

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 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
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 [25-911](#)
(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

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



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Flood Control and Water Conservation District **Agenda Date:** 5/27/2025

File ID #: 25-544

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Sarah Geiss - Supervising Staff Services Analyst
SUBJECT: Open Fiscal Year 2025-26 Budget Hearings

RECOMMENDATION

PUBLIC HEARING - Fiscal Year 2025-26 Napa County Flood Control and Water Conservation District Budgets

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)

BACKGROUND

Submitted for Board consideration is the Fiscal Year 2025-26 proposed District budget. The District is accounted for under two Funds: Fund 8000 which includes five Divisions: Watershed Projects, Flood Control Project, Napa Flood Project Measure A, Flood Project Maintenance Measure A, and Water Supply Contracts; and Fund 8010 which has one Division: OVOK CFD.

Detailed explanations of the various budget components are in the following narrative and attached spreadsheets.

Fund 8000 Division 80005 - Watershed Projects

Division 80005 is comprised of the following four Subdivisions:

1. 80005-00 Countywide Watershed Management,
2. 80005-01 NPDES Storm Water Management,
3. 80005-02 Rutherford Maintenance, and
4. 80005-03 Oakville to Oak Knoll (OVOK) Community Facilities District (CFD) Services

Subdivision 80005-00 - Countywide Watershed Management:

Total requested appropriations for the Countywide Watershed Management Subdivision is \$4,570,454. On May 13, 2025 a Resolution was adopted levying fiscal year 2025-26 assessments, which will result in an estimated \$1,577,360 in new assessment revenue for various maintenance projects. Additional revenues include State and Federal grants and allocations from local jurisdictions, and interest earnings on fund balance totaling \$3,170,000, for total revenues of \$4,747,360

The proposed budget includes expenditures to continue managing and upgrading the Countywide Early Warning system, including verifying the calibration of flow gages and rating of streams to provide reliable data for hydraulic models, as well as improving emergency planning and response, which aids Napa County and its cities in flood prediction and response planning. Also funded is the continued maintenance of the District's 13 miles of channel easements throughout the County. Assessment funds are proposed to be used to support Calistoga, St. Helena, Yountville, and the City of Napa with projects and studies involving the maintenance of tributaries and channels within city and town limits, both on public and private property. American Canyon has entered into a contract with the District to provide up to \$110,000 annually on agreed upon stream maintenance activities. These services are provided on an as-needed basis based upon stream surveys conducted by District staff, as well as landowners' requests for assistance.

The streambank cost-share program remains popular and attracts applications for stream erosion protection from private property owners. These projects are approved on a first-come basis for projects meeting environmental and property protection goals. The District works with local partners to manage a native plant propagation facility to further support streambank restoration and the use of local native plant species. Match monies are included in the proposed budget for grants awarded by State and Federal agencies. These projects will remove non-native plants from portions of the watershed. Funds are also included in the budget for supporting ongoing Integrated Regional Water Management Plan (IRWMP) activities in both the Napa River Watershed and Putah Creek and Suisun Creek Watersheds.

The proposed budget continues support of the Countywide National Pollutant Discharge Elimination System (NPDES) (stormwater) program. The District's proposed contribution to the Countywide Stormwater Program Joint Powers Agreement (JPA) from assessment revenues equal half of the cost (approximately \$117,000) of staff and administrative support to the JPA for a fulltime stormwater program manager. The cities and County cost-share the other half of these costs equally. The District also performs additional activities in support of the NPDES program, including volunteer coordination for creek cleanup activities and educational programs for landowners whose properties include creeks. The District also contributes to water quality education programs for Lake Berryessa.

The District is scheduled to begin construction of the Bale Slough-Bear Creek Restoration Project (Project) in the summer of 2025. Grants totaling \$3,000,000 were awarded to the District by the Wildlife Conservation Board (WCB) - \$1,600,000 and Environmental Protection Agency (EPA) - \$1,400,000 in the fall of 2023 and spring of 2024 for restoration construction of the Group C restoration sites in support of implementation of the Project.

Subdivision 80005-01 - NPDES/Stormwater Management:

Total requested appropriations for the Countywide NPDES/Stormwater Management program is \$593,470 and funds one full-time equivalent staff position plus additional educational outreach and support contracts. This program is funded by an Agreement between American Canyon, Napa, Yountville, Calistoga, St. Helena, the County, and the District with District staff facilitating and providing technical support for the program.

Subdivision 80005-02 - Rutherford Maintenance:

Total requested appropriations for Rutherford Maintenance are \$185,300 to fund the maintenance of the Napa River and the adjacent riparian area between Zinfandel Lane and Oakville Cross Road in conjunction with the Rutherford Reach Restoration Project, which was built using grant funds and County Measure A funds between 2009 and 2014. This Subdivision is funded by assessments within the Rutherford Reach Special Benefit Zone as approved by the property owners in this area in 2008. No assessments for Fiscal Year 2025-2026 are being proposed for the properties within the Benefit Zone as a sufficient fund balance exists to carry out required annual maintenance and monitoring activities.

Subdivision 80005-03 - Oakville to Oak Knoll (OVOK) Maintenance:

Total requested appropriations for the OVOK Maintenance are \$150,000. This Subdivision accounts for the expenditures associated with maintenance services for participants to fund maintenance of the Napa River and the adjacent riparian area in this reach in conjunction with the Oakville to Oak Knoll Reach Restoration Project, which is being built using grant funds and County Measure A funds and other participants who voluntarily have joined a Community Facilities District. This Subdivision is funded by special taxes, collected into Fund 8010 (see below) as approved by the property owners in this area in 2014.

Fund 8000 Division 80010 - Flood Control

Division 80010 is comprised of one Subdivision - 80010-00 Flood Control Project

Subdivision 80010-00 - Flood Control Project:

Total requested appropriations for the Napa River/Napa Creek Flood Protection Project (Project) are \$23,648,271, with total revenues of \$23,648,271 provided from Fund 8000, Division 80011 (Napa Flood Project Measure A) and Fund 8000, Division 80012 (Napa Flood Project Maintenance Measure A) in the amount of \$22,950,364, and \$697,907, respectively, as well as interest earnings.

The proposed budget for the Project is comprised of land acquisition and planning, engineering, and design (PED), construction, and construction management. The proposed budget related to land is \$6,578,761 and includes right of way services, surveying, legal services, and staff time. Staff continues to work with the State on subvention reimbursement packages, and the City of Napa on land exchange and right of ways. Planning, engineering, design, construction, and construction management constitutes \$4,983,785 in fiscal year 2025-26 to fund activities related to the Federal allocation of \$48,300,000 to finish the remaining project elements that have Federal interest. Funds are budgeted for local design of the next phase of the flood project, including construction management is \$1,387,818. The proposed budget related to construction of the flood wall is \$10,000,000, construction is proposed to begin in the early Spring of 2026. There is budget for continued federal lobbying and support for the Flood Control Project as well as engineering consultant support for hydraulics and hydrology and Geotech as well as outside legal counsel. The proposed budget also includes District staff time related to design, construction, construction management, and coordination with USACE.

The District has assumed the operation and maintenance of the following completed Project elements: South Wetlands Opportunity Area, Contract 1A, Contract 1B from Kennedy Park to Imola, certain elements in Contract 2 East from Imola Avenue to Third Street, Contract 2 West from Hatt to First Street, Napa Creek, the Bypass Rail Bridge Relocation Project elements, and the Napa River Dry Bypass. Therefore, \$697,907 (O&M) have been allocated in the proposed fiscal year 2025-26 budget to provide for the operations, maintenance and

monitoring of the constructed flood features.

Subdivision 80011-00 - Napa Flood Project Measure A

Total requested appropriations for the Project are \$22,950,364. This division was created in fiscal year 2018-19 upon the sunset of Measure A and acts as a non-operating special revenue fund which restricts the funds for the specific purpose of the Napa City and Vicinity Flood Project in accordance with Measure A. This subdivision currently has a fund balance of \$41.0 million, and funds are drawn upon as reimbursements for future eligible Measure A expenditures within Subdivision 80010-00 in accordance with Amendment No. 1 of the Joint Powers Agreement, for the purpose of capital improvement costs on the Napa Flood Project.

Subdivision 80012-00 - Napa Flood Project Maintenance Measure A

Total requested appropriations for the Project are \$697,907. This division was created in fiscal year 2018-19 upon the sunset of Measure A and acts as a non-operating special revenue fund which restricts the funds for the specific purpose of the Napa City and Vicinity Flood Project Maintenance. This Subdivision currently has a fund balance of approximately \$13.0 million, and funds are drawn upon as reimbursements within Subdivision 80010-00 in accordance with Amendment No. 1 of the Joint Powers Agreement, for the purpose of operations and maintenance of the Napa Flood Project.

Subdivision 80015-00 - Water Supply Contracts

Total requested appropriations for Water Supply Contracts are \$12,823,100. This Division accounts for the District's responsibility to ensure that Napa County's municipal, industrial and agricultural water needs are met. The District is the local contracting agency to the State of California, through their Department of Water Resources (DWR), for Municipal and Industrial water from the State Water Project (SWP). This relationship resulted in the extension of the North Bay Aqueduct (NBA) into Napa County. Offsetting revenues include the sale of water and various grants.

The District contracts with the U.S. Bureau of Reclamation (USBR) for water from Lake Berryessa for use in the Upper Putah Creek watershed in Napa County. The District, in turn, subcontracts for the sale of the water to local agencies and property owners. District staff meets regularly with a Technical Advisory Committee (WATERTAC), consisting of the Public Works Directors and Water Managers of the Member Agencies (Cities), to obtain input and build consensus on matters relating to administration of the State Water Contract, additional water supply possibilities, and water supply reliability enhancements. Because Member Agencies pay for the District's services in this effort, WATERTAC advises staff, through a consensus-building process, as to the level of service and the various projects and programs that it desires.

Subdivision 80100-00 - Oakville to Oak Knoll Community Facilities District (OVOK CFD):

Total requested appropriations of the OVOK CFD are \$158,000. This Division 80100 accounts for the District's special tax collection through the OVOK CFD, which was created through a vote of the involved landowners in 2014, principally to support long-term maintenance and monitoring of the Napa River Restoration-Oakville to Oak Knoll Reach Project. The CFD is open to voluntary participation of other landowners with stream or river frontage within the District boundaries, which encompasses the central Napa River Watershed from Zinfandel Lane to Oak Knoll Avenue. The CFD has been established to exist for 20 years (2015-2035). Each year, additional landowners with interest in stream or river restoration and maintenance may elect to annex into the District through a filing of their consent to such with the District. The budget for fiscal year 2025-26 of

\$121,010 reflects the revenues associated with baseline participants plus additional participants who have agreed to join the CFD for the coming year and interest earnings. Expenditures from this fund include the estimated \$150,000 of services to be performed under Fund 8000 Sub-division 80005-03 (see above) and \$8,000 for administrative and legal costs to maintain the CFD.

Fiscal year 2025-26 Capital Asset Appropriations

Subdivision 8001000:

- \$5,000,000 - Land acquisition related to the floodwalls north of the Napa River Bypass.

Requested Actions:

1. Open fiscal year 2025-26 Budget Hearings.
2. Receive staff's presentation and accept public testimony on the attached budgets, including policy related items.

Fund 8000, Division 80005 Watershed Projects - \$5,499,224

Fund 8000, Division 80010 Flood Control - \$23,648,271

Fund 8000, Division 80011 Flood Project, Measure A - \$22,950,364

Fund 8000, Division 80012 Flood Project Maintenance - \$697,907

Fund 8000, Division 80015 Water Supply Contracts - \$12,823,100

Fund 8010, Division 80100 Oakville to Oak Knoll CFD - \$158,000

3. Continue fiscal year 2025-26 Final Budget Hearings to June 10, 2025, for adoption of final budgets.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
Is it Mandatory or Discretionary?	Mandatory
Is the general fund affected?	No
Future fiscal impact:	This item establishes the appropriation authority for Fiscal Year 2025-2026.
Consequences if not approved:	No approval is needed at this time

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: : The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

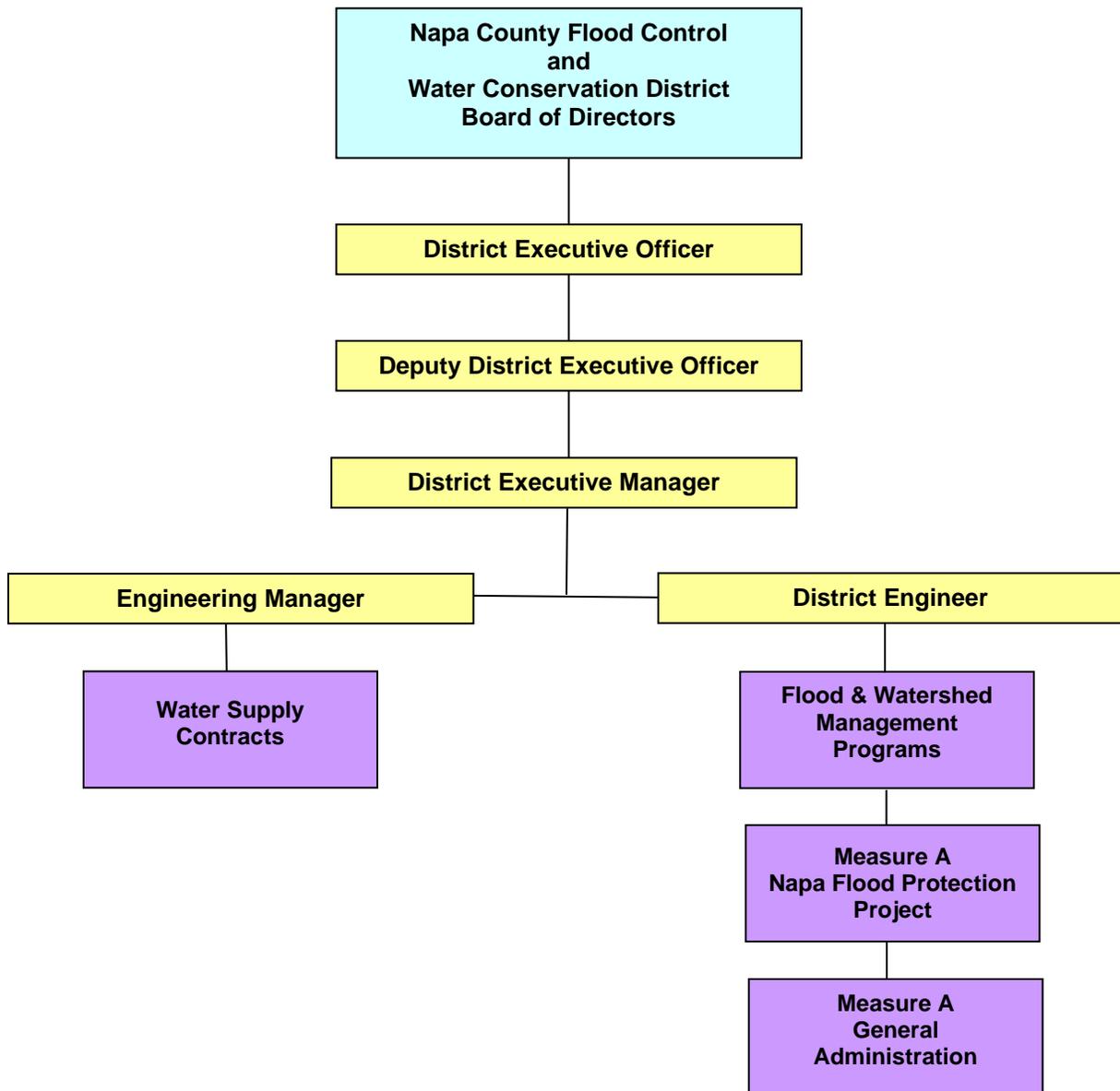
Napa County Flood Control and
Water Conservation District

Budget Summary

Mission

The District's mission is the conservation and management of flood and storm waters to protect life and property, the maintenance of the County watershed using the highest level of environmentally sound practices and to provide coordinated planning for water supply needs of the community.

Functional Organization Chart



At A Glance

- The Napa County Flood Control and Water Conservation District (District) maintains 13 miles of flood control easements, supports Countywide stream and watershed management and improvement projects through the Stream Maintenance Program (SMP) and facilitates the Napa Countywide Stormwater Pollution Prevention Program (NCSPPP).
- The Napa River/Napa Creek Flood Protection Project (Flood Project) is approximately 70% complete. Upon completion, the Project will provide flood protection for approximately 2,700 homes, 350 businesses and over 50 public properties.
- The District, in partnership with the County Public Works Department, has restored over 13.5 miles of the Napa River through the Rutherford and OVOK Restoration Projects helping landowners and the County meet regulatory and watershed restoration goals; these efforts continue through the Bale Slough-Bear Creek Restoration Project.
- The NCSPPP is a joint effort of the County of Napa, cities of American Canyon, Napa, St. Helena and Calistoga, and the Town of Yountville to prevent stormwater pollution, protect and enhance water quality in creeks and wetlands, preserve beneficial uses of local waterways and comply with State and federal regulations.
- The District administers water contracts with the Department of Water Resources (State Water Project) and U.S. Bureau of Reclamation (USBR) for Lake Berryessa water supply.

Appropriations

Division	Organization	Division Description	Adopted Appropriation 2024/2025	Proposed Appropriation 2025/2026
80005	80005-00	Countywide Watershed Mgmt	\$ 4,747,219	\$ 4,570,454
80005	80005-01	NPDES Stormwater Mgmt	\$ 565,969	\$ 593,470
80005	80005-02	Rutherford Maintenance	\$ 98,161	\$ 185,300
80005	80005-03	Oakville to Oak Knoll Maintenance	\$ 111,950	\$ 150,000
80010	80010-00	Flood Control Project	\$ 20,167,692	\$ 23,648,271
80011	80011-00	Napa FLD Project Measure A	\$ 24,584,229	\$ 22,950,364
80012	80012-00	Napa FLD Proj Maint Measure A	\$ 645,963	\$ 697,907
80015	80015-00	Water Supply Contracts	\$ 12,743,100	\$ 12,823,100
80100	80100-00	Oakville CFD	\$ 119,950	\$ 158,000

Revenue

Division	Organization	Division Description	Final Revenue Budgeted 2024/2025	Proposed Revenue Budget 2025/2026
80005	80005-00	Countywide Watershed Mgmt	\$ 4,665,563	\$ 4,747,360
80005	80005-01	NPDES Stormwater Mgmt	\$ 565,969	\$ 593,470
80005	80005-02	Rutherford Maintenance	\$ 98,161	\$ 0
80005	80005-03	Oakville to Oak Knoll Maintenance	\$ 111,950	\$ 150,000
80010	80010-00	Flood Control Project	\$ 20,237,692	\$ 23,648,271
80011	80011-00	Napa FLD Project Measure A	\$ 5,662,500	\$ 2,200,000
80012	80012-00	Napa FLD Proj Maint Measure A	\$ 160,000	\$ 160,000
80015	80015-00	Water Supply Contracts	\$ 13,340,000	\$ 13,340,000
80100	80100-00	Oakville CFD	\$ 121,010	\$ 121,010

FY 2024/2025 Accomplishments

Watershed

- Continued maintenance and operation of ALERT precipitation and stream flow monitoring system
- Conducted maintenance and monitoring surveys in support of the District's Stream Maintenance Program including completion of 19 maintenance projects:
 - 7 Vegetation management projects
 - 3 Streambank stabilization project
 - 4 Sediment removal projects
 - 5 Downed tree removal/management projects
 - Maintenance services for the City of American Canyon professional services agreement
- Completed inspections and maintenance of District-owned properties and easements in addition to partnering with private landowners to maintain and enhance stream channels.
- Completed 14 watershed and stream enhancement projects including:
 - 9 Invasive plant eradication/management projects
 - 4 Riparian planting projects
 - 1 Gravel augmentation project
 - Trash clean up along multiple channels throughout the Napa River watershed

Flood Project and O&M Activities

- Completed Increment 2 Floodwalls North of the Bypass design.
- Gained possession of all property necessary to constructed Increment 2.
- Completed subsequent EA/EIR to update the environmental impacts and mitigations for Increment 2 since the 1998 SEIS/SEIR.
- Produced an updated preliminary design for Increment 3, the Imola to Hatt Floodwalls Project, outlining the wall type, alignment, height, post-project configuration of local streets, and bank stabilization methods for this complex reach of the Flood Project.
- Closed escrow and completed purchase, via grant funds, of properties related to Napa River Estuary Enhancement and Public Access Project

River Restoration

- Completed annual monitoring and maintenance stream survey for Rutherford Restoration Project, submitted maintenance survey and annual monitoring report to regulatory agencies, coordinated and participated in Landowner Advisory Committee (LAC) meeting, conducted maintenance work pursuant to report.
- Completed Rutherford Restoration Project Engineer's Report in support of 2024/2025 special benefit assessment zone.
- Completed monitoring and maintenance associated with the Napa River Oakville to Oak Knoll Project (OVOK) Restoration Project including longitudinal channel profile surveys of the entire project reach and submitted annual monitoring report to resource agencies.
- Continued management and oversight of recently completed Group A Restoration sites for the Bale Slough Bear Creek Restoration Project
- Advertised notice to contractors and award contract for construction in support of Bale Slough - Bear Creek Restoration Project, Group C sites

- Completed maintenance of all parcels assessed through the OVOK Community Facilities District (CFD).

Stormwater

- Conducted the eleventh season storm drain outfall monitoring in fall 2024.
- Continued to engage in concurrent negotiations with the State Water Board regarding their Phase II Permit and San Francisco Bay Regional Water Board regarding the mercury and PCBs TMDL and Phase II permit requirements.
- Continued to implement the Phase II Municipal Stormwater Permit for the 12th year of a five-year permit.
- Continued to expand outreach and partnership opportunities within the Napa River watershed.
- Obtained an EPA San Francisco Bay Water Quality Improvement Fund (SFBWQIF) grants for pilot trash capture project and a subsequent SFBWQIF grant for portion of the PCB TMDL implementation requirements.

Water Contracts

- Executed the sale of 1,000 AF Article 56 carryover to Tulare Basin Water Storage District.
- Executed the sale of 5,000 AF Article 56 carryover to Kern County Water Agency, Westside Districts.
- Fulfilled the Return Water obligation of 1,250 AF water in a 2020 Zone 7 Water Agency Transfer Agreement.
- Filed Special Interrogatories and RFAs with Sacramento County Superior Court in response to the on-going Area of Origin litigation with DWR.
- Commenced Mediation sessions with DWR in attempts to agree in principal to revised Area of Origin Settlement Agreement terms ahead the scheduled trial date.
- Administered State Water Project NBA deliveries to three (3) City Water Agencies.

FY 2025/2026 Goals

Watershed

- Continue operation, maintenance and upgrades of stream/precipitation gauges for entire Countywide ALERT monitoring system and installation of a video camera within the Oxbow bypass to enable remote observation of high flow events.
- Conduct maintenance surveys of District owned properties and easements as well as other public and private properties with reported stream related issues via District Stream Maintenance Program (SMP).
- Conduct restorative stream maintenance including vegetation management, sediment removal, downed tree management, streambank stabilization, fish barrier removal, and habitat enhancement.
- Provide technical guidance to private landowners and regulatory partners regarding stream issues on private properties throughout the Napa River watershed and continue to provide SMP services to City of American Canyon through maintenance agreement
- Administer the Streambank Stabilization Cost-share Program to support implementation of eligible streambank stabilization projects by other property owners.

Flood Project and O&M Activities

- Execute the PPA with USACE allowing NCFCWCD to request reimbursement for the design and construction of federal responsibilities on the next two Flood Control Projects.
- Acquire any additional property rights for construction of Increment 3, the Imola to Hatt Floodwalls Project.
- Complete any necessary environmental analysis required for Increment 3 resulting from the changes to the Imola to Hatt Floodwalls Project since the original 1998 Supplemental EIS/EIR
- Before the end of 2025 award a \$+30 million dollar contract to complete Increment 2 construction, the Floodwalls North of the Bypass Project.
- Advance Increment 3 design towards a construction start in middle of 2028.
- Advertise request for proposals and award contract for sediment removal within the Napa creek bypass culverts
- Advertise request for proposals and award contract for maintenance of levees and training dikes from Tulocay Creek to JKF Park
- Conduct annual inspections and maintenance of Flood Project facilities and restoration areas, including submittal of annual report to USACE and regulatory agencies.
- Develop conceptual Project description for Napa River Estuary Enhancement and Public Access Project in support of grant applications to fund design and permitting next phase of project

River Restoration

- Complete annual monitoring and maintenance channel surveys for Rutherford and OVOK Restoration Projects, submit annual reports to regulatory agencies, coordinate and participate in Landowner Advisory Committee (LAC) meetings, and conduct maintenance work as needed.
- Complete Rutherford Restoration Project Engineer's Report in support of 2025/2026 special benefit assessment zone.
- Completed assessment in support of OVOK Community Facilities Assessment District in order to continue to provide funding for maintenance activities related to OVOK, Bale Slough and other restoration project and activities.
- Secure funding to complete construction implementation of Bale Slough - Bear Creek Restoration Project, Group B sites

Stormwater

- Conduct the twelfth season storm drain outfall monitoring in fall 2025.
- Continue to engage in concurrent negotiations with the State Water Board regarding their Phase II Permit and San Francisco Bay Regional Water Board regarding the mercury and PCBs TMDL and Phase II permit requirements.
- Continue to implement the Phase II Municipal Stormwater Permit for the 13th year of a five-year permit.
- Continue to expand outreach and partnership opportunities within the Napa River watershed including expansion of Streets to Creeks program under EPA San Francisco Bay Water Quality Improvement Fund grant.
- Start implementation of Standardization of Cost Reporting in Municipal Stormwater Permits Policy which was adopted by the State Board in January 2025.

Water Contracts

- Continue active participation in State Water Contractors activities and disseminate information to the District's Member Units.
- Based on 2025 allocation of 55% for the State Water Project work with cities on management of water carryover amounts.
- Provide technical and legal support to Special Water Counsel retained for arguing the NOD3 Area of Origin Plaintiff's case vs DWR.

FLOOD DISTRICT BUDGET 2025-2026

Fund	Division	Sub-division	Description	2025-2026 Proposed Appropriations	2025-2026 Proposed Revenues	(Use of)/Add to Fund Balance	Total Available Estimated Fund Balance as of June 30, 2026
8000	80005	8000500	Watershed Projects	\$ 4,570,454	\$ 4,747,360	\$ 176,906	\$ 3,620,000
8000	80005	8000501	NPDES Stormwater	\$ 593,470	\$ 593,470	\$ -	\$ -
8000	80005	8000502	Rutherford Maintenance	\$ 185,300	\$ -	\$ (185,300)	\$ 572,000
8000	80005	8000503	Oakville-Oak Knoll Maintenance	\$ 150,000	\$ 150,000	\$ -	\$ -
	80005		Total	\$ 5,499,224	\$ 5,490,830	\$ (8,394)	\$ 4,192,000
8000	80010	8001000	Flood Control	\$ 23,648,271	\$ 23,648,271	\$ -	\$ 2,500,000
8000	80011	8001100	Napa FLD Proj Measure A	\$ 22,950,364	\$ 2,200,000	\$ (20,750,364)	\$ 20,000,000
8000	80012	8001200	Flood Maint-Measure A	\$ 697,907	\$ 160,000	\$ (537,907)	\$ 12,500,000
8000	80015	8001500	Water Supply Contracts	\$ 12,823,100	\$ 13,340,000	\$ 516,900	\$ 1,300,000
8010	80100	8010000	Oakville-Oak Knoll CFD	\$ 158,000	\$ 121,010	\$ (36,990)	\$ 451,000
			Total:	\$ 65,776,866	\$ 44,960,111		

COUNTYWIDE WATERSHED MANAGEMENT

Napa County Flood Control and Water Conservation District Fund 8000, Division 80005, Sub-division 8000500

DIVISION DETAIL

APPROPRIATIONS

Major Account Classification	Actual 2024	Adopted 2025	Requested 2026
52 - Services	3,040,241	4,471,962	4,396,071
53 - Supplies	63,992	68,200	54,950
54 - Other Charges	85,871	92,000	-
55 - Capital Assets	-	-	-
57 - Special Items	110,000	115,057	119,433
Total Appropriations	3,300,104	4,747,219	4,570,454

REVENUE

Major Account Classification	Actual 2024	Adopted 2025	Requested 2026
43 - Intergovernmental Revenues	1,718,242	3,050,000	3,000,000
44 - Fines, Forfeitures, and Penalties	5,408	-	-
45 - Revenue from Use of Money and Property	70,911	26,000	60,000
46 - charges for Services	1,569,874	1,589,563	1,687,360
47 - Grants	-	-	-
Total Revenue	3,364,435	4,665,563	4,747,360

USE OF FUND BALANCE

Department Budget Units	Actual 2024	Adopted 2025	Requested 2026
Flood District - Countywide Watershed	64,331	(81,656)	176,906
Totals	64,331	(81,656)	176,906

General Activities	Actual 2024	Adopted 2025	Requested 2026
ALERT	53,822	105,200	114,200
Maint of District Channels & Easements	82,265	444,100	451,100
Maintenance of Napa River & Tributaries	350,657	506,100	545,100
Maintenance - Dredging and Disposal Sites	234,593	40,000	40,000
Maintenance - Streambanks		100,000	100,000
NPDES Program	97,033	117,057	119,433
Grant Programs	6,089	25,000	
Groundwater Monitoring		5,000	5,000
Floodplain Management		5,000	5,000
Watershed Adjudication		5,000	5,000
Benefit Assessment Prog. Maintenance	21,545	36,000	36,000
Trunklines Maintenance		20,000	
Flood Studies	2,751	38,000	45,000
Program Administration	654,718	250,762	84,621
American Canyon Stream Maintenance	49,129	100,000	110,000
Bale Slough/Bear Creek	1,747,502	2,950,000	2,910,000
Total Expenditures	3,300,104	4,747,219	4,570,454

NPDES STORMWATER MANAGEMENT

Napa County Flood Control and Water Conservation District Fund 8000, Division 80005, Sub-division 8000501

DIVISION DETAIL

APPROPRIATIONS

Major Account Classification	Actual 2024	Adopted 2025	Requested 2026
52 - Services	418,220	554,369	580,620
53 - Supplies	11,146	11,600	12,850
55 - Capital Assets	-	-	-
Total Appropriations	429,366	565,969	593,470

REVENUE

Major Account Classification	Actual 2024	Adopted 2025	Requested 2026
43 - Intergovernmental Revenues	90,341	111,549	117,890
45 - Interest	(1,304)	-	-
46 - Charges for Services	231,247	339,363	356,147
49 - Special Items	109,528	115,057	119,433
Total Revenue	429,812	565,969	593,470

USE OF FUND BALANCE

Department Budget Units	Actual 2024	Adopted 2025	Requested 2026
Flood District - NPDES Stormwater Mgt	446	-	-
Totals	446	-	-

*\$446 surplus in FY24 for reimbursement not received in FY23

RUTHERFORD MAINTENANCE

Napa County Flood Control and Water Conservation District Fund 8000, Division 80005, Sub-division 8000502

DIVISION DETAIL

APPROPRIATIONS

Major Account Classification	Actual 2024	Adopted 2025	Requested 2026
52 - Services	60,990	96,861	184,000
53 - Supplies	797	1,300	1,300
55 - Capital Assets	-	-	-
Total Appropriations	61,787	98,161	185,300

REVENUE

Major Account Classification	Actual 2024	Adopted 2025	Requested 2026
41 - Other Taxes	-	-	-
45 - Revenue from Use of Money/Prop.	15,085	-	-
46 - Special Assessments	98,161	98,161	-
Total Revenue	113,246	98,161	-

USE OF FUND BALANCE

Department Budget Units	Actual 2024	Adopted 2025	Requested 2026
Flood District - Rutherford Maint.	51,459	-	(185,300)
Totals	51,459	-	(185,300)

Activities	Actual 2024	Adopted 2025	Requested 2026
Debris Removal and Relocation of Large Woody Debris		1,500	23,975
Vegetation Management	23,032	25,000	60,000
Streambank Erosion Control		5,000	
Repair & Maintenance of Streambank Stability Structures		5,500	61,300
Invasive Plants Removal and Revegetation	797	13,611	
Annual Surveys, Dev. of Work Plans, Assess. Mgmt	501	12,100	500
Monitoring	3,694	33,000	23,975
General	33,713	2,400	15,500
Benefit Assessment - Property Taxes	50	50	50
Total Expenditures	61,787	98,111	185,300

Oakville to Oak Knoll

Napa County Flood Control and Water Conservation District Fund 8000, Division 80005, Sub-division 8000503

DIVISION DETAIL

APPROPRIATIONS

Major Account Classification	Actual 2024	Adopted 2025	Requested 2026
52 - Services	90,700	110,950	149,000
53 - Supplies	152	1,000	1,000
55 - Capital Assets	-	-	-
Total Appropriations	90,852	111,950	150,000

REVENUE

Major Account Classification	Actual 2024	Adopted 2025	Requested 2026
45 - Revenue from Use of Money/Property	-	-	-
46 - Interfund Revenue	90,852	111,950	150,000
Total Revenue	90,852	111,950	150,000

USE OF FUND BALANCE

Department Budget Units	Actual 2024	Adopted 2025	Requested 2026
Flood District - OVOK MAINTENANCE	-	-	-
Totals	-	-	-

Activities	Actual 2024	Adopted 2025	Requested 2026
Debris Removal and Relocation of Large Woody Debris	-	2,000	2,000
Vegetation Management	-	12,000	12,000
Streambank Erosion Control	-	17,000	17,000
Maintenance of Created Vegetation Buffers	-	-	-
Repair and Maintenance of Streambank Stability Structures	-	-	-
Invasive Plants Removal and Revegetation	-	15,000	45,000
Annual Surveys, Development of Work Plans, Assess. Mgmt	1,500	8,000	8,000
Monitoring	-	7,000	7,000
General	59,567	22,200	24,000
Bear Creek Project	29,786	28,750	35,000
Special Project	-	-	-
Total Expenditures	90,852	111,950	150,000

FLOOD CONTROL PROJECT

Napa County Flood Control and Water Conservation District Fund 8000, Division 80010

DIVISION DETAIL

APPROPRIATIONS

Major Account Classification	Actual 2024	Adopted 2025	Requested 2026
52 - Services	5,947,247	7,069,192	18,579,771
53 - Supplies	45,170	83,500	68,500
54 - Other Charges	52,433	-	-
55 - Capital Assets	-	13,015,000	5,000,000
Total Appropriations	6,044,850	20,167,692	23,648,271

REVENUE

Major Account Classification	Actual 2024	Adopted 2025	Requested 2026
43 - Intergovernmental Revenues	740,902	-	-
45 - Revenue from Use of Money/Property	119,960	70,000	-
47 - Miscellaneous	-	-	-
48 - Sale of Capital Assets	-	-	-
49 - Intrafund Transfer	598,173	20,167,692	23,648,271
Total Revenue	1,459,035	20,237,692	23,648,271

USE OF FUND BALANCE

Department Budget Units	Actual 2024	Adopted 2025	Requested 2026
Flood District - Flood Control Project	(4,585,815)	70,000	-
Totals	(4,585,815)	70,000	-

Activities	Actual 2024	Adopted 2025	Requested 2026
Operations & Maintenance	466,020	645,963	697,907
State Revolving Loan-Principal	-	-	-
State Revolving Loan-Interest	-	-	-
Land Purchase/Relocation Assistance Payments	-	13,000,000	5,000,000
Land Acquisition Services	1,285,817	1,494,342	1,578,761
Utilities - Construction Mgmt	-	-	-
Planning, Engineering & Design(PED)	177,039	5,027,387	4,983,785
District Construction	-	-	10,000,000
Federal Work	3,943,460	-	-
Building Repair (Flood Office Roof)	-	-	-
Lands & Damages Non Creditable	1,489	-	-
Planning, Engineering & Design(PED) Non Creditable	171,025	-	1,387,818
Total Expenditures	6,044,850	20,167,692	23,648,271

Napa Flood Project Measure A

Napa County Flood Control and Water Conservation District Fund 8000, Division 80011

DIVISION DETAIL

APPROPRIATIONS

Major Account Classification	Actual 2024	Adopted 2025	Requested 2026
57 - Intrafund Expenditures	172,500	19,521,729	22,950,364
Total Appropriations	172,500	19,521,729	22,950,364

REVENUE

Major Account Classification	Actual 2024	Adopted 2025	Requested 2026
43 - Other-Governmental Agencies	-	-	1,600,000
45 - Interest	1,163,446	600,000	600,000
Total Revenue	1,163,446	600,000	2,200,000

USE OF FUND BALANCE

Department Budget Unit	Actual 2024	Adopted 2025	Requested 2026
Napa FLD Project Measure A	990,947	(18,921,729)	(20,750,364)
Totals	990,947	(18,921,729)	(20,750,364)

Napa Flood Project Maintenance Measure A

Napa County Flood Control and Water Conservation District Fund 8000, Division 80012

DIVISION DETAIL

APPROPRIATIONS

Major Account Classification	Actual 2024	Adopted 2025	Requested 2026
57 - Intrafund Expenditures	425,674	645,963	697,907
Total Appropriations	425,674	645,963	697,907

REVENUE

Major Account Classification	Actual 2024	Adopted 2025	Requested 2026
45 - Interest	317,482	160,000	160,000
Total Revenue	317,482	160,000	160,000

USE OF FUND BALANCE

Department Budget Unit	Actual 2023	Adopted 2024	Requested 2025
Measure A Maintenance	(108,192)	(485,963)	(537,907)
Totals	(108,192)	(485,963)	(537,907)

Note: Division 80012 was created in FY 2019

WATER SUPPLY CONTRACTS

Napa County Flood Control and Water Conservation District Fund 8000, Division 80015

DIVISION DETAIL

APPROPRIATIONS

Major Account Classification	Actual 2024	Adopted 2025	Requested 2026
52 - Services	285,897.00	172,450	252,450
53 - Supplies	11,310,078.00	12,570,650	12,570,650
55 - Capital Assets		-	-
Total Appropriations	\$11,595,975	\$12,743,100	12,823,100

REVENUE

Major Account Classification	Actual 2024	Adopted 2025	Requested 2026
43 - Intergovernmental Revenues	312,000	-	-
45 - Revenue from Use of Money and Property	9,145	8,000	8,000
46 - Charges for Services	11,486,002	13,322,000	13,322,000
47 - Miscellaneous Revenues	1,011	10,000	10,000
Total Revenue	11,808,158	13,340,000	13,340,000

USE OF FUND BALANCE

Department Budget Units	Actual 2024	Adopted 2025	Requested 2026
Flood District - Water Supply Contract	212,183	596,900	516,900
Totals	212,183	596,900	516,900

Activities	Actual 2024	Adopted 2025	Requested 2026
Administrative Services	-	500	500
Accounting/Auditing Services	15,329	15,000	15,000
ITS Records Mgmt	-	-	-
Legal Services	74,478	60,000	120,000
Engineering Services	55,445	40,000	40,000
Consulting Services	121,955	50,000	70,000
Communications/Telephone	132	500	500
Publications & Legal Notices	-	50	50
Training/Conference Expense	-	3,000	3,000
Business Travel/Mileage	-	3,000	3,000
Fleet Charges	-	400	400
Freight/Postage	9	150	150
Memberships/Certifications	-	70,000	70,000
Utilities - Water	11,310,069	12,500,000	12,500,000
Utilities - Water Exchange Payment	-	-	-
Special Departmental Expenses	-	-	-
Business Related Meals/Supplies	-	500	500
Total Expenditures	11,577,418	12,743,100	12,823,100

Oakville to Oak Knoll CFD

Napa County Flood Control and Water Conservation District Fund 8010, Division 80100

DIVISION DETAIL

APPROPRIATIONS

Major Account Classification	Actual 2024	Adopted 2025	Requested 2026
52 - Services	50	8,000	8,000
53 - Supplies		-	-
54 - Interfund Expenditures	90,852	111,950	150,000
Total Appropriations	90,902	119,950	158,000

REVENUE

Major Account Classification	Actual 2024	Adopted 2025	Requested 2026
41 - Other Taxes	112,486	120,010	120,010
44 - Fines, Forfeitures, and Penalties	627		
45 - Interest	8,180	1,000	1,000
Total Revenue	121,293	121,010	121,010

USE OF FUND BALANCE

Department Budget Units	Actual 2024	Adopted 2025	Requested 2026
OVOK CFD	30,391	1,060	(36,990)
Totals	30,391	1,060	(36,990)



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Flood Control and Water Conservation District **Agenda Date:** 5/27/2025

File ID #: 25-911

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Richard Thomasser - District Manager
SUBJECT: Closed Session

RECOMMENDATION

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

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Government Code section 54956.9(d)(1))

Napa County Flood Control and Water Conservation District v.

Gracia, David T. & Leslie Ann

Napa Superior Court Case No. [not yet assigned]



Napa County Flood Control and Water Conservation District

**RICHARD M. THOMASSER, PG
DISTRICT MANAGER**

MEMORANDUM

To: Board of Directors	From: Richard Thomasser
Date: May 27, 2025	Re: Closed Session

The Recommendation for Item 13A should read in full as follows:

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

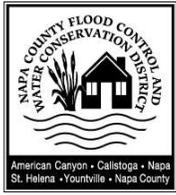
Under Negotiation: Price/Terms/Conditions of Payment

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Government Code section 54956.9(d)(1))

Napa County Flood Control and Water Conservation District v.
Gracia, David T. & Leslie Ann

Napa Superior Court Case No. [not yet assigned]



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Flood Control and Water Conservation District **Agenda Date:** 5/27/2025

File ID #: 25-912

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Richard Thomasser - District Manager
SUBJECT: Closed Session

RECOMMENDATION

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(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



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Flood Control and Water Conservation District **Agenda Date:** 5/27/2025

File ID #: 25-710

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Richard Thomasser - District Manager
SUBJECT: Closed Session

RECOMMENDATION

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(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.



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Flood Control and Water Conservation District **Agenda Date:** 5/27/2025

File ID #: 25-907

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Richard Thomasser - District Manager
SUBJECT: Closed Session

RECOMMENDATION

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(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

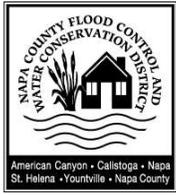
CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(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



Napa County
Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Flood Control and Water Conservation District **Agenda Date:** 5/27/2025

File ID #: 25-906

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Richard Thomasser - District Manager
SUBJECT: Closed Session

RECOMMENDATION

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(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



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Flood Control and Water Conservation District **Agenda Date:** 5/27/2025

File ID #: 25-909

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Richard Thomasser - District Manager
SUBJECT: Closed Session

RECOMMENDATION

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(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