

Planning Commission Mtg.

MAY 07 2014

May 6, 2014

Agenda Item # 10A

Mr. Bob Fiddaman, Chair
Napa County Planning Commission
1195 Third Street, Suite 305
Napa, CA 94559

cc: John McDowell, Deputy Planning Director
Charlene Gallina, Supervising Planner

RE: Parcel Noticing Distances

Dear Mr. Fiddaman,

I am writing on behalf of a group of Napa County residents concerned with the Parcel Noticing Distances. We are very pleased that you have decided to review the public notification procedures for parcel activities and modifications. With increasing concerns in the county about traffic, water supply, wastewater disposal, viewshed and conservation issues, it is imperative that nearby landowners understand how their property will be affected by new projects subject to public hearing.

However, as these projects increase in size, complexity and impact to the environment, it is no longer sufficient to inform only the handful of neighbors surrounding the property in question. Many more land owners, as you have seen from recent projects brought before you, are stakeholders in the future of Napa Valley, and deserve the opportunity to comment on the potential impacts of these projects.

While 300 feet may extend to many property owners in cities where parcels are smaller, this distance is certainly insufficient for notification of projects in rural communities which often impact a much broader area. We urge you to consider the following recommendations:

- 1) Increase the noticing radius to a minimum of 1,000 feet in the unincorporated county.
- 2) Include notifying all parcels on the access roads from the project to highway 29 or Silverado Trail.
- 3) Begin the notice process as soon as the project application is considered "complete" by the County Planning Department, *but at least 60 days before the hearing.*

Please consider that when notices are received only 30 days from the date of the hearing, there is not enough time to review the hundreds of pages of documents, studies and reports, many of which are highly technical and oftentimes require explanation and/or analysis by a subject expert.

Thank you for your consideration,

Signees

Julia Levitan
Tod Mostero
Kassidy Harris
Christian Moueix
Cherise Moueix
Guillaume Eicholz
Diana Chu
Glenn Schreuder
Giovanna Scruby
Joyce Stavert
Elizabeth Herr
Kendal Krupa
Kristine Alana
Patrick Kupa
David Moffitt
Mary Ann Moffitt
Heather de Savoye
Cynthia Kajian
John Caruso
Mike Horak
Kristen Ryan
Bill Fredoux
Linda Harris

Robert Harris
Mark Phelan
Anthony Weytjens
Mike Rodgers
Anna Taddei
Ron Taddei
Henri Cohen
Bill Hocker
Anna Vaivoda
Derek Beal
Victoria Beal
Sherry Breitigam
Joel Bretigam
Mary Mattei
Troy Henizman
Kay Lafranconi
Anthony Arger
Regina Feiner
Genaro Ochoa
Jesus Ochoa
Jorge Contreras
Rosa Contreras
Tiffany Eicholz
Josephine Taddei