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## ***Sonoma County Project Review and Advisory Committee Agenda***

Permit Sonoma  
2550 Ventura Avenue, Front Conference Room  
Santa Rosa, CA 95403  
[PRAC@sonoma-county.org](mailto:PRAC@sonoma-county.org)

March 20, 2025

### **Webinar Information**

Members of the public can watch or listen to the meeting by calling in or by using the Zoom application:

- **Zoom Webinar:** Join Meeting >>  
<https://sonomacounty.zoom.us/j/91419002314?pwd=7QKH2EeljfSIYUpuq51JFzGrQvCl84.1>
- **Telephone:** +1 669 444 9171 US
- **Webinar ID:** 914 1900 2314
- **Password:** 278400

### **Committee Members**

Ben Wishnoff, Agricultural Commissioner's Office - Chair  
Steve Snow, Grading and Storm Water - Vice Chair  
Joni de la Torre, Survey  
Tuan Huynh, Health Specialist  
Thomas Hagg, Sanitation  
Nader Dahu, Department of Transportation and Public Works  
Joshua Miranda, Planning

### **Staff Members**

Kylie Martin, Administrative Assistant  
Katerina Mahdavi, Planner

### **Disability Accommodation**

If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please call (707) 565-2164 or email [PRAC@sonoma-county.org](mailto:PRAC@sonoma-county.org) at least 72 hours in advance of the meeting to make arrangements.

### **Materials**

Available digitally through the link in the Agenda and on the [Project Review and Advisory Committee website](#). You can also email [PRAC@sonoma-county.org](mailto:PRAC@sonoma-county.org) or the project planner to request materials.

9:00 AM, Chair Introduction Call to order and Roll Call.

## Regular Calendar

View documents for all items listed digitally>>

<https://share.sonoma-county.org/link/mtA4T7SavT0/>

**Item No.:** 1  
**Time:** 9:00 AM  
**File:** MNS18-0004  
**Applicant:** Cort Munselle  
**Owner:** Famiglia Liberata LLC  
**Cont. from:** n/a  
**Staff:** Katerina Mahdavi  
**Env. Doc:** Mitigated Negative Declaration  
**Proposal:** Request for an extension of time for a previously approved Minor Subdivision of a 38-acre property into three parcels: Lot 1 at 11.92 acres, Lot 2 at 10.78 acres and Lot 3 at 15.34 acres in size. Approved project elements include the proposed construction of two septic lines and one culvert upgrade associated with development of a 650-ft private roadway to provide access to each of the three parcels. The request for a one-year extension was received on November 7, 2024.

### Recommended

**Action:** Request that PRAC approve a one-year time-extension for the project subject to Findings and Conditions.  
**Location:** 855 Bordeaux Way #100, Napa CA  
**APN:** 162-020-007  
**District:** Four  
**Zoning:** Diverse Agriculture Zoning District with Accessory Unit Exclusion, Geologic Hazard, Oak Woodland and Scenic Resources Combining Districts

### Public Comments

Please follow the instructions below to submit a Public Comment in writing, email or in person via the hearing room. PRAC invites interested persons to submit comments which are entered into the permanent record. Written comments received prior to and during the hearing are distributed to the commissioners, staff, and are available to the public via the public copies link in the calendar section of this agenda. Written comments received after the package is made public may be read into the record.

**Mail Public Comments:** Address letters to: Permit Sonoma, Attn: Project Review and Advisory Committee Secretary, 2550 Ventura Avenue, Santa Rosa, CA 95403 and include the project number.

**Email Public Comments:** Email comments to: [PRAC@sonoma-county.org](mailto:PRAC@sonoma-county.org). Please provide your name and the project number. It is advised to email comments (no later than the day before) prior to the hearing date to give commissioners and staff review time.

**If you wish to speak** on an item which appears on this agenda, please fill out a speaker card and drop it in the box near the staff table. You will be called by the Chair in the order received. Your name will be

announced when it's your turn to speak (1 public comment is allowed per person). The meetings are recorded and all in person testimony must be given through the microphone. Please state your name upon approaching the microphone. Each person may speak only once and is usually granted 3 minutes. Time limits are at the discretion of the Chair. Questions raised by the public are to be directed to the Commission. At the end of the hearing, the Commission may ask staff or the applicant to respond to any questions raised during the hearing.

**Please Be Respectful** of others and the varying points of view. No clapping, booing, or speaking out of turn.

**Please Be Courteous** turn off cell phones and pagers while the meeting is in session.