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Zoning Administrator Record of Action

Action Date: January 22, 2026 (10-day appeal period)
Appeal Status: February 2, 2026 Filing period closed; no appeal

AGENDA ITEM No. 5
File No.: UPE24-0080
Staff: Jen Chard
Applicant: Kay Choe
Owner: Silver Oak Wine Cellars LLC
Prior Agenda: N/A
CEQA Status: Addendum to Negative Declaration
Proposal: Use Permit modification to PLP14-0004 allowing Silver Oak Winery increased production capacity from 120,000 to 150,000 annual cases and removal of its two-year review and renewal requirement under Condition #57 for continued hosting of its 1,000-guest annual release event on 115 acres in Healdsburg.
Recommend: Adopt the Negative Declaration Addendum and approve the request for Use Permit Modification subject to the attached findings and conditions as proposed.
Location: 7276 Hwy 128, Healdsburg
APN: 131-200-020
District: Four
Zoning: Land Intensive Agriculture (LIA), 20-acre density (B6 20), Accessory Dwelling Unit Exclusion (X) and combining zones for Geologic Hazard (G), Oak Woodland (OAK), Riparian Corridor 50 ft setback (RC50/25), Scenic Landscape Unit (SR) and Valley Oak Habitat (VOH).

ZONING ADMINISTRATOR ACTION

- ☒ Adopt Addendum to previous Negative Declaration, adopted October 9, 2014
- ☐ Project is exempt from the California Environmental Quality Act per §: CEQA Section
- ☒ Project is approved subject to attached findings and conditions; ☐ with modification
- ☐ Forward item to Planning Commission for review
- ☐ Continue to date uncertain; ☐ Continue to: Date Certain

ZONING ADMINISTRATOR

Derik Michaelson, Planner III

January 22, 2026

Date



MODIFICATIONS

☒ N/A ☐ Findings ☐ Conditions

MODIFICATIONS NOTES

n/a

FINDINGS

1. **General Plan Consistency.** The project is consistent with the General Plan land use designation of LIA (Land Intensive Agriculture) and the goals, objectives, policies and programs of the General Plan because:
 - a. The modification to the use remains agricultural production and related processing per policy AR-4a.
 - b. The approval of this modification will not be detrimental to the concentration of use in the area per policy AR-5g.
 - c. The increase in production will not result in significant traffic, visual, noise, or water impacts.
2. **Zoning Consistency.** The use permit request is consistent with the standards required for agricultural processing in the LIA Zoning District. Section 26-18-030 of the Zoning Code allows for approval of agricultural processing facilities that process products grown off-site provided that the facility is consistent with General Plan Policy AR-5g. Per above General Plan Analysis the project is found to be consistent with this General Plan Policy and therefore consistent with Zoning Code Section 26-18-030.
3. **Environmental Determination.** The Zoning Administrator has reviewed and considered the addendum to the Negative Declaration prepared by staff in December 2025 and the original Negative Declaration adopted October 9, 2014. Based upon the full record of proceedings, that no new or significant environmental effects, no substantial changes to circumstances or to previously identified significant effects, no significant revisions and no new mitigation measures or alternatives would be associated with the proposed changes. The Addendum to the 2014 Adopted ND has been prepared and completed in compliance with the State and County CEQA guidelines and reflects the independent judgement and analysis of the County of Sonoma.
4. **Public Welfare.** The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be determination to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of the general area. The particular circumstances in the case are:
 - a. The proposed increase in production does not propose any new structures or new types of uses and therefore the site will remain similar in nature to uses operated in the surrounding area and similar in design to the existing environment.
 - b. Adequate fire and emergency services and water and septic are available to the project site.

ATTACHMENTS

n/a