



# 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)



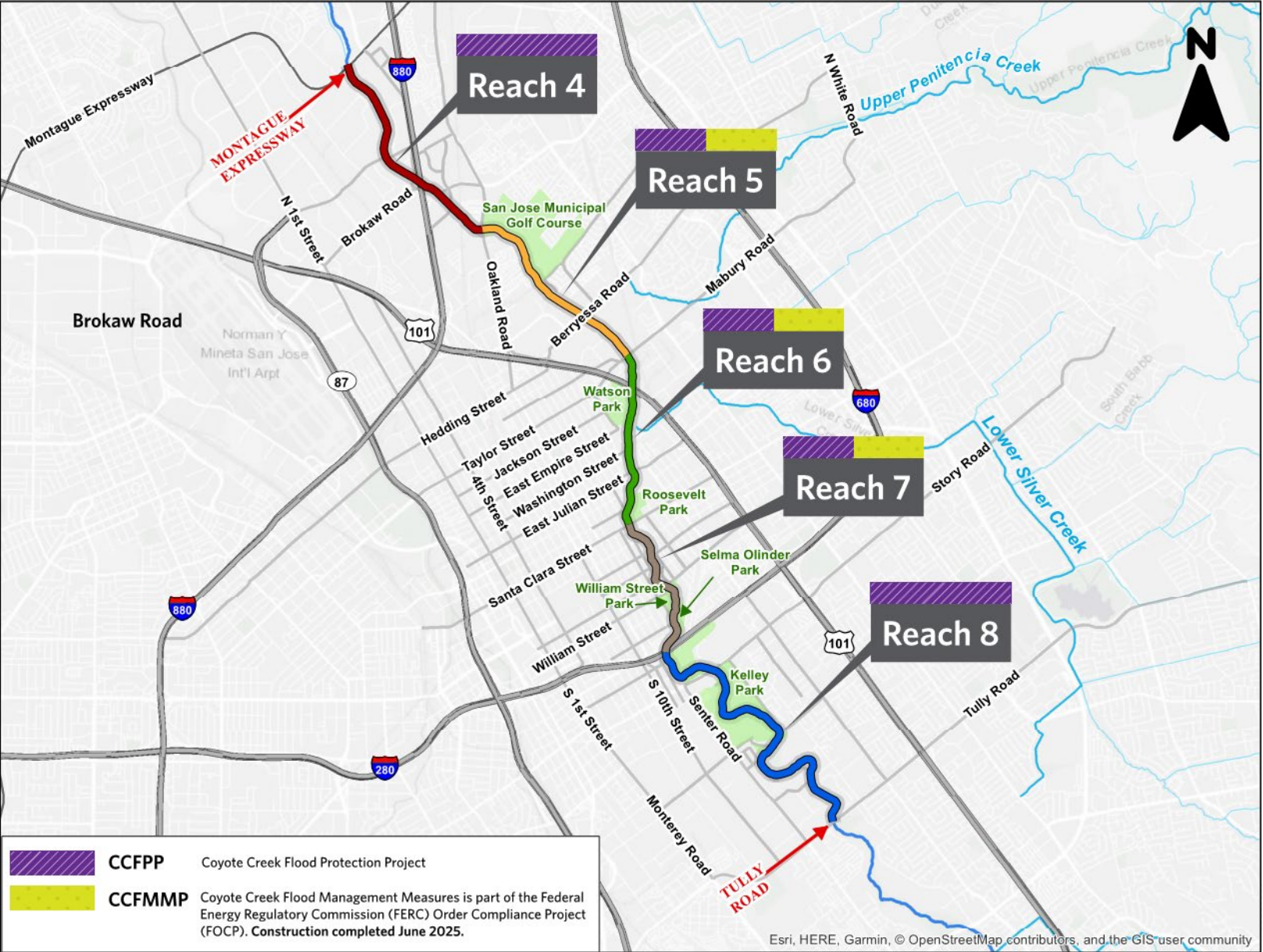
# Public Necessity for the Proposed Project

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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 in Reach 8 owned by the following owners of record:
  - Robert Clanton, Mildred Peck, Nadine Ironberg, Lani Ironberg, Keven Peck, Pattie Antalek, and Wessley Clanton



# Peck Property is Necessary for the Project

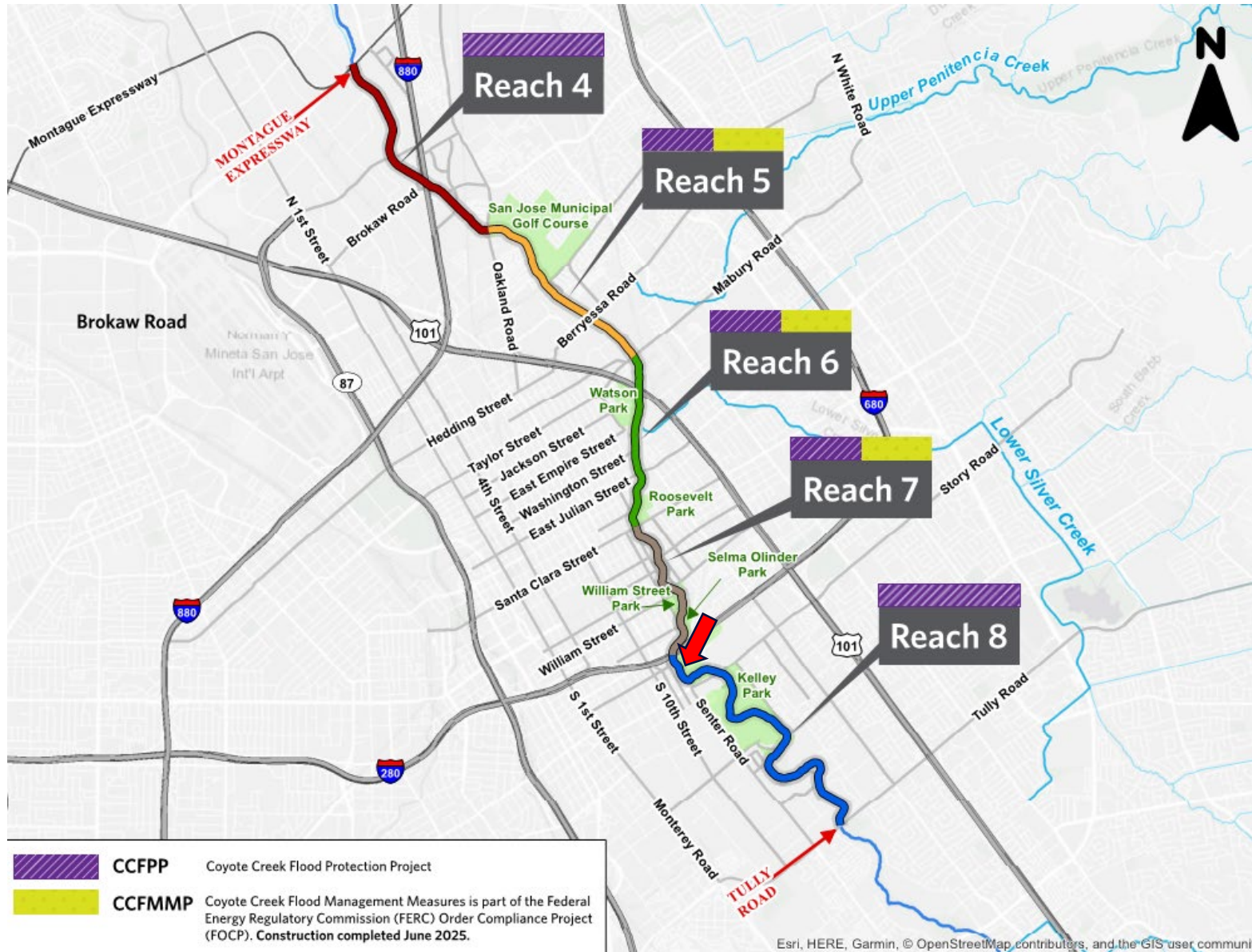
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**Finding: The properties described in the resolution is necessary for the proposed project**

- This property is necessary for the project because floodwalls are directly adjacent to this property.
- This property will need to be accessed to construct and maintain the floodwall.

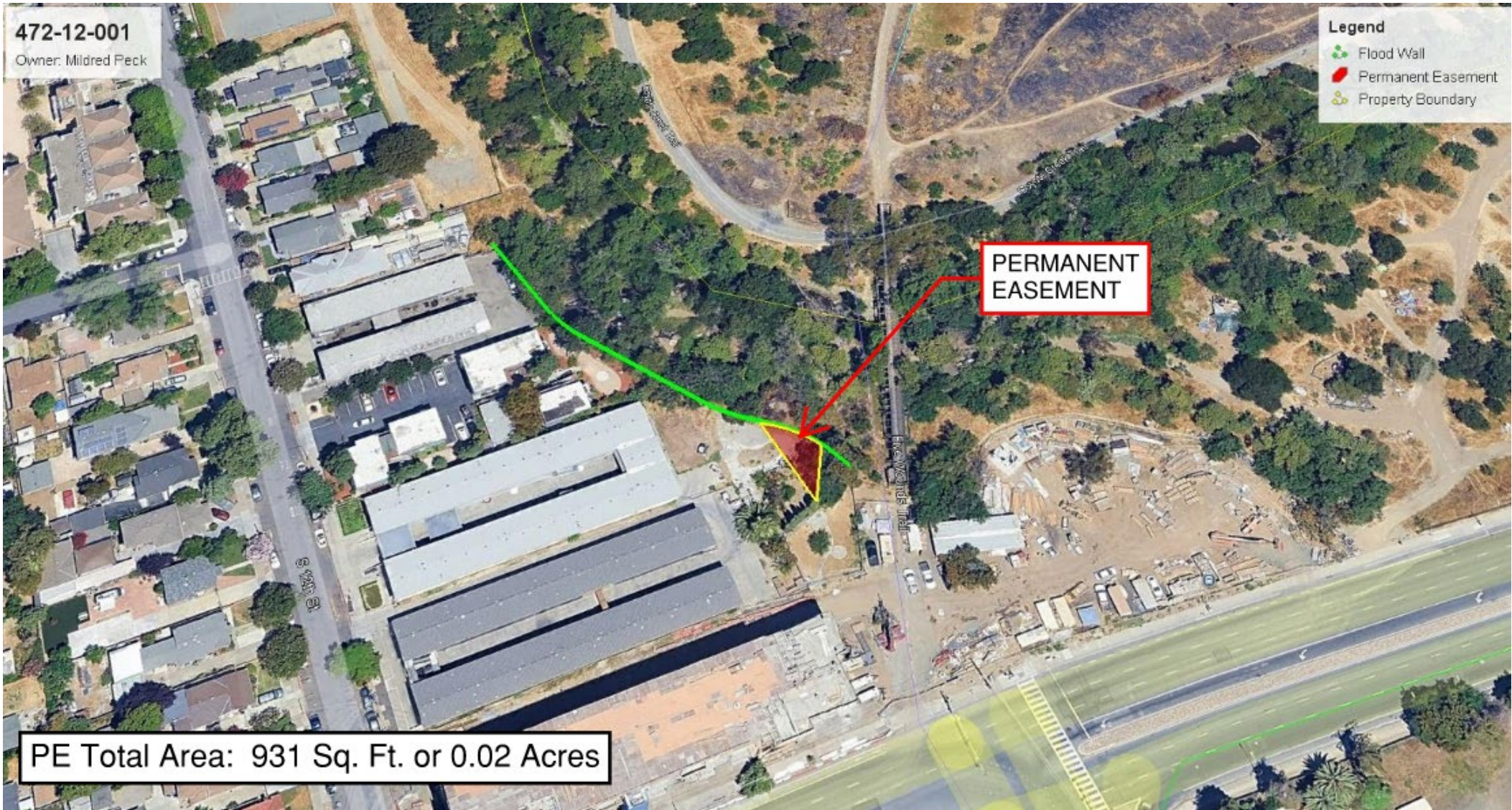
# Peck Property Location

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# Peck Property Exhibit



# CCFPP on Peck Property:

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- The floodwalls are located adjacent to the property.
- The area to be acquired for is for access to and maintenance of the project features.
- The project features maintain access and minimize impacts to existing structures 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 6, 2025, the District sent a final written offer to the Owner(s) via certified mail 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

# Peck Property - Acquisition Chronology

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DATE	DISTRICT ACTIVITIES
April 29, 2025	A letter previously sent to the P.O. Box address associated with this parcel was returned 'Undeliverable', VW has been unable to reach owner via phone
August 6, 2025	Offer package was mailed to Owner*
August 9, 2025	Received confirmation that the Offer Package was delivered.
September 11, 2025	Notice letter for RON hearing sent via USPS certified mail.

# Discussion and Decision

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- This completes the Valley Water's presentation regarding acquisition of the Peck 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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