,411 \$ ha<sup>-1</sup> year<sup>-1</sup> (mean = \$56,110 ha<sup>-1</sup> year<sup>-1</sup>) compared to the range of < 2 \$ ha<sup>-1</sup> yr<sup>-1</sup> to >340,000 \$ ha<sup>-1</sup> yr<sup>-1</sup> (2017-\$) reported by Brander et al. (2006). It should be noted that this is only a range of mean estimates across sites and does not reflect within-site uncertainties, which further increase this range.

The magnitude of the difference in NPV between restoration scenarios and the no-action scenario is highly dependent on the discount rate retained, because a substantial part of the benefits of restoration derive from flood protection, and the risks of flooding increase with time (Section 3.1).

### 3.1. Flood risks

Avoided flood risks represent the dominant ecosystem service of restoration scenarios over all horizons for which restoration is economically viable (>18 years; Figure 4), representing >73% of the difference in net present value between no-action Scenario ‘A’ and restoration Scenarios ‘B’ and ‘C’. For

instance, over a 50-year payback period, avoided floods account for 86–90% of total valued ecosystem services of marsh restoration for the 50<sup>th</sup> percentile simulation, ranging from \$74M (90% CI: \$6.3M–\$210M) at a 7% discount rate to \$200M (90% CI: \$18M–\$590M) at a 3% discount rate (Figure 6).

The value of avoided flood risks both in absolute terms and as compared to other ecosystem services is uncertain and sensitive to underlying assumptions regarding payback period and discount rate because risk of flood increases probabilistically with uncertain future sea level rise (Figure 3). For instance, over a 20-year payback period, avoided flood risks account for \$52M (90% CI: \$4.4M–\$150M) at a 7% discount rate or \$100M (90% CI: \$8.6M–\$300M) at a 3% discount rate, accounting for 80–83% of total valued ecosystem services. Therefore, ecosystem

513 services other than flood protection may be important for offsetting or justifying upfront costs  
 514 under assumptions of highly discounted future flooding risks or shorter decision-making  
 515 horizons.

516 3.2. Water quality

517 The valued water quality benefits of the  
 518 marsh restoration scenarios are very likely  
 519 to be smaller than the flood protection  
 520 benefits, and uncertainty in the magnitude  
 521 of benefits is constant over time. Over a 50-  
 522 year payback period, net benefits of  
 523 restoration range from \$4.9M (7% discount  
 524 rate; 90% CI: -\$6.1M to \$15.8M) to \$9.0M  
 525 (3% discount rate; 90% CI: \$-11.3M to  
 526 \$29.1M) from water quality improvements.  
 527 Negative values correspond to low-  
 528 probability (~20%) outcomes where a  
 529 restored marsh is a net source rather than  
 530 sink of P and where this more than offsets  
 531 gains from N removal (Section 2.5).

532 Although water quality benefits are in  
 533 general relatively low compared to flood  
 534 protection benefits, this may still be a high  
 535 estimate. We calculate P and N removal  
 536 efficiencies as a function of hydraulic  
 537 loading rate which is based on the mean  
 538 annual discharge through Gallinas Creek  
 539 and the total surface area of McInnis Marsh,  
 540 whereas in reality a fraction of the flow  
 541 through the Creek will bypass the Marsh even under restoration scenarios.

542 Over shorter payback horizons where annual flood risks are relatively low, other ecosystem  
 543 services including water quality benefits account for a greater share of the total and may justify  
 544 or partially offset upfront investments. For instance, in the first year after restoration, water  
 545 quality benefits account for 27% of total annual benefits of restoration (mean value of roughly  
 546 \$337,000 for any discount rate).

547 3.3. Recreation

548 Similar to benefits from improved water quality, expected benefits from recreation are smaller  
 549 than expected benefits from flood protection, and we consider that the uncertainty in the  
 550 magnitude of these benefits is constant with time. Over a 50-year payback period, net benefits of  
 551 restoration range from \$5.0M (7% discount rate; 90% CI: \$1.0M-\$9.4M) to \$9.5M (3% discount  
 552 rate; 90% CI: \$2.0M-\$17.6M) for recreational uses. This accounts for 4-6% of total ecosystem  
 553 service benefits. Conversely, in the first year after restoration, recreational value accounts for  
 554 26% of total annual benefits of restoration (mean value of roughly \$320,000 for any discount  
 555 rate).

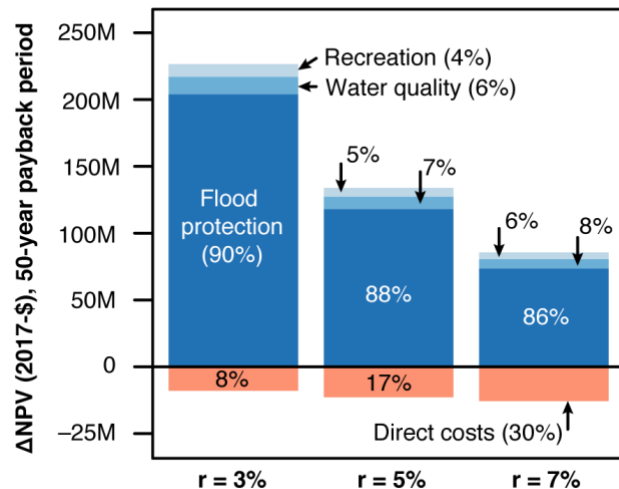


Figure 6: Difference of net present value ( $\Delta NPV$ ) for marsh restoration Scenario 'C' vs. no-action Scenario 'A' for a 50-year payback period for three discount rates ( $r$ ). Percentages reported are fractions of gross benefits. Direct costs represent net additional expenditures for rehabilitation. Carbon sequestration is  $< 1\%$  for all discount rates and is omitted for clarity. Values correspond to 50<sup>th</sup> percentile simulation.

556 3.4. Carbon sequestration

557 The net economic value of carbon sequestration is small due to the relatively small marshland  
558 areas that will be created under either restoration scenario relative to present-day areas (Table 4).  
559 At present day and under no-action Scenario 'A', the 50-year NPV ranges from \$41,810 (90%  
560 CI: \$34,600–\$50,890 7% discount rate) to \$173,100 (90% CI: \$143,200–\$210,600; 3% discount  
561 rate). Restoration Scenario 'C' increases this ecosystem benefit by \$28,250 (90% CI: \$19,620–  
562 \$35,710; 3% discount rate) or \$6,823 (90% CI: \$4,739–\$8,626; 7% discount rate). For all  
563 payback periods, the marginal increase in carbon sequestration accounts for < 1% of total  
564 ecosystem services provided.

565 3.5. Sediment management

566 Long-term sediment management costs associated with no-action Scenario 'A' (\$1.05M ± \$0.3M  
567 per year) add up to between \$15M (90% CI: \$8.1M–\$21.9M; 7% discount rate) to \$27.6M (90%  
568 CI: \$14.9M–\$40.3M, 3% discount rate) over 50 years. Up-front earthworks and recurring  
569 dredging for rehabilitation Scenario 'B' add up to between \$35.17 (90% CI: \$25.1M–\$44.0M;  
570 7% discount rate) and \$45.75M (90% CI: \$31.25M–\$58.3M; 3% discount rate) over 50 years. At  
571 low discount rates, costs for Scenario 'C' are roughly the same as Scenario 'B' (e.g., mean NPV

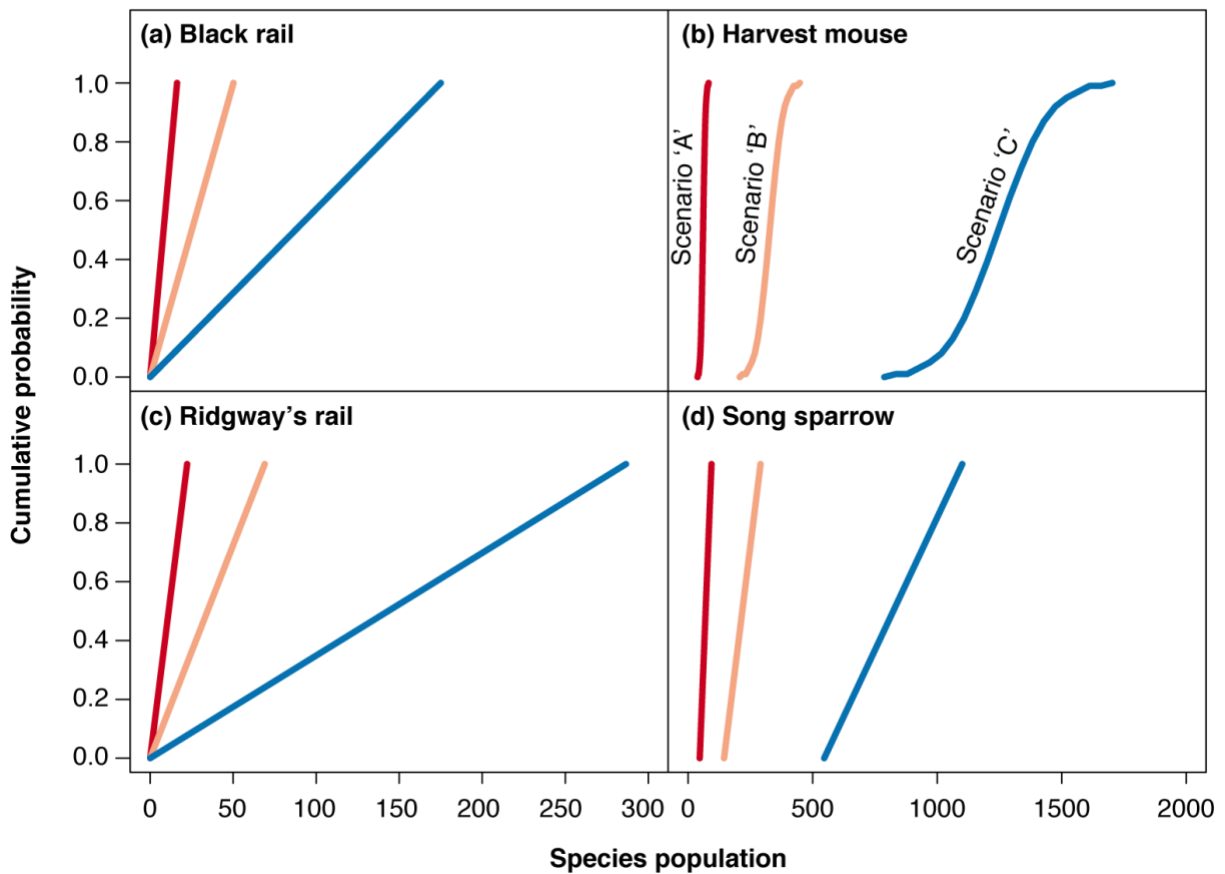


Figure 7: Cumulative probabilities of four key species considered under no-action Scenario 'A' and restoration Scenarios 'B' and 'C'.

572 of \$45.5 for Scenario ‘C’ vs. \$45.8M for Scenario ‘B’, 3% discount rate, 50-year payback  
573 period). When future costs are more heavily discounted, higher up-front costs for Scenario ‘C’  
574 result in a 50-year payback period roughly 10% higher for Scenario ‘C’ than for Scenario ‘B’  
575 (i.e., mean NPV of \$40.7M at 7% discount rate). The costs of no action are smaller than the costs  
576 of rehabilitation Scenarios ‘B’ and ‘C’ under all discount rates and payback periods considered.  
577 (However, as discussed earlier, the additional costs of rehabilitation are almost certainly  
578 recovered through enhanced ecosystem service provision.)

### 579 3.6. Species abundance

580 This analysis considered the possible impacts of wetland restoration on population density and  
581 abundance of black rail, Ridgway’s rail, song sparrow and harvest mouse as a function of habitat  
582 area created (Section 2.9). These species are important indicators of overall habitat health and  
583 biodiversity. For instance, harvest mice serve as prey for local bird populations (Konishi 2003).  
584 However, no economic value for these species has been identified, and so we do not include  
585 these in the valuation of overall benefits of restoration in Scenarios ‘B’ or ‘C’.

586 The effect of restoration interventions on species abundance is uncertain, and the range of  
587 possible outcomes is sensitive to whether wetland restoration is expected to increase species  
588 density (individuals per unit area) or just increase habitat area (area available as habitat ) as well  
589 as to the initial uncertainty in baseline population estimates (Figure 7). Scenario ‘C’  
590 contemplates the restoration of tidal connectivity which is expected to be associated with an  
591 increase in density of 5–25% of bird species (Spautz et al. 2006) and an increase in habitat area  
592 for bird and mammal species beyond that in Scenario ‘B’ (Kamman Hydrology & Engineering  
593 2016)

## 594 4. Discussion

595 This analysis shows how conceptual models of human interventions in coastal marshes,  
596 intermediate biophysical processes and resulting ecosystem services can be parameterized to  
597 compare potential interventions and inform decision-making. We demonstrate that a probabilistic  
598 framework can reflect the substantial uncertainties inherent in environmental systems and still  
599 produce prospective site-specific estimates of economic value narrower than the overall  
600 variability across systems. For example, we estimate a mean (90% CI) annual value of  
601 restoration of approximately 56,110 (5,616–160,411) \$ ha<sup>-1</sup> year<sup>-1</sup> (50-year period, 3% discount  
602 rate, Scenario ‘C’ vs. Scenario ‘A’) compared to overall mean values ranging between < 2 \$ ha<sup>-1</sup>  
603 yr<sup>-1</sup> to > 340,000 \$ ha<sup>-1</sup> yr<sup>-1</sup> (2017-\$) across sites, not including within-site uncertainties (Brander  
604 et al. 2006).

605 Under most assumptions for discount rate, return period and confidence level, flood protection  
606 benefits dominate overall ecosystem service value. However, other benefits (notably recreation  
607 and water quality) are important for offsetting costs under short payback periods or where future  
608 benefits are heavily discounted, because most benefits related to flood risk abatement accrued to  
609 later years. For example, expected yearly probability of flood in the no-intervention scenario  
610 exceeds 10% only after approximately 20 years (Figure 3). Figure 8 illustrates how non-flood-  
611 related ecosystem services account for more than half of overall ecosystem services for payback  
612 periods of up to four years. As payback period increases, the importance of the flood-protection  
613 benefit increases to between 86–90% of the total, depending on the discount rate considered. The  
614 composition of the non-flood-related ecosystem services is illustrated in Figure 6 above.

615 Carbon sequestration is in general estimated to be a very small part of the overall ecosystem  
616 service value of restoration in the case of McInnis Marsh. This is because the site is already  
617 serving this function, restoration may increase this only marginally, and because the site is  
618 relatively small. However, carbon sequestration may be an important benefit on the scale of  
619 regional wetland restoration or development projects, especially where net sources are converted  
620 to net sinks (Chmura et al. 2003).

621 This analysis considers somewhat simplified  
622 versions of actual management options under  
623 consideration and uses idealized and simplified  
624 statistical representations of the effects of site  
625 restoration on regional hydrology subject to wide  
626 uncertainties. In particular, we consider  
627 uncorrelated uncertainties between a binary risk  
628 of flood event and a continuously distributed  
629 magnitude of damages, whereas in reality, flood  
630 intensity is positively associated with magnitude  
631 of damage and negatively associated with  
632 frequency (Dutta et al. 2003). Uncertainties in  
633 this analysis could therefore be narrowed by  
634 integrating more detailed site-specific hydrologic  
635 modeling, which is beyond the scope of this  
636 analysis. It is also possible that more site-specific  
637 economic valuation data may emerge, which may  
638 change the magnitude of benefits considered here. In particular, we have not identified a  
639 preexisting, geographically relevant economic valuation for abundance of the species we studied,  
640 and species abundance is therefore excluded from our economic valuation. Therefore, the total  
641 benefits of restoration may be understated. Elicitation of stakeholder valuation of species  
642 abundance and/or more detailed ecological modeling describing the role of these species within  
643 the overall local ecosystem and their impact on economically valuable activities (e.g., a possible  
644 relationship between harvest mouse populations and opportunities for recreational birding) could  
645 allow for these benefits to be more accurately characterized. Overall, the work presented here  
646 should be taken as a template for future analysis rather than a definitive statement about the  
647 relative merits of site-specific interventions.

648 This template may be of particular use in comparing benefits and costs of other opportunities for  
649 coastal restoration or management across the San Francisco Bay area, which are likely to share  
650 many of the same ecosystem services described here. For instance, at least 40,000 acres of tidal  
651 wetland around San Francisco Bay have been identified as targets for restoration since 2008, but  
652 only approximately one third of this area has been restored to date (Coastal Conservancy 2018;  
653 South Bay Salt Pond Restoration Project 2008; 2015). More broadly, the predictive, probabilistic  
654 and multi-attribute nature of this analysis provides a template for analysis of ecosystem services  
655 in other contexts and may be adapted to cover services and hazards not relevant to the case study  
656 developed here. For instance, marshes play an important role in the lifecycle of mosquitoes,  
657 which in tropical regions pose significant public health risks (Walton and Workman 1998).  
658 Meanwhile, attenuation of storm surges is a principal benefit of marshlands that abut the ocean  
659 (Stark et al. 2015).

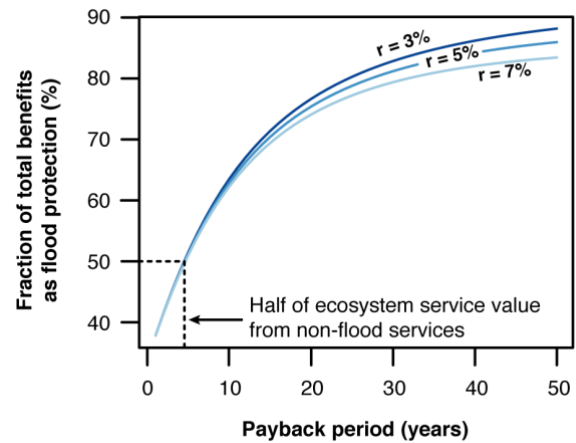


Figure 8: Fraction of overall benefits of restoration accounted for by avoided flooding as a function of payback period and discount rate for 50<sup>th</sup> percentile simulation.

660 There has been rapidly increasing interest in the development of modeling capacity linking  
661 biophysical and social systems to each other and to quantifiable endpoints of interest to  
662 economists and policy-makers (Boyd et al. 2015; Liu et al. 2007). However, emerging models  
663 are increasingly computationally and conceptually complex and often feature inadequate  
664 coupling across interconnected systems, limiting support for overall uncertainty quantification  
665 (Ascough et al. 2008; Little et al. 2019; Rosa and Dietz 1998). We have demonstrated that the  
666 decision-interpretability of environmental models is contingent on quantitative characterizations  
667 of uncertainties, nonstationarities and decision-making preferences. Here, risk tolerance, payback  
668 period and discount rate have all had large impacts on the magnitude and distribution among  
669 stakeholders of the costs and benefits of environmental management scenarios. We therefore use  
670 coastal wetland rehabilitation as a case study to argue more broadly for decision support models  
671 that are fundamentally probabilistic and that are developed with equal support for biophysical as  
672 well as for economic analysis. The analysis presented here points to the importance of continued  
673 development of methods such as biophysical model emulation that allow for models of complex  
674 physical processes to be nested within decision-analytic frameworks.

## 675 **5. Acknowledgments**

676 We thank Mike Vasey of the San Francisco Bay National Estuarine Research Reserve and Pete  
677 Wiley of the National Oceanic and Atmospheric Administration for their careful reading of our  
678 manuscript and helpful comments. We thank Rachel Kamman of Noble Consultants Inc. for her  
679 help identifying hydrological phenomena of interest.

680

681

682 **6. References**

- 683 Acreman, M. and J. Holden (2013). "How Wetlands Affect Floods." Wetlands **33**(5): 773-86.
- 684 Aerts, J. C., W. J. Botzen, K. Emanuel, N. Lin, H. de Moel and E. O. Michel-Kerjan (2014).  
685 "Climate adaptation. Evaluating flood resilience strategies for coastal megacities." Science  
686 **344**(6183): 473-5.
- 687 Alta Planning + Design (2011). "Marin County Parks Visitor Use Census and Survey." Durham,  
688 NC.
- 689 Ascough, J. C., H. R. Maier, J. K. Ravalico and M. W. Strudley (2008). "Future research  
690 challenges for incorporation of uncertainty in environmental and ecological decision-making."  
691 Ecol Model **219**(3-4): 383-99.
- 692 Barbier, E. (2013). "Valuing Ecosystem Services for Coastal Wetland Protection and  
693 Restoration: Progress and Challenges." Resources **2**(3): 213-30.
- 694 Benson, R. N. (2018). "Real Estate Sales Data." County of Marin. Retrieved 2018-10-15 from  
695 <https://www.marincounty.org/depts/ar/divisions/assessor/residential-property>.
- 696 Borsuk, M. E., R. Clemen, L. Maguire and K. Reckhow (2001). "Stakeholder values and  
697 scientific modeling in the Neuse River watershed." Group Decis Negot **10**(4): 355-73.
- 698 Borsuk, M. E., S. Schweizer and P. Reichert (2012). "A Bayesian network model for integrative  
699 river rehabilitation planning and management." Integr Environ Assess Manag **8**(3): 462-72.
- 700 Boutwell, J. and J. Westra (2013). "Benefit Transfer: A Review of Methodologies and  
701 Challenges." Resources **2**(4): 517-27.
- 702 Boyd, J., P. Ringold, A. Krupnick, R. J. Johnston, M. A. Weber and K. Hall (2015). "Ecosystem  
703 services indicators: improving the linkage between biophysical and economic analyses."  
704 Discussion paper 15-40. Washington, DC: Resources for the Future.
- 705 Brander, L. M., R. J. Florax and J. E. Vermaat (2006). "The empirics of wetland valuation: a  
706 comprehensive summary and a meta-analysis of the literature." Environ Resour Econ **33**(2): 223-  
707 50.
- 708 Brouillette, D. (2001). "Le contrôle des débordements de réseaux d'égouts en temps de pluie au  
709 Québec." Vecteur Environnement **34**(1): 64-67.
- 710 Callaway, J. C., E. L. Borgnis, R. E. Turner and C. S. Milan (2012). "Carbon Sequestration and  
711 Sediment Accretion in San Francisco Bay Tidal Wetlands." Estuar Coast **35**(5): 1163-81.
- 712 Cape Cod Commission (2013). "Regional Wastewater Management Plan: Understanding the  
713 Cost Factors of Wastewater Treatment and Disposal." Barnstable, MA.
- 714 Carver, E. (2013). "Birding in the United States: A Demographic and Economic Analysis."  
715 Arlington, VA: United States Fish and Wildlife Service.
- 716 Centers for Disease Control and Prevention (CDC) Division for Heart Disease and Stroke  
717 Prevention (2010). "Evaluation Guide: Developing and Using a Logic Model." Washington, DC.
- 718 Chmura, G. L., S. C. Anisfeld, D. R. Cahoon and J. C. Lynch (2003). "Global carbon  
719 sequestration in tidal, saline wetland soils." Global Biogeochem Cy **17**(4).



720 Church, J. A., P. U. Clark, A. Cazenave, J. M. Gregory, S. Jevrejeva, A. Levermann, M. A.  
721 Merrifield, G. A. Milne, R. S. Nerem, P.D. Nunn, A. J. Payne, W. T. Pfeffer, D. Stammer and A.  
722 S. Unnikrishnan (2013). Sea Level Change. Climate Change 2013: The Physical Science Basis.  
723 Contribution of Working Group I to the Fifth Assessment Report of the Intergovernmental Panel  
724 on Climate Change. T. F. Stocker, D. Qin, G.-K. Plattner et al. (Ed.). Cambridge, UK:  
725 Cambridge University Press.

726 Coastal Conservancy (2018). "Napa River Salt Marsh Restoration Project – Progress to Date."  
727 Retrieved 2019-01-24 from [http://scc.ca.gov/napa-river-salt-marsh-restoration-project-progress-](http://scc.ca.gov/napa-river-salt-marsh-restoration-project-progress-to-date/)  
728 [to-date/](http://scc.ca.gov/napa-river-salt-marsh-restoration-project-progress-to-date/).

729 Compton, J. E., J. A. Harrison, R. L. Dennis, T. L. Greaver, B. H. Hill, S. J. Jordan, H. Walker  
730 and H. V. Campbell (2011). "Ecosystem services altered by human changes in the nitrogen  
731 cycle: a new perspective for US decision making." Ecol Lett **14**(8): 804-15.

732 Costanza, R., O. Pérez-Maqueo, M. L. Martinez, P. Sutton, S. J. Anderson and K. Mulder  
733 (2008). "The Value of Coastal Wetlands for Hurricane Protection." Ambio **37**(4): 241-48.

734 Council on Environmental Quality (CEQ) (2014). "Economic and Environmental Principles and  
735 Guidelines for Water and Related Land Resources Implementation Studies; Final Interagency  
736 Guidelines." 79 FR 77460.

737 de Groot, R. S., R. Alkemade, L. Braat, L. Hein and L. Willemsen (2010). "Challenges in  
738 integrating the concept of ecosystem services and values in landscape planning, management and  
739 decision making." Ecol Complex **7**(3): 260-72.

740 Dutta, D., S. Herath and K. Musiak (2003). "A mathematical model for flood loss estimation." J  
741 Hydrol **277**(1-2): 24-49.

742 Federal Emergency Management Agency (FEMA) (2016). "Benefit-Cost Analysis Tools for  
743 Drought, Ecosystem Services, and Post-Wildfire Mitigation for Hazard Mitigation Assistance."  
744 Washington, DC.

745 Goldstein, J. H., G. Caldarone, T. K. Duarte, D. Ennaanay, N. Hannahs, G. Mendoza, S. Polasky,  
746 S. Wolny and G. C. Daily (2012). "Integrating ecosystem-service tradeoffs into land-use  
747 decisions." Proc Natl Acad Sci U S A **109**(19): 7565-70.

748 Gren, I.-M. (1995). "The value of investing in wetlands for nitrogen abatement." Eur Rev Agric  
749 Econ **22**(2): 157-72.

750 Grêt-Regamey, A., E. Sirén, S. H. Brunner and B. Weibel (2017). "Review of decision support  
751 tools to operationalize the ecosystem services concept." Ecosyst Serv **26**: 306-15.

752 Hamel, P. and B. P. Bryant (2017). "Uncertainty assessment in ecosystem services analyses:  
753 Seven challenges and practical responses." Ecosyst Serv **24**: 1-15.

754 He, Q. and D. E. Walling (1997). "The distribution of fallout <sup>137</sup>Cs and <sup>210</sup>Pb in undisturbed  
755 and cultivated soils." Appl Radiat Isotopes **48**(5): 677-90.

756 Hernandez-Sancho, F., M. Molinos-Senante and R. Sala-Garrido (2010). "Economic valuation of  
757 environmental benefits from wastewater treatment processes: an empirical approach for Spain."  
758 Sci Total Environ **408**(4): 953-7.

759 Hey, D. L. and N. S. Philippi (1995). "Flood reduction through wetland restoration: the Upper  
760 Mississippi River Basin as a Case History." Restor Ecol **3**: 4-17.

761 Hopkins, K. G., G. B. Noe, F. Franco, E. J. Pindilli, S. Gordon, M. J. Metes, P. R. Claggett, A.  
762 C. Gellis, C. R. Hupp and D. M. Hogan (2018). "A method to quantify and value floodplain  
763 sediment and nutrient retention ecosystem services." J Environ Manage **220**: 65-76.

764 ICF International (2015). Climate Change Adaptation (2015 Update). Marin County Climate  
765 Action Plan (2015 Update). San Francisco, CA.

766 Jing, S.-R., Y.-F. Lin, D.-Y. Lee and T.-W. Wang (2001). "Nutrient removal from polluted river  
767 water by using constructed wetlands." Bioresour Technol **76**(2): 131-35.

768 Kamman Hydrology & Engineering (2004). "Gallinas Creek Restoration Feasibility Study and  
769 Conceptual Design Report." San Rafael, CA.

770 Kamman Hydrology & Engineering (2016). "McInnis Marsh Restoration Project: Feasibility  
771 Study and Alternatives Analysis." San Rafael, CA.

772 Konishi, H. (2003). "Reithrodontomys megalotis: western harvest mouse." Animal Diversity  
773 Web. Retrieved 2018-09-30 from  
774 [https://animaldiversity.org/accounts/Reithrodontomys\\_megalotis/](https://animaldiversity.org/accounts/Reithrodontomys_megalotis/).

775 Land, M., W. Graneli, A. Grimvall, C. C. Hoffmann, W. J. Mitsch, K. S. Tonderski and J. T. A.  
776 Verhoeven (2016). "How effective are created or restored freshwater wetlands for nitrogen and  
777 phosphorus removal? A systematic review." Environmental Evidence **5**: 9.

778 Leventhal, R. (2015). "RE: Lower Las Gallinas Creek Geomorphic Dredge Channel Conceptual  
779 Design Study, Marin County, California." [Technical memorandum.] Marin County, CA: Marin  
780 County Department of Public Works Flood Control Engineering Design Group.

781 Li, C., S. Wu and R. Dong (2015). "Dynamics of organic matter, nitrogen and phosphorus  
782 removal and their interactions in a tidal operated constructed wetland." J Environ Manage **151**:  
783 310-6.

784 Little, J. C., E. T. Hester, S. Elsayah, G. M. Filz, A. Sandu, C. C. Carey, T. Iwanaga and A. J.  
785 Jakeman (2019). "A tiered, system-of-systems modeling framework for resolving complex socio-  
786 environmental policy issues." Environ Modell Softw **112**: 82-94.

787 Liu, J., T. Dietz, S. R. Carpenter, M. Alberti, C. Folke, E. Moran, A. N. Pell, P. Deadman, T.  
788 Kratz, J. Lubchenco, E. Ostrom, Z. Ouyang, W. Provencher, C. L. Redman, S. H. Schneider and  
789 W. W. Taylor (2007). "Complexity of coupled human and natural systems." Science **317**(5844):  
790 1513-6.

791 Lumina Decision Systems (2019). "Analytica (64-bit Free 101 edition; release 5.2.9.142)." Los  
792 Gatos, CA.

793 MarinMap (2018). "GIS Data Download." Marin Co., CA: Marin General Services Authority.  
794 Retrieved 2018-10-15 from  
795 <http://www.marinmap.org/dnn/DataServices/GISDataDownload.aspx>.

796 Mason, S. A. and L. P. Olander (2018). "Ecosystem Services Conceptual Model Application:  
797 Testing General Model Adaptability." National Ecosystem Services Partnership Conceptual

798 Model Series. Durham, NC: Duke University Nicholas Institute for Environmental Policy  
799 Solutions.

800 Mason, S. A., L. P. Olander and K. Warnell (2018). "Ecosystem Services Conceptual Model  
801 Application: NOAA and NERRS Salt Marsh Habitat Restoration." Durham, NC: Duke  
802 University Nicholas Institute for Environmental Policy Solutions.

803 Micheli, E., L. Flint, A. Flint, S. Weiss and M. Kennedy (2012). "Downscaling future climate  
804 projections to the watershed scale: a North San Francisco Bay case study." San Francisco  
805 Estuary and Watershed Science **10**(4).

806 Multi-Resolution Land Characteristics Consortium (MRLC) (2019). "National Land Cover  
807 Database 2016." Retrieved 2019-08-06 from <https://www.mrlc.gov/viewer/>.

808 National Center for Environmental Economics (NCEE), United States Environmental Protection  
809 Agency (2010). Discounting Future Benefits and Costs. Guidelines for Preparing Economic  
810 Analyses. Washington, DC.

811 Nordhaus, W. D. (2017). "Revisiting the social cost of carbon." Proc Natl Acad Sci USA **114**(7):  
812 1518-23.

813 Novick, E. and D. Senn (2014). "External Nutrient Loads to San Francisco Bay." Richmond,  
814 CA: San Francisco Bay Estuary Institute.

815 Novotny, V. and H. Olem (1994). Water Quality: Prevention, Identification, and Management of  
816 Diffuse Pollution. New York, NY: Van Nostrand Reinhold.

817 Olander, L. P., R. J. Johnston, H. Tallis, J. Kagan, L. A. Maguire, S. Polasky, D. Urban, J. Boyd,  
818 L. Wainger and M. Palmer (2018). "Benefit relevant indicators: Ecosystem services measures  
819 that link ecological and social outcomes." Ecol Indic **85**: 1262-72.

820 Pearl, J. (1995). On the testability of causal models with latent and instrumental variables.  
821 Eleventh Conference on Uncertainty in Artificial Intelligence, Montreal, Canada.

822 QGIS Development Team (2018). "QGIS Geographic Information System." Open Source  
823 Geospatial Foundation Project. Available: <http://qgis.osgeo.org>.

824 Reichert, P. and M. E. Borsuk (2005). "Does high forecast uncertainty preclude effective  
825 decision support?" Environ Modell Softw **20**: 991-1001.

826 Rosa, E. A. and T. Dietz (1998). "Climate change and society: Speculation, construction and  
827 scientific investigation." Int Sociol **13**(4): 421-55.

828 Russell, M., A. Teague, F. Alvarez, D. Dantin, M. Osland, J. Harvey, J. Nestlerode, J. Rogers, L.  
829 Jackson, D. Pilant, F. Genthner, M. Lewis, A. Spivak, M. Harwell and A. Neale (2013).  
830 "Neighborhood scale quantification of ecosystem goods and services." Gulf Breeze, FL: U.S.  
831 Environmental Protection Agency Office of Research and Development, Gulf Ecology Division.

832 Sahr, R. (2018). "Consumer Price Index (CPI) Conversion Factors for Dollars of 1774 to  
833 estimated 2028 to Convert to Dollars of 2017." Retrieved 2018-08-25 from  
834 <http://liberalarts.oregonstate.edu/spp/polisci/research/inflation-conversion-factors>.

835 Schaidt, L. A., J. M. Ackerman and R. A. Rudel (2016). "Septic systems as sources of organic  
836 wastewater compounds in domestic drinking water wells in a shallow sand and gravel aquifer."  
837 Sci Total Environ **547**: 470-81.

838 Seppelt, R., C. F. Dormann, F. V. Eppink, S. Lautenbach and S. Schmidt (2011). "A quantitative  
839 review of ecosystem service studies: approaches, shortcomings and the road ahead." *J Appl Ecol*  
840 **48**(3): 630-36.

841 Sharp, R., H. T. Tallis, T. Ricketts, A. D. Guerry, S. A. Wood, R. Chaplin-Kramer, E. Nelson,  
842 Ennaanay, D., S. Wolny, N. Olwero, K. Vigerstol, D. Pennington, G. Mendoza, J. Aukema, J.  
843 Foster, J. Forrest, D. Cameron, K. Arkema, E. Lonsdorf, C. Kennedy, G. Verutes, et al. (2018).  
844 "InVEST 3.7.0.post17+hbeb7e1912b14 User's Guide." The Natural Capital Project, Stanford  
845 University, University of Minnesota, The Nature Conservancy and World Wildlife Fund.

846 South Bay Salt Pond Restoration Project (2008). "Project Description." Retrieved 2019-01-24  
847 from  
848 [https://web.archive.org/web/20080923222554/http://www.southbayrestoration.org:80/Project\\_D](https://web.archive.org/web/20080923222554/http://www.southbayrestoration.org:80/Project_Description.html)  
849 [escription.html](https://web.archive.org/web/20080923222554/http://www.southbayrestoration.org:80/Project_Description.html).

850 South Bay Salt Pond Restoration Project (2015). "2014 Annual Report."

851 Spautz, H., N. Nur, D. Stralberg and Y. Chan (2006). "Multiple-Scale Habitat Relationships of  
852 Tidal-Marsh Breeding Birds In The San Francisco Bay Estuary." *Stud Avian Biol-Ser* **32**: 247-  
853 69.

854 Stark, J., T. Van Oyen, P. Meire and S. Temmerman (2015). "Observations of tidal and storm  
855 surge attenuation in a large tidal marsh." *Limnol Oceanogr* **60**(4): 1371-81.

856 State of California Department of Finance (2018). "Population Estimates for Cities, Counties,  
857 and the State, 2011-2018 with 2010 Census Benchmark." January Population and Housing  
858 Estimates. Sacramento, CA.

859 State of California Department of Water Resources (CA DWR) (2012). "Cost Estimates."  
860 Central Valley Flood Management Planning Program. Sacramento, CA.

861 Stralberg, D., M. Brennan, J. C. Callaway, J. K. Wood, L. M. Schile, D. Jongsomjit, M. Kelly, V.  
862 T. Parker and S. Crooks (2011). "Evaluating tidal marsh sustainability in the face of sea-level  
863 rise: a hybrid modeling approach applied to San Francisco Bay." *PLoS One* **6**(11): e27388.

864 Sustaita, D., P. F. Quickert, L. Patterson, L. Barthman-Thompson and S. Estrella (2011). "Salt  
865 Marsh Harvest Mouse Demography and Habitat Use in the Suisun Marsh, California." *J Wildlife*  
866 *Manage* **75**(6): 1498-507.

867 Tallis, H., K. Kreis, L. Olander, C. Ringler, D. Ameyaw, M. E. Borsuk, D. Fletschner, E. Game,  
868 D. O. Gilligan, M. Jeuland, G. Kennedy, Y. J. Masuda, S. Mehta, N. Miller, M. Parker, C. A.  
869 Pollino, J. Rajaratnam, D. Wilkie and W. Zhang (2017). "Bridge Collaborative Practitioner's  
870 Guide." Washington, D.C.: The Nature Conservancy.

871 Tang, C. Q. (2006). "Evergreen sclerophyllous Quercus forests in northwestern Yunnan, China  
872 as compared to the Mediterranean evergreen Quercus forests in California, USA and  
873 northeastern Spain." *Web Ecology* **6**(1): 88-101.

874 Thunderforest (2018). "Landscape." New Malden, UK: Gravitystorm Ltd. Available:  
875 <https://www.thunderforest.com/maps/landscape/>.

876 United States Army Corps of Engineers (US ACE) (2013). "Las Gallinas Creek: Hydrologic,  
877 Hydraulic and Coastal (HH&C)." San Francisco, CA.

878 United States Army Corps of Engineers (US ACE) (2016). "Economic Guidance Memorandum,  
879 17-03, Unit Day Values for Recreation for Fiscal Year 2017." Washington, DC.

880 United States Bureau of Economic Analysis (U.S. BEA) (2019). "San Francisco-Oakland-  
881 Hayward, CA (Metropolitan Statistical Area)." MARPP Regional Price Parities by MSA.  
882 Retrieved 2019-07-08 from  
883 [https://apps.bea.gov/iTable/iTable.cfm?reqid=70&step=1&isuri=1&acrdn=8#reqid=70&step=1](https://apps.bea.gov/iTable/iTable.cfm?reqid=70&step=1&isuri=1&acrdn=8#reqid=70&step=1&isuri=1)  
884 [&isuri=1](https://apps.bea.gov/iTable/iTable.cfm?reqid=70&step=1&isuri=1&acrdn=8#reqid=70&step=1&isuri=1).

885 United States Census Bureau (2018). "QuickFacts: California; Marin County, California."  
886 Retrieved 2018-08-14 from  
887 <https://www.census.gov/quickfacts/fact/table/ca.marincountycalifornia/PST045217>.

888 United States Forest Service (2012). "National Forest System Land Management Planning." 36  
889 FR 219.

890 United States Geological Survey (USGS) (2018). "Wetland Restoration in the San Francisco Bay  
891 Delta and Pacific Northwest." Retrieved 2019-01-24 from  
892 [https://www.usgs.gov/centers/werc/science/wetland-restoration-san-francisco-bay-delta-and-](https://www.usgs.gov/centers/werc/science/wetland-restoration-san-francisco-bay-delta-and-pacific-northwest)  
893 [pacific-northwest](https://www.usgs.gov/centers/werc/science/wetland-restoration-san-francisco-bay-delta-and-pacific-northwest).

894 Veloz, S., M. Fitzgibbon, D. Stralberg, S. Michaile, D. Jongsomjit, D. Moody, N. Nur, L. Salas,  
895 J. Wood, M. Elrod and G. Ballard (2014). "Future San Francisco Bay Tidal Marshes: A climate-  
896 smart planning tool." Retrieved 2018-06-01 from <http://data.prbo.org/apps/sfbslr/>.

897 Vymazal, J. (2007). "Removal of nutrients in various types of constructed wetlands." Sci Total  
898 Environ **380**(1-3): 48-65.

899 Walton, W. E. and P. D. Workman (1998). "Effect of marsh design on the abundance of  
900 mosquitoes in experimental constructed wetlands in southern California." J Am Mosq Control  
901 Assoc **14**(1): 95-107.

902 Widney, S., A. Kanabrocki Klein, J. Ehman, C. Hackney and C. Craft (2017). "The value of  
903 wetlands for water quality improvement: an example from the St. Johns River watershed,  
904 Florida." Wetl Ecol Manag **26**(3): 265-76.

905 Yang, H., M. Ma, J. R. Thompson and R. J. Flower (2017). "Protect coastal wetlands in China to  
906 save endangered migratory birds." Proc Natl Acad Sci USA **114**(28): E5491-E92.

907 Yang, W., J. Chang, B. Xu, C. Peng and Y. Ge (2008). "Ecosystem service value assessment for  
908 constructed wetlands: A case study in Hangzhou, China." Ecol Econ **68**(1-2): 116-25.

909