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File No. 083860

October 28, 2020

VIA E-MAIL

The Honorable Kenneth Leary, Chairperson
and Members of the Local Agency Formation Commission of Napa County
1030 Seminary Street, Suite B
Napa, CA 94559

Re: November 2, 2020 Special Meeting: Consideration of Water and Wastewater
Municipal Service Review

Dear Chair Leary and Commission Members:

On behalf of the Hess Collection Winery (“HCW”), which owns approximately 241.1 acres of land north of the City of American Canyon (the “City”) but within the City’s extraterritorial water service area, as noted in Figure 4-5 of the redlined draft final Napa Countywide Water and Wastewater Municipal Service Review (dated September 14, 2020) (the “Draft MSR”), we provide the following comments for the Commission’s consideration with respect to its review of the Draft MSR at the upcoming November 2, 2020 Special Meeting.


We have reviewed the staff report and various attachments prepared for the Commission’s October 5, 2020 Regular Meeting regarding Item 7: Final Napa Countywide Water and Wastewater Municipal Service Review and Associated CEQA Findings. We understand that, subsequent to that meeting, there have been ongoing discussions as to the geographic extent of the City’s authority to provide water service outside of its municipal boundaries. Although it appears to us that HCW’s property is within the American Canyon service area as acknowledged by LAFCO in the Draft MSR, and that the City may provide water to HCW’s property without further action by LAFCO, we are concerned about the uncertainty created by these ongoing discussions.

Given the current uncertainty regarding the boundaries of the City’s water service area, and the related responsibilities of the City and LAFCO in approving and providing water services, HCW urges the Commission to resolve this issue with the City prior to approving the Draft MSR. Determining the precise boundaries of the City’s water service area now, rather than at some point in the future, will provide certainty to a significant number of affected properties.

We appreciate your consideration of this matter. If you have any questions regarding this letter, please do not hesitate to contact me.

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Sincerely,

A handwritten signature in black ink, appearing to read "Clark Morrison". The signature is written in a cursive style with a prominent initial "C" and a long, sweeping tail.

Clark Morrison

cc: William Ross, Esq.

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