

**SONOMA VALLEY CITIZENS ADVISORY COMMISSION**

**Notice of Meeting and Agenda  
October 26, 2011  
Albert C. Mazza Fire Station  
630 Second Street West, Sonoma  
6:30 p.m.**

Contact: Jennifer Hainstock at 707-565-2241 or [Jennifer.Hainstock@sonoma-county.org](mailto:Jennifer.Hainstock@sonoma-county.org)

1. Call to Order; Roll Call
2. Approval of Minutes of the meeting of September 28, 2011 **Resolution**
3. Public Comment **Receive**  
(Limited to items not appearing on the agenda)
4. Presentation by Wendy Peterson, ED Sonoma Valley Visitors Bureau **Receive**  
Re: Special Events Community Impacts and Coordination, Sonoma Valley Pilot Program
5. File Number: UPE11-0058 **Resolution**  
Applicant Name: Momtazee Estate LLC  
Owner Name: Momtazee Estate LLC  
Site Address: 1700 Moon Mountain Road, Sonoma  
APN: 053-070-037

Request for a Use Permit to add tasting and tours by appointment only, retail sales, five small events with a maximum of 40 guests, one event with a maximum of 100 guests, and one wine auction with a maximum of 25 guests per year with shuttles used for transportation for all events on a 126 acre portion of 286 total acres. The existing winery (UP9811) was permitted in 1982 and has a production capacity of 35,000 gallons per year. This proposal will not increase the production capacity or result in any building additions.

6. File Number: PLP11-0026 **Resolution**  
Applicant Name: Joe A. Veronese  
Owner Name: Joe A. Veronese  
Site Address: 24321 Arnold Drive, Sonoma  
APN: 128-484-010

Request on a 4.6 acre parcel for a 1) General Plan Amendment from the AR (Agricultural Residential) 5-acre density to the DA (Diverse Agricultural) 10-acre density Land Use Designation, and 2) a Zone Change from the AR (Agriculture and Residential) B6-5 acre density, SR (Scenic Resources), VOH (Valley Oak Habitat) to the DA (Diverse Agriculture) B6-10 acre density, SR, VOH Zoning District to allow for 3&4) a Use Permit and Administrative Design Review for a new winery with production of 7,000 cases per year with tasting and 25 special events 5) a request for an additional Use Permit to replace an existing billboard with a new billboard.

7. Consideration of Items for Future Agendas **Receive**
8. Adjourn to November 30, 2011 (**NOTE NEW DATE**), if needed, at 6:30 p.m., Albert C. Mazza Fire Station

Materials related to an item on this Agenda submitted to the Sonoma Valley Citizens Advisory Commission after distribution of the agenda packet are available for public inspection in the Board of Supervisors' Office located at 575 Administration Drive, Room 100-A, Santa Rosa, CA, during normal business hours.

Note: Consideration of proposed development projects will proceed as follows:

1. Presentation by project applicant
2. Questions by Commissioners
3. Questions and comments from the public
4. Response by applicant, if required
5. Comments by Commissioners
6. Resolution, if indicated

Web Links:

County of Sonoma: [www.sonoma-county.org](http://www.sonoma-county.org) select Boards and Commissions

City of Sonoma: [www.sonomacity.org](http://www.sonomacity.org) select Sonoma Valley Citizens Advisory Commission