

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Tuesday, April 15, 2025

9:00 AM

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

Flood Control and Water Conservation District

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

GENERAL INFORMATION

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

The agenda is divided into three sections:

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

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

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

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

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

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

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

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

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

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

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

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

1. CALL TO ORDER; ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

- A. Approve minutes from the March 18, 2025 and March 25, 2025 meetings. [25-617](#)

Attachments: [March 18, 2025](#)
[March 25, 2025](#)

4. PRESENTATIONS AND COMMENDATIONS

5. CONSENT ITEMS

- A. Approve a Budget Amendment to increase appropriations for Watershed Projects and Flood Control Projects to fund Fleet Management Charges for Fiscal Year 2024-25. (Fiscal Impact \$10,544 Expense; Flood District Fund; Not Budgeted; Discretionary) [25-537](#)
[4/5 vote required]

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 - Intention To Levy And Collect Assessments For Joint Zone Project 96-1 (Maintenance And Watershed Management) [25-367](#)

Conduct a public hearing to accept the Engineer's Report for Fiscal Year 2025-2026 and adopt a Resolution of Intention to Levy and Collect Assessments for Fiscal Year 2025- 2026 for Joint Zone Project 96-1 (Maintenance and Watershed Management) and authorizing the notice of protest hearing. (No Fiscal Impact)

Attachments: [Resolution](#)
[Engineer's Report](#)

- B. PUBLIC HEARING - Authorization Of The Rutherford Reach Benefit
Zone Assessment District For Fiscal Year 2025-2026 [25-368](#)**

Conduct a public hearing to accept the Engineer's Report for the Rutherford Reach Benefit Zone Assessment District 2008-01 for Fiscal Year 2025-2026. (No Fiscal Impact)

Attachments: [Engineer's Report](#)
[Resolution](#)

- C. PUBLIC HEARING - Napa River/Napa Creek Flood Control Project,
Floodwalls North of the Bypass [25-546](#)**

Conduct a Public Hearing to adopt a Resolution of Necessity with respect to portions of certain property with APN 044- 301-029 owned by Allan Nicholson and Connie Lee, Husband and Wife, as Community Property with Right of Survivorship. (No Fiscal Impact; Discretionary) [2/3 vote required]

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

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

11. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

12. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

13. CLOSED SESSION

- A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-539](#)**
(Government Code section 54956.8)

Properties: APN 044-320-059

Negotiating Party: Richard Thomasser, Flood District Manager,
River Glen Homeowners Assoc

Under Negotiation: Price/Terms/Conditions of Payment

- B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-594](#)**
(Government Code section 54956.8)

Properties: APN 044-301-021

Negotiating Party: Richard Thomasser, Flood District Manager,
Ceja, Jose & Laura M.

Under Negotiation: Price/Terms/Conditions of Payment

- C.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-615](#)
(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
- D.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-545](#)
(Government Code section 54956.8)
Properties: APN 044-301-028
Negotiating Party: Richard Thomasser, Flood District Manager
Lee and Sharon Riggs
Under Negotiation: Price/Terms/Conditions of Payment
- E.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-583](#)
(Government Code section 54956.8)
Properties: APN 044-301-030
Negotiating Party: Richard Thomasser, Flood District Manager,
David and Vickie Tompkins
Under Negotiation: Price/Terms/Conditions of Payment
- F.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-613](#)
(Government Code section 54956.8)
Properties: APN 044-314-002
Negotiating Party: Richard Thomasser, Flood District Manager,
Manley, Benjamin & Lisa
Under Negotiation: Price/Terms/Conditions of Payment
- G.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-597](#)
(Government Code section 54956.8)
Properties: APN 044-314-006
Negotiating Party: Richard Thomasser, Flood District Manager,
Donald and Shelly Gomez
Under Negotiation: Price/Terms/Conditions of Payment
- H.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-614](#)
(Government Code section 54956.8)
Properties: APN 044-220-024
Negotiating Party: Richard Thomasser, Flood District Manager,
Lowenstein, Thomas H. & Janice L. Tr
Under Negotiation: Price/Terms/Conditions of Payment

I. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-582](#)

(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

J. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-581](#)

(Government Code section 54956.8)

Properties: APN 044-230-004

Negotiating Party: Richard Thomasser, Flood District Manager and
Larry Ellis, Inc.

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.

Larry Ellis, Inc., et al

Napa Superior Court Case No. 24CV002139

14. ADJOURNMENT

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, APRIL 29, 2025 AT 9:00
AM.**

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON FRIDAY, APRIL 11, 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