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Sonoma County Planning Agency and Planning Commission Actions

Permit Sonoma Hearing Room
2550 Ventura Avenue
Santa Rosa, CA 95403
PlanningAgency@sonoma-county.org

March 19, 2026
Meeting No.: 26-02

Roll Call

Commissioner Kapolchok, District 1
Commissioner Gilardi, District 2
Commissioner Reed, District 2
Commissioner Bahning, District 3
Commissioner Striplen, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Ross Markey, Comp Planning Manager
Doug Bush, Planner III
Haleigh Frye, Planner III
Jacob Sedgley, Planner III
Joshua Miranda, Supervising Planner
Stacie Groll, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel

Planning Commission Regular Calendar

Item No.: 1
Time: 1:00 PM
File: General Plan Sonoma: Policy Development Kickoff Workshop
Applicant: County of Sonoma
Owner: County of Sonoma
Cont. from: N/A
Staff: Haleigh Frye, Doug Bush, Ross Markey

Env. Doc: N/A

Proposal: Permit Sonoma recommends that the Planning Agency hold a public workshop for to review and provide feedback to Permit Sonoma Staff on the Draft Community Engagement Framework, review the Draft Vision and Guiding Principles, and receive updates on the project schedule.

This item is for informational or discussion purposes only and no formal action or decision is required.

Recommended

Action: N/A

Location: Countywide

APN: Various

District: All

Zoning: Various

No Vote – No Decision being made

Item No.: 2

Time: 1:00 PM

File: PLP19-0047

Applicant: Geoff Scott, SVP Planning and Design

Owner: Kendall-Jackson Winery Ltd.

Cont. from: N/A

Staff: Jacob Sedgley

Env. Doc: Mitigated Negative Declaration (see State Clearinghouse No. 2026010572)

Proposal: Use Permit modification with Design Review for an increase in annual wine production capacity from 1,000,000 (UPE92-803) to 1,900,000 cases with the addition of a 4,100 square foot truck dock. The project proposes a total of 92 employees at a maximum shift, including 44 fulltime employees and 48 seasonal employees during harvest (August - November). Hours of operation are Monday - Friday, 7:30am - 3:30pm, except during harvest when the facility may operate for 24 hours for 2-3 weeks per year, or operate with extended shifts (6am to 12:00am) for 4-6 weeks per year. No tasting room or retail sales are proposed.

Recommended

Action: Permit Sonoma recommends that the Sonoma County Planning Commission grant the requested continuance to a date uncertain.

Location: 18700 Geyserville Avenue, Geyserville

APN: 140-020-016 & 140-010-006

District: Four

Zoning: Land Intensive Agriculture - 20 acres per dwelling unit (LIA B6 20), Accessory Dwelling Unit Exclusion (Z), Floodplain (F2), Oak Woodland (OAK), Riparian Corridor (RC50/25), Scenic Resources – Community Separator and Scenic Corridor (SR), Valley Oak Habitat (VOH)

Action: **Commissioner Kapolchok** motioned to continue to a time uncertain
Seconded by **Commissioner Koenigshofer** and continued with a 5-0-0 vote.

Vote:

Commissioner Kapolchok	Yes
Commissioner Reed	Yes
Commissioner Bahning	Yes
Commissioner Koenigshofer	Yes
Commissioner McCaffery, Chair	Yes

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0

Item No.: 3
Time: 1:00 PM
File: CMO25-0002
Applicant: Matthew Kozina
Owner: Country Living, LLC
Cont. from: December 4, 2025
Staff: Joshua Miranda
Env. Doc: Categorical Exemption pursuant Section 15305
Proposal: Request for a Certificate of Modification to: (1) Modify existing building envelopes on lots - 053, and -52, by enlarging the existing building envelopes onsite to 10,000, and 16,000 square feet in size respectively; (2) Add additional building envelopes on lots -053, and -052, 11,000, and 5,500 square feet in size respectively; (3) relocate and enlarge the existing building envelope on lot -051 to 6,000 square feet; and (4) reduce an existing 100-foot agricultural setback line, located along the western property line of the Grund Subdivision, to 25 feet, on Lot(s) 1, 2, 3 & 4 of Book 408 of Maps, Page 35 - 37; also known as Tract No. 665 "Grund Subdivision", Sonoma County Records.

Recommended

Action: Permit Sonoma recommends that the Sonoma County Planning Commission find the project exempt from the California Environmental Quality Act and approve the project subject to the attached conditions of approval as recommend by the Project Review and Advisory Committee.

Location: 821/823 Meadowlark Ln. and 24110, 24120 and 24121 Wine County Ct., Sonoma

APN: 128-484-054, -053, -052, -051

District: One

Zoning: AR B6 5 (Agriculture and Residential with 5 acres per dwelling unit density), and combining zones for VOH (Valley Oak Habitat)

Action: **Commissioner Kapolchok** motioned to approve the project as recommended by staff. Seconded by **Commissioner Reed** and moved with a 5-0-0-0 vote.

Appeal Deadline: 11 days
Resolution No.: 26-002

Vote:

Commissioner Kapolchok	Yes
Commissioner Reed	Yes
Commissioner Bahning	Yes
Commissioner Koenigshofer	Yes
Commissioner McCaffery, Chair	Yes

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0