



Public Hearing to Consider Adoption of Resolution of Necessity: Coyote Creek Flood Protection Project

Findings to be Made at RON Hearing

- Establish the public need for the project
- Establish that project is designed/located in a manner most compatible with greatest public good and least private injury
- Determine the property is necessary for the project
- Establish offer required by Section 7267.2 of the Government Code was made to record owner(s)

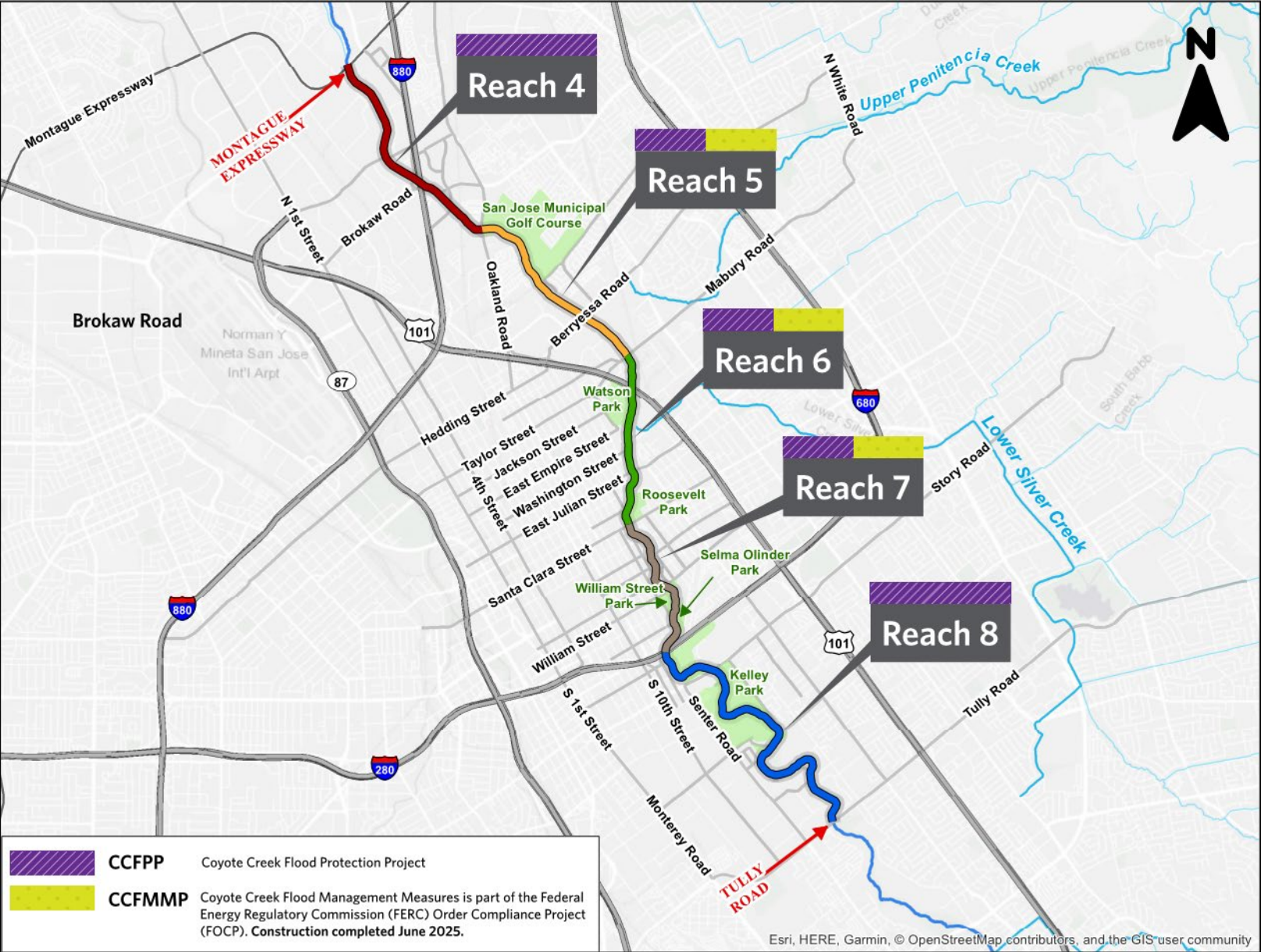
Public Necessity for the Proposed Project

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- **Finding: The public interest and necessity require the proposed project**
 - Provide flood protection from floods up to the level that occurred in February 2017 (approximately a 20-year flood event) along portions of Coyote Creek from Montague Expressway to Tully Road
 - Preserve creek's habitat
 - Reduce long-term maintenance



Coyote Creek Flood Protection Project



Existing Constraints on Project Design

- The geography and footprint of the creek determines which properties will be impacted
 - Private property and public parks are located on both sides of the creek
 - The creek flows through private property and public parks

Project Design Serves the Greatest Public Good with the Least Private Injury

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Finding: The proposed project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury

- Holistic approach to project design
- Avoidance of public and private structures
 - Locating project features to minimize impacts to existing structures
- Preserve habitat
 - Minimize disturbance to native vegetation
 - Preserve aquatic habitat
- Align project features with existing creek alignment

CEQA Compliance

- An Environmental Impact Report (EIR) was prepared by Valley Water as the lead agency.
- The final EIR was certified by the Valley Water board of directors on March 11, 2025.

Property Acquisitions Necessary for Project

- Project requires acquisition of 62 Properties in Reaches 4, 5, 6, 7, & 8
- A Resolution of Necessity is proposed to acquire property interests over portions of 1 property (Owner Property) in Reach 6 owned by the following owners of record:
 - Tripp Avenue Housing Associates, LP

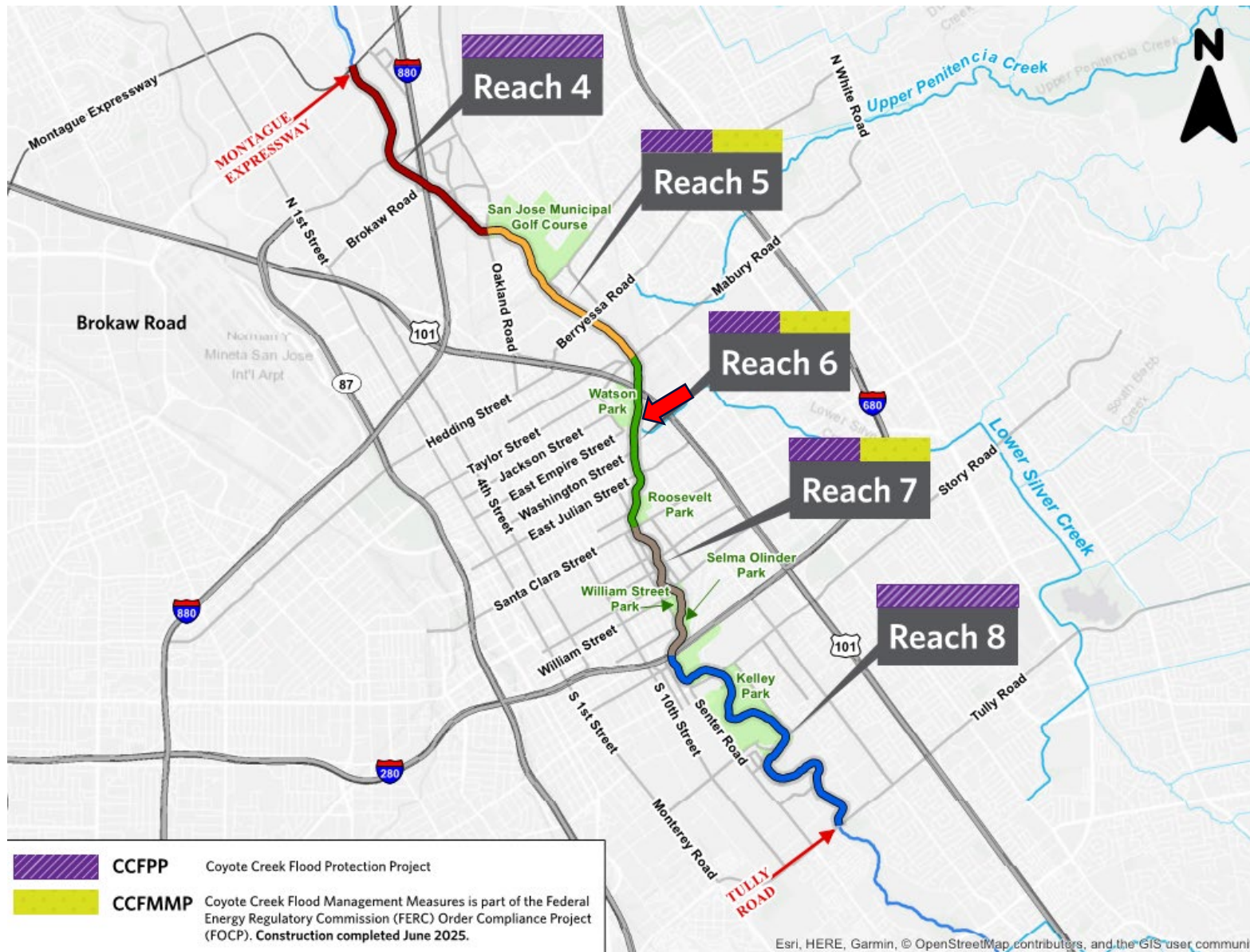
Tripp Avenue Housing Associates, LP Property is Necessary for the Project

Finding: The properties described in the resolution are necessary for the proposed project

- This Property Interests is necessary for the project because the floodwall is located on this Property.
- These Property Interests are needed to construct and maintain the floodwall.
- The floodwall will not impact any buildings or displace any parking permanently.

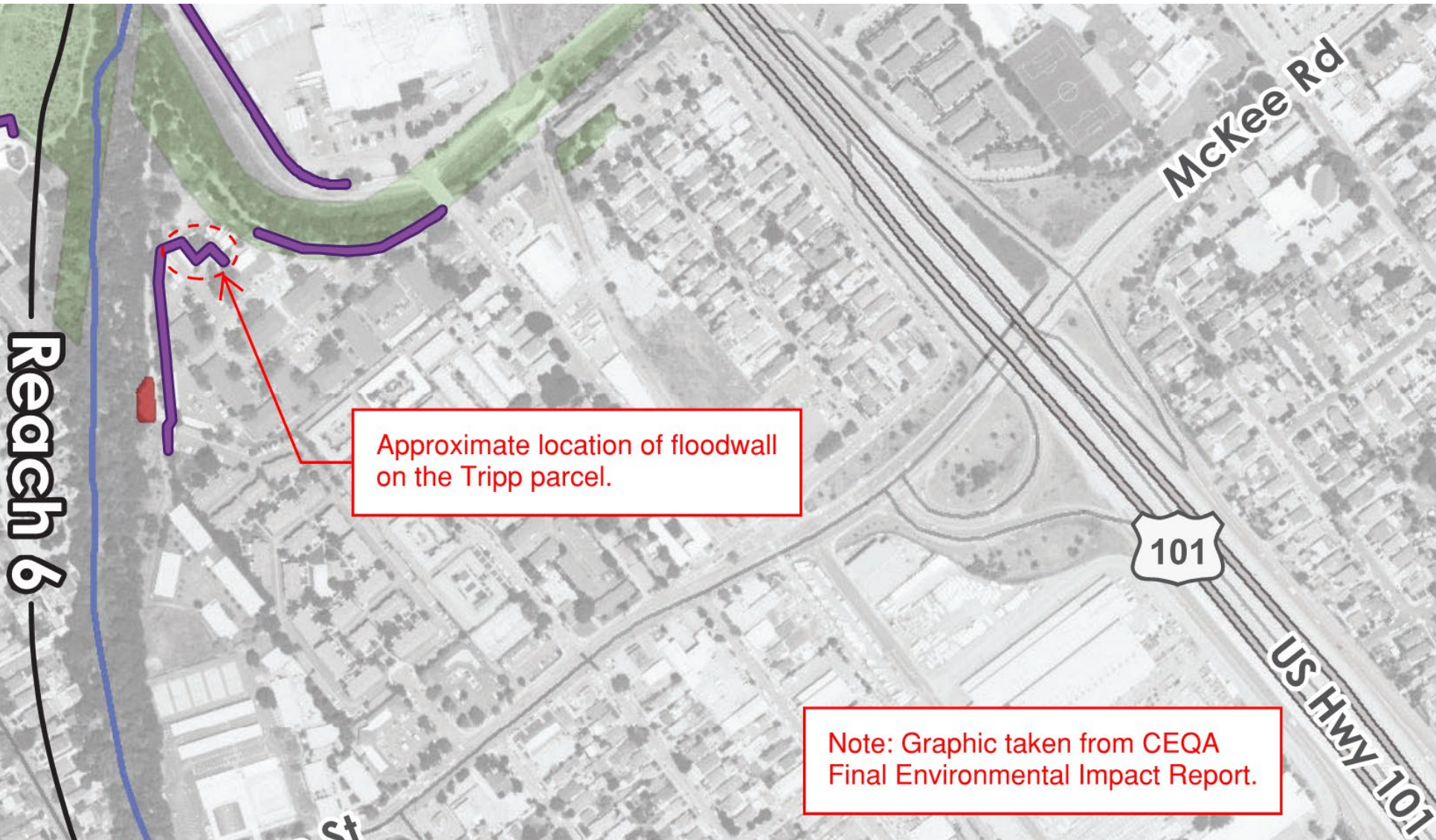
Tripp Avenue Housing Associates, LC Property Location

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Tripp Avenue Housing Associates, LC Site Map

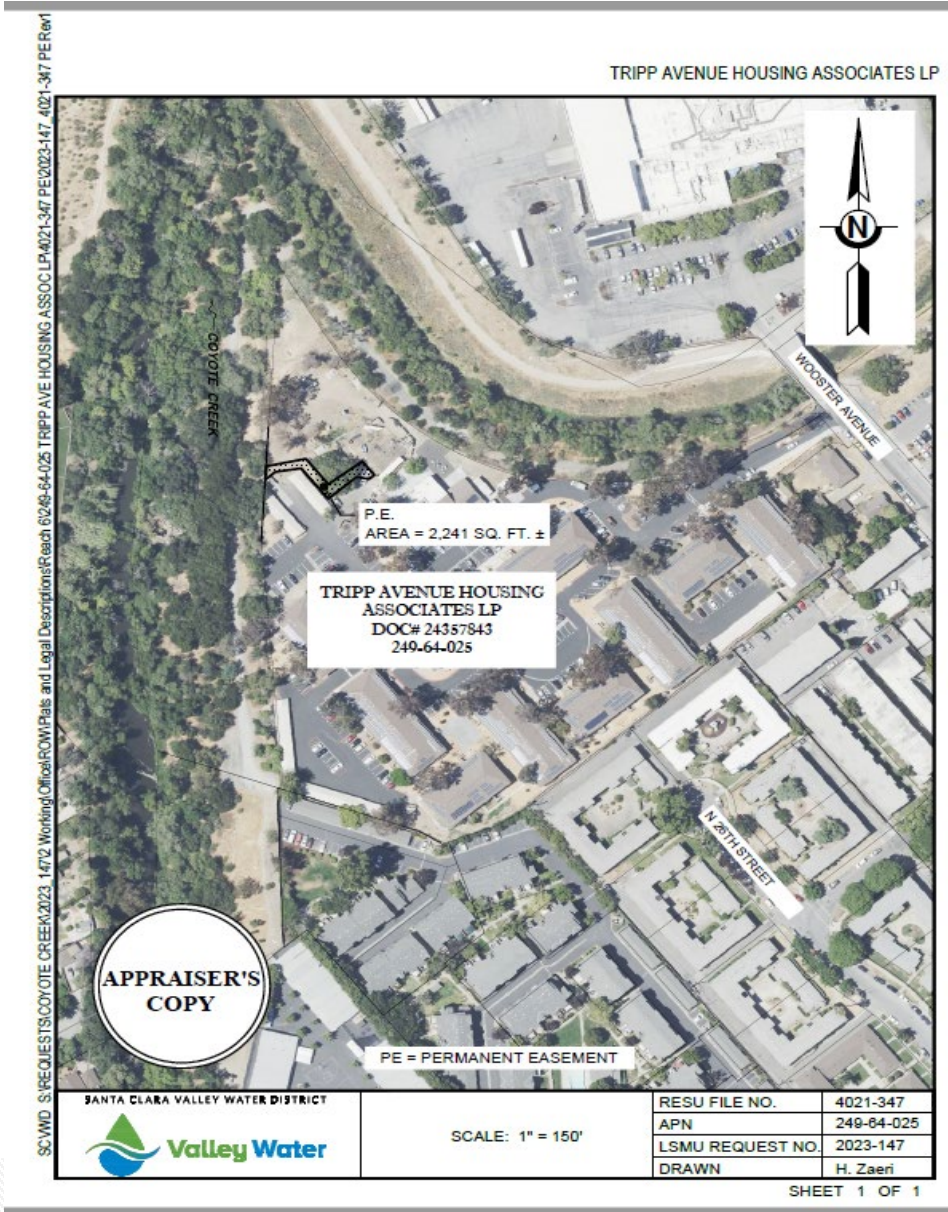
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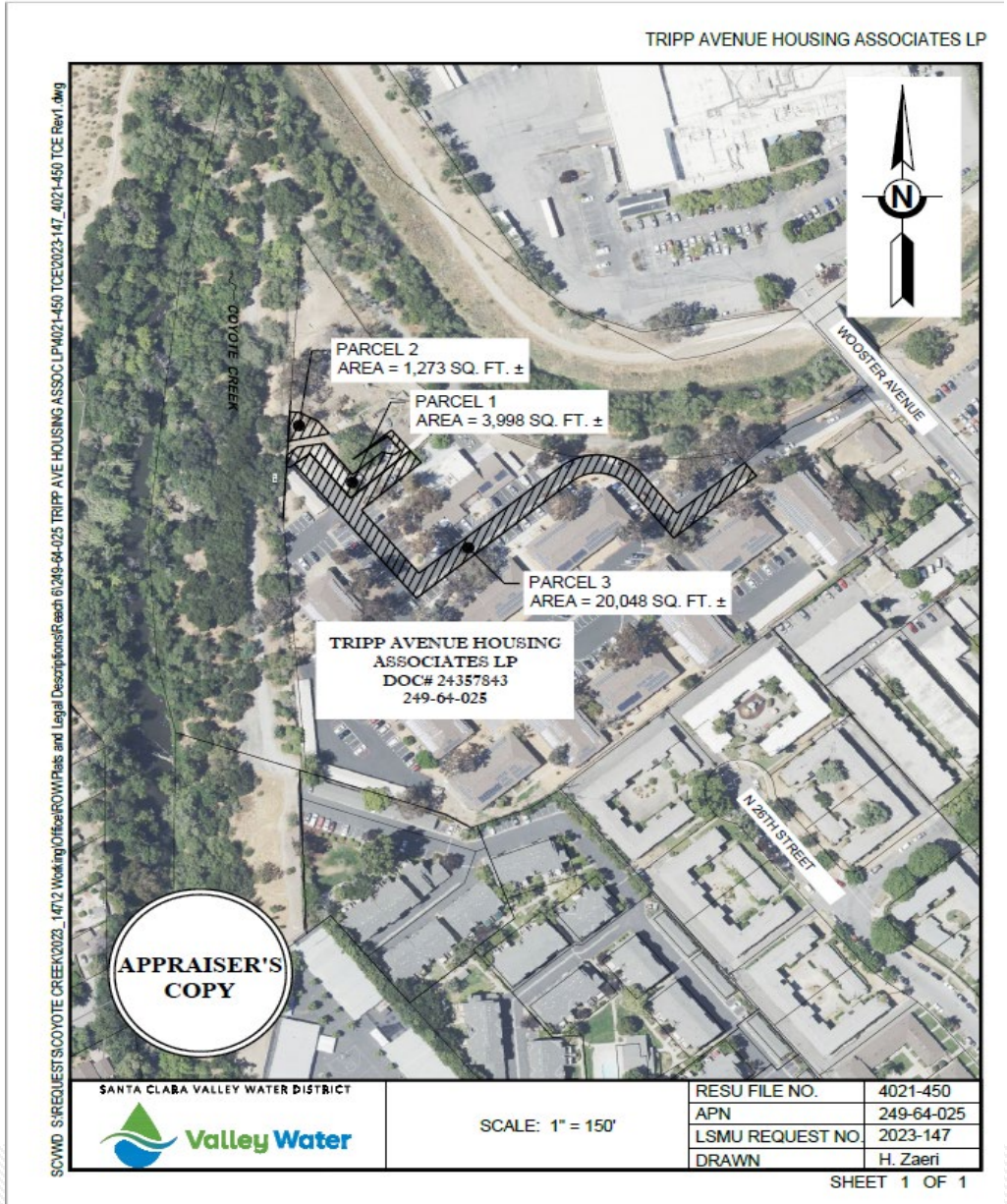
Permanent Easement Exhibit

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Temporary Construction Easement Exhibit



CCFPP on Tripp Avenue Housing Associates, LP Property:

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- The floodwall is located on the property.
- The Property Interests to be acquired is for access to and maintenance of the project features.
- The Property Interests to be acquired will not permanently impact any parking spaces.
- The project features minimize impacts to existing structures and recreation facilities.
- After project is constructed, the area will be returned to its existing use.

Gov. Code Section 7267.2(a) Offer

Finding: The Offer of Just Compensation as Required by Section 7267.2(a) of the Gov. Code in an amount not less than the appraised value of the interest to be acquired has been made to the owners of record

- On August 11, 2025, the Valley Water presented a first written offer to the Owner in person for the Full Amount established as Just Compensation.
- The amount of Just Compensation was not less than fair market value established by an approved appraisal.

Tripp Avenue Housing Associates, LP Property - Acquisition Chronology

DATE	DISTRICT ACTIVITIES
August 8, 2025	Valley Water called to make and in person appointment with Owner to present First Written Offer* (FWO), no response
August 11, 2025	Valley Water dropped off FWO* to Owner at the office
August 14, 2025	Owner made verbal confirmation to Valley Water that the FWO was received
August 25, 2025	Owner requests digital copy of FWO. Valley Water emails a copy of the FWO to Owner
Sept. 2, 2025	Valley Water and Owner discuss tax credit question by telephone
Sept. 22, 2025	Valley Water sent email to Owner, no response
Sept. 24, 2025	Valley Water made call to Owner, no response
October 6, 2025	Valley Water sent email to Owner, no response
October 23, 2025	Valley Water received email from Owner stating their Legal Counsel is reviewing FWO
November 7, 2025	Valley Water sent Notice of Intent to letter to Owner

Discussion and Decision

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- This completes the Valley Water's presentation regarding acquisition of Easements on the Tripp Avenue Housing Associates, LP property.
- After the Board receives comments from the property owner and public, staff is ready to answer questions.

Close the Public Hearing

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- After receiving comments/questions from the Owner and/or public, the Public Hearing can be closed.



Valley Water

Clean Water • Healthy Environment • Flood Protection

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