

# **Napa County**

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559



## **Agenda**

**Tuesday, October 14, 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*  
*Christopher DeNatale, City of Napa*  
*Paul Dohring, City of St. Helena*  
*Irais Lopez-Ortega, 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 [www.countyofnapa.org](http://www.countyofnapa.org) or [www.napaflooddistrict.org](http://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](http://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](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](mailto: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](mailto: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 September 16, 2025 meeting.

[25-959](#)

**Attachments:** [September 16, 2025](#)

- B.** Approve a Budget Amendment to increase appropriations for Flood District Funds to fund consulting services related to the design of Increment 3 of the Flood Project, legal services related to land acquisition of Increment 2 of the Flood Project, and engineer services related to employee labor related for Oakville/OakKnoll projects. (Fiscal Impact \$7,574,710 Expense and Revenue; Flood District Fund; Not Budgeted; Discretionary)  
[4/5 vote required]

[25-1601](#)

**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 [25-1449](#)**

(Government Code section 54956.8)

Property: APN 044-204-003

Negotiating Party: Richard Thomasser, Flood District Manager, California  
Vacation Holdings Group, LLC Under Negotiation:

Price/Terms/Conditions of Payment

AND

CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION

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

Name of case: California Vacation Club, a California nonprofit mutual  
benefit corporation, v. Napa County Flood Control and Water  
Conservation District and California Vacation Holdings Group, LLC, a  
Florida limited liability company, and DOES 1 through 10, inclusive. Case  
No. 24CV001395. First Amended Verified Complaint for: (1) Breach of  
Governing Documents, (2) Preliminary and Permanent Injunctions, and (3)  
Declaratory Relief.

AND

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

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

Name of Case: Napa County Flood Control and Water Conservation  
District v. California Vacation Holdings Group LLC, et al. Napa Superior  
Court Case No. 25CV000695

**B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1450](#)**

(Government Code section 54956.8)

Property: APN 044-220-004

Negotiating Party: Richard Thomasser, Flood District Manager, Suzanne E  
Murray, et al.

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.  
Suzanne E Murray, et al.

Napa Superior Court Case No. 24CV002128

- C.**      **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** [25-1451](#)  
(Government Code section 54956.8)  
Property: 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
- D.**      **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** [25-1452](#)  
(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
- E.**      **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** [25-1706](#)  
(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
- CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Government Code section 54956.9(d)(1))  
Napa County Flood Control and Water Conservation District v.  
Gracia, David T. & Leslie Ann  
Napa Superior Court Case No. 25CV000993

**13. ADJOURNMENT**

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER  
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, NOVEMBER 25, 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, OCTOBER 10, 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



# 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:** 10/14/2025

**File ID #:** 25-959

---

**TO:** Napa County Flood Control and Water Conservation District  
**FROM:** Neha Hoskins - Clerk of the Board/Secretary of the District Board  
**REPORT BY:** Paulette Cooper - Deputy Clerk of the Board II  
**SUBJECT:** Approval of Minutes

### **RECOMMENDATION**

Approve minutes from the September 16, 2025 meeting.

### **BACKGROUND**

Clerk of the Board/Secretary of the District Board requests approval of minutes from the September 16, 2025 meeting.

### **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

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

---

**Tuesday, September 16, 2025**

**9:00 AM**

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

---

1. CALL TO ORDER; ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

**Chair 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:**

**Ramos, Manfree, Alessio, Cruz, DeNatale, Dohring,  
Lopez-Ortega, Mohler, Sedgley, and Gallagher**

**Voting No:**

**None**

**Recusals:**

**None**

**Excused:**

**Cottrell and Washington**

**Result:**

**Passed**

- A. Approve and authorize Agreement No. 260130B (FC) with Clover Flat Land Fill, LLC, to fund Construction of the Bale Slough-Bear Creek Restoration Project, Group B, and approve a Budget Amendment. (Fiscal Impact: \$1,550,000 Expense and Revenue; Flood District - Watershed Projects; Not Budgeted; Discretionary) [25-1513](#)  
[4/5 vote]

**Enactment No: A-260130 (FC)**

- B. Approve Plans and Specifications for Napa River/Napa Creek Flood Protection Project, Floodwalls North of the Bypass, Increment 2 and authorize the advertisement for sealed bids, and opening of the bids at a time, date, and location to be published by the District Manager pursuant to Public Contract Code section 20150.8. (No Fiscal Impact) [25-1528](#)

- C. Adopt a Resolution establishing the Fiscal Year 2025-26 appropriation limit and estimated revenue subject to the limit for the Community Facilities District-Oakville to Oak Knoll Maintenance, Monitoring, and Restoration Project (CFD OVOK) as required by Article XIII B of the California Constitution. (No Fiscal Impact; Mandatory) [25-1537](#)

**Enactment No: R-2025-13 (FC)**

- D. Approve minutes from the August 12, 2025 meeting. [25-1671](#)

5. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

**None**

6. PUBLIC COMMENT

**None**

## 7. ADMINISTRATIVE ITEMS

25-1531

- A. Approve and authorize Project Partnership Agreement No. 260135B (FC) and Amendment 3 of the Project Cooperation Agreement No. 260149B (FC) between the Department of the Army and the Napa County Flood Control and Water Conservation District for Construction of the Napa River/Napa Creek Flood Protection Project. (Fiscal Impact: \$48,300,000 Revenue; Flood Project Fund; Budgeted; Discretionary)

**Watershed & Flood Control District Manager Richard Thomasser made a presentation.**

**Discussion held.**

**Motion Text: Approve the requested actions.**

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

**Voting No: None**

**Recusals: None**

**Excused: Cottrell and Washington**

**Result: Passed**

**Enactment No: A-260135B (FC); A-260149B (FC) Amend. 3**

## 8. PUBLIC HEARINGS

**None**

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

**Watershed & Flood Control District Manager Richard Thomasser stated that the real estate acquisitions for the project are on track to have all property rights secured effective September 29, 2025. There are a few properties in escrow, but provisions are made in the agreement to allow access to the property if needed. The few eminent domain cases are progressing and Thomasser anticipates providing an update next month.**

**Thomasser stated that Watershed & District Engineer Andrew Butler will begin the couple month process of solicitation of the contract including a meeting with the contractors, a site walks, etc. Thomasser also stated that there might be some preparatory management work to the site in October.**

## 10. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

**Director Irais Lopez-Ortega wished the community a "Happy Mexican Independence Day." Lopez-Ortega stated that there will be a small ceremony in Calistoga today in recognition.**

## 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, OCTOBER 14, 2025  
AT 9:00 AM.**

NEHA HOSKINS, District Secretary

14.



# 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:** 10/14/2025

**File ID #:** 25-1601

---

**TO:** Napa County Flood Control and Water Conservation District  
**FROM:** Richard Thomasser - District Manager  
**REPORT BY:** Sarah Geiss - Supervising Staff Services Analyst  
**SUBJECT:** Increase Appropriations Flood District Funds

---

### **RECOMMENDATION**

Approve a Budget Amendment to increase appropriations for Flood District Funds to fund consulting services related to the design of Increment 3 of the Flood Project, legal services related to land acquisition of Increment 2 of the Flood Project, and engineer services related to employee labor related for Oakville/OakKnoll projects. (Fiscal Impact \$7,574,710 Expense and Revenue; Flood District Fund; Not Budgeted; Discretionary)  
[4/5 vote required]

### **BACKGROUND**

The Flood Control District is currently managing multiple ongoing projects that require additional professional services to ensure timely progress and compliance with project requirements. Increment 3 of the Napa River/Napa Creek Flood Protection Project is advancing into the design phase, requiring specialized consulting services to refine technical elements and prepare for future implementation. In addition, the District continues to work through land acquisition efforts for Increment 2 of the Flood Project, requiring ongoing legal services to resolve property-related matters and secure necessary rights-of-way. The services are covered by contract amendments previously approved by the Board.

Separately, the Oakville/Oak Knoll projects are progressing, and staff support has been needed to properly track and allocate labor associated with these efforts.

A budget amendment is required to increase appropriations in specific funds as outlined below to address recently approved contract amendments.

The original budgeted amount for Flood Project- Measure A is \$22,950,364.  
The original budgeted amount for Consulting Services for the Flood District - Flood Project is \$5,646,000.  
The original budgeted amount for Legal Services for the Flood District - Flood Project is \$150,894.  
The original budgeted amount for Maint-Infrastructure/Land for the Flood District - Flood Project is \$175,000.  
The original budgeted amount for Engineer Services for Flood District-Oakville/OakKnoll is \$12,000.  
The original budgeted amount for Interfund Expenditures for Flood District-OVOK CFD is \$150,000.

**Requested Actions:**

1. Approval of Budget Amendment for the following (4/5 vote):

- a. Increase revenue in the amount of \$7,534,710 for Intrafund Transfers-In within Flood Project Fund (Subdivision 8001000, Account 49900) and;
- b. Increase expense in the amount of \$6,984,710 for Consulting Services within Flood Project Fund (Subdivision 8001000, Account 52310) offset by the increase of revenue and;
- c. Increase expense in the amount of \$400,000 for Legal Services within Flood Project Fund (Subdivision 8001000, Account 52140) offset by the increase of revenue;
- d. Increase expense in the amount of \$150,000 for Maint-Infrastructure/Land within Flood Project Fund (Subdivision 8001000, Account 52525) offset by the increase of revenue;
- e. Increase appropriations in the amount of \$7,534,710 for Intrafund Transfers-Out within Flood Projects-Measure A Fund (Subdivision 8001100, Account 57900) offset by the use of fund balance.
- f. Increase revenue in the amount of \$40,000 for Interfund Revenue within Flood Project Fund (Subdivision 8000503, Account 46900) and;
- g. Increase expense in the amount of \$40,000 for Engineer Services (Subdivision 8000503, Account 52145) offset by the increase of revenue and;
- h. Increase expense in the amount of \$40,000 for Interfund Expenses (Subdivision 8010000, Account 54900) offset by the use of fund balance.

**FISCAL & STRATEGIC PLAN IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	A budget amendment is needed to ensure specific funds have sufficient budget to cover contract amendments approved by the Board.
Is the general fund affected?	No
Future fiscal impact:	None
Consequences if not approved:	The specified funds would not have sufficient budget to cover the full amount of recently approved contract amendments.

**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.



# 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:** 10/14/2025

**File ID #:** 25-1449

---

**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 044-204-003

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

Under Negotiation: Price/Terms/Conditions of Payment

AND

#### CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION

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

Name of case: California Vacation Club, a California nonprofit mutual benefit corporation, v. Napa County Flood Control and Water Conservation District and California Vacation Holdings Group, LLC, a Florida limited liability company, and DOES 1 through 10, inclusive. Case No. 24CV001395. First Amended Verified Complaint for: (1) Breach of Governing Documents, (2) Preliminary and Permanent Injunctions, and (3) Declaratory Relief.

AND

#### CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

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

Name of Case: Napa County Flood Control and Water Conservation District v. California Vacation Holdings Group LLC, et al. Napa Superior Court Case No. 25CV000695





# 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:** 10/14/2025

**File ID #:** 25-1450

---

**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 044-220-004

Negotiating Party: Richard Thomasser, Flood District Manager, Suzanne E Murray, et al.

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.

Suzanne E Murray, et al.

Napa Superior Court Case No. 24CV002128



# 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:** 10/14/2025

**File ID #:** 25-1451

---

**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 044-220-008

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:** 10/14/2025

**File ID #:** 25-1452

---

**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:** 10/14/2025

**File ID #:** 25-1706

---

**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 044-301-026

Negotiating Party: Richard Thomasser, Flood District Manager,  
Gracia, David T. & Leslie Ann

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.  
Gracia, David T. & Leslie Ann

Napa Superior Court Case No. 25CV000993