

# Napa County

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559



## Agenda

**Tuesday, May 27, 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*  
*Christopher DeNatale, City of Napa*  
*Paul Dohring, City of St. Helena*  
*Irais Lopez-Ortega, City of Calistoga*  
*Amber Manfree, District 4*  
*Marjorie Mohler, Town of Yountville*  
*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](http://www.countyofnapa.org) or [www.napaflooddistrict.org](http://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](http://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](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](mailto: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](mailto:clerkoftheboard@countyofnapa.org).

1. CALL TO ORDER; ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES
4. PRESENTATIONS AND COMMENDATIONS
5. CONSENT ITEMS
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 - Fiscal Year 2025-26 Napa County Flood Control and Water Conservation District Budgets

[25-544](#)

Open Public Hearing to accept testimony on the Fiscal Year 2025-26 Recommended Budget for a total appropriation of \$65,776,866 and continue hearing for consideration to June 10, 2025, at 9:00 AM for adoption. (Fiscal Impact: \$20,816,755 net expense; Flood Control and Water Conservation District; Discretionary)

**Attachments:** [Budget Narrative](#)  
[Budget Table](#)  
[Budget Sheets](#)

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

- A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
(Government Code section 54956.8)  
Properties: APN 044-301-026  
Negotiating Party: Richard Thomasser, Flood District Manager,  
Gracia, David T. & Leslie Ann  
Under Negotiation: Price/Terms/Conditions of Payment

[25-911](#)

**Attachments:** [Correction Memorandum \(added after meeting\)](#)

- B.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-912](#)  
(Government Code section 54956.8)  
Properties: APN 044-301-029  
Negotiating Party: Richard Thomasser, Flood District Manager  
Allan Nicholson and Connie Lee  
Under Negotiation: Price/Terms/Conditions of Payment

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Government Code section 54956.9(d)(1))  
Napa County Flood Control and Water Conservation District v.  
Allan Nicholson and Connie Lee  
Napa Superior Court Case No. 25CV000823

- C.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-710](#)  
(Gov. Code § 54956.8)  
Properties: APN 044-204-003  
Negotiating Party: Richard Thomasser, Flood District Manager, California  
Vacation Holdings Group, LLC Under Negotiation:  
Price/Terms/Conditions of Payment

AND

CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION  
(Gov. Code § 54956.9(d)(1))  
Name of case: California Vacation Club, a California nonprofit mutual  
benefit corporation, v. Napa County Flood Control and Water  
Conservation District and California Vacation Holdings Group, LLC, a  
Florida limited liability company, and DOES 1 through 10, inclusive. Case  
No. 24CV001395. First Amended Verified Complaint for: (1) Breach of  
Governing Documents, (2) Preliminary and Permanent Injunctions, and (3)  
Declaratory Relief.

- D.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-907](#)  
(Government Code section 54956.8)  
Properties: APN 044-220-004  
Negotiating Party: Richard Thomasser, Flood District Manager, Suzanne E  
Murray et al.  
Under Negotiation: Price/Terms/Conditions of Payment

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Government Code section 54956.9(d)(1))  
Napa County Flood Control and Water Conservation District v.  
Suzanne E Murray et al.  
Napa Superior Court Case No. 24CV002128

- E.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-906](#)  
(Government Code section 54956.8)  
Properties: APN 044-220-008  
Negotiating Party: Richard Thomasser, Flood District Manager, 505  
Lincoln Avenue Napa LLC  
Under Negotiation: Price/Terms/Conditions of Payment

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Government Code section 54956.9(d)(1))  
Napa County Flood Control and Water Conservation District v.  
505 Lincoln Avenue Napa LLC  
Napa Superior Court Case No. 24CV002125

- F.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-909](#)  
(Government Code section 54956.8)  
Properties: APN 044-230-006  
Negotiating Party: Richard Thomasser, Flood District Manager  
Mark Anthony Grassi & Jami Lee Tr  
Under Negotiation: Price/Terms/Conditions of Payment

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Government Code section 54956.9(d)(1))  
Napa County Flood Control and Water Conservation District v. Mark  
Anthony Grassi and Jami Lee Grassi, Trustees Of The 1992 Grassi F et al  
Napa Superior Court Case No. 24CV002146

**14. ADJOURNMENT**

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER  
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, JUNE 10, 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, MAY 23, 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