



A Tradition of Stewardship  
A Commitment to Service

# MINUTES

## NAPA COUNTY AGRICULTURAL PROTECTION ADVISORY COMMITTEE

1195 Third Street, Ste. 305

**Monday July 27, 2015  
9:00 A.M.**

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### 1. CALL TO ORDER/ROLL CALL

*Committee Members in attendance:*

*Christina Benz, John Dunbar, David Graves, Eve Kahn, Peter McCrea, Bruce Phillips, Clay Gregory (for Stan Boyd), Sharon Gardner, Ted Hall, Dan Mufson, Debra Dommen (via teleconference location), Jeri Gill (via teleconference location), Charles Hossom, Tony LeBlanc, Lucio Perez, Oscar Renteria*

*Committee Members in absent:*

*Stan Boyd, Jim Krider*

*Alternate Members in attendance:*

*Michelle Benvenuto, Carl Bunch, Jeff Dodd, Norma Tofanelli, Harvest Duhig, Gary Margadant,*

*Alternate Members absent:*

*Larry Bettinelli, Bob Fiddaman, Rex Stults, Peter White*

### 2. PLEDGE OF ALLEGIANCE

*Oscar Renteria led the salute to the flag.*

### 3. CITIZEN COMMENTS AND RECOMMENDATIONS

The Committee invites comments and recommendations from the public concerning current problems and future prospects of a planning nature which are within the jurisdiction of the Agricultural Protection Advisory Committee. Anyone who wishes to speak to the Committee on such a matter, if it is not on the agenda, may do so at this time.

*Donald Harms, Bill Keaver, Mike Hackett, Gary Margadant, Harvest Duhig, and Michelle Benvenuto made comments.*

*(Please refer to the Napa County website at [http://napa.granicus.com/ViewPublisher.php?view\\_id=27](http://napa.granicus.com/ViewPublisher.php?view_id=27) for video of these citizen comments)*

### 4. APPROVAL OF MINUTES

*Minutes for the meetings held on June 22, 2015 and July 13, 2015 were approved as presented.*

### 5. SECRETARY-DIRECTOR'S REPORT

*David Morrison gave the report with a summary of other actions on:*

- Climate Action Plan update*
- Staff to speak at upcoming California Climate Change Conference*

- *Contract to Update Circulation Element at Board on August 11, 2015*
- *Code Enforcement Program Workshop to the BOS meeting of August 11, 2015*
- *Planning Commission meeting of August 5 2015 cancelled*
- *August 12, 2015 Special Planning Commission - Syar Quarry expansion*
- *August 19, 2015 Special Planning Commission - Syar, Napa Pipe, Girard Winery*  
*No action taken.*

## 6. ADMINISTRATIVE ITEMS

- A. This meeting is being conducted by the Agricultural Protection Advisory Committee and County staff to allow for input, discussion, and tentative recommendation regarding proposals for amending the County Zoning Code. The focus of this meeting concerns: (1) variances; (2) code compliance; and (3) issues related to these topics.

*Committee members held discussions and took tentative actions on the proposals included in the staff report as follows: See chart for Committee member's vote*

*(Please note that these and future recommendations will be considered again at the end of this process as a part of the final report of the Committee to the Planning Commission, and that the Committee will have additional opportunity to further interpret and refine the definitions when the Committee moves on to the next proposal.*

### 1.) *Variances*

*Lucio Perez made a motion to require that road setbacks not be allowed to vary by more than 20% for 1-20 acre parcels, 15% for 20-40 acre parcels, and that no variances be allowed for parcels over 40 acres.*

*Substitute motion made by John Dunbar, Seconded by Sharon Gardner, to exclude the language of specifically-allowed percentages on parcels of various sizes, and instead state that variances should be rarely used and supported by specific findings.*

*(After committee discussions, Lucio Perez withdrew his original motion.)*

*16 in favor - 0 opposed*

### 2.) *Compliance*

*Motion to accept staffs Proposal Z was made by John Dunbar, seconded by Clay Gregory.*  
*16 in favor - 0 opposed*

*Motion to amend staffs Proposal Z to include cost for food and wine paring events was made by Dan Mufson and seconded by Lucio Perez.*

*5 in favor - 11 opposed*

## 7. COMMITTEE REPORTS

## 8. FUTURE AGENDA ITEMS

**9. ADJOURNMENT**

*The meeting was adjourned to the regular APAC meeting of August 10, 2015.*

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TED HALL, Chairperson

ATTEST: DAVID MORRISON, Secretary-Director

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MELISSA FROST, Clerk of the Committee