

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Tuesday, July 14, 2026

9:00 AM

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

Flood Control and Water Conservation District

Scott Sedgley, City of Napa (Chairperson)
Joelle Gallagher, District 1 (Vice Chairperson)
Liz Alessio, District 2
Anne Cottrell, District 3
Christopher DeNatale, City of Napa
Paul Dohring, City of St. Helena
Lisa Gift, 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

<https://www.napacounty.gov/1403/Flood-Control-Water-Conservation-District>

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.napacounty.gov/1429/Meetings-Agendas-Calendars>

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 6999 3282.
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. PRESENTATIONS AND COMMENDATIONS

4. CONSENT ITEMS

- A. Approve minutes from the May 12, 2026 and June 9, 2026 meetings.

[26-1166](#)

Attachments: [May 12, 2026](#)
[June 9, 2026](#)

- B. Award Construction Contract No. FC 26-02 to Siteworks Construction for the Bale Slough-Bear Creek Restoration Project - Group B, for their low bid of \$1,216,996. (Fiscal Impact: \$1,216,996 Expense; Flood District - Watershed Projects; Budgeted; Discretionary)

[26-1282](#)

- C. Approve and authorize Amendment No. 6 to Agreement No. 220223B (FC) with HDR Engineering, Inc., increasing the maximum from \$17,846,772 to a new total of \$18,138,826. (Fiscal Impact: \$292,054 Expense, Flood Project; Budgeted; Discretionary)

[26-1372](#)

Attachments: [Agreement](#)

5. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

6. 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.

7. ADMINISTRATIVE ITEMS

8. PUBLIC HEARINGS

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

10. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

11. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

12. CLOSED SESSION

- A.** **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** **26-1309**
(Government Code section 54956.8)
Property: 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
- B.** **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** **26-1310**
(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
- C.** **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION** **26-1355**
(Government Code section 54956.9(d)(1)) Napa County Flood Control
and Water Conservation District, Solano County Water Agency, City of
Yuba City vs. California Department of Water Resources, Sacramento
County Superior Court Case Number: 34-2022-00323389-CU-BC-GDS.

13. ADJOURNMENT

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, AUGUST 18, 2026 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, JULY 10, 2026
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.napacounty.gov
Main: (707) 253-4580

Flood Control and Water Conservation District **Agenda Date:** 7/14/2026

File ID #: 26-1166

TO: Napa County Flood Control and Water Conservation District
FROM: Neha Hoskins - Clerk of the Board/Secretary of the District Board
REPORT BY: Anthony Williams - Senior Deputy Clerk of the Board
SUBJECT: Approval of Minutes

RECOMMENDATION

Approve minutes from the May 12, 2026 and June 9, 2026 meetings.

BACKGROUND

Clerk of the Board/Secretary of the District Board requests approval of minutes from the May 6, 2026 and June 9, 2026 meetings.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No

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.



Meeting Minutes

Napa County Flood Control and Water Conservation District

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

Tuesday, May 12, 2026

9:00 AM

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

1. CALL TO ORDER; ROLL CALL

Present: Vice-Chairperson Joelle Gallagher, Directors Liz Alessio, Anne Cottrell, Christopher DeNatale, Paul Dohring, Amber Manfree, Marjorie Mohler, Beth Painter, Belia Ramos, and Pierre Washington. Directors Lisa Gift, and Chairperson Scott Sedgley were excused. The meeting was called to order by Vice-Chairperson Joelle Gallagher.

2. PLEDGE OF ALLEGIANCE

Vice-Chairperson Joelle Gallagher led the assembly in the Pledge of Allegiance.

3. PRESENTATIONS AND COMMENDATIONS

None

4. CONSENT ITEMS

Motion Text: Approve the Consent Calendar.

Voting Yes: Manfree, Cottrell, Alessio, DeNatale, Mohler, Painter, Ramos, Washington, and Gallagher

Voting No: Dohring

Excused: Gift, and Sedgley

Abstain: None

Recusals: None

Result: Passed

- A. Approve minutes from the April 21, 2026 meeting. [26-134](#)
- B. Approve and authorize Amendment No. 1 to Agreement No. 270026B (FC) formally Agreement No. 324 (FC) with the City of Napa, changing the requirements for initiating escrow and expediting the remaining agreement actions. (No Fiscal Impact; Discretionary) [26-1065](#)

Enactment No.: A-270026B (FC) Amend. 1

- C. Approve and authorize Agreement No. 270025B (FC) with CliftonLarsonAllen LLP (“CLA”) for audit services for fiscal years ending June 30, 2026, 2027, and 2028, in an amount not to exceed \$7,820 per contract year, with two optional one-year renewals. (Fiscal Impact: \$7,820 Expense; Fund 8000 Napa County Flood Control and Water Conservation District; Budgeted; Mandatory) [26-1079](#)

Enactment No.: A-270025B (FC)

- D. Approve and authorize Amendment No. 3 for Agreement 220222B (FC) with Sonoma RSA+, Inc., changing the maximum compensation to \$50,000 per fiscal year and extending the term to June 30, 2031, for surveying and civil design services associated with the Napa River/Napa Creek Flood Protection Project and other District projects and programs. (Fiscal Impact: \$50,000 Expense; Flood Project; Budgeted; Discretionary) [26-1095](#)

Enactment No.: A-220222B (FC) Amend. 3

5. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR
None
6. PUBLIC COMMENT
None
7. ADMINISTRATIVE ITEMS
None

8. PUBLIC HEARINGS

- A. Protest Hearing - Intention to Levy and collect assessments for Joint Zone Project 96-1 (Maintenance and Watershed management) [26-924](#)

Conduct a protest hearing on the proposed assessments for fiscal year 2026/2027 and adopt a Resolution to Levy and Collect Assessments for fiscal year 2026/2027 for Joint Zone Project 96-1 (Maintenance and Watershed Management). (Fiscal Impact: \$1,579,900 Revenue; Watershed Projects; Not Budgeted; Discretionary)

Vice-Chairperson Joelle Gallagher opened the public hearing.

Operations Manager Jeremy Sarrow made presentation.

Vice-Chairperson Joelle Gallagher closed the public hearing.

Motion Text: Approve the requested actions.

Voting Yes: Cottrell, Ramos, Alessio, DeNatale, Dohring, Manfree, Mohler, Painter, Washington, and Gallagher

Voting No: None

Excused: Gift, and Sedgley

Abstain: None

Recusals: None

Result: Passed

Enactment No.: R-2026-04 (FC)

- B. PUBLIC HEARING - Fiscal Year 2026-27 Napa County Flood Control and Water Conservation District Budgets [26-956](#)

Open Public Hearing to accept testimony on the Fiscal Year 2026 -27 Recommended Budget for a total appropriation of \$93,870,379 and continue hearing for consideration to June 9, 2026, at 9:00 AM for adoption. (Fiscal Impact: \$15,721,075 net expense; Flood Control and Water Conservation District; Discretionary)

Vice-Chairperson Joelle Gallagher opened the public hearing.

District Manager Richard Thomasser made presentation.

Supervising Analyst Sarah Geiss made presentation.

Discussion held.

Item continued to June 9, 2026 at 9:00 AM.

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

District Engineer Andrew Butler provided a brief update on the Floodwalls North of the Bypass Project.

10. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

None

11. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

None

12. CLOSED SESSION

None

13. ADJOURNMENT

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, JUNE 9, 2026 AT 9:00
AM.**

Neha Hoskins (By e-signature)

NEHA HOSKINS, District Secretary



Meeting Minutes

Napa County Flood Control and Water Conservation District

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

Tuesday, June 9, 2026

9:00 AM

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

1. CALL TO ORDER; ROLL CALL

Present: Chairperson Scott Sedgley, Vice-Chairperson Joelle Gallagher, Directors Liz Alessio, Anne Cottrell, Christopher DeNatale, Paul Dohring, Lisa Gift, Amber Manfree, Marjorie Mohler, Belia Ramos, and Pierre Washington. The meeting was called to order by Chairperson Scott Sedgley.

2. PLEDGE OF ALLEGIANCE

Napa County resident Maureen Trippe led the assembly in the Pledge of Allegiance.

3. PRESENTATIONS AND COMMENDATIONS

None

4. CONSENT ITEMS

None

5. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

6. PUBLIC COMMENT

Two (2) people spoke during public comment.

Discussion held.

7. ADMINISTRATIVE ITEMS

- A. Update on the progress of the Napa River/Napa Creek Flood Protection Project. (No Fiscal Impact) [26-1160](#)

District Engineer Andrew Butler made presentation.

District Manager Richard Thomasser made presentation.

Discussion held.

Direction provided to staff.

8. PUBLIC HEARINGS

- A. PUBLIC HEARING - Napa County Flood Control and Water Conservation District Budgets [26-992](#)

Adopt a Resolution with respect to the proposed Napa County Flood Control and Water Conservation District Fiscal Year 2026-27 budgets continued from May 12, 2026, Public Hearing. (Fiscal Impact: \$15,721,075 Net Expense; Napa County Flood Control District; Discretionary)
[14 affirmative votes required]

Chair Scott Sedgley opened the public hearing.

District Manager Richard Thomasser made presentation.

Supervising Staff Services Analyst Sarah Geiss made presentation.

Two (2) people spoke during public comment.

Chair Scott Sedgley closed the public hearing.

Discussion held.

Direction provided to staff.

Motion Text: Adopt the Resolution.

**Voting Yes: Gallagher, Manfree, Alessio, Cottrell,
DeNatale, Dohring, Gift, Mohler,
Ramos, Washington, and Sedgley**

Voting No: None

Abstain: None

Recusals: None

Result: Passed

Enactment No: R-2026-05 (FC)

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

District Manager Richard Thomasser reported on the ongoing eminent domain cases. There is expected movement coming in July and August in which Closed Sessions will be held.

10. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

None

11. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

None

12. CLOSED SESSION

None

13. ADJOURNMENT

ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, JULY 14, 2026 AT 9:00 AM.

Neha Hoskins (By e-signature)

NEHA HOSKINS, District Secretary



Napa County

Board Agenda Letter

1195 THIRD STREET
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Flood Control and Water Conservation District **Agenda Date:** 7/14/2026

File ID #: 26-1282

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Jeremy Sarrow - Watershed and Flood Control Operations Manger
SUBJECT: Award of the Bale Slough - Bear Creek Restoration Project - Group B
Construction Contract No. FC 26-02

RECOMMENDATION

Award Construction Contract No. FC 26-02 to Siteworks Construction for the Bale Slough-Bear Creek Restoration Project - Group B, for their low bid of \$1,216,996. (Fiscal Impact: \$1,216,996 Expense; Flood District - Watershed Projects; Budgeted; Discretionary)

BACKGROUND

The Bale Slough - Bear Creek Restoration Project will continue restoration activities within the Napa River Watershed that were started with the Rutherford Reach Restoration Project and the recently completed Oakville to Oak Knoll Restoration Project. The 1.6-mile Project reach has been divided into three construction groups (A-C), encompassing fourteen (14) distinct restoration sites. The District has completed the environmental review of the Project as required by CEQA, and a Mitigated Negative Declaration was adopted. The project goals include reducing sediment loads and enhancing biological complexity throughout the river channel and riparian corridor. Construction of the Group A restoration sites was completed in 2023 and Group C in 2025; the Group B sites will be completed in the summer of 2026 pending board approval of the construction contract.

Below are brief descriptions of the three groups in this restoration reach.

Group A (completed in 2023)

Group A consists of restoration sites 1-5 which is the initial construction group that currently has funding in place. Restoration will involve grading the creek channel to create diversity and to reconnect the waterway to its historic floodplain. The planned habitat structures and erosion protection will allow for a healthier ecosystem without creating additional risk to landowners in the area; work will be completed by the end of 2023.

Group B (The subject of this agenda item)

Group B consists of restoration sites 6-10 which is unfunded. Restoration actions will be similar to Group A involving grading the creek channel to create habitat diversity and to reconnect the waterway to its historic

floodplain.

Group C (completed in 2025)

Group C consists of restoration sites 12-14 which is unfunded. Restoration actions will be similar to Group A and B involving grading the creek channel to increase habitat diversity and to reconnect the waterway to the channels historic floodplain with the addition of the expansion of a large wetland feature just upstream Highway 29.

On June 4, 2026, bids were opened pursuant to the approved plans and specifications and the approval from the Board on April 21, 2026, to advertise the project. The Engineer's estimate for construction and monitoring of the base contract was \$ 1,517,762. The following are the three lowest bids received:

LOWEST BID CONTRACTOR - Siteworks Construction - \$1,216,996

SECOND LOWEST BID CONTRACTOR - Hanford ARC - \$1,384,205

THIRD LOWEST BID CONTRACTOR - Vaca Valley Excavating and Trucking. - \$1,570,551

Requested Actions:

1. Award Construction Contract No. FC 26-02 to Siteworks Construction.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Subdivision 8000500. The project will be funded by Clover Flat Land Fill.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Construction of the Project is consistent with the direction from the Board to accomplish watershed restoration projects of this type.
Is the general fund affected?	No
Future fiscal impact:	The entire construction project will be funded as part of the Clover Flat Land Fill settlement. Long term maintenance is being funded by the OVOK Community Facilities District that was created by the Flood Control District.
Consequences if not approved:	If this item is not approved, potential loss of funds, landowner involvement, and continued degradation of the Napa River watershed may occur.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The project is the subject of a Mitigated Negative Declaration (SCH No.20211090589), which was adopted by the Napa County Flood Control District on November 15, 2021. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: Aesthetics, Biological Resources, Transportation/Traffic, Cultural Resources, and Air Quality. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.



Napa County

Board Agenda Letter

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Flood Control and Water Conservation District **Agenda Date:** 7/14/2026

File ID #: 26-1372

TO: Napa County Flood Control and Water Conservation District
FROM: Richard Thomasser - District Manager
REPORT BY: Andrew Butler - District Engineer
SUBJECT: Amendment No. 6 to Agreement No. 220223B (FC) with HDR Engineering

RECOMMENDATION

Approve and authorize Amendment No. 6 to Agreement No. 220223B (FC) with HDR Engineering, Inc., increasing the maximum from \$17,846,772 to a new total of \$18,138,826. (Fiscal Impact: \$292,054 Expense, Flood Project; Budgeted; Discretionary)

BACKGROUND

\$48.3 million was appropriated in the U.S. Army Corps of Engineers (USACE) budget for Federal Fiscal Year 2021 in the USACE annual Work Plan for the Napa River/Napa Creek Flood Protection Project (Flood Project) to complete the federal responsibilities on the Floodwalls North of the Bypass Project (Increment 2) and the Imola to Hatt Floodwalls Project (Increment 3). These two projects are the remaining elements of the Project that were found to have Federal interest according to the Federal Interest Determination that was produced by USACE in 2020. Staff members have been working with the USACE since 2021 on a process to move forward to use the appropriated funds to complete these two elements.

This amendment increases the maximum compensation of the District's contract with HDR Engineering, Inc. by \$292,054 to a new total of \$18,138,826 for tasks related to the Floodwalls North of the Bypass Project construction (Increment 2). The following tasks for this project are included in the scope:

1. Additional support from the engineering team during construction.
2. Additional biological monitoring during construction.
3. Cultural monitoring during construction to fulfill the District's agreement with local Native American tribes.
4. Project renderings to support the District's remaining land acquisition actions on Increment 2.

Requested Action:

Approve and authorize Amendment No. 6 to Agreement No. 220223B (FC) with HDR Engineering, Inc.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Sub-Division 8001000, Account 52310
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Without assistance from HDR, the District is unlikely to be able to complete construction of the project in a manner satisfactory to the US Army Corps of Engineers.
Is the general fund affected?	No
Future fiscal impact:	Activities under this contract will continue through FY 2026-27.
Consequences if not approved:	The District will be unable to progress construction of the project.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Acquisition of the Subject Property is part of the Napa River/Napa Creek Flood Protection Project and was included in the Final Environmental Impact Report (FEIR) for the Project that was certified by the District on May 4, 1999, for which a Notice of Determination was filed on May 7, 1999. The Final Supplemental Environmental Impact Statement (FSEIS) for the Project was certified by the USACE in its Record of Decision filed on June 9, 1999. On April 2, 2009, the City of Napa determined that the Napa River/Napa Creek Flood Protection Project is consistent with the City's General Plan Envision Napa 2020. On March 25, 2025, after a 45-day public review and response to comments, the District Board certified the Final Subsequent Environmental Impact Report for the Floodwalls North of the Bypass Project which addressed changes to the original design in some areas within the footprint of that project.

AMENDMENT NO. 6

NAPA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AGREEMENT NO. 220223B (FC)

PROFESSIONAL SERVICES AGREEMENT

THIS AMENDMENT NO. 6 (“Amendment No. 6”) **OF NAPA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AGREEMENT NO. 220223B (FC)** (“Agreement”) is made and entered, effective as of the ___ day of _____, 2026 by and between the NAPA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a special district of the State of California, hereinafter referred to as “DISTRICT,” and HDR Engineering, Inc., a Nebraska corporation, whose mailing address is 2365 Iron Point Road, Suite 300 Folsom, CA 95630, hereinafter referred to as “CONTRACTOR.”

RECITALS

WHEREAS, as a result of a competitive request for proposals (RFP) conducted in 2021, the DISTRICT Board of Directors authorized Agreement No. 220223B (FC) with CONTRACTOR to perform design tasks on the Floodwalls North of the Napa River Bypass Project (PROJECT).

WHEREAS, on January 4, 2022, after a DISTRICT and CONTRACTOR entered into the Agreement for specialized services to complete the design of the PROJECT to a 35% level, as directed by the DISTRICT; and

WHEREAS, on March 14, 2023, and June 18, 2024, DISTRICT and CONTRACTOR amended the Agreement to bring the PROJECT to final design and complete unanticipated additional analyses required for approval from the United States Army Corps of Engineers for the PROJECT; and

WHEREAS, on November 1, 2024, DISTRICT and CONTRACTOR amended the Agreement to expand the scope of work and related compensation; and

WHEREAS, on July 15, 2025, DISTRICT and CONTRACTOR amended the Agreement to support environmental compliance, cultural monitoring, and construction management related to PROJECT construction; and

WHEREAS, on August 12, 2025, DISTRICT and CONTRACTOR amended the Agreement to support the design of the next phase of the PROJECT – The Imola to Hatt Floodwalls; and

WHEREAS, additional design and technical support are needed related to the ongoing construction of the PROJECT, specifically the Floodwalls North of the Bypass; and

WHEREAS, CONTRACTOR is willing to provide such additional professional services on the PROJECT design; and

WHEREAS, DISTRICT and CONTRACTOR now desire to modify the provisions of the Agreement to modify the scope of work and increase the maximum compensation by \$292,054 to a new total of \$18,138,826 and update the rates.

TERMS

NOW, THEREFORE DISTRICT and CONTRACTOR hereby agree to amend the Agreement as follows:

1. Paragraph 2 of the Agreement is hereby amended in full to read as follows:

Scope of services. CONTRACTOR shall provide DISTRICT those services set forth in Exhibit "A," attached to the original agreement, Exhibit "A-1," attached to Amendment No. 1, and Exhibit "A-2," attached to Amendment No. 2, and Exhibit "A-3," attached to Amendment No. 3, and Exhibit "A-4," attached to Amendment No. 4, Exhibit "A-5" attached to Amendment No. 5 and Exhibit "A-6" attached to this Amendment No. 6, incorporated by reference herein.

2. Paragraph 3, subd. (a), of the Agreement as to term of the agreement is hereby amended in full to read as follows:

Rates. In consideration of CONTRACTOR's fulfillment of the promised work as set forth in Exhibits A, A-1, A-2, and A-3, DISTRICT shall pay at the rates set forth in Exhibit B, attached to the original Agreement; as to the promised work as set forth in Exhibit A-4, the rates set forth in Exhibit B-1, attached to Amendment No. 4 and as to the promised work as set forth in Exhibit A-5, the rates set forth in Exhibit B-2, attached to Amendment No. 5. In consideration of CONTRACTOR's fulfillment of the promised work as set forth in Exhibit A-6 DISTRICT shall pay CONTRACTOR at the rates set forth in Exhibit B-3, as attached hereto and incorporated herein to this Amendment No. 6. CONTRACTOR will be allowed to submit an annual rate schedule adjustment each fiscal year based on the current Bay Area Construction Cost Index or another Index at the request of CONTRACTOR and approved by DISTRICT ENGINEER in writing.

3. Paragraph 3, subd. (c), of the Agreement is hereby amended to read as follows:

Maximum Amount. Notwithstanding subparagraphs (a) and (b), the maximum payments under this Agreement shall not exceed a total of EIGHTEEN MILLION ONE HUNDRED THIRTY-EIGHT THOUSAND EIGHT HUNDRED TWENTY-SIX DOLLARS AND ZERO CENTS (\$18,138,826.00) for professional services and expenses; provided, however, that such amounts shall not be construed as guaranteed sums, and compensation shall be based upon services actually rendered and reimbursable expenses actually incurred.

3. This Amendment No. 6 shall be effective as of the Effective Date first set forth above.

4. Except as provided in paragraphs (1) through (4), above, the terms and provisions of the Agreement shall remain in full force and effect as last approved.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment No. 6 of the Agreement No. 220223B (FC) to be executed as of the date written on the first page of this Amendment.

HDR ENGINEERING, INC., a Nebraska Corporation

By: Elizabeth K Mesbah
ELIZABETH MESBAH, Vice President

“CONTRACTOR”

NAPA COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT, a special district of the
State of California

By: _____
SCOTT SEDGLEY,
Chair of the Board of Directors

“DISTRICT”

APPROVED AS TO FORM Office of District Counsel By: <u>Shana A. Bagley</u> Deputy County Counsel Date: <u>June 29, 2026</u>	APPROVED BY THE BOARD OF DIRECTORS OF THE NAPA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT Date: _____ Processed By: _____ _____ Deputy Secretary of the District Board	ATTEST: NEHA HOSKINS Secretary of the District Board By: _____
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EXHIBIT “A-6”

SCOPE OF WORK – AMENDMENT NO. 6

TASK 1-23. ENGINEERING SERVICES DURING CONSTRUCTION

Ace & Vine Food and Waste Enclosures

HDR will provide site civil design modifications (utility modifications, concrete pads, and striping) to support the construction of two trash enclosures for Ace & Vine, a local business impacted by the proposed flood control project. The design plans will also provide size and design requirements for two Contractor- provided designs; a compostable waste enclosure structure and a municipal solid waste and recyclable material enclosure structure. The design plans will be submitted to NCFCWCD for review and approval with the City of Napa. Once approved, the plans will be provided to the construction contractor as part of a field change order.

Deliverables:

- Draft Plans for NCFCWCD and City of Napa Public Works review (One Drawing)
- Final Plans for NCFCWCD and City of Napa Public Works approval (One Drawing)
- Conformed Plans for submittal to the Contractor as a field change order (One Drawing)

Assumptions:

- NCFCWCD will facilitate permit applications with the City of Napa Public Works and is responsible for applicable permitting fees.
- Compostable Waste Enclosure Structure:
 - Enclosure Structure design to be provided by the Contractor and reviewed by HDR as part of the submittal process.
 - Design plans will include a concrete pad for the minimum enclosure interior size criteria in accordance with the City of Napa Solid Waste, Recyclable Materials & Compostable Enclosure Standards, dated January 2022. Minimum size recommended, based on two 65 Gallon Food Waste Carts and one 100-Gallon Oil/Grease Tank is a 10-feet long by 6-feet wide structure. The structure will be required to have a roof.
 - Utility modifications will include a water service with hose bib, sewer connection to the existing grease trap and modifications to the proposed fire water service currently shown on the plans to pass under the enclosure concrete pad.
 - Direct front load truck access is not required with the understanding that pickup for compostable and oil waste will require the bins to be manually pulled from the enclosure.
 - Direct front load truck access will not be provided so a concrete apron is not required.
 - No electrical services will be provided to the enclosure structure.
 - Drawings will be in CAD utilizing the same standards and templates as used for design.
 - Deep foundations will not be required; foundation conditions are anticipated to allow for shallow foundations.

- Municipal Solid Waste and Recyclable Materials Enclosure Structure:
 - Enclosure Structure design to be provided by the Contractor and reviewed by HDR as part of the submittal process.
 - Design plans will include a concrete pad for the minimum enclosure interior size criteria in accordance with the City of Napa Solid Waste, Recyclable Materials & Compostable Enclosure Standards, dated January 2022. Minimum size recommended, based on two 4-cubic yard trash bins, is a 17-foot wide by 8-foot deep structure. This structure will not be required to have a roof, hose bib or sewer connection.
 - No electrical services will be provided to the enclosure structure.
 - Direct front load truck access will be provided, and a full 8-foot-wide concrete pad will be included.

TASK 26. BIOLOGICAL MONITORING DURING CONSTRUCTION

This is an amended scope to extend the timeline and budget from the Amendment 4 scope for fish rescue and relocation. An extra week of fish rescue and relocation activities is required based on the information contained in the levee contractors draft In-Water Work Plan.

In addition to rescue efforts, HDR will conduct post-rescue monitoring and contingency support during in-water construction. These efforts are intended to verify permit compliance and take avoidance should site conditions change. Contingency support may be required if the isolation of the in-water work area fails, additional fish are detected, or new hazards arise that require additional rescue and monitoring.

Assumptions

- Fish rescue and relocation efforts under this amended scope will include an additional 7 days of work with up to 4 fisheries biologists at 12 hours per day (Monday through Friday).
- Extended daily work hours may be required to match contractor schedules and site conditions.
- Staff will either commute from Sacramento to Napa each work day or find lodging.
- One additional fisheries biologist may be required for post-rescue monitoring and contingency response for up to 6 total days during the in-water work period (10 hours per day). The daily monitor, Eliza Schlein, will also be onsite to assist. The NCFCWCD has agreed to allow HDR to use their water monitoring meter for this activity.
- If a boat is required, NCFCWCD will provide the vessel and associated access. Also, if NCFCWCD staff are available, they have agreed to assist in fish monitoring activities, as needed.

TASK 27. CULTURAL MONITORING DURING CONSTRUCTION

Cultural Resources Construction Monitoring

This is an amended scope to extend the timeline and budget from the Amendment 4 scope for HDR to provide up to two full-time staff archaeologists to monitor ground disturbance within the updated site boundary for the River Glen Site (CA-NAP-261), specifically for the 36" waterline relocation efforts. The updated site boundary for the River Glen Site extends from approximately station 30+00 to 38+00

along the floodwall. Scope and Budget were included in Amendment 4 for cultural resources monitoring in this area but only for one full-time monitor and did not anticipate a separate mobilization for the 36" waterline work, therefore, this amendment covers the additional monitoring efforts. The cultural monitors will be responsible for coordinating with NCFCWCD, Native American monitors, and the construction team; observing ground-disturbance; sorting through excavated material, identifying and verifying exposed cultural material; and determining the necessity of additional archaeological investigations when necessary. This task also includes support for the Cultural Resources Task Lead to attend biweekly construction meetings, coordinate field logistics for these monitoring efforts, coordinate with Project participants and Native American tribes, and prepare field schedules.

Deliverables

- Draft and Final Daily Monitoring Forms

Assumptions

- Assumes 30 additional days of monitoring within the updated site boundary for the River Glen Site. 30 additional days assume four total weeks of monitoring, with two full-time monitors required for two of the four weeks.
- Fee assumes a standard 10-hour monitoring day and includes weekly travel time to Napa, daily GSA per diem rates, and transportation funds.
- Additional cultural monitoring beyond 30 days will be billed at a time and materials and included in a future amendment, as required.
- Assumes up to four cultural features exposed during construction that will require additional investigation beyond what the archaeological monitor can accomplish during a standard monitoring day. This assumption is in addition to the Amendment 4 assumptions.

Post-Fieldwork Cultural Resources Tasks

HDR will organize and analyze material recovered during construction. This task includes artifact sorting and cataloging, incorporating the results of special studies (if required), and including this information in the previously scoped technical report in Amendment 4 documenting the results of archaeological analyses, ethnographic interviews, and construction monitoring observations and finds.

Deliverables

- Additions to the Draft and Final Comprehensive Technical Report (Amendment 4)

Assumptions

- Assumes up to \$7,800 for subcontractors to conduct special archaeological studies:
 - Beta Analytic – \$800 (1 radiocarbon samples)
 - Far Western – \$2000 (1 flotation samples)
 - Northwest Research Obsidian Studies Laboratory - \$1,000 (50 obsidian samples)
 - Paleo Analytics - \$4,000 (1,000 flakes and 10 tools)
- Fee includes funds to prepare the artifact for permanent curation but does not include facility fees.

General Cultural and Tribal Resources Support

HDR's Cultural Resources Task Lead will monitor cultural resources tasks for the Project and will be available, as requested, to attend meetings, coordinate with District, staff, contractors, and Native American tribes for the additional monitoring efforts within the updated site boundary for the River Glen Site.

NCFCWCD has requested that HDR include budget for monitoring work completed by the Yocha Dehe tribe during the 2025 construction season. This monitoring was completed in accordance with the project permits and Historic Preservation Treatment Plan. There was no active agreement between the tribe and NCFCWCD at the time monitoring was underway. In order to expedite payment to the tribe, HDR is including budget in this amendment for the work completed in 2025 and an allowance for work to be completed in the near term as NCFCWCD and the tribe develop and execute an agreement.

Deliverables

- Draft and Final meeting minutes, call summaries, and other administrative functions for the Project file.

Assumptions

- Assumes up to 64 hours for this task. This assumption is in addition to the Amendment 4 assumptions.
- The proposed budget for work completed by Yocha Dehe tribal monitors includes actual costs from monitoring during the 2025 construction season plus an allowance of \$10,000 for potential monitoring in the near future as NCFCWCD develops an agreement with the tribe directly.

TASK 28. LANDSCAPE VISUALIZATION

NCFCWCD is working through real estate acquisitions and will require visual renderings to support discussions with property owners. Specifically, NCFCWCD is looking for seven (7) street-level renderings as summarized below:

- Ace and Vine (Figure 3)
 - View from street with gate open looking towards property
 - View from street with gate closed looking towards property
 - View from property looking out with gate open towards street
- Pet Hospital (Figure 3)
 - View from street with gate open looking towards property
 - View from street with gate closed looking towards property
 - View from property looking out with gate open towards street
- Private Business (Figure 4)
 - Rear yard looking towards river

HDR will provide the following services in development of the visual renderings:

- 3D Modeling
 - CAD cleanup and data preparation.
 - Develop 3D models for proposed site features, including retention walls, access gates, pedestrian walkways, and multi-use paths, and other non-existing elements
- Visualization & Rendering(s)
 - Optimize existing site photos to serve as foundation for visualization.
 - Superimpose 3D model geometry onto site photos.
 - Produce photorealistic renderings followed by post-production enhancements.
- Quality Control and Comment Resolution
 - Review meetings with internal team and client.
 - Design team coordination for consistency with Conformed Set.
 - Internal Design Review(s)
 - Preliminary Design Review and comment resolution per NCFCWCD.

Deliverables

- Draft Visualizations – 11x17 (PDF).
- Final Visualizations – 11x17 (PDF).

Assumptions

- NCFCWCD will provide high quality pictures at each of the rendering locations for use in developing the images.

PROJECT SCHEDULE

The anticipated schedule for these supplemental tasks is outlined below:

- Trash Enclosure Design
 - Draft June 2026
 - Final July 2026

EXHIBIT “B-3”

COMPENSATION AND EXPENSE REIMBURSEMENT – AMENDMENT NO. 6

Napa River/Napa Creek Flood Protection Project			
HDR Classification	HDR 2026 Billing Rate	HDR 2027 Billing Rate*	HDR 2028 Billing Rate*
Accounting	\$169.54	\$174.63	\$179.87
Administrative	\$156.50	\$161.20	\$166.04
Sr. CADD/GIS	\$251.70	\$259.25	\$267.03
CADD/GIS I	\$168.78	\$173.84	\$179.06
CADD/GIS II	\$130.15	\$134.05	\$138.07
Graphic Designer	\$156.50	\$161.20	\$166.04
Civil Engineer I	\$194.04	\$199.86	\$205.86
Civil Engineer II	\$171.41	\$176.55	\$181.85
Civil Engineer III	\$140.00	\$144.20	\$148.53
Sr. Civil Engineer I	\$219.61	\$226.20	\$232.99
Sr. Civil Engineer II	\$200.84	\$206.87	\$213.08
Comms Coordinator	\$158.98	\$163.75	\$168.66
Comms QA/QC	\$229.28	\$236.16	\$243.24
Construction Manager	\$373.75	\$384.96	\$396.51
Construction Quality Manager	\$306.53	\$315.73	\$325.20
Construction Inspector	\$306.53	\$315.73	\$325.20
Cost Estimator	\$208.63	\$214.89	\$221.34
Sr. Environmental Planner I	\$286.50	\$295.10	\$303.95
Sr. Environmental Planner II	\$276.47	\$284.76	\$293.30
Environmental Planner I	\$185.80	\$191.37	\$197.11
Environmental Planner II	\$156.50	\$161.20	\$166.04
Environmental Planner III	\$113.53	\$116.94	\$120.45
Geologist/Geotechnical Engineer I	\$264.73	\$272.67	\$280.85
Geologist/Geotechnical Engineer II	\$189.09	\$194.76	\$200.60
Sr. Geologist/Geotechnical Engineer I	\$371.68	\$382.83	\$394.31
Sr. Geologist/Geotechnical Engineer II	\$358.63	\$369.39	\$380.47
Assistant PM	\$244.00	\$251.32	\$258.86
Deputy PM	\$285.60	\$294.17	\$303.00
Project Manager	\$310.00	\$319.30	\$328.88
Principal In Charge	\$378.21	\$389.56	\$401.25
Sr. Cultural Resources Specialist I	\$267.75	\$275.78	\$284.05
Sr. Cultural Resources Specialist II	\$222.78	\$229.46	\$236.34
Cultural Resource Specialist I	\$160.46	\$165.27	\$170.23
Cultural Resource Specialist II	\$136.80	\$140.90	\$145.13
Economist I	\$276.47	\$284.76	\$293.30
Economist II	\$113.98	\$117.40	\$120.92
Structural Engineer I	\$222.79	\$229.47	\$236.35
Sr. Structural Engineer I	\$371.68	\$382.83	\$394.31
Sr. Structural Engineer II	\$234.44	\$241.47	\$248.71
Sr. Technical Advisor I	\$371.69	\$382.84	\$394.33
Sr. Technical Advisor II	\$320.81	\$330.43	\$340.34
Sr. Water Resources Engineer I	\$320.81	\$330.43	\$340.34
Sr. Water Resources Engineer II	\$275.83	\$284.10	\$292.62
Sr. Water Resources Engineer III	\$244.01	\$251.33	\$258.87
Sr. Biologist I	\$278.74	\$287.10	\$295.71
Sr. Biologist II	\$202.00	\$208.06	\$214.30
Sr. Biologist III	\$166.26	\$171.25	\$176.39
Biologist I	\$133.67	\$137.68	\$141.81
Biologist II	\$118.08	\$121.62	\$125.27
Project Controls Specialist	\$195.96	\$201.84	\$207.90

Sr. Landscape Architect	\$229.56	\$236.45	\$243.54
Landscape Architect	\$183.88	\$189.40	\$195.08
Sr Urban Designer I	\$260.00	\$267.80	\$275.83
Sr Urban Designer II	\$220.00	\$226.60	\$233.40
Urban Designer I	\$190.00	\$195.70	\$201.57
Urban Designer II	\$150.00	\$154.50	\$159.14
Urban Designer III	\$120.00	\$123.60	\$127.31

*** Reflects 3% Escalation**



Napa County

Board Agenda Letter

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

Flood Control and Water Conservation District **Agenda Date:** 7/14/2026

File ID #: 26-1309

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)

Property: 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



Napa County

Board Agenda Letter

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

Flood Control and Water Conservation District **Agenda Date:** 7/14/2026

File ID #: 26-1310

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.napacounty.gov
Main: (707) 253-4580

Flood Control and Water Conservation District **Agenda Date:** 7/14/2026

File ID #: 26-1355

TO: Napa County Flood Control and Water Conservation District
FROM: Christopher Silke - Engineering Manager
REPORT BY: Christopher Silke - Engineering Manger
SUBJECT: Closed Session

RECOMMENDATION

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Government Code section 54956.9(d))
(1)) Napa County Flood Control and Water Conservation District, Solano County Water Agency, City of Yuba City vs. California Department of Water Resources, Sacramento County Superior Court Case Number: 34-2022-00323389-CU-BC-GDS.