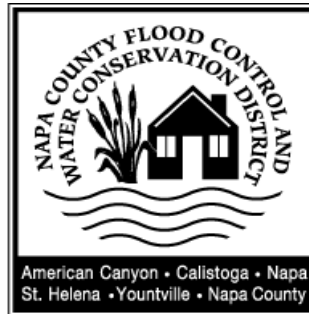


Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Tuesday, April 29, 2025

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor**

Flood Control and Water Conservation District

Joelle Gallagher, District 1 (Chairperson)
Scott Sedgley, City of Napa (Vice Chairperson)
Liz Alessio, District 2
Anne Cottrell, District 3
Paul Dohring, City of St. Helena
Irais Lopez-Ortega, City of Calistoga
Amber Manfree, District 4
Marjorie Mohler, Town of Yountville
Christopher DeNatale, City of Napa
Belia Ramos, District 5
Pierre Washington, City of American Canyon

GENERAL INFORMATION

The Napa County Flood Control and Water Conservation District meets as specified in its adopted annual calendar in regular session at 1195 Third Street, Suite 305, Napa, California 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Board of the Napa County Board of Supervisors. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Board's office no less than 72 hours prior to the meeting date by contacting (707) 253-4580.

The agenda is divided into three sections:

CONSENT ITEMS - These matters may include routine financial or administrative actions, as well as the final adoption of two-reading ordinances and are approved by a single vote.

PUBLIC HEARINGS - These items are noticed public hearings pursuant to government code.

ADMINISTRATIVE ITEMS - These items include significant policy and administrative actions and are classified by program areas.

All materials relating to an agenda item for an open session of a regular meeting of the Napa County Flood Control and Water Conservation District which are delivered to the Clerk and are provided to a majority or all of the Directors of the Board, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, at the time of such distribution, in the office of the District Secretary, 1195 Third Street, Suite 305, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Board at the meeting will be available for public inspection at the public meeting if prepared by the members of the Board or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE BOARD ON A MATTER ON THE AGENDA please proceed to the podium and, after receiving recognition from the Chairperson, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Chairperson or Board.

AGENDA AVAILABLE ONLINE AT www.countyofnapa.org or www.napaflooddistrict.org

How to Watch or Listen to the Napa County Flood Control and Water Conservation District Meetings

The Napa County Flood Control and Water Conservation District will continue to meet pursuant to the adopted 2024 calendar available at the following link:

<https://www.countyofnapa.org/1429/Board-of-Supervisors-Special-Districts-C>

The District realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Please watch or listen to the Napa County Flood Control and Water Conservation District meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third Street, Napa, CA 94559.
2. Watch on Zoom via www.zoom.us/join and enter Meeting ID 827-699-932-82 or listen on Zoom by calling 1-669-444-9171 then enter Meeting ID 827-699-932-82.
3. Watch via the Internet – view the Live Stream via Granicus by going to the following link:
http://napa.granicus.com/ViewPublisher.php?view_id=5
4. You may submit public comment for any item that appears on the agenda, or general public comment for any item or issue that does not appear on the agenda, as follows:
Via email: send your comment to the following email address:
publiccomment@countyofnapa.org. EMAILS WILL NOT BE READ ALOUD.

If you have any questions, contact us via telephone at (707) 253-4580 or email clerkoftheboard@countyofnapa.org.

1. CALL TO ORDER; ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

- A. Approve minutes from the April 15, 2025 meeting.

[25-786](#)

Attachments: [Minutes](#)

4. PRESENTATIONS AND COMMENDATIONS

5. CONSENT ITEMS

- A. Approve and authorize Purchase and Sale Agreement No. 250172B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, and one Temporary Construction Easement on property located at 2406 Shoreline Drive (APN 044-314-007), Napa, California owned by Maria G. Vasilieva (FKA Maria G. Kazakova), an Unmarried Woman, and Gregghk Valdovinos, an Unmarried Man, as Joint Tenants, at a price of \$51,000 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$51,000 Expense; Flood Project; Budgeted; Discretionary)

[25-541](#)

Attachments: [Agreement](#)

- B. Approve and authorize Purchase and Sale Agreement No. 250067B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, one Public Water Utility Easement, and one Temporary Construction Easement on property located at 2430 Shoreline Drive (APN 044-301-030), Napa, California owned by David Tompkins and Vickie Tompkins, as Co-Trustees of the David and Vickie Tompkins Living Trust, U/A dated October 12, 2022, at a price of \$55,000 and authorize the District Manager or District Engineer to sign related real estate documents on behalf of the District. (Fiscal Impact: \$55,000 Expense; Flood Project; Budgeted; Discretionary)

[25-547](#)

Attachments: [Agreement](#)

- C. Approve and authorize Purchase and Sale Agreement No. 250068B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement and one Temporary Construction Easement on property located at 2424 Shoreline Drive (APN 044-301-033), Napa, California owned by David Tompkins and Vickie Tompkins, as Co-Trustees of the David and Vickie Tompkins Living Trust, U/A dated October 12, 2022, at a price of \$74,060 and authorize the District Manager or District Engineer to sign related real estate documents on behalf of the District. (Fiscal Impact: \$74,060 Expense; Flood Project; Budgeted; Discretionary)

[25-549](#)

Attachments: [Agreement](#)

- D.** Approve and authorize Purchase and Sale Agreement No. 250066B (FC) [25-550](#)
for the acquisition of one Flood Protection Levee Easement, one Slope
Easement, one Public Water Utility Easement and one Temporary
Construction Easement on property located at 2434 Shoreline Drive (APN
044-301-028), Napa, California owned by Lee D. Riggs and Sharon A.
Riggs, Husband and Wife, as community property with Right of
Survivorship, at a price of \$56,500 and authorize the District Manager or
District Engineer to sign related real estate documents on behalf of the
District. (Fiscal Impact: \$56,500 Expense; Flood Project; Budgeted;
Discretionary)
- Attachments:** [Agreement](#)
- E.** Approve and authorize Purchase and Sale Agreement No. 250021B (FC) [25-552](#)
for the acquisition of one Partial Fee Simple Interest, one Flood Protection
Levee Easement, one Permanent Access Easement, and one Temporary
Construction Easement on property located at in Napa, California (APN
044-330-082), owned by Elks Grove Homeowners Association Inc, a
California Corporation, at a price of \$62,000 and authorize the District
Manager or District Engineer to sign related real estate documents on
behalf of the District. (Fiscal Impact: \$62,000 Expense; Flood Project;
Budgeted; Discretionary)
- Attachments:** [Agreement](#)
- F.** Approve and authorize Purchase and Sale Agreement No. 250057B (FC) [25-670](#)
for the acquisition of one Flood Protection Levee Easement, one Slope
Easement and one Temporary Construction Easement on property located
at 2448 Shoreline Drive (APN 044-301-021), Napa, California owned by
Jose Ceja and Laura M. Ceja, Husband and Wife, as community property
with Right of Survivorship, at a price of \$57,400 and authorize the District
Manager or District Engineer to sign related real estate documents on
behalf of the District. (Fiscal Impact: \$57,400 Expense; Flood Project;
Budgeted; Discretionary)
- Attachments:** [Agreement](#)
- G.** Approve and authorize Purchase and Sale Agreement No. 250030B (FC) [25-671](#)
for the acquisition of one Flood Protection Levee Easement, one Slope
Easement, one Public Water Utility Easement and one Temporary
Construction Easement on property located at 2442 Shoreline Drive (APN
044-301-024), Napa, California owned by Christina Perez, Trustee of the
Christina Perez Living Trust, dated May 2, 2019, at a price of \$42,000 and
authorize the District Manager or District Engineer to sign related real
estate documents on behalf of the District. (Fiscal Impact: \$42,000
Expense; Flood Project; Budgeted; Discretionary)
- Attachments:** [Agreement](#)
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- H.** Approve and authorize Purchase and Sale Agreement No. 250283B (FC) for the acquisition of one Temporary Construction Easement on property located at 510 Northbay Drive (APN 044-220-023), Napa, California owned by Janice L. Lowenstein and Amanda Eaton, as Co-Trustees of the 2001 Lowenstein Family Revocable Trust, Under Declaration Of Trust dated June 14, 2001, at a price of \$25,000 and authorize the District Manager or District Engineer to sign related real estate documents on behalf of the District. (Fiscal Impact: \$25,000 Expense; Flood Project; Budgeted; Discretionary) [25-675](#)

Attachments: [Agreement](#)

- I.** Approve the Plans and Specifications for the “Bale Slough - Bear Creek Restoration Project” and authorize the advertisement for sealed bids at a time, date and location to be published by the District Manager pursuant to Public Contract Code section 20150.8. (No Fiscal Impact) [25-602](#)

Attachments: [Exhibit A](#)

6. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

7. PUBLIC COMMENT

At this time, anyone may address the Board of the Napa County Flood Control and Water Conservation District regarding any subject not on today's agenda over which the Board has jurisdiction. Individuals will be limited to a three-minute presentation. No action will be taken by the Board of the Napa County Flood Control and Water Conservation District as a result of any item presented at this time.

8. ADMINISTRATIVE ITEMS

9. PUBLIC HEARINGS

- A.** PUBLIC HEARING - Napa River/Napa Creek Flood Control Project, Floodwalls North of the Bypass [25-553](#)

Conduct a Public Hearing to adopt a Resolution of Necessity with respect to portions of certain property with APN 044-301-026 owned by David T. Gracia and Leslie Ann Gracia, Husband and Wife, as Joint Tenants. (No Fiscal Impact; Discretionary)
[2/3 vote required]

Attachments: [Resolution](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
[Exhibit D](#)

10. DISTRICT MANAGER'S/ENGINEER'S REPORTS AND ANNOUNCEMENTS

11. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

12. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

13. CLOSED SESSION

14. ADJOURNMENT

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, MAY 13, 2025 AT 9:00
AM.**

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON FRIDAY, APRIL 25, 2025 BY 5:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE DISTRICT SECRETARY AND AVAILABLE FOR PUBLIC INSPECTION.

Neha Hoskins (By e-signature)

NEHA HOSKINS, District Secretary