



# Flood Zone 7 Advisory Board Meeting

## Santa Venetia

December 3, 2025

# Agenda

1. **Call to Order**
2. **Roll Call**
3. **Summary of Action Minutes: September 24, 2025**
4. **Open Time for Items Not on The Agenda**
5. **District Staff Reports**
  - a. Maintenance Report
  - b. Timber-Reinforced Berm Inspection
  - c. Proposed Floodwall Project
6. **Business**
7. **Schedule Next Meeting**
8. **Adjourn**



Floodwall Test Installation 2022

# Roll Call

## Conduct roll call

### Introductions

- a. Advisory Board Members
- b. District Staff
- c. Project Manager

# Summary of Action Items

Draft minutes from September 24, 2025, accessible here:

<https://flooddistrict.marincounty.gov/meetings/zone-7-advisory-board-meeting-september-24-2025/#/tab-minutes>

**Recommended Action:** Approve minutes

# Open Time

- Comments will be heard for items **not** on the agenda.
- Limited to **3 minutes** per speaker.
- When written testimony is presented, it is not necessary to read the entire text. It will automatically become part of the minutes.
- All are expected to be polite and courteous, and refrain from questioning the character or motives of others.
- **Please help create an atmosphere of respect.**

# District Staff Reports

# Maintenance Report

# Pump Station Maintenance

## Preventive maintenance in 2025:

### Pump Station 1, #3 pump

- Cost estimate: \$121k
- Pump parts import delayed (TBD) from Sweden

### Pump Station 3, #1 pump

- Final cost: \$40k
- Reinstalled in September

### Pump Station 5, #2 pump and motor, and broken generator head gasket

- Final cost: \$25k
- Reinstalled in September

## Total Contract Cost this year: \$186k

(With staff inspection & management costs: \$200k+)



# Earthen Levee Maintenance

- Rodent holes can increase the risk of levee failure ([CA Dept. Of Water Resources](#))
- Zone 7 fills rodent holes on the **County-owned inner levee at Santa Venetia Marsh Open Space Preserve** using bentonite to reduce risk
- Work began in late November and could extend to mid-December

**Total cost estimate: \$45K**

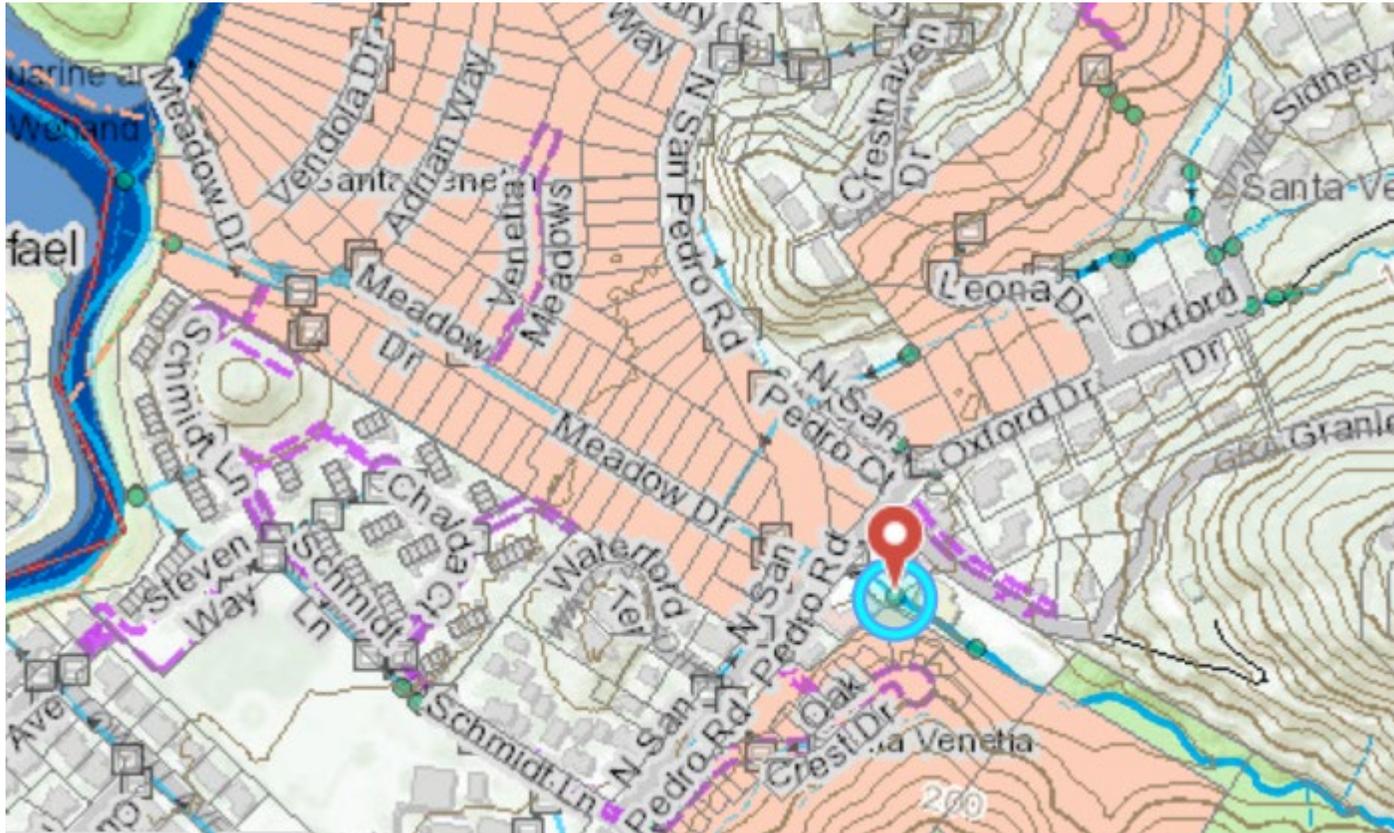


# Timber-Reinforced Berm (TRB) Maintenance

- In September, the **TRB at 119 Vendola Dr was rebuilt** along with a portion of the underlying earthen levee.
- We are making steady progress to attain rights to enter on 3 properties for urgent repairs and beginning work on several more.
- **Contract cost was \$88k** (with staff inspection, environmental compliance, and management **\$100k+**)



# Meadow Drive Sediment Trap Cleanout

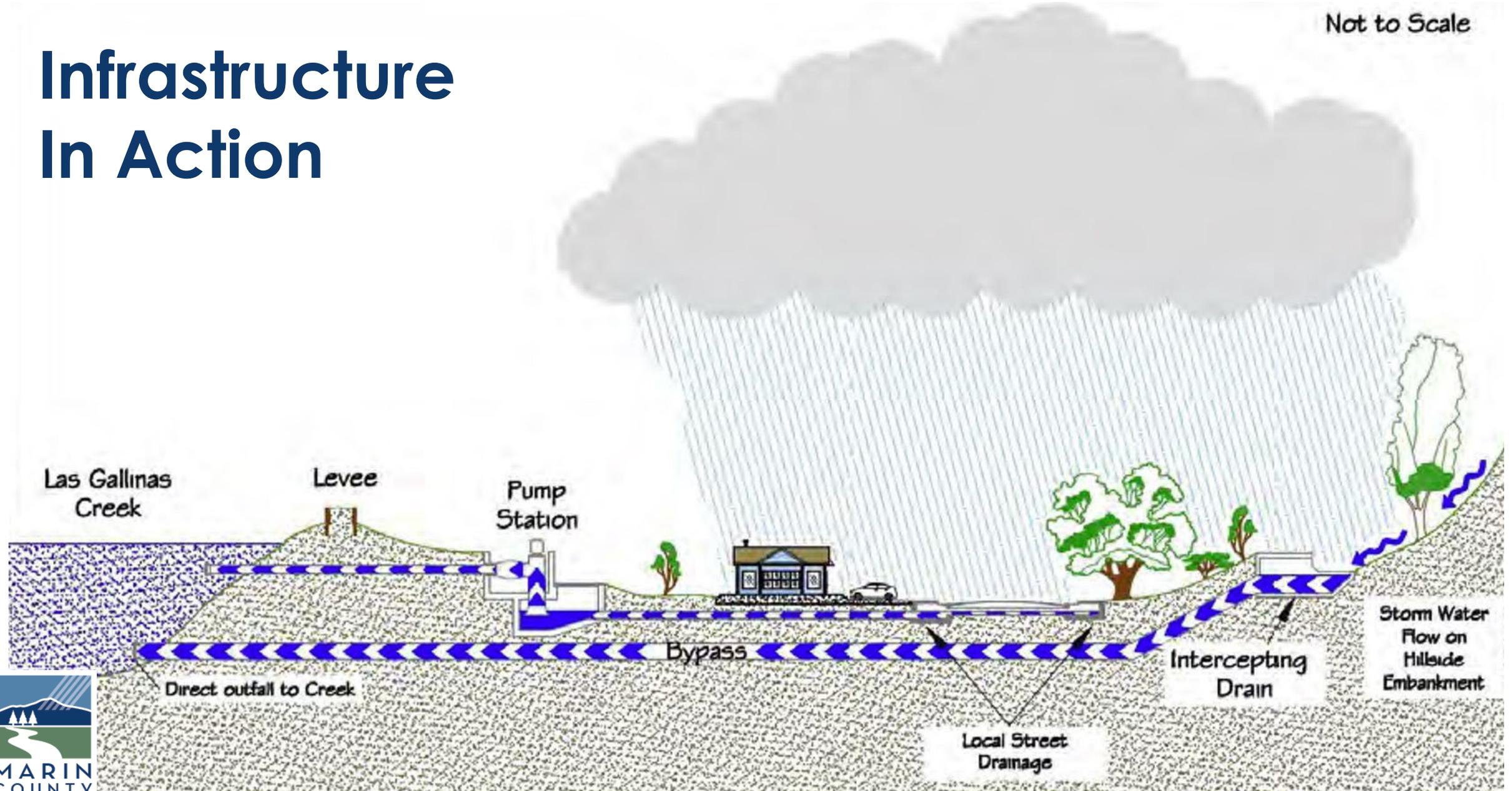


**Approximate Quantity of Removed Material:** 4 Cubic Yards  
**Approximate Cost:** \$3,000



# Infrastructure In Action

Not to Scale



# Property Management

## On District-Managed Properties:

- Maintenance of fences, gates (\$5k)
- Fire fuel reduction mowing (\$8k)
- Cleanup of debris (\$10k)
- Pump station security (\$4k)
- Staff inspection & management (~\$3k)

**Total Summer 2025: \$30k**



# Ready for Winter Emergency Response

During winter storms, various teams have roles in Santa Venetia:

- **Conservation Corps North Bay (CCNB)** cleans trash racks and debris jams at ditches and sandbags facilities if needed.
- **County Road Maintenance** cleans debris jams at the Meadow Way Trash Rack due to the size of material often requiring equipment.
- **County Facility Maintenance** travel around pump stations checking on them and clearing trash racks at their intakes.
- **Water Resources** staff monitor rain and stream gauges, incoming weather, and provide guidance and additional resources if needed to supplement field crews.

# Ongoing Operation & Maintenance Needs

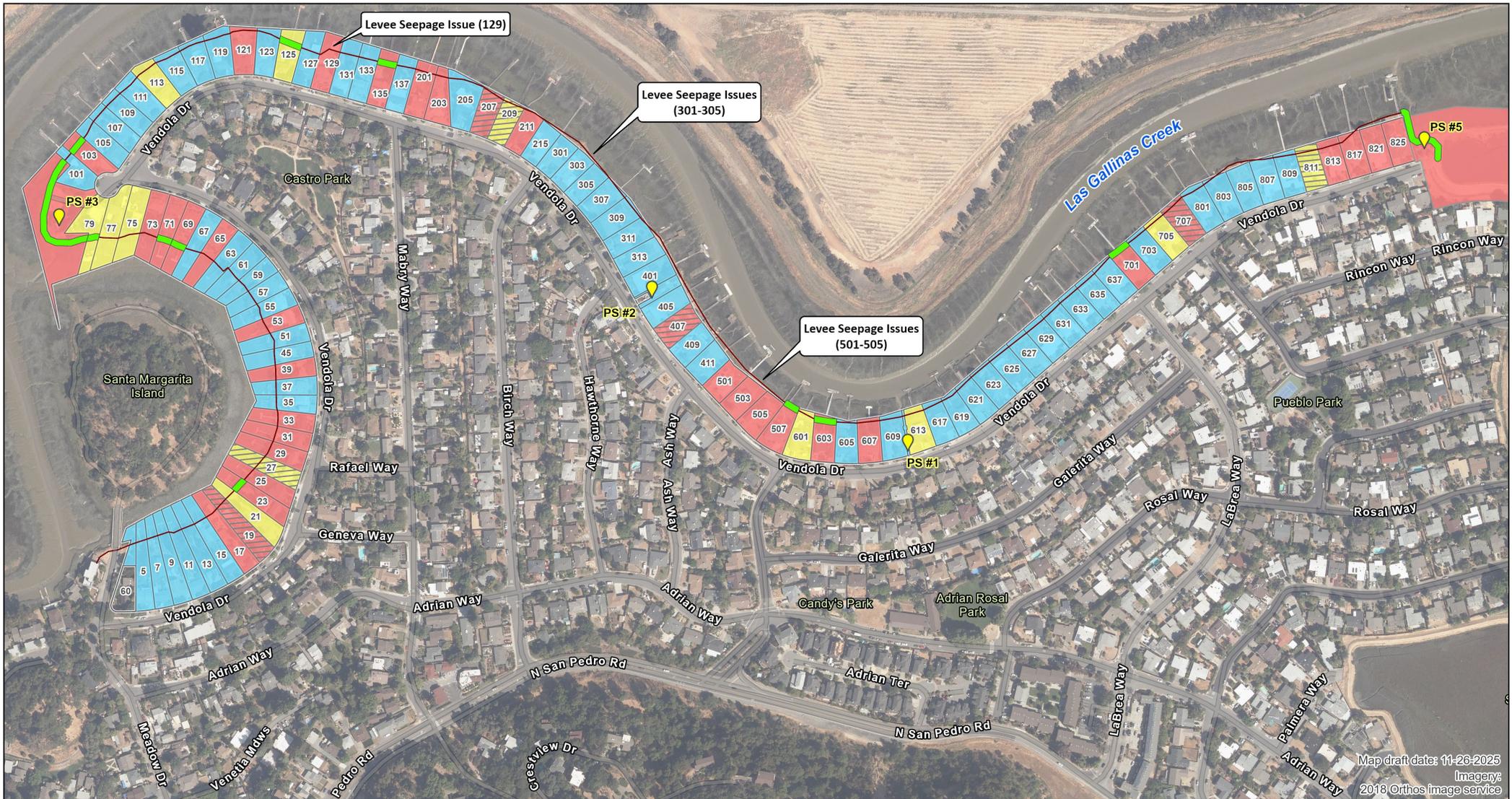
<b>Pump Station Preventive Maintenance</b> <i>Pump repair &amp; maintenance</i>	\$150,000
<b>Pump Station Operations</b> <i>Electrical costs &amp; labor expenses</i>	\$80,000
<b>Levee, TRB Maintenance, and Rodent Control</b> <i>Engineering, wildlife monitoring, contracting, inspection</i>	\$404,000
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

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

# TRB Inspection Report

# Timber-Reinforced Berm Inspection

- An effort is made to complete a comprehensive inspection of the levee system behind Vendola Drive every 2 years.
- An inspection was just completed in 2025 (previously 2023).
- In a few areas there is only an earthen berm.
- Majority of areas are accessed through private properties, and coordinating access with 100+ people takes several weeks.
- Conducting maintenance would require a written right-to-enter if work or access needs to occur on private property without easements, which can take time to negotiate.



Map draft date: 11-26-2025  
 Imagery: 2018, Orthos Image service

### TRB/Levee Temporary Maintenance Priorities Map

Maintenance Priority, Levee Condition Category

- 1 - High: 0-5yr TRB svc life
- 2 - Medium: 5-10yr TRB svc life
- 3 - Low: 10-15yr TRB svc life

- Pump Station
- Centerline of Existing TRB
- Suggested Partial Fix
- Suggested Sandbagging

**PRELIMINARY**  
 (still under review)  
 map revised: 11/26/2025



\*No existing TRB/Earthen Levee is higher than elev. 10+/-



# Timber-Reinforced Berm Inspection

- Behind **38 properties** on Vendola there are **deteriorated wood** on the TRB.
- Behind **4 properties** the owner has **removed some or all** of the TRB.
- Behind **3 properties** the **fill material** between the wood planks in the TRB is **excessively low** (due to owner excavation or settlement).
- Behind **7 properties** the TRB **fill material is eroding**.



# Timber-Reinforced Berm Inspection

- Low elevation levees and TRBs could be overtopped in a high tide with storm.
- Poor condition levees and TRBs of any height could fail, leading to uncontrolled flooding.
- Poor condition is a greater concern for the safety of the community than low elevation.
- TRB/levee elevations dip down to around 9 feet elevation in parts of the following blocks:
  - 30s
  - 70s
  - 120s
  - 600s
- Many of these can be mitigated with sandbags.



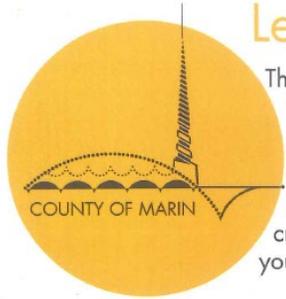
Tide nearly 7.5 ft MLLW in Feb 2024

# Timber-Reinforced Berm Inspection

At the March 2026 meeting, we will return to the advisory board with a work plan and proposed budgets for fiscal years 2027 and 2028 to address the issues we found during the inspection.



# TRB Owner Guidance



## Levees protect your community!

The Flood Control and Water Conservation District and the Flood Control Zone 7 Advisory Board would like to remind all residents living along the levees in Santa Venetia that these levees protect the entire community against flooding.

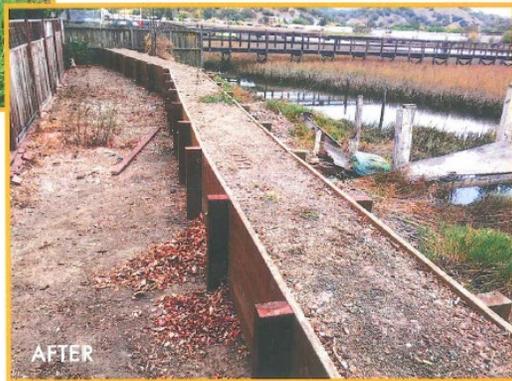
Management of your property in relation to the levees is critical to maintaining the effectiveness of the levees to protect your home, your safety, and those of your neighbors.

Please be aware that a **10 foot buffer** around the levee or wooden floodwall is necessary for **several reasons, including:**



### - Levee Inspections -

Levees need to be visible in order for periodic inspections to detect seepage, boils, or other structural issues. Please cooperate by granting district staff permission to inspect levees on your property.

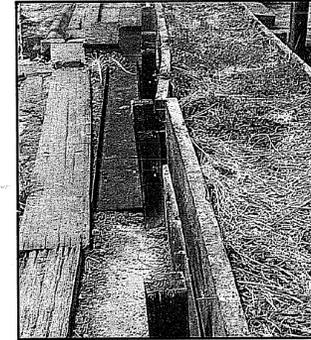


### - Root Penetration -

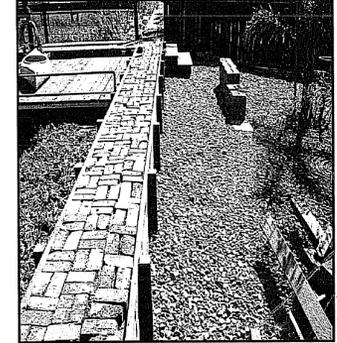
Tree roots compromise levee foundation strength and performance by creating holes for water to flow through. Also, trees can fall over, dislodging pieces of a levee and rendering it ineffective.

Grasses and some vegetation can be beneficial to prevent erosion. They can provide ecological benefits such as improved water quality and wildlife habitat, and to create privacy, accentuate views, or add to a pleasant environment.

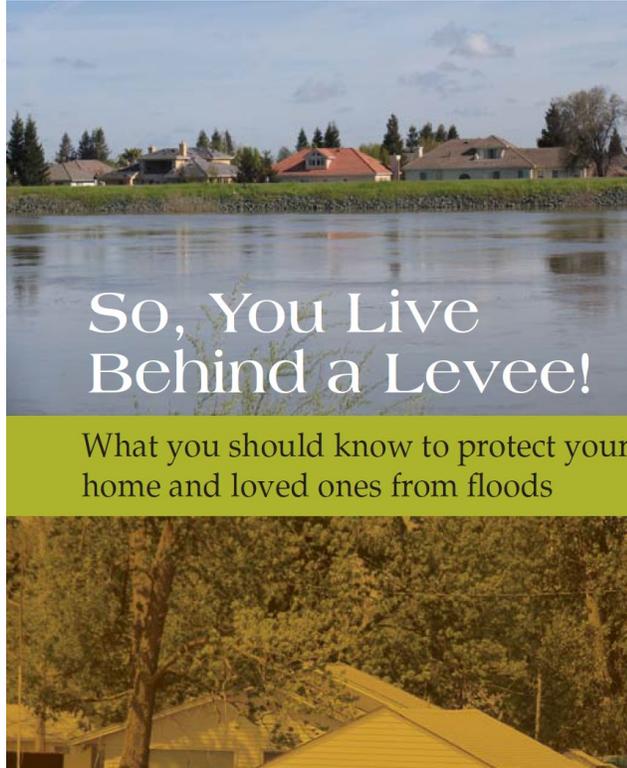
## Let Us Help You Protect Your Home and Property



Protection diminishes as wood dries and rots, posts shift and lean, and earth is washed from the box levee.

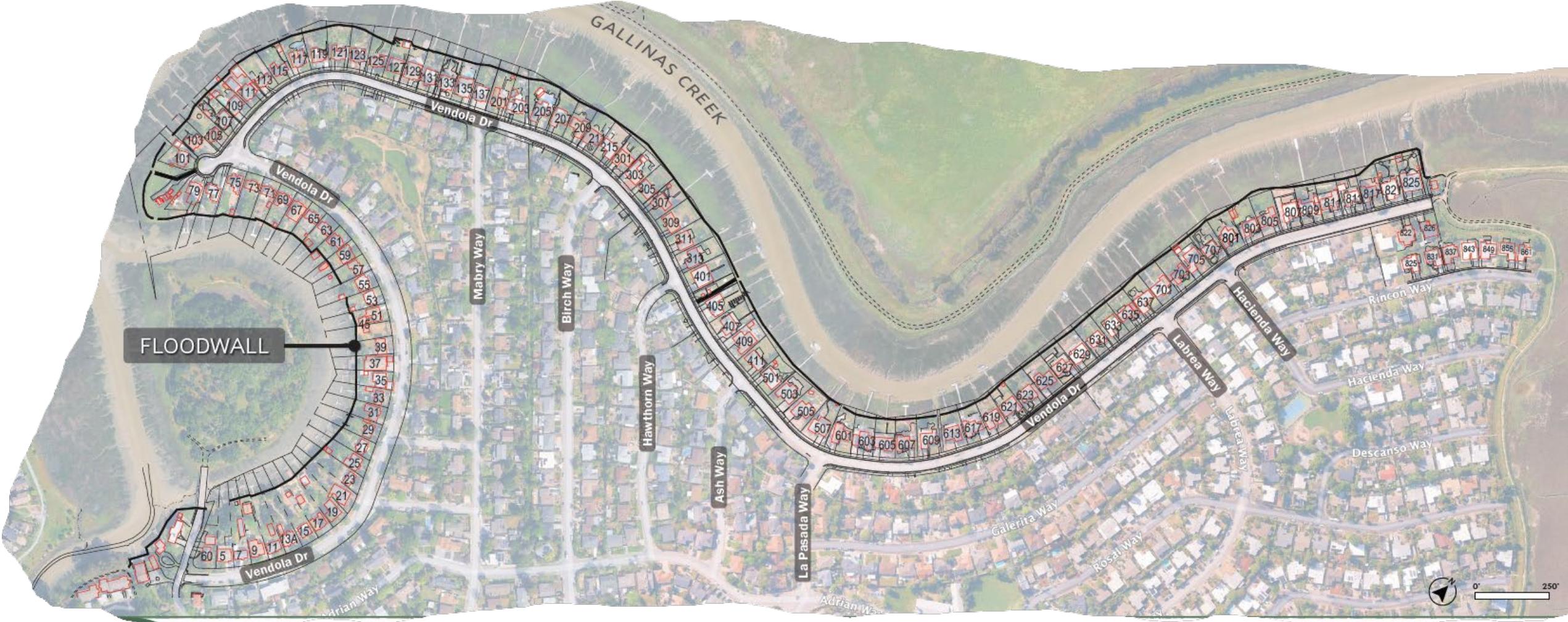


County Flood Control District Staff have repaired box levees in your neighborhood, restoring their strength and level of protection...at no cost to the owners!



# Proposed Floodwall

# Proposed Santa Venetia Floodwall



# What it Looks Like



# Estimated Project Cost

The **preliminary estimated cost of the project is \$25 million**, including right of way acquisitions and assuming construction begins in 2028.

*This figure is expected to change based on construction year and evolving building costs.*

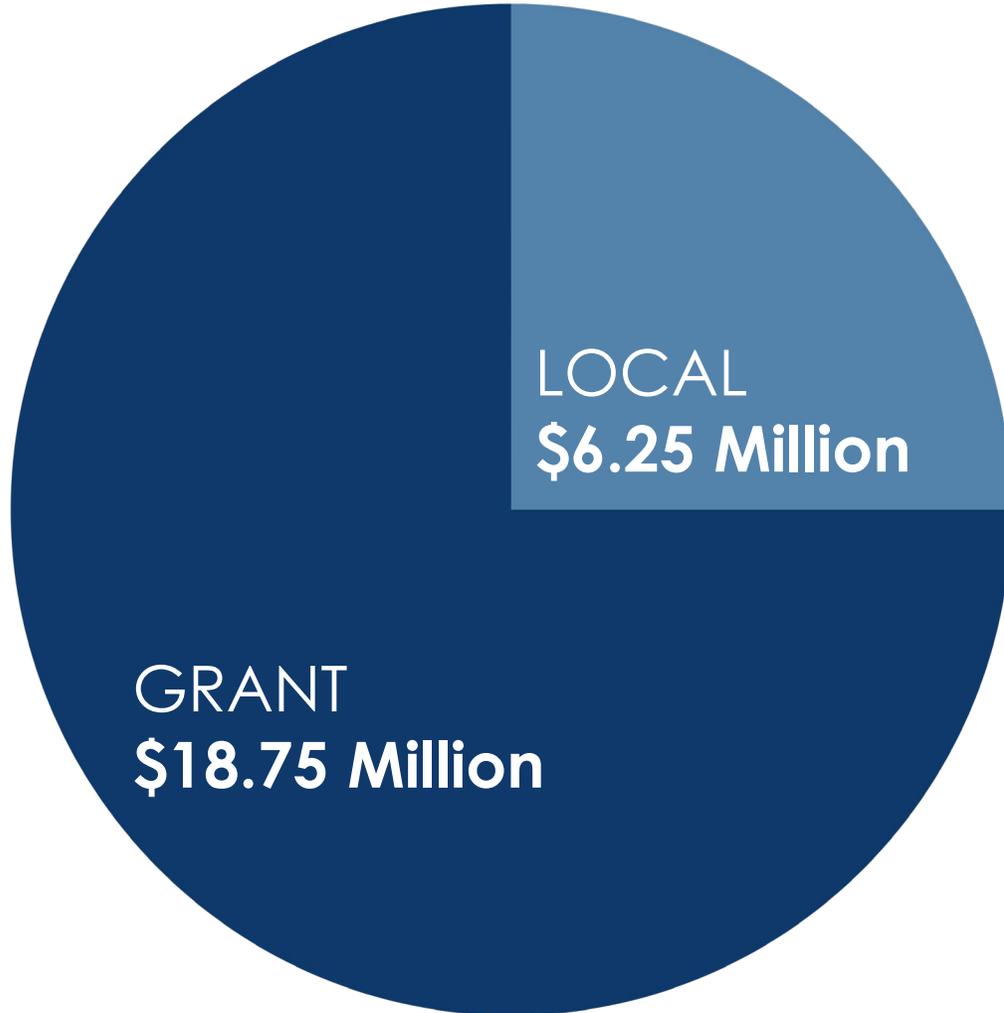
Estimated Cost by Phase	
Planning & Design	\$800,000
Environmental	\$200,000
Right of Way	\$10 million
Construction	\$14 million
<b>Total</b>	<b>\$25 million</b>

# Construction Cost Estimate Breakdown

Estimated Cost by Item	
General Conditions	\$2 million
Erosion Control	\$450,000
Clearing and Grubbing	\$2.2 million
Floodwall	\$8.3 million
Fencing and Stairs	\$1.6 million
<b>Total</b>	<b>\$14.1 million</b>

- These estimates are presented in 2028 dollars that include a 4% inflation rate per year.
- Includes about 15% contingency.

# Funding Options



**No local funds or grants** are currently designated to implement the project.

A **federal grant requires a 25% local contribution**, or \$6.25 million based on current cost estimates.

# Public Financing

## Special Tax vs. Benefit Assessment

A public financing option allows a public agency to raise funds (municipal bonds) secured by those that reside within the district.

Special Tax	Benefit Assessment
<b>2/3 vote</b> required	<b>50%+1 vote</b> required
Authorized under CA Government Code §53311	Authorized under Article XIID of the CA Constitution (Prop 218)
Complex to establish	Property assessment based on the special benefit received
No direct link to project benefits	Proportional to the special benefit received by each property
General benefits can be included	General benefits paid by the County

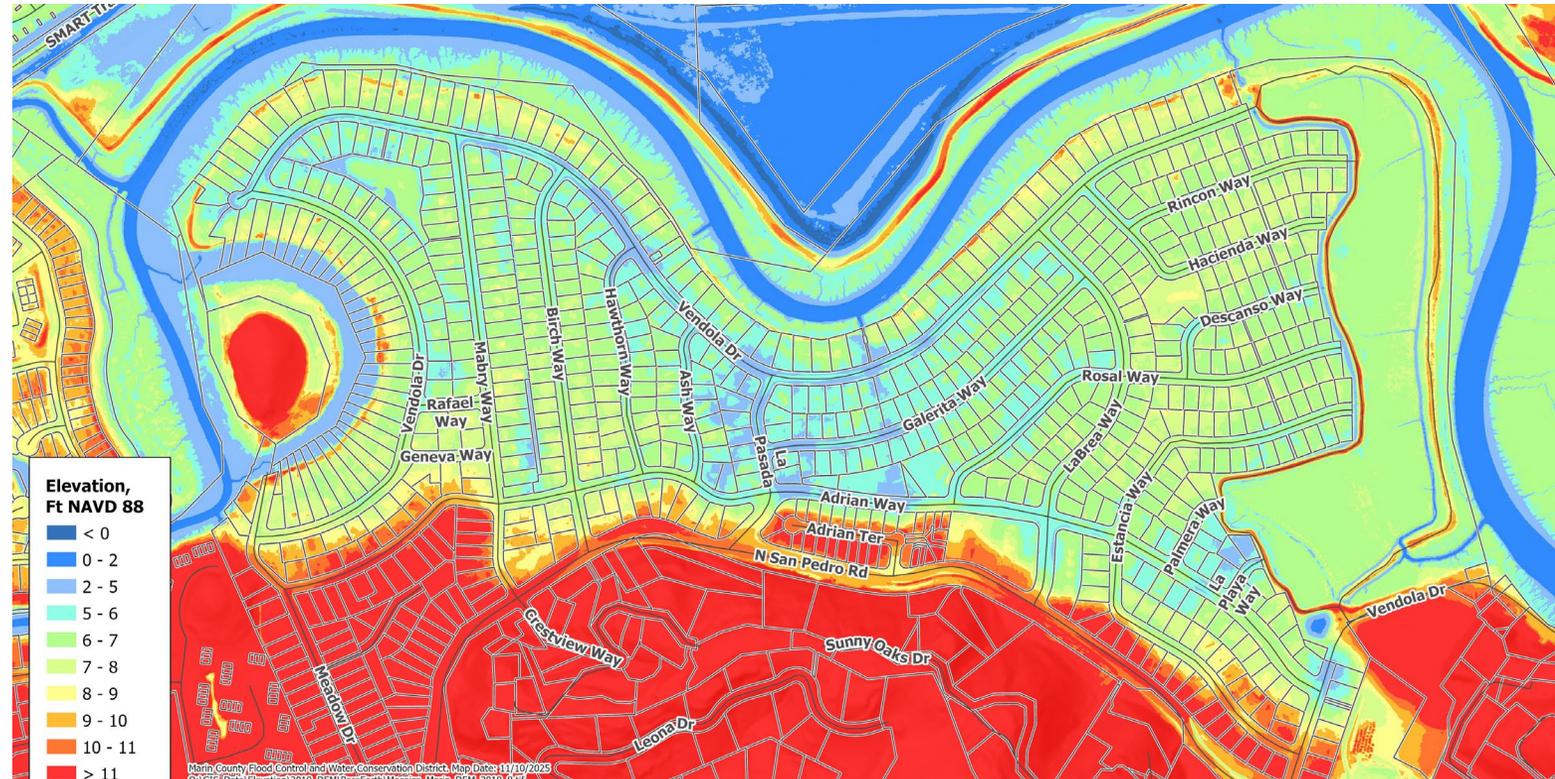
# Assessment District Option

677 properties affected

Need to **establish special vs. general benefit**

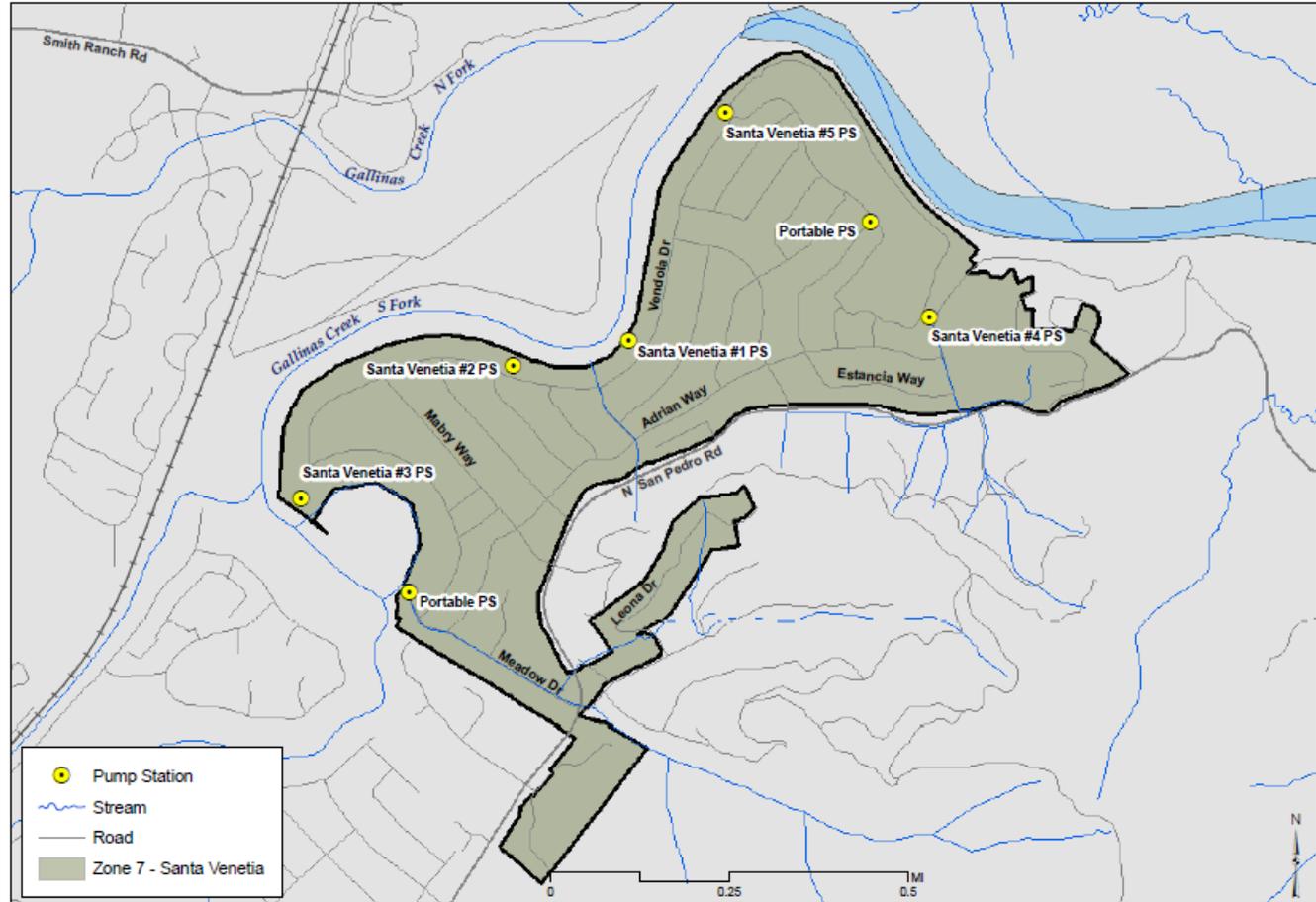
Assigning the **proportion of special benefit** per parcel:

- Parcel elevation
- Property type (SFH, Apartment, Commercial)
- Land Use type



# History of Special Tax Measures

- **2003 \$265/yr for 6 years**  
(\$474 in today's dollars)
- **1995 \$180/yr for 4 years**  
(\$389 in today's dollars)
- **1991 \$180/yr for 4 years**  
(\$434 in today's dollars)
- **1986 \$120/yr for 4 years**  
(\$356 in today's dollars)
- **1983 \$120/yr for 4 years**  
(\$399 in today's dollars)



# Public Financing Scenario

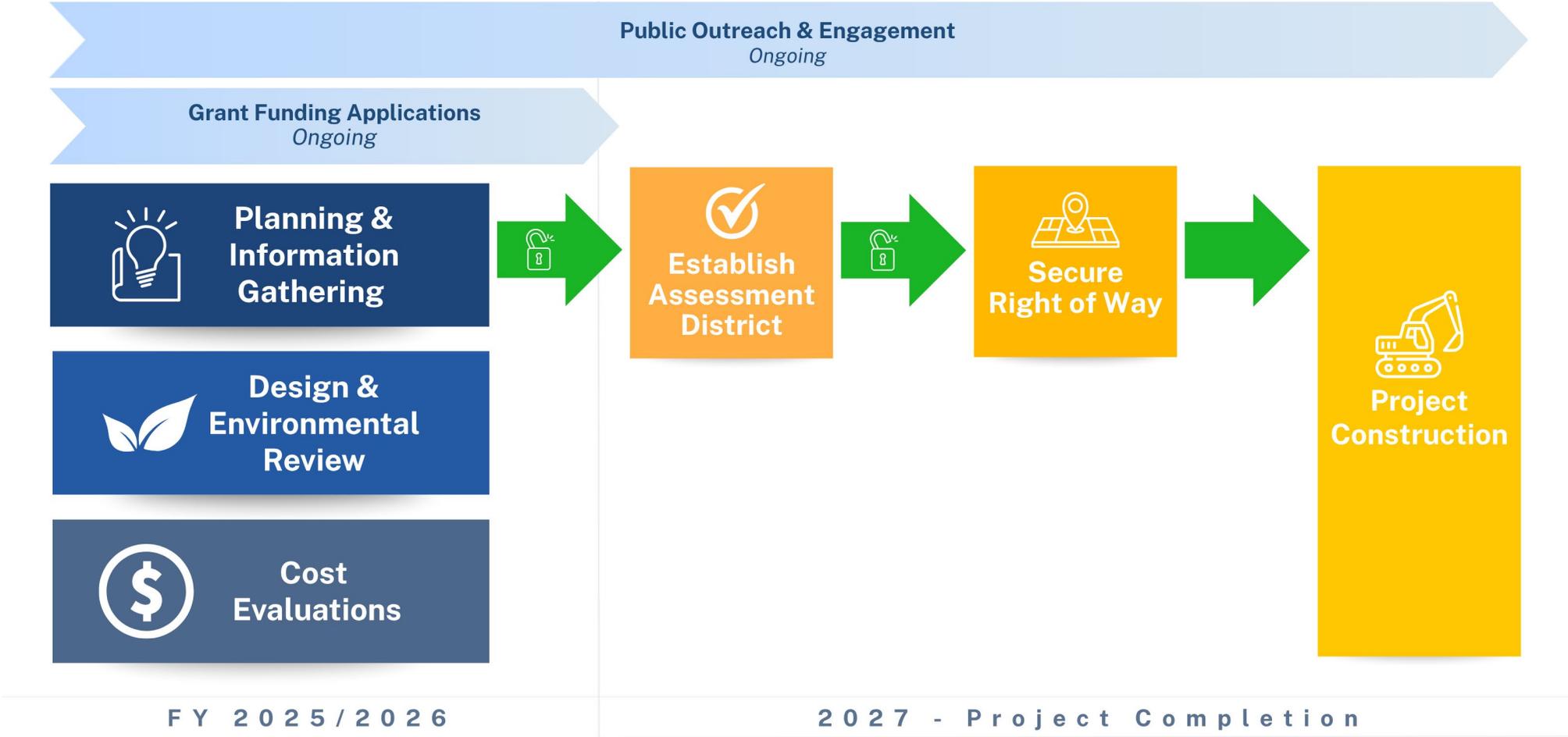
## Preliminary Estimates & Examples

Scenario	Local Project Value	# Parcels Directly Benefitting	Interest Rate	Loan Period	Est. Annual Parcel Assessment	Monthly
<b>75% Grant 25% Local</b>	\$6.25M	660	5%	30-yr.	\$610	\$51
<b>100% Local</b>	\$25M	660	5%	30-yr.	\$2,500	\$208

In this scenario, Marin County would pay a general benefit more than \$1M.

*Note: These are preliminary estimates and will change with new information. A government finance consultant is currently evaluating options which will supersede these estimates.*

# 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.

# Community Questionnaire

- FM3 has been engaged to finalize a questionnaire for Flood Zone 7 property owners and residents
- Expected to deploy mid-December and continue into January
- Questionnaire available via phone and online options with follow-up to maximize participation
- **Advisory Board members can be very helpful in encouraging full participation by neighborhood**

# Questionnaire Objectives

The questionnaire aims to understand:

- **Perception of flood risk**
- **Awareness of Zone 7's fiscal picture**
- **Familiarity with the proposed floodwall project**
- **Community willingness to support public finance option**

# Advisory Board Role in Revenue Measures

For the District Board of Supervisors to put a revenue measure on the ballot in Zone 7, they would look to the advisory board for recommendations:

- 1. Whether to put a revenue measure on the ballot.**
- 2. If the revenue measure should be a special tax or benefit assessment.**
  - If special tax is recommended, specify whole Zone 7 vs. Subzone 7A of just the parcels directly affected by project.
- 3. Specific ballot language.**

# Advisory Board Role in Revenue Measures

The advisory board would have the following information to support their recommendations:

- 1. Community questionnaire(s) results.**
- 2. Project technical information as requested from the project team.**
- 3. Preliminary financial plan options and a report from a government finance consultant.**

This information will become available between now and the March 25, 2026, advisory board meeting and will be shared as it is ready.

# Next Steps

## Upcoming Outreach Opportunities:

- Informational Flyer & Questionnaire (Winter)
- Meetings with Creekside Property Owners (Ongoing)
- Zone 7 Advisory Board Meeting (March 25, 2026)
- Community Open House #2 (Spring 2026)



An aerial photograph showing a residential neighborhood with houses and streets. A river flows through the center, with a dirt road and open fields on the right. In the background, there are large, forested hills under a clear blue sky.

*District Staff Report*  
**Public Comment**

# Business

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

**One action requested of the Advisory Board today.**

# Business

- Advisory board may select 1-2 board members to serve on an ad-hoc committee to work with District staff on developing a recommended 2-year Zone 7 baseline budget for Fiscal Years 2026-27 and 2027-28 between now and the March 25, 2026, meeting.

# Schedule Next Meeting

- District recommends reconvening on *March 25, 2026*.
- Do any board members anticipate being unavailable?
- **Purpose:**
  - Project update following community questionnaire
  - Review Fiscal Years 2027 and 2028 Budgets and O&M Plan
- Special meetings may be called before the next regular meeting to discuss urgent, single topics.

An aerial photograph showing a residential neighborhood with a river flowing through it. The houses are mostly single-story with grey roofs. To the right of the river is a large, open field with a dirt path. In the background, there are large, forested hills under a clear blue sky.

# Thank you!