

NAPA RIVER/NAPA CREEK FLOOD PROTECTION PROJECT

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

NCFCWCD Board Meeting

July 16, 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

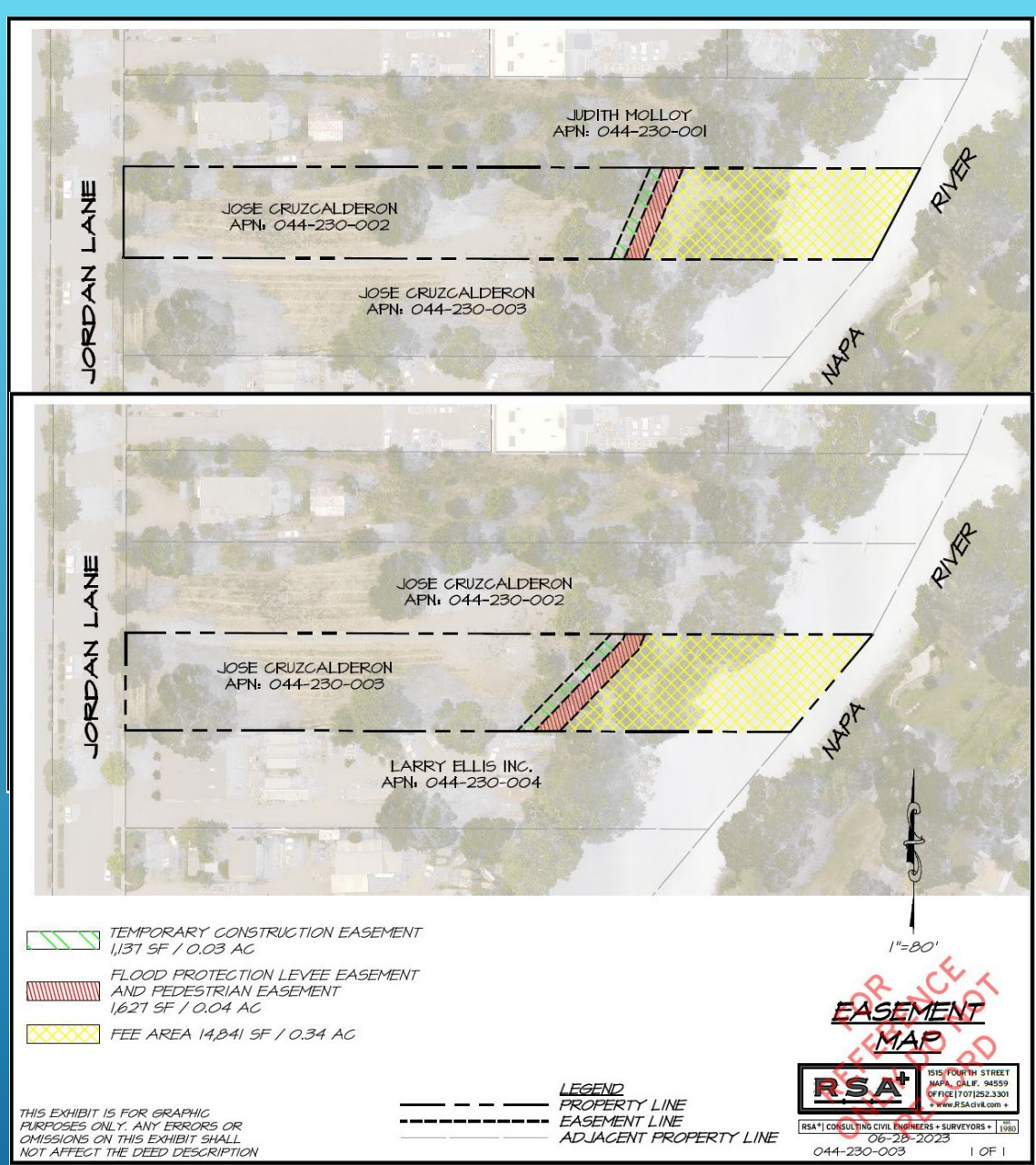
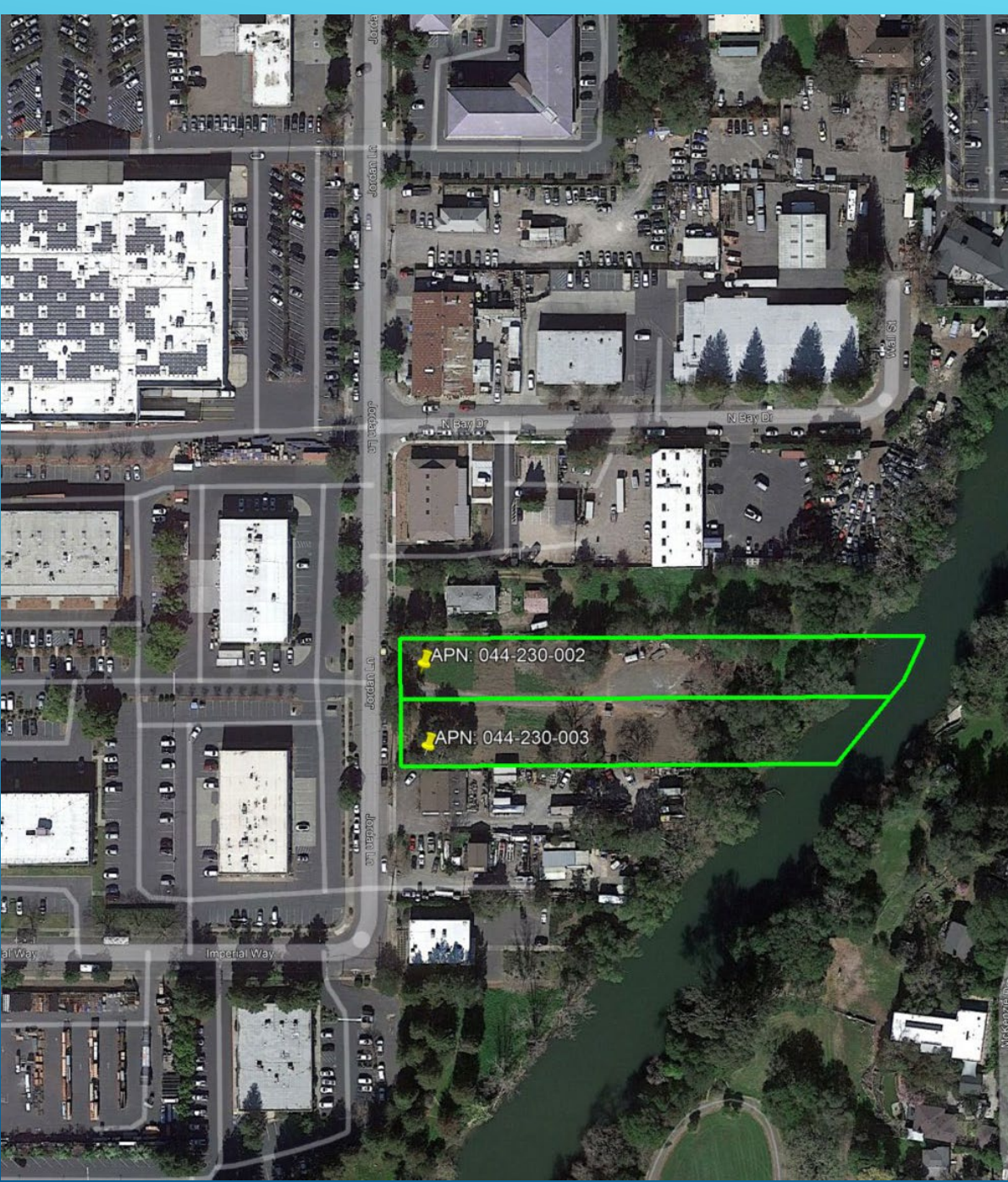
Temporary Construction Easement: 816 sf

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
1,621 SF / 0.04 AC
- FEE AREA 14,041 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

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