

# Napa County

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559



## Agenda - Final

**Tuesday, September 17, 2024**

**9:00 AM**

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

### **Flood Control and Water Conservation District**

*Scott Sedgley, City of Napa (Chairperson)*  
*Joelle Gallagher, District 1, (Vice Chairperson)*  
*Anne Cottrell, District 3*  
*Paul Dohring, City of St. Helena*  
*Leon Garcia, City of American Canyon*  
*Ryan Gregory, District 2*  
*Irais Lopez-Ortega, City of Calistoga*  
*Marjorie Mohler, Town of Yountville*  
*Beth Painter, City of Napa*  
*Alfredo Pedroza, District 4*  
*Belia Ramos, District 5*

**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 August 13, 2024 meeting.

[24-1430](#)

**Attachments:** [August 13, 2024](#)

4. PRESENTATIONS AND COMMENDATIONS

5. CONSENT ITEMS

- A. Approve and authorize Amendment No. 1 to Agreement No. 240051B (FC) with Wetland Construction, Inc., to increase the maximum amount for fiscal year 2024-2025 by \$143,900 for a new maximum of \$293,900 for general maintenance services. (Fiscal Impact: \$143,900 Expense; Flood District; Budgeted; Discretionary)

[24-1342](#)

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

- B. Approve and authorize Purchase and Sale Agreement No. 250169B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, and one Temporary Construction Easement on property located at 2420 Shoreline Drive (APN 044-314-001), Napa, California owned by Zhao Qi Wang at a price of \$40,000 and to authorize the District Manager to sign related real estate transactional documents on behalf of the District. (Fiscal Impact: \$40,000 Expense; Flood Project; Budgeted; Discretionary)

[24-1582](#)

**Attachments:** [Purchase and Sale Agreement](#)  
[Flood Protection Levee Easement Deed](#)  
[Slope Easement Deed](#)  
[Temporary Construction Easement Deed](#)

- C. Approve and authorize Purchase and Sale Agreement No. 250025B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, one Temporary Construction Easement, and one Grant of Public Water Utility Easement on property located at 2444 Shoreline Drive (APN 044-301-023), Napa, California owned by Green Joshua A & Melissa E Tr at a price of \$30,800 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$30,800 Expense; Flood Project; Budgeted; Discretionary)

[24-1583](#)

**Attachments:** [Purchase and Sale Agreement](#)  
[Flood Protection Levee Easement Deed](#)  
[Slope Easement Deed](#)  
[Temporary Construction Easement Deed](#)  
[Grant of Public Water Utility Easement Deed](#)

- D.** Approve and authorize Purchase and Sale Agreement No. 250069B (FC) [24-1584](#)  
for the acquisition of one Flood Protection Levee Easement, one Slope Easement, and one Temporary Construction Easement on property located at 2426 Shoreline Drive (APN 044-301-032), Napa, California owned by Lydia P Damian and John Damian, Wife and Husband, as Community Property at a price of \$66,200 and authorize the District Manager to sign related real estate transaction documents on behalf of the District. (Fiscal Impact: \$66,200 Expense; Flood Project; Budgeted; Discretionary)

**Attachments:** [Purchase and Sale Agreement](#)  
[Flood Protection Levee Easement Deed](#)  
[Slope Easement Deed](#)  
[Temporary Construction Easement Deed](#)

- E.** Approve and authorize Purchase and Sale Agreement No. 250167B (FC) [24-1585](#)  
for the acquisition of one Flood Protection Levee Easement, one Slope Easement, one Temporary Construction Easement, and one Grant of Public Water Utility Easement on property located at 2454 Shoreline Drive (APN 044-301-018), Napa, California owned by Gary L. Michaud and Nancy L. Michaud, as Trustees of the Gary L. Michaud and Nancy L. Michaud 2012 Family Trust at a price of \$47,100 and authorize the District Manager to sign related real estate documents on behalf of the District. (Fiscal Impact: \$47,100 Expense; Flood Project; Budgeted; Discretionary)

**Attachments:** [Purchase and Sale Agreement](#)  
[Flood Protection Levee Easement Deed](#)  
[Slope Easement Deed](#)  
[Temporary Construction Easement Deed](#)  
[Grant of Public Water Utility Easement Deed](#)

**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 - Napa River/Napa Creek Flood Protection Project, Flood Walls North of the Bypass** [24-1591](#)

Conduct a Public Hearing and adopt a Resolution of Necessity with respect to portions of certain property owned by Suzanne M. Murray, as Trustee of the Howard W. Murray Marital Trust (No Fiscal Impact; Discretionary)  
[2/3 vote required]

**Attachments:** [Resolution](#)  
[Exhibits A-C](#)

- B. PUBLIC HEARING - Napa River/Napa Creek Flood Protection Project, Flood Walls North of the Bypass** [24-1603](#)

Conduct a Public Hearing to adopt a Resolution of Necessity with respect to portions of certain property owned by 505 Lincoln Avenue Napa LLC. (No Fiscal Impact; Discretionary)  
[2/3 vote required]

**Attachments:** [Resolution](#)  
[Exhibits A-D](#)

**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** [24-1423](#)  
(Government Code Section 54956.8)

Properties: APN 044-230-006

Negotiating Party: Richard Thomasser, Flood District Manager, Grassi Mark Anthony & Jami Lee Tr

Under Negotiation: Price/Terms/Conditions of Payment

- B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR** [24-1424](#)  
(Government Code Section 54956.8)

Properties: APN 044-230-004

Negotiating Party: Richard Thomasser, Flood District Manager, Larry Ellis Inc

Under Negotiation: Price/Terms/Conditions of Payment

- C.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [24-1425](#)  
(Government Code Section 54956.8)  
Properties: APN 044-230-005  
Negotiating Party: Richard Thomasser, Flood District Manager, Bess  
David W Etal  
Under Negotiation: Price/Terms/Conditions of Payment
- D.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [24-1461](#)  
(Government Code Section 54956.8)  
Properties: APN 044-301-019  
Negotiating Party: Richard Thomasser, Flood District Manager, Jonathan  
and Kristina Harrison  
Under Negotiation: Price/Terms/Conditions of Payment
- E.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [24-1462](#)  
(Government Code Section 54956.8)  
Properties: APN 044-314-003  
Negotiating Party: Richard Thomasser, Flood District Manager,  
Christopher Joseph Emig & Giorgiemig Lindsay Tr  
Under Negotiation: Price/Terms/Conditions of Payment
- F.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [24-1484](#)  
(Government Code Section 54956.8)  
Properties: APN 044-301-034  
Negotiating Party: Richard Thomasser, Flood District Manager, Nancy &  
Michael Montez  
Under Negotiation: Price/Terms/Conditions of Payment
- G.** CONFERENCE WITH REAL PROPERTY NEGOTIATOR [24-1485](#)  
(Government Code Section 54956.8)  
Properties: APN 044-301-025  
Negotiating Party: Richard Thomasser, Flood District Manager, Jennifer &  
Louis Milgrom  
Under Negotiation: Price/Terms/Conditions of Payment

**14. ADJOURNMENT**

**ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER  
CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, OCTOBER 22, 2024 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, SEPTEMBER 13, 2024 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