



Zone 7 Community Open House

Proposed Santa Venetia Floodwall Project

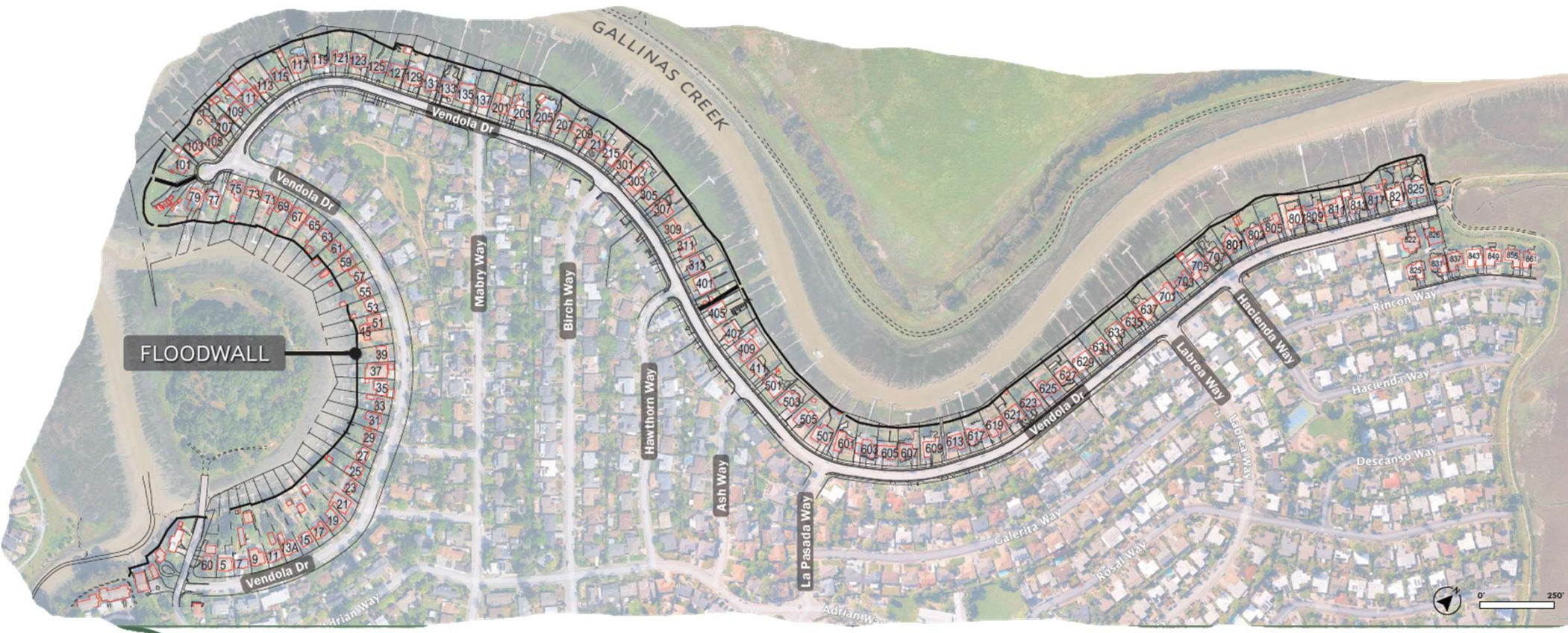
October 15, 2025

Agenda

1. Welcome & Housekeeping
2. Proposed Project Overview & Purpose
3. Flood Zone 7 Finance Review
4. Proposed Project Details
5. Proposed Project Needs
6. Next Steps
7. Questions & Comments



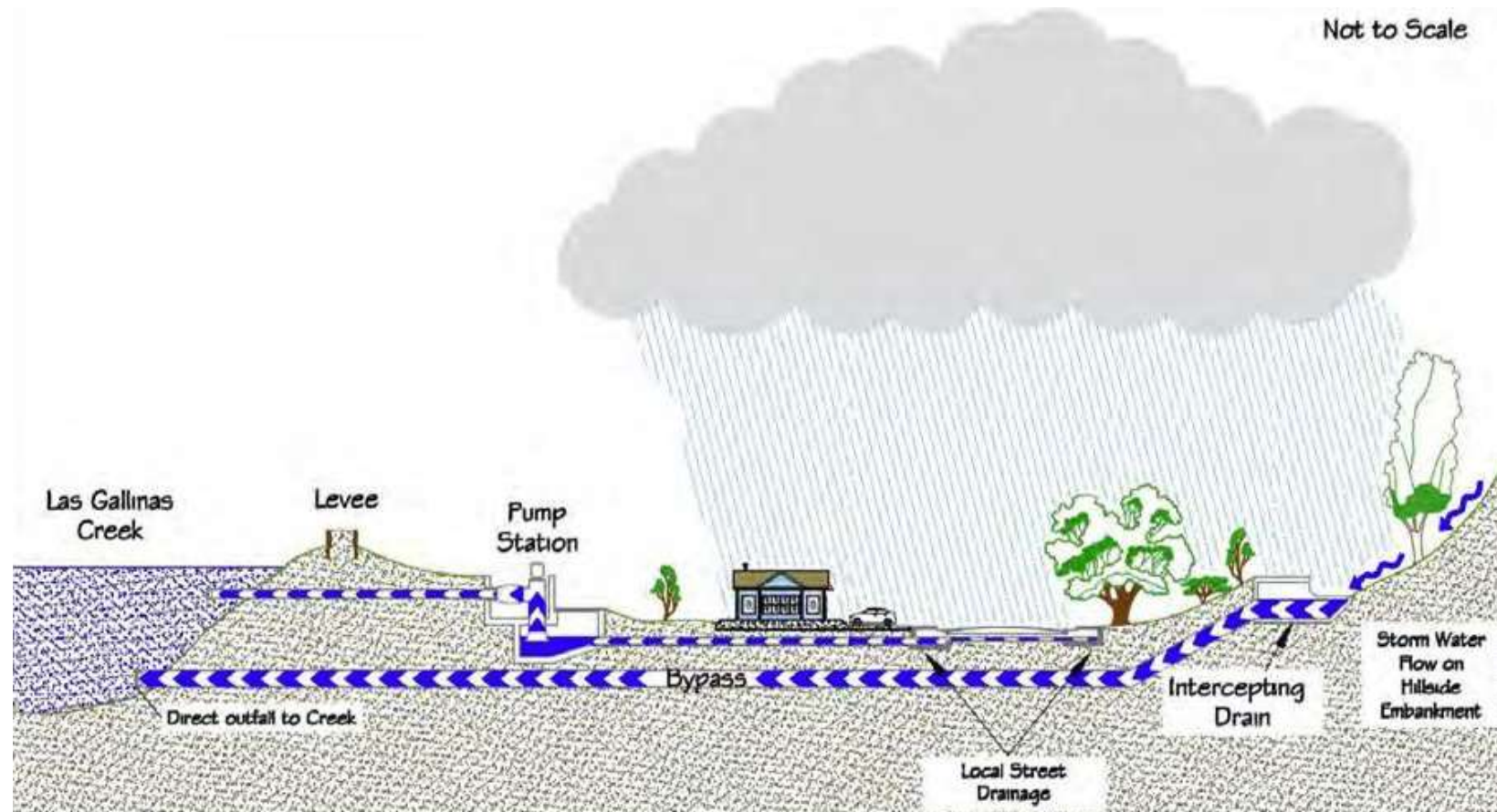
Proposed Santa Venetia Floodwall



Why: Zone 7 is Within a Floodplain



Why: Flood Infrastructure is Needed



Why: Levee and Berm are Critical



Why: TRB Requires Replacement



Why: Seepage Under TRB



Background & Key Facts

- **Flood Zone 7 has not contributed funds** to the planning of this proposed project.
- In March 2023, the Marin County Board of Supervisors provided **direction to pursue funding for a floodwall constructed from composite sheet piles.**
- The floodwall helps to **prevent flooding for over 600 parcels** in Santa Venetia.
- The estimated project cost is as described in 2023, only adjusted for inflation: **\$25 million in 2028 dollars**, including planning and right-of-way acquisition.
- The project **will require local funding** from the Santa Venetia community, at a **minimum 25% of the project cost** to serve as grant matching funds.
- An **easement along the floodwall is required** to allow for necessary maintenance.

Benefit to Community

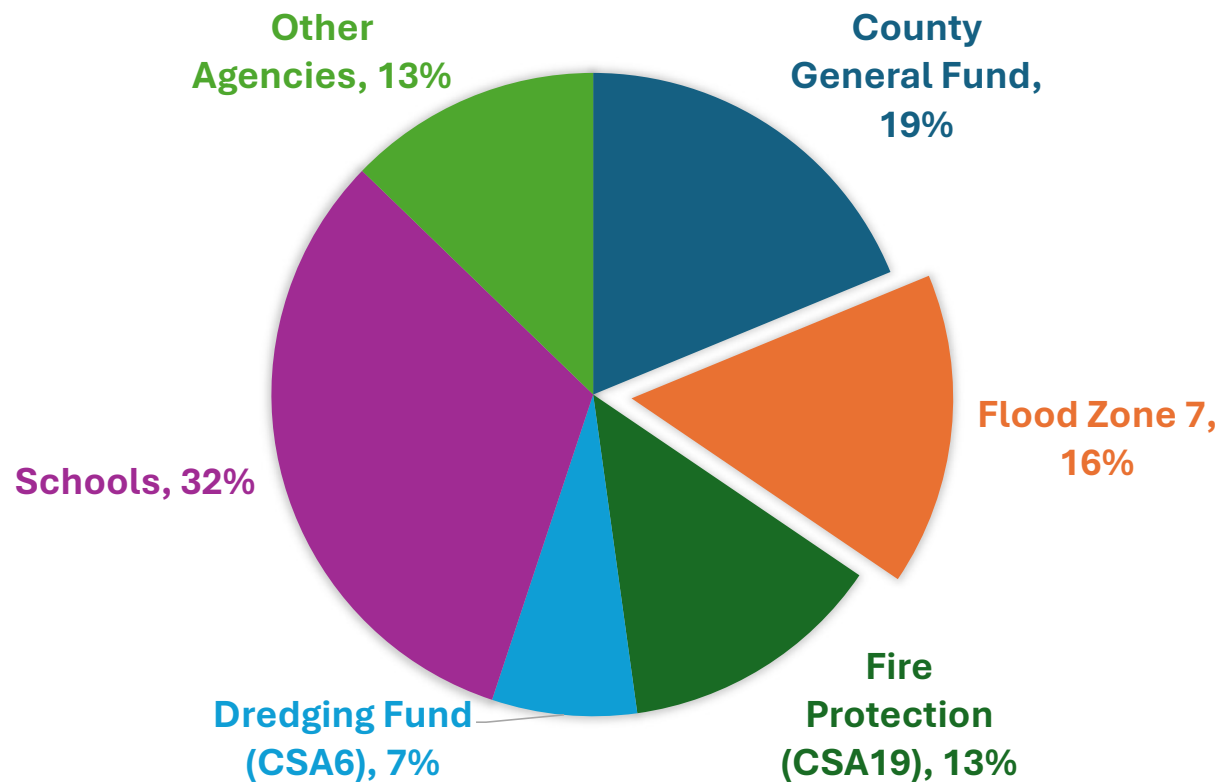
If the floodwall were built...

- Levee system **much less likely to fail**:
 - Save \$25k+ in post-flood restoration costs per home.
 - Save on temporary relocation costs and lost work time during restoration.
 - Reduce interruptions to vulnerable roads and utilities.
- **Mitigates seepage through the levee**, protecting back yards at high tides.
- **Eliminates need for frequent costly repairs** to the timber-reinforced berm (\$400k+ per year).
- Creates a **gopher-resistant levee** system.
- Significantly **extends (50+ years) the service life** of the Zone 7 levee system.
- Easements **enable better maintenance access** and emergency prevention.
- **Reduce negative impact of flood risk on property values.**

An aerial photograph showing a residential neighborhood with houses and streets. A river flows through the center of the image, with a dirt path or levee on the right bank. In the background, there are large, forested hills under a clear blue sky.

Flood Zone 7 Finance Review

Where My 1% Basic Property Taxes Go



Zone 7 currently receives about \$1,600-\$1,900* a year per \$1M parcel.

*outside County Service Area 6 for dredging Gallinas Creek

Zone 7 Operation Costs & Revenues

Pump Station Preventive Maintenance <i>Pump repair & maintenance</i>	\$150,000
Pump Station Operations <i>Electrical costs & labor expenses</i>	\$80,000
Levee, TRB Maintenance, and Rodent Control <i>Engineering, wildlife monitoring, contracting & inspection</i>	\$404,000
Drainage Maintenance (ditches, trash racks) <i>Contracts & inspection</i>	\$35,000
Zone Administration <i>Programmatic permitting, budget analysis & outreach</i>	\$90,000
Total Average Annual O&M Costs	\$759,000
Average Annual Revenue	\$736,000
Current Unreserved Fund Balance	\$250,000

Costs to maintain pumps and the timber reinforced berm have **more than doubled in recent years due to end-of-life deterioration.**

Zone Comparison

Zone 7: Most Infrastructure, Least Revenue

Zone	# of Parcels	Approx. Revenue	# of Pump Stations	Levee Miles
1: Novato	21,000	\$3.2 million	4	2
3: Richardson Bay	12,000	\$2.8 million	5	1.3
4: Bel Aire	800	\$930,000	3	0.15
7: Santa Venetia	900	\$736,000	5 (+3 portable)	2
9: Ross Valley	21,000	\$3.1 million (\$400,000 after 2027)	1	1

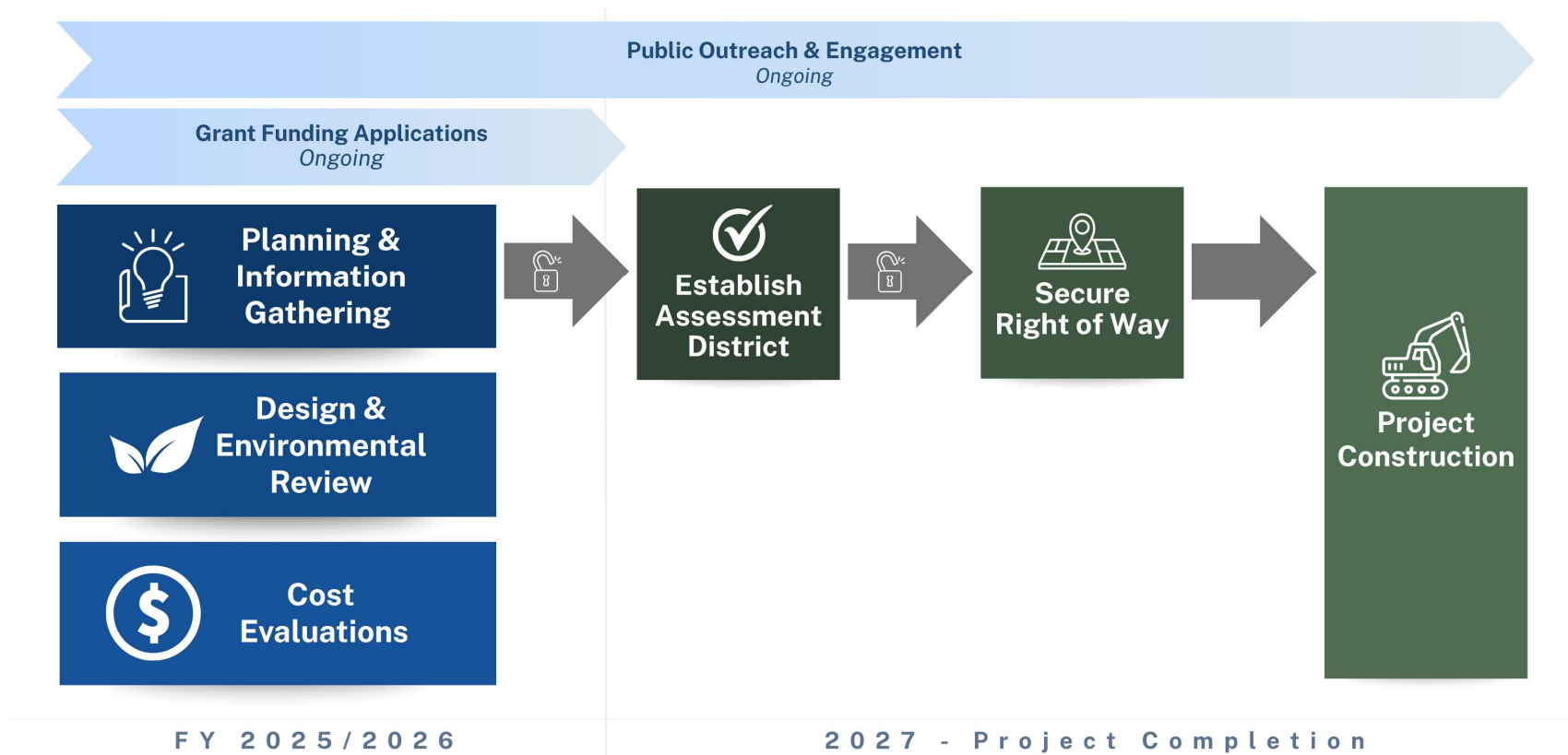
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Proposed Project Details

Summary of Project Costs to Date

Amount	Source	Purpose
\$900k	FEMA Hazard Mitigation Grant Program (75%)	<ul style="list-style-type: none"> • Alternatives analysis • Design • Environmental evaluation • Grant management
\$1M	American Rescue Plan Act Funds from the County for Sea Level Rise	<ul style="list-style-type: none"> • Local grant share • Additional environmental evaluation • Initial easement acquisition • Planning, outreach, additional grant applications
\$300k	County General Fund	Floodwall implementation strategy development and outreach currently underway: <ul style="list-style-type: none"> • Right of way planning • Additional environmental evaluation • Design extension • Financial planning
\$2.2M		

Proposed Project Roadmap



Note: The Proposed Santa Venetia Floodwall Project is currently funded through the design and planning phase. Subsequent phases will depend on funding procurement, and project delivery is subject to change.

Proposed Project Concept



Floodwall Testing in 2022



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Proposed Project Needs

What Are Easements

An **easement** is a **non-ownership** interest in someone else's **property** for a specific purpose.

- **Key Facts**

- Property **owner maintains ownership of their land**
- **Easement holder has the right to official use** for specific purposes
- For the **benefit of the public** to ensure delivery of essential services and official access to community infrastructure

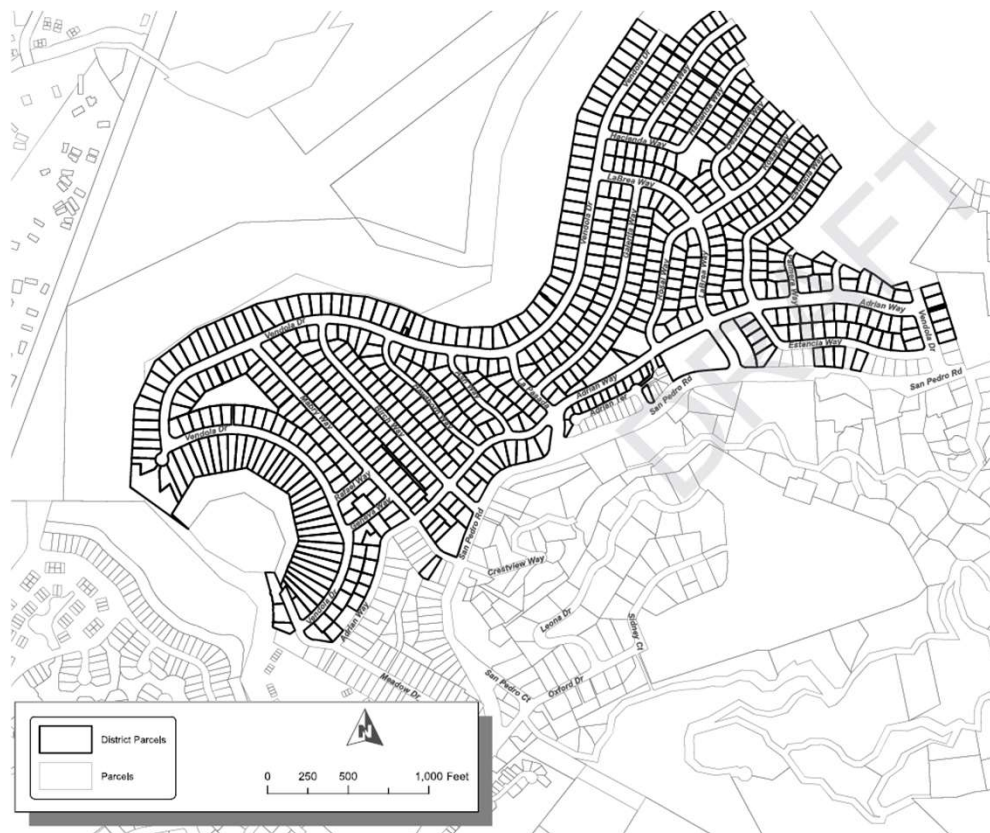
- **"Right of Entry"**

- **Temporary, not guaranteed, does not support grant funding**
- Limited to **emergency and exceptional situations**



Public Financing Options

- The preliminary project **cost estimate is \$25M** including right of way acquisition.
- **No local funds or grants** are currently designated to implement the project.
- A **federal grant will require a 25% local contribution**, or \$6.25 million based on current cost estimates.
- The project could be financed through a **benefit assessment paid through property taxes** over 10 to 30 years.



Next Steps

Anticipated Outreach Opportunities Upcoming:

- Informational Flyer & Questionnaire (Winter)
Proposed Project Information & Funding Options
- Creekside Property Owner Meeting #2 (Nov.)
Easements & Right of Way
- Zone 7 Advisory Board Meeting (Dec. 3)
- Community Open House #2 (Spring 2026)
Financial Analysis & Community Input



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Comments & Questions?