

# NAPA RIVER/NAPA CREEK FLOOD PROTECTION PROJECT

HEARING TO CONSIDER ADOPTION OF  
A RESOLUTION OF NECESSITY  
TO ACQUIRE CERTAIN PROPERTY RIGHTS  
CALDERON/BALLINES PROPERTY  
APN'S 044-230-002, 044-230-003

NCFCWCD Board Meeting

October 22, 2024

# PROJECT BACKGROUND

The Napa River/Napa Creek Flood Control Project (Project) was authorized by Congress in 1965. Local funding was approved by Napa voters in 1997 through a 20-year sales tax. Environmental Review and Preliminary Design was completed in 1998.

Construction was initiated in 2000 and has continued in phases generally moving from downstream to upstream involving 6.9 miles of the Napa River and approximately one mile of Napa Creek.

The Floodwalls North of the Bypass contract, a component of the Project, includes the construction of a setback floodwall on the west side of the river from River Terrace Inn to the Elks Grove Townhomes, the closure of the openings in the floodwalls in the Bypass, the relocation of a water main in the Lake Park reach, Lincoln Ave Bridge scour protection, construction of a trail south of Lincoln Ave on the river side of the floodwall where possible and a trail crossing at Lincoln Ave. to connect the new trail south to the existing trail north.

Federal Funding for this contract has been appropriated through the Army Corps of Engineers. Construction is expected to begin in late 2025.

# PROPERTY ACQUISITION

**Subject of this Hearing:** APNs 044-230-002 and 044-230-003

**Address:** 1114 Jordan Lane, Napa

**Owners:** Jose Cruz Calderon and Maximino Ballines

## **Property Rights Needed for Project:**

### APN 004-230-002

Fee: 14,298 sf

Flood Protection Levee Easement: 1,222 sf

Temporary Construction Easement: 816 sf

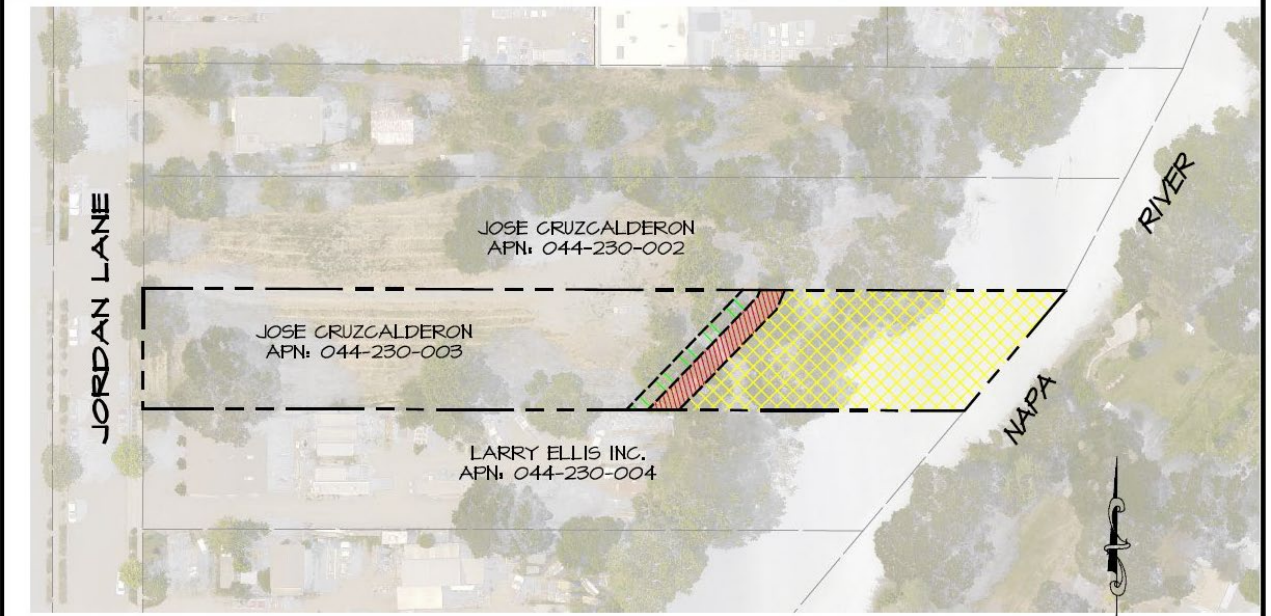
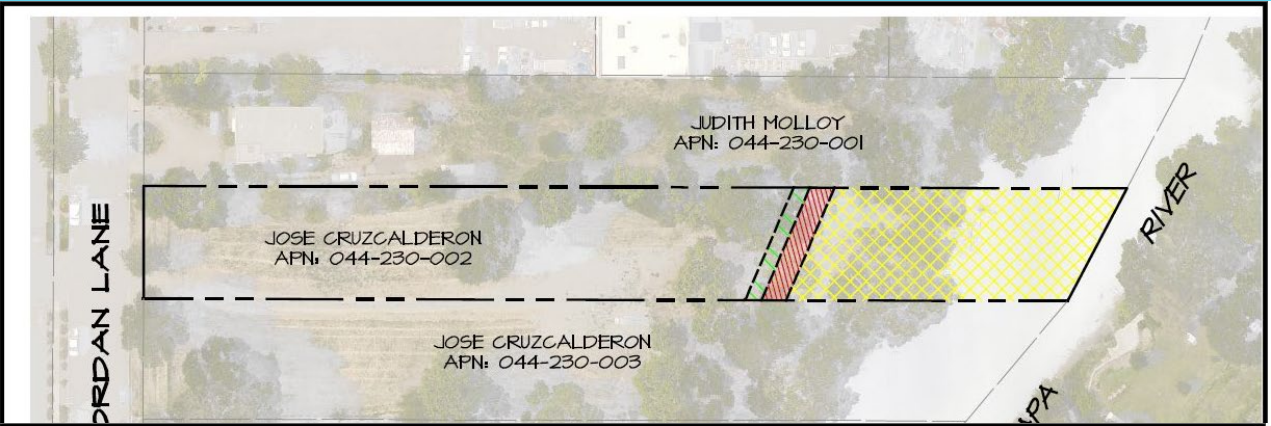
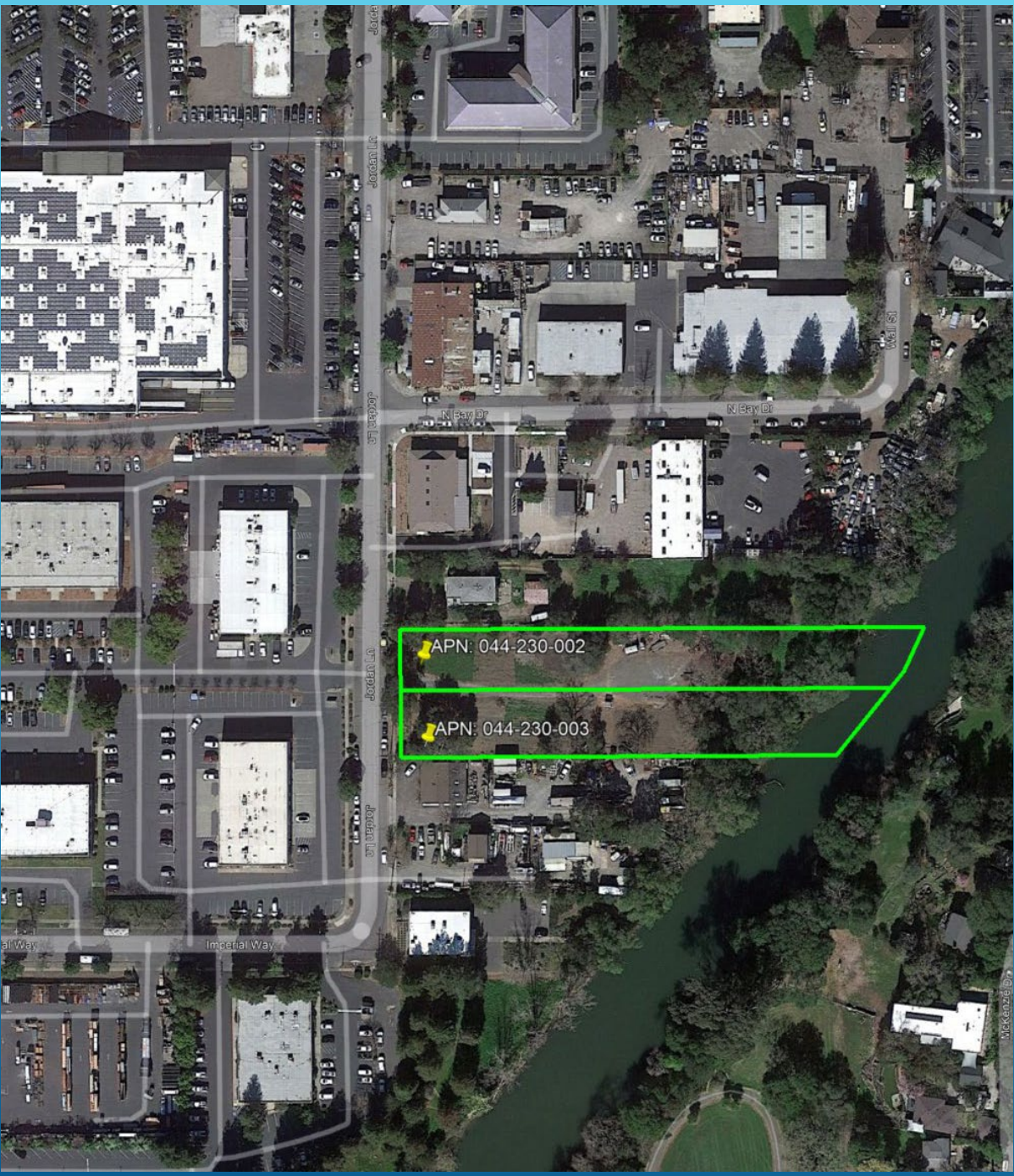
### APN 044-230-003

Fee: 14,841 sf

Flood Protection Levee Easement: 1,627 sf

Temporary Construction Easement: 1,137 sf





- TEMPORARY CONSTRUCTION EASEMENT  
1,131 SF / 0.03 AC
- FLOOD PROTECTION LEVEE EASEMENT  
AND PEDESTRIAN EASEMENT  
1,627 SF / 0.04 AC
- FEE AREA 14,841 SF / 0.34 AC

THIS EXHIBIT IS FOR GRAPHIC  
PURPOSES ONLY. ANY ERRORS OR  
OMISSIONS ON THIS EXHIBIT SHALL  
NOT AFFECT THE DEED DESCRIPTION

LEGEND  
PROPERTY LINE  
EASEMENT LINE  
ADJACENT PROPERTY LINE

1"=80'

**EASEMENT  
MAP**

**RSA+**  
1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE (707) 252.3301  
WWW.RSACIVIL.COM

RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

06-28-2023

044-230-003 1 OF 1



# RESOLUTION OF NECESSITY FINDINGS

1. The public interest and necessity require the proposed project, in this case the Napa River/Napa Creek Flood Protection Project;
2. The proposed project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
3. The property described in the proposed Resolution of Necessity is necessary for the proposed project; and
4. The offer required by Government Code section 7267.2 has been made to the owner or owners of record or the offer has not been made because the owner cannot be located with reasonable diligence. The making of the required offer under this statute includes providing the owners of the affected property with a written statement of and summary of the basis for the amount established by the District's agents as just compensation, which is not less than the District's approved appraisal of the fair market value of the property.

OPPORTUNITY FOR THE PROPERTY OWNER  
TO BE HEARD BY THE BOARD



# NAPA RIVER/NAPA CREEK FLOOD PROTECTION PROJECT

HEARING TO CONSIDER ADOPTION OF  
A RESOLUTION OF NECESSITY  
TO ACQUIRE CERTAIN PROPERTY RIGHTS

ELLIS PROPERTY APN 044-230-004

NCFCWCD Board Meeting

October 22, 2024

# PROJECT BACKGROUND

The **Napa River/Napa Creek Flood Control Project (Project)** was authorized by Congress in 1965. Local funding was approved by Napa voters in 1997 through a 20-year sales tax. Environmental Review and Preliminary Design was completed in 1998.

Construction was initiated in 2000 and has continued in phases generally moving from downstream to upstream involving 6.9 miles of the Napa River and approximately one mile of Napa Creek.

The Floodwalls North of the Bypass contract, a component of the Project, includes the construction of a setback floodwall on the west side of the river from River Terrace Inn to the Elks Grove Townhomes, the closure of the openings in the floodwalls in the Bypass, the relocation of a water main in the Lake Park reach, Lincoln Ave Bridge scour protection, construction of a trail south of Lincoln Ave on the river side of the floodwall where possible and a trail crossing at Lincoln Ave. to connect the new trail south to the existing trail north.

Federal Funding for this contract has been appropriated through the Army Corps of Engineers. Construction is expected to begin in late 2025.



# PROPERTY ACQUISITION

**Subject of this Hearing:** APN 044-230-004

**Address:** 1106 Jordan Lane, Napa

**Owners:** Larry Ellis Inc.

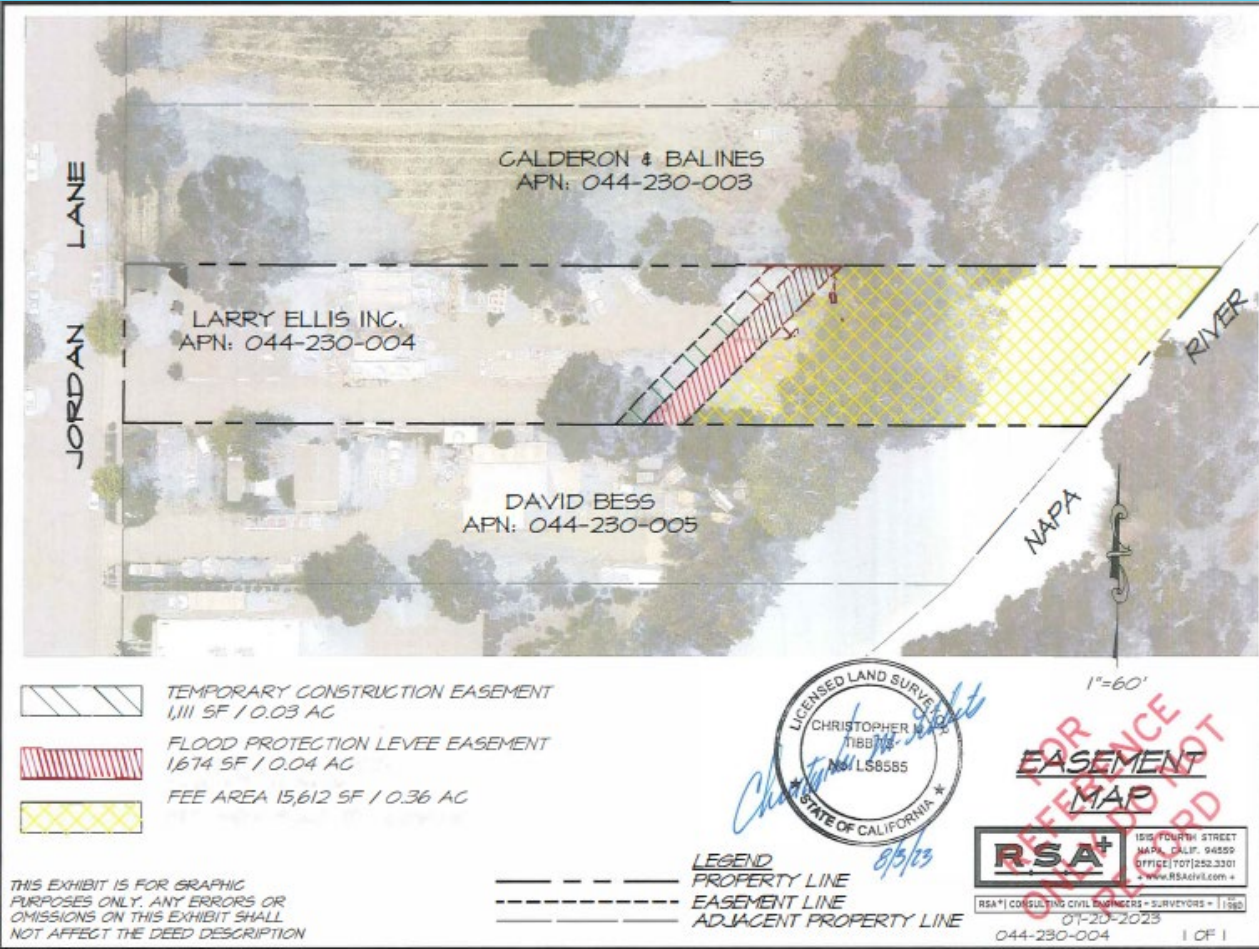
**Property Rights Needed for Project:**

APN 044-230-004

Fee Simple Interest: 15,612 sf

Flood Protection Levee Easement: 1,674 sf

Temporary Construction Easement: 1,111 sf



# RESOLUTION OF NECESSITY FINDINGS

1. The public interest and necessity require the proposed project, in this case the Napa River/Napa Creek Flood Protection Project;
2. The proposed project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
3. The property described in the proposed Resolution of Necessity is necessary for the proposed project; and
4. The offer required by Government Code section 7267.2 has been made to the owner or owners of record or the offer has not been made because the owner cannot be located with reasonable diligence. The making of the required offer under this statute includes providing the owners of the affected property with a written statement of and summary of the basis for the amount established by the District's agents as just compensation, which is not less than the District's approved appraisal of the fair market value of the property.

OPPORTUNITY FOR THE PROPERTY OWNER  
TO BE HEARD BY THE BOARD



# NAPA RIVER/NAPA CREEK FLOOD PROTECTION PROJECT

HEARING TO CONSIDER ADOPTION OF  
A RESOLUTION OF NECESSITY  
TO ACQUIRE CERTAIN PROPERTY RIGHTS

BESS/BERTOLUCCI PROPERTY APN 044-230-005

NCFCWCD Board Meeting

October 22, 2024

# PROJECT BACKGROUND

The **Napa River/Napa Creek Flood Control Project (Project)** was authorized by Congress in 1965. Local funding was approved by Napa voters in 1997 through a 20-year sales tax. Environmental Review and Preliminary Design was completed in 1998.

Construction was initiated in 2000 and has continued in phases generally moving from downstream to upstream involving 6.9 miles of the Napa River and approximately one mile of Napa Creek.

The Floodwalls North of the Bypass contract, a component of the Project, includes the construction of a setback floodwall on the west side of the river from River Terrace Inn to the Elks Grove Townhomes, the closure of the openings in the floodwalls in the Bypass, the relocation of a water main in the Lake Park reach, Lincoln Ave Bridge scour protection, construction of a trail south of Lincoln Ave on the river side of the floodwall where possible and a trail crossing at Lincoln Ave. to connect the new trail south to the existing trail north.

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# PROPERTY ACQUISITION

**Subject of this Hearing:** APN 044-230-005

**Address:** 1104 Jordan Lane, Napa

**Owners:** David Bess and Ray and Claudia Bertolucci

**Property Rights Needed for Project:**

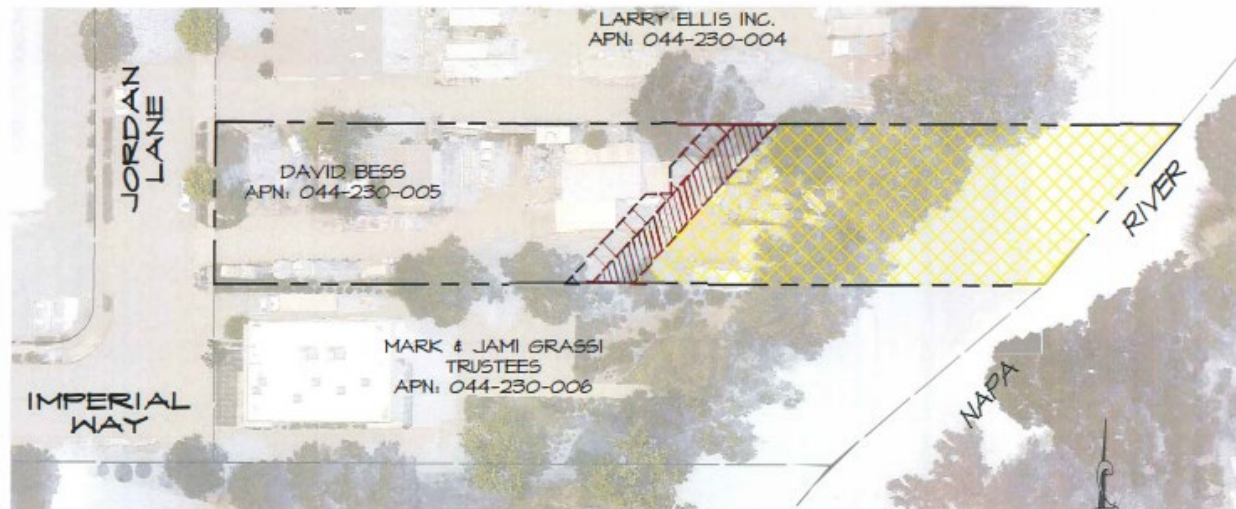
APN 044-230-005




Partial Fee Simple Interest: 16,214 sf

Flood Protection Levee Easement: 1,601 sf

Temporary Construction Easement: 982 sf





-  TEMPORARY CONSTRUCTION EASEMENT  
982 SF / 0.02 AC
-  FLOOD PROTECTION LEVEE EASEMENT  
1,601 SF / 0.04 AC
-  FEE AREA 16,214 SF / 0.37 AC

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LEGEND  
 ———— PROPERTY LINE  
 - - - - - EASEMENT LINE  
 ———— ADJACENT PROPERTY LINE





# RESOLUTION OF NECESSITY FINDINGS

1. The public interest and necessity require the proposed project, in this case the Napa River/Napa Creek Flood Protection Project;
2. The proposed project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
3. The property described in the proposed Resolution of Necessity is necessary for the proposed project; and
4. The offer required by Government Code section 7267.2 has been made to the owner or owners of record or the offer has not been made because the owner cannot be located with reasonable diligence. The making of the required offer under this statute includes providing the owners of the affected property with a written statement of and summary of the basis for the amount established by the District's agents as just compensation, which is not less than the District's approved appraisal of the fair market value of the property.

OPPORTUNITY FOR THE PROPERTY OWNER  
TO BE HEARD BY THE BOARD

# NAPA RIVER/NAPA CREEK FLOOD PROTECTION PROJECT

HEARING TO CONSIDER ADOPTION OF  
A RESOLUTION OF NECESSITY  
TO ACQUIRE CERTAIN PROPERTY RIGHTS

GRASSI PROPERTY APN 044-230-006

NCFCWCD Board Meeting

October 22, 2024

# PROJECT BACKGROUND

The **Napa River/Napa Creek Flood Control Project (Project)** was authorized by Congress in 1965. Local funding was approved by Napa voters in 1997 through a 20-year sales tax. Environmental Review and Preliminary Design was completed in 1998.

Construction was initiated in 2000 and has continued in phases generally moving from downstream to upstream involving 6.9 miles of the Napa River and approximately one mile of Napa Creek.

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Federal Funding for this contract has been appropriated through the Army Corps of Engineers. Construction is expected to begin in late 2025.



# PROPERTY ACQUISITION

**Subject of this Hearing:** APN 044-230-006

**Address:** 1098 Jordan Lane, Napa

**Owners:** Mark Anthony Grassi, Trustee of the 1992 Grassi Family Trust

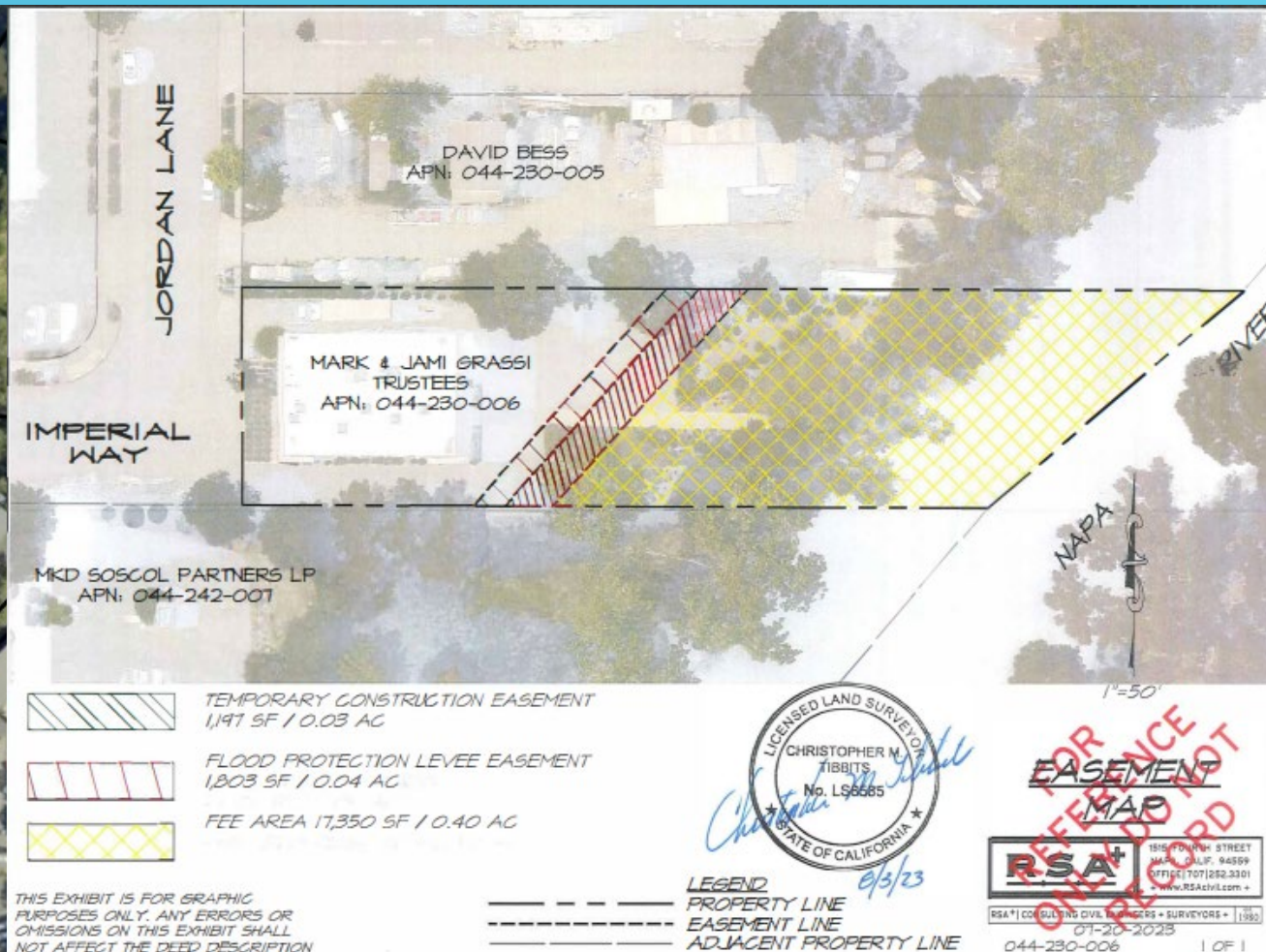
**Property Rights Needed for Project:**

APN 044-230-006

Partial Fee Simple Interest: 17,350 sf

Flood Protection Levee Easement: 1,803 sf

Temporary Construction Easement: 1,197 sf



# RESOLUTION OF NECESSITY FINDINGS

1. The public interest and necessity require the proposed project, in this case the Napa River/Napa Creek Flood Protection Project;
2. The proposed project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
3. The property described in the proposed Resolution of Necessity is necessary for the proposed project; and
4. The offer required by Government Code section 7267.2 has been made to the owner or owners of record or the offer has not been made because the owner cannot be located with reasonable diligence. The making of the required offer under this statute includes providing the owners of the affected property with a written statement of and summary of the basis for the amount established by the District's agents as just compensation, which is not less than the District's approved appraisal of the fair market value of the property.



OPPORTUNITY FOR THE PROPERTY OWNER  
TO BE HEARD BY THE BOARD

