



# Napa County Resource Conservation District Huichica Creek Preserve Advisory Committee

## AGENDA

**When:** Wednesday, August 13, 2025 at 1:00 P.M.

**Where:** 2135 Duhig Road, Napa, CA 94559

**Jim Lincoln**  
Director Member  
Committee Chair

**Gretchen Stranzl  
McCann**  
Director Member  
Committee Co-Chair

**Andrina Carlsen**  
Associate Director  
Member

**Pat Gorman**  
Associate Director  
Member

**Bryan Parker**  
Associate Director  
Member

**Rainer Hoenicke**  
Public Member

**Bill Pramuk**  
Public Member

**Lucas Patzek**  
Executive Director

**Lisa Michl**  
Committee Secretary

**Sabrina Wolfson**  
District Counsel

**Tracy Schulze**  
Auditor-Controller

### GENERAL INFORMATION

The Napa County Resource Conservation District (“Napa RCD” or “District”) will hold a meeting of the Huichica Creek Preserve Advisory Committee of the Board of Directors at the time listed above. You may participate in the meeting in person.

**Accessibility:** Requests for disability-related modifications, accommodations, or auxiliary aids and services must be made at least 24 hours prior to the meeting by contacting the District at 707-306-0429 or Lisa@NapaRCD.org.

**Access to Materials:** All materials related to the agenda are available for public inspection at the District office, Monday through Friday between 8:00 A.M. and 5:00 P.M., excluding District holidays. The agenda is also available online at: <http://naparcd.org/>

### 1. CALL TO ORDER, ROLL CALL

- A. Roll Call** - The meeting will be called to order by the Committee Chair at 1:00 P.M. The Committee Secretary will conduct roll call.
- B. Approval of Minutes** - Review and consider approval of the minutes from the July 1, 2025, Committee meeting.

### 2. PUBLIC COMMENTS

This is an opportunity for members of the public to address the Huichica Creek Preserve Advisory Committee on matters not listed on the agenda, including requests for future agenda items and general announcements. No action will be taken on items not appearing on the agenda, in accordance with the Brown Act.

### **3. NEW BUSINESS**

**A. Tour of the entry portion of Napa RCD's property.** *Lucas Patzek & Lisa Michl*

Staff will tour Napa RCD's property and go over the potential lot line adjustments. Discussion will follow.

**B. Discussion of goals, timeline, and roles for the Huichica Creek Restoration Project.**

*Lucas Patzek & Lisa Michl*

Staff will go over the goals of the project, the timeline of major milestones, and the roles of the committee members.

### **4. ADJOURNMENT**



# Napa County Resource Conservation District Meeting of the Huichica Creek Preserve Advisory Committee

## MINUTES

**When:** Tuesday, July 1, 2025 at 1:00 P.M.

**Where:** 1303 Jefferson Street, Suite 500B, Napa CA 94559 & Tele/videoconference

**Jim Lincoln**  
Director Member  
Committee Chair

**Gretchen Stranzl  
McCann**  
Director Member  
Committee Co-Chair

**Andrina Carlsen**  
Associate Director  
Member

**Pat Gorman**  
Associate Director  
Member

**Bryan Parker**  
Associate Director  
Member

**Rainer Hoenicke**  
Public Member

**Bill Pramuk**  
Public Member

**Lucas Patzek**  
Executive Director

**Lisa Michl**  
Committee Secretary

**Corey Utsurogi**  
District Counsel

**Tracy Schulze**  
Auditor-Controller

### 1. CALL TO ORDER, ROLL CALL

#### A. Roll Call

The meeting was called to order by the Committee Chair at 1:01 P.M. Committee members included Jim Lincoln, Gretchen Stranzl McCann, Andrina Carlsen, Pat Gorman, Rainer Hoenicke, and Bill Pramuk. Member Bryan Parker arrived at 1:10 P.M.

#### B. Approval of Minutes

Motion to approve the April 29, 2025 meeting minutes with a revision to Item C, changing "lawn swap" to "land swap".

MOTION: Hoenicke; SECOND: Pramuk; AYES: Lincoln, Stranzl McCann, Carlsen, Gorman, Hoenicke, and Pramuk. NOES: None; ABSENT: Parker. ABSTENSIONS: None. Motion carried.

### 2. PUBLIC COMMENTS

There were no public comments.

### 3. NEW BUSINESS

#### A. Update on Huichica Creek Riparian and Salt Marsh Restoration Project.

Executive Director Lucas Patzek provided an update on the status of the two sources of funding that will support the design and permits of the project. The mitigation funding is expected to come this summer, with the Measure AA funding expected to be available by November.

Senior Project Manager Lisa Michl provided an update on the landowner kick-off meeting that occurred on June 4, 2025. Key concerns and comments from neighbors were shared. An updated timeline, with the assumption that all funds would be available by November 2025, was shared.

An on-site committee meeting will be scheduled for August. A Doodle Poll will be sent out to determine the best day and time for everyone.

**B. Discussion and Potential Action: Cabral Family Lot Line Adjustment Proposal.**

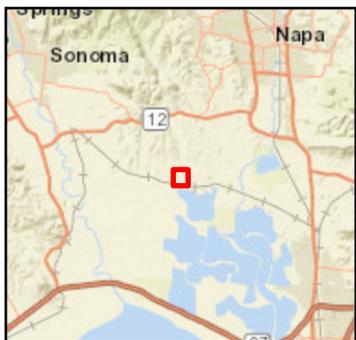
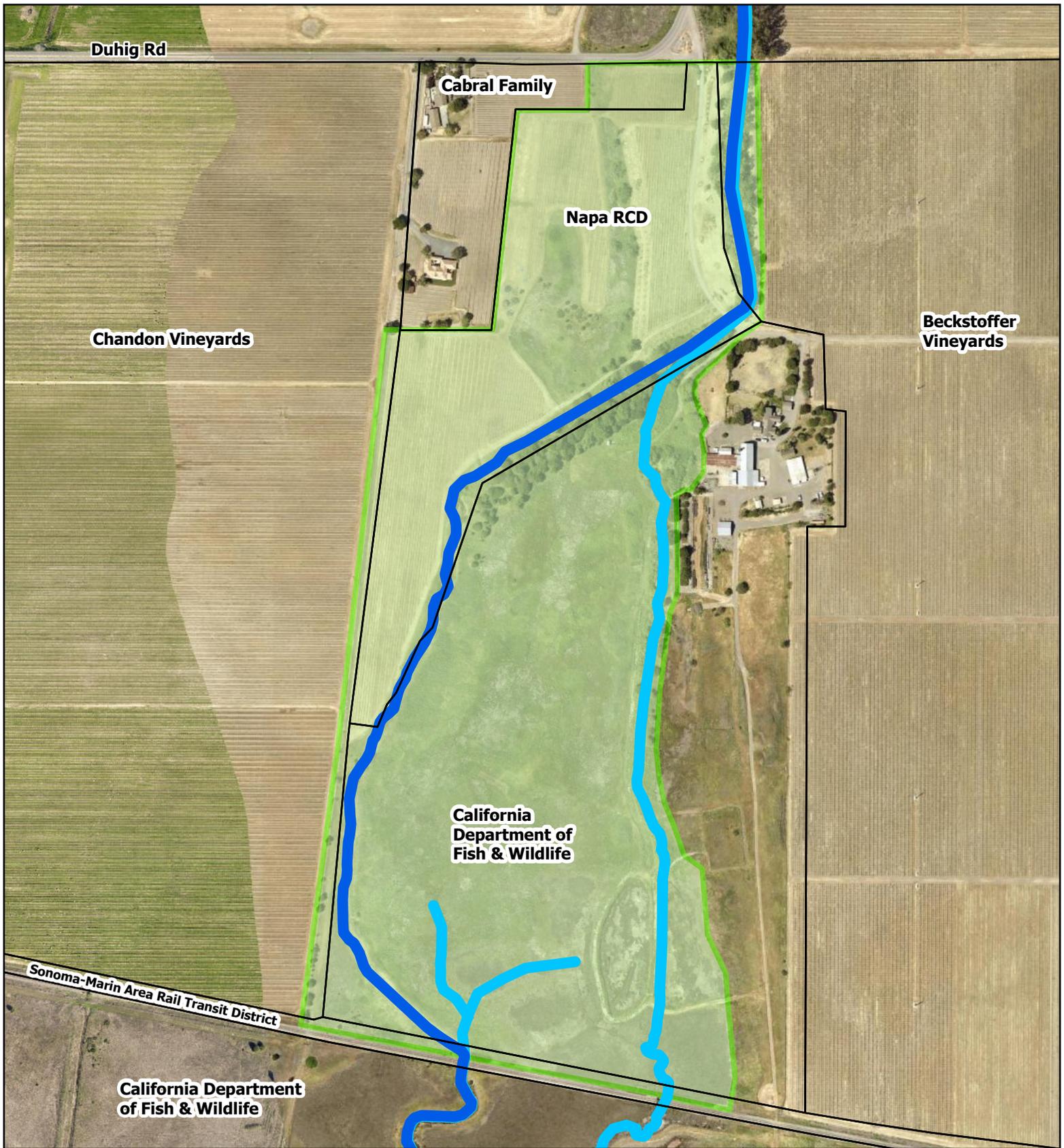
Executive Director Lucas Patzek provided an update on the meeting with the County Assessor, County permitting staff, and Debbie and Joe Cabral to learn about the requirements for the proposed lot line adjustment. A cost estimate from Albion Surveys to support the County's process was presented. The Advisory Committee wants to meet on-site before allowing negotiations to begin. They want to understand the area and the potential impacts of the lot line adjustment on the project design.

**C. Discussion and Potential Action: Advisory Committee Membership.**

The Committee suggested a couple of names and will continue to think about who could be added to the membership, especially as public members. Recommendations for new members will be discussed at the next meeting and will potentially be brought to the full Board for consideration at the August regular meeting.

## **4. ADJOURNMENT**

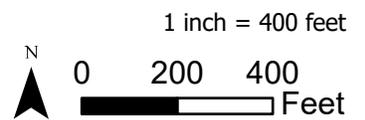
Meeting was adjourned at 2:20 P.M.



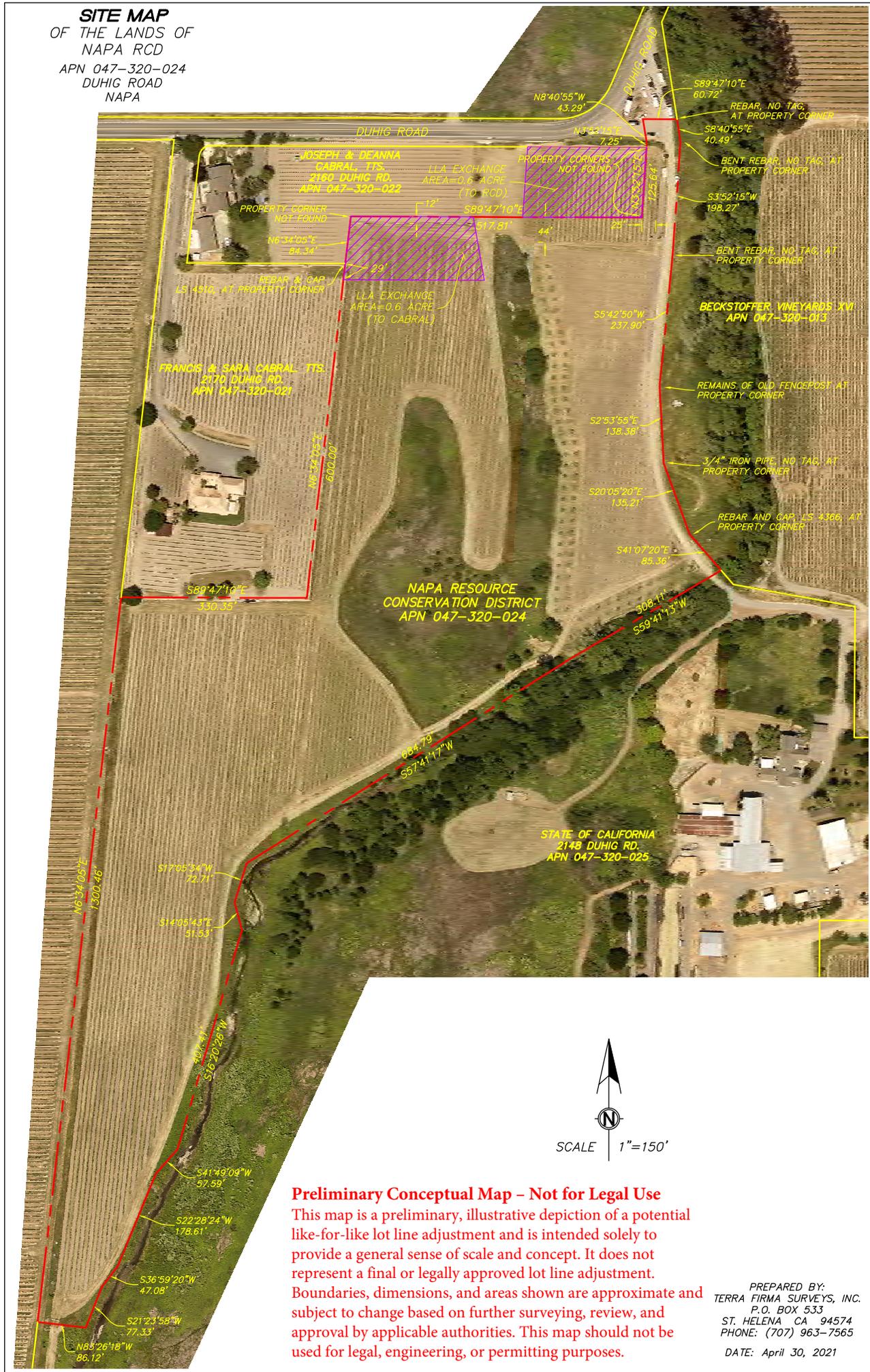
# Huichica Creek Vineyard

## Parcel Owners

- █ Huichica Creek Current Alignment
- █ Huichica Creek Historic Alignment
- Parcels
- Proposed Boundary (69.95 acres)



**SITE MAP**  
 OF THE LANDS OF  
 NAPA RCD  
 APN 047-320-024  
 DUHIG ROAD  
 NAPA

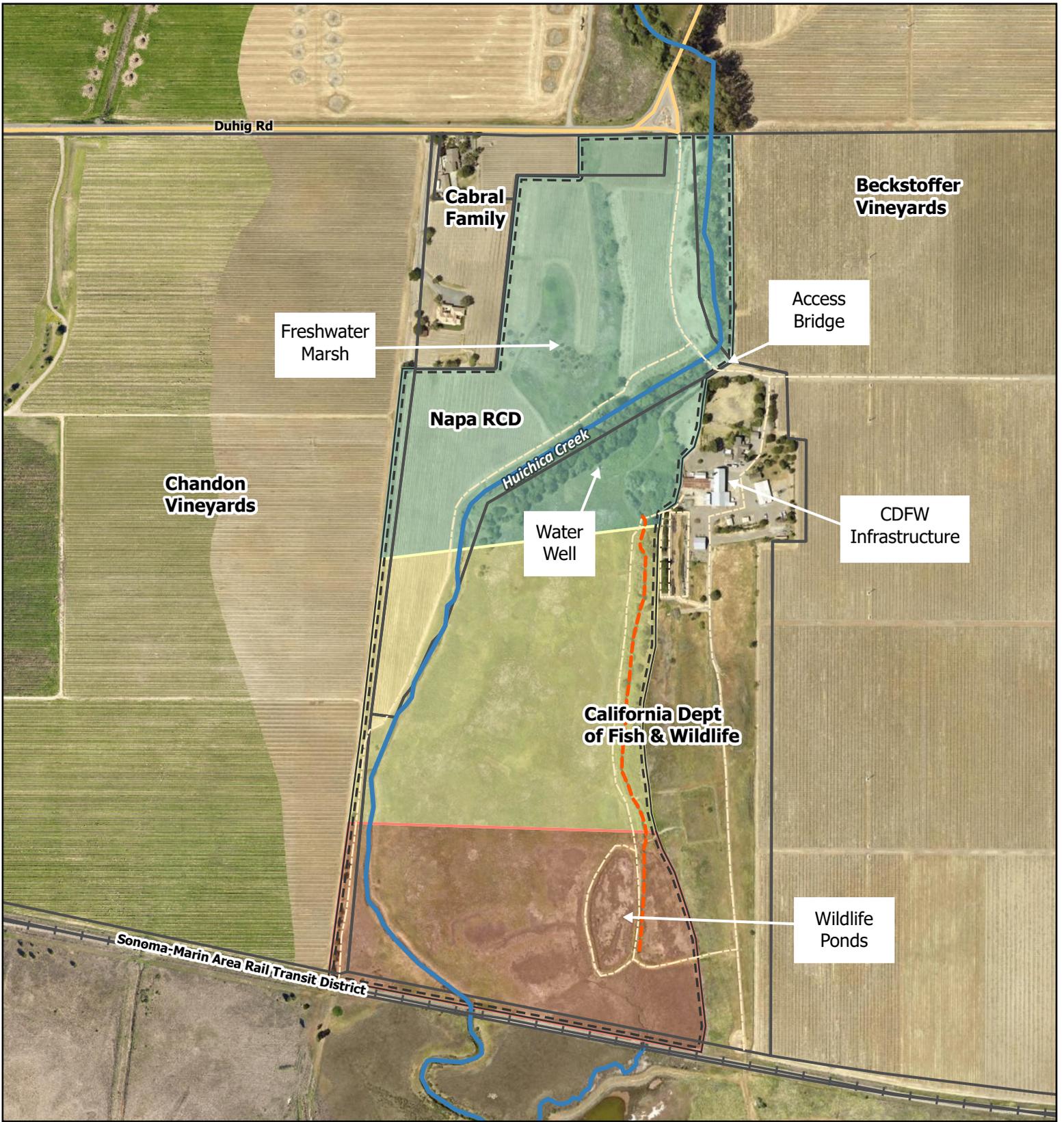


**Preliminary Conceptual Map - Not for Legal Use**

This map is a preliminary, illustrative depiction of a potential like-for-like lot line adjustment and is intended solely to provide a general sense of scale and concept. It does not represent a final or legally approved lot line adjustment. Boundaries, dimensions, and areas shown are approximate and subject to change based on further surveying, review, and approval by applicable authorities. This map should not be used for legal, engineering, or permitting purposes.

PREPARED BY:  
 TERRA FIRMA SURVEYS, INC.  
 P.O. BOX 533  
 ST. HELENA CA 94574  
 PHONE: (707) 963-7565

DATE: April 30, 2021



### Exhibit B. Huichica Creek Riparian & Salt Marsh Restoration Site Scale Map



- |  |                      |
|--|----------------------|
| Proposed Boundary (70 acres)             | Huichica Creek       |
| <b>Transition Habitats</b>               | Duhig Road           |
| Riparian & Freshwater Marsh (28.5 acres) | Private Access Roads |
| Estuarine (23 acres)                     | Railroad             |
| Tidal Marsh (18.6 acres)                 | Diversion Ditch      |
| Project Landowners                       |                      |

