

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Tuesday, February 11, 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
Beth Painter, 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 January 21, 2025 meeting.

[25-187](#)

Attachments: [January 21, 2025](#)

4. PRESENTATIONS AND COMMENDATIONS

5. CONSENT ITEMS

- A. Approve and authorize Purchase and Sale Agreement No. 250168B (FC) for the acquisition of three Partial Fee Simple Interests, three Flood Protection Levee Easements, two Slope Easements, one Permanent Access Easement and three Temporary Construction Easements on property located at 625 Imperial Way (APNs 044-242-003, 044-242-004 and 044-242-007), Napa, California owned by MKD Soscol Partners LP, at a price of \$1,360,000 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$1,360,000 Expense; Flood Project; Budgeted; Discretionary)

[24-2040](#)

Attachments: [Agreement](#)

- B. Approve and authorize Purchase and Sale Agreement No. 250029B (FC) for the acquisition of one Partial Fee Simple Interest, one Flood Protection Levee Easement, one Public Trail Easement, and one Temporary Construction Easement on property located at 567 Lincoln Avenue (APN 044-220-024), Napa, California owned by Nick T. Paris, at a price of \$65,000 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$65,000 Expense; Flood Project; Budgeted; Discretionary)

[25-249](#)

Attachments: [Agreement](#)

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 - User Fee Update

[24-1026](#)

Conduct a Public Hearing and adopt a resolution to amend the Flood Control and Water Conservation District User Fees Policy to include a Schedule of Fees for specific requests from the public that require District staff review time including encroachment permits, development related design reviews affecting District property, bid protests, and appeals of Board decisions or findings. (Fiscal Impact: \$6,000 Revenue, Flood District Fund; Not Budgeted; Discretionary)

Attachments: [2024 User Fee Study](#)
[Resolution](#)
[Exhibit A- Redlined](#)
[Exhibit B- Clean](#)

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

[25-213](#)

(Government Code section 54956.8)

Properties: APN 044-204-003

Negotiating Parties: Richard Thomasser, Flood District Manager and California Vacation Holdings Group LLC

Under Negotiation: Price/Terms/Conditions of Payment

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

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

California Vacation Club v. Napa County Flood Control and Water Conservation District

Napa Superior Court Case No. 24CV001395

B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

[25-214](#)

(Government Code Section 54956.8)

Properties: APN 044-330-082

Negotiating Party: Richard Thomasser, Flood District Manager
Elks Grove Homeowners Association Inc

Under Negotiation: Price/Terms/Conditions of Payment

- C.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-215](#)
(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
- D.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-216](#)
(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
- E.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-217](#)
(Government Code Section 54956.8)
Properties: APN 044-301-024
Negotiating Party: Richard Thomasser, Flood District Manager
Perez, Christina Tr
Under Negotiation: Price/Terms/Conditions of Payment
- F.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-218](#)
(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
- G.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-219](#)
(Government Code Section 54956.8)
Properties: APN 044-301-027
Negotiating Party: Richard Thomasser, Flood District Manager
Pinnkathok, Chamroeun
Under Negotiation: Price/Terms/Conditions of Payment
- H.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-220](#)
(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

- I.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-222](#)
(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
- J.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-223](#)
(Government Code Section 54956.8)
Properties: APN 044-250-033
Negotiating Party: Richard Thomasser, Flood District Manager
WCH Napa LLC
Under Negotiation: Price/Terms/Conditions of Payment
- K.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-225](#)
(Government Code Section 54956.8)
Properties: APN 044-314-007
Negotiating Party: Richard Thomasser, Flood District Manager
Kazakova, Maria G & Valdovinos, Gregkh
Under Negotiation: Price/Terms/Conditions of Payment
- L.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-226](#)
(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, MARCH 18, 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 THURSDAY, FEBRUARY 6, 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