

# Napa County

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559



## Agenda

**Tuesday, July 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*  
*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. APPROVAL OF MINUTES

- A. Approve minutes from the June 10, 2025 meeting.

[25-955](#)

**Attachments:** [June 10, 2025](#)

4. PRESENTATIONS AND COMMENDATIONS

5. CONSENT ITEMS

- A. Approve and authorize Amendment No. 1 to Agreement No. 230230B (FC) with Ronald C. Critchley, extending the term to June 30, 2026, for a new maximum compensation of \$250,000 to provide specialized services to the District. (Fiscal Impact: \$250,000 Expense, Flood District - Flood Project, Budgeted; Discretionary)

[25-819](#)

**Attachments:** [Agreement](#)

- B. Approve and authorize Agreement No. 260058B (FC) with Benchmark Civil Construction, Inc. for an annual maximum of \$159,470 for services pertaining to sediment removal from the Napa Creek bypass culverts. (Fiscal Impact: \$159,470 Expense; Flood District Fund; Budgeted; Discretionary)

[25-1117](#)

**Attachments:** [Agreement](#)

- C. Approve a Budget Amendment to increase appropriations for Flood Project Maintenance - Measure A to fund maintenance charges for the Flood Project for Fiscal Year 2024-25. (Fiscal Impact \$125,000 Expense; Flood District Fund; Not Budgeted; Discretionary)  
[4/5 vote required]

[25-1149](#)

(CONTINUED FROM JUNE 10, 2025)

- D. Approve and authorize Amendment No. 4 to Agreement No. 220223B (FC) with HDR Engineering, Inc., increasing the maximum from \$8,480,351 to a new total of \$10,862,062. (Fiscal Impact: \$2,381,711 Expense, Flood Project; Budgeted; Discretionary)

[25-1195](#)

**Attachments:** [Agreement](#)

- E. Approve and authorize Amendment No. 2 to Agreement No. 230184B (FC) with Miller Starr Regalia, increasing the maximum amount from \$700,000 to a new total of \$980,000. (Fiscal Impact: \$280,000 Expense, Flood Project Budget, Budgeted; Discretionary)

[25-1226](#)

**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**

- A. Receive an update on the Phase II Stormwater National Pollutant Discharge Elimination System permit renewal. (No Fiscal Impact) [25-1067](#)

**9. PUBLIC HEARINGS**

- A. PUBLIC HEARING - Napa County Flood Control and Water Conservation District Budgets [25-1150](#)

Adopt a Resolution with respect to the proposed Napa County Flood Control and Water Conservation District Fiscal Year 2025-26 budgets continued from May 27, 2025, Public Hearing. (Fiscal Impact: \$65,776,866 Expense; Napa County Flood Control District; Discretionary) [14 affirmative votes required]

(CONTINUED FROM JUNE 10, 2025)

**Attachments:** [Resolution](#)  
[Budget Summary](#)  
[Budget Sheets](#)

**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** **[25-1204](#)**  
(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
- B.**      **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** **[25-1205](#)**  
(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
- CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Government Code section 54956.9(d)(1))  
Napa County Flood Control and Water Conservation District v.  
Allan Nicholson and Connie Lee  
Napa Superior Court Case No. 25CV000823

**C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1206](#)**

(Government Code section 54956.8)

Properties: 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

**D. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [25-1207](#)**

(Government Code section 54956.8)

Properties: 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

- E.**      **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** **25-1208**  
(Government Code section 54956.8)  
Properties: 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

- F.**      **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** **25-1209**  
(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, AUGUST 12, 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, JULY 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