



# Meeting Minutes

## Napa County 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

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<b>Tuesday, March 25, 2025</b>	<b>1:30 PM</b>	<b>Board of Supervisors Chambers</b>
		<b>1195 Third Street, Third Floor</b>

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1. CALL TO ORDER; ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

**Director Christopher DeNatale led the assembly in the Pledge of Allegiance.**

3. APPROVAL OF MINUTES

**None**

4. PRESENTATIONS AND COMMENDATIONS

**None**

## 5. CONSENT ITEMS

**Motion Text:** Approve the Consent Calendar.

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

**Voting No:** None

**Recusals:** None

**Result:** Passed

- A. Approve and authorize Purchase and Sale Agreement No. 250063B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, one Public Water Utility Easement and one Temporary Construction Easement on property located at 2446 Shoreline Drive (APN 044-301-022), Napa, California owned by Elise G. Nerlove, at a price of \$47,500 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$47,500 Expense; Flood Project; Budgeted; Discretionary) [25-444](#)

**Enactment No:** A-250063B (FC)

- B. Accept and file the Financial Audit Report and the Single Audit Report of Federal Awards for the fiscal year ended June 30, 2024, completed by Brown Armstrong, CPAs. (No Fiscal Impact) [25-446](#)

- C. Adopt a Resolution related to the Napa River/Napa Creek Flood Protection Project - Increment 2, Floodwalls North of the Bypass; adopting findings, a statement of overriding considerations, a mitigation monitoring and reporting program, and certification of the Final Subsequent Environmental Impact Report (SEIR) pursuant to the California Environmental Quality Act (CEQA) for the Napa River/Napa Creek Flood Protection Project - Increment 2, Floodwalls North of the Bypass. (No Fiscal Impact, Mandatory) [25-450](#)

**Enactment No:** R-2025-02 (FC)

- D. Approve and authorize Purchase and Sale Agreement No. 250065B (FC) for the acquisition of one Flood Protection Levee Easement, one Public Water Utility Easement, one Slope Easement and one Temporary Construction Easement on property located at 2436 Shoreline Drive (APN 044-301-027), Napa, California owned by Chamroeun Pinnkathok, at a price of \$50,000 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$50,000 Expense; Flood Project; Budgeted; Discretionary) [25-467](#)

**Enactment No:** A-250065B (FC)

## 6. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

**None**

## 7. PUBLIC COMMENT

**None**

## 8. ADMINISTRATIVE ITEMS

**None**

## 9. PUBLIC HEARINGS

- A. PUBLIC HEARING - Napa River/Napa Creek Flood Control Project,  
Floodwalls North of the Bypass

[25-436](#)

Conduct a Public Hearing to adopt a Resolution of Necessity with respect to portions of certain property with APN 044-204-003 owned by California Vacation Holdings Group LLC, a Florida limited liability company. (No Fiscal Impact; Discretionary)  
[2/3 vote required]

**Chairperson Joelle Gallagher opened the public hearing.**

**Engineering Technician II Joseph Panchesson made presentation.**

**Property owner attorney David Ramos made presentation.**

**Chairperson Joelle Gallagher closed the public hearing.**

**Discussion held.**

**Motion Text: Adopt the Resolution.**

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

**Voting No: None**

**Recusals: None**

**Result: Passed**

**Enactment No: R-2025-03 (FC)**

B. PUBLIC HEARING - Napa River/Napa Creek Flood Control Project,  
Floodwalls North of the Bypass

[25-464](#)

Conduct a Public Hearing to adopt a Resolution of Necessity with respect to portions of certain property with APN 044-330-082 owned by Elks Grove Homeowners Association Inc. (No Fiscal Impact; Discretionary)  
[2/3 vote required]

**Chairperson Joelle Gallagher opened the public hearing.**

**Engineering Technician II Joseph Panchesson made presentation.**

**Chairperson Joelle Gallagher closed the public hearing.**

**Motion Text: Adopt the Resolution.**

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

**Voting No: None**

**Recusals: None**

**Result: Passed**

**Enactment No: R-2025-04 (FC)**

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

**District Manager Richard Thomasser reported the County received an increase to its State Water Project Allocation for North of Delta to 60% due to the seasonal precipitation. Lastly, Thomasser stated the April 15, 2025 and April 29, 2025 District Board meetings will be longer than usual due to several expected Resolutions of Necessity that require a vote of 2/3, and for any Directors who may have issues attending either of those meetings to let staff know and hopefully their alternates can attend in their stead.**

11. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

**None**

12. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

**None**

13. CLOSED SESSION

**None**

14. ADJOURNMENT

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER  
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, APRIL 15, 2025 AT  
9:00 AM.**

Neha Hoskins (By e-signature)

NEHA HOSKINS, District Secretary