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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 Kapolchok	Aye
Commissioner Reed	Aye
Commissioner Bahning	Aye
Commissioner Koenigshofer	Nay
Commissioner McCaffery	Aye

Ayes: 4

Noes: 1

Absent: 0

Abstain: 0