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Sonoma County Board of Zoning Adjustments Actions

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

August 14, 2025 Meeting No.: 25-13

Roll Call

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

Staff Members

Cecily Condon, Permit Sonoma Division Manager Jen Chard, Project Planner Tasha Levitt, Administrative Assistant Jennifer Klein, Chief Deputy County Counsel

Board of Zoning Adjustments Regular Calendar

Item No.: 1

Time: 1:10 PM File: UPE21-0042

Applicant: Medlock Ames Vintners, MA Properties, LLC

Owner: MA Properties LLC

Cont. from: N/A

Staff: Jen Chard

Env. Doc: An Initial Study was prepared pursuant to the California Environmental

Quality Act, and the project's potential environmental impacts have been analyzed. A Mitigated Negative Declaration is proposed which finds that potential environmental impacts have been fully mitigated to less-than-significant levels. All mitigation measures have been incorporated into the

project conditions of approval.





Proposal:

Request for a modification to a Use Permit for Medlock Ames Winery (UPE01-0182) to increase production to 30,000 cases annually, and to incorporate tasting and vineyard tours by appointment, retail sales, and 12 annual agricultural promotional events with a maximum of 50 guests per event on a 48.37-acre parcel and 139.90-acre parcel. Existing facilities will be utilized for the proposed winery activities, which will involve conversion of 1,600 sq.ft. of space within the 20,000 sq.ft. existing winery building, and conversion of a 1,350 sq.ft. barn into a tasting room with a commercial kitchen, office space, and support space. Tasting would occur within the winery building, converted tasting room barn, and outdoor courtyard by appointment only with a maximum of 60 persons per day between 11:00am and 5:00pm, daily. Agricultural promotional events would be scheduled any day of the week, between 11:00am and 9:30pm on the combined 188.27-acre project site located at 13414 Chalk Hill Road, Healdsburg.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments adopt the Mitigated

Negative Declaration and approve the request for a Use Permit Modification

for a winery and tasting room with agricultural promotion events.

Location: 13414 Chalk Hill Road, Healdsburg

APN: 132-120-018

District: Fourth

Zoning: Land Intensive Agriculture, 40-acre density, Accessory Dwelling Unit Exclusion

with combining districts for Oak Woodland, Riparian Corridor 100ft setback

and Valley Oak Habitat

Action: Commissioner Reed motioned to adopt the mitigated negative declaration

and approve the request for modification of the use permit subject to the conditions of approval. Seconded by **Commissioner Bahning** and approved

with a 4-1-0-0 vote.

Appeal Deadline: 10 days Resolution No.: 25-11

Vote:

Commissioner KapolchokAyeCommissioner ReedAyeCommissioner BahningAyeCommissioner KoenigshoferNayCommissioner McCafferyAye

Ayes: 4
Noes: 1
Absent: 0
Abstain: 0



