

**MEDLOCK AMES WINERY
USE PERMIT MODIFICATION
PROJECT DESCRIPTION**

The existing Medlock Ames Winery is located at 13414 Chalk Hill Road in Healdsburg, CA. The current Use Permit (UPE01-0182) allows for a maximum annual wine production of 20,000 cases with no public tasting or retail sales on Assessor's Parcel Number (APN) 132-120-017. This Use Permit Modification requests an increase to 30,000 cases of wine annually, the addition of tasting and vineyard tours by appointment only, retail sales, and 12 agricultural events annually. This Use Permit Modification is also requesting the inclusion of the adjacent parcel APN 132-120-018, under same ownership, to conduct vineyard tours. The winery parcel (APN 132-120-017) currently has 20.7 acres of vines and the adjacent parcel (APN 132-120-018) currently has 33.3 acres of vines, for a total of 54 acres of vineyard.

1. Wine will continue to be produced within the existing 20,000 SF, three level winery building (including basement and mezzanine levels).
 - a. 1600 SF of the existing 3200 SF mezzanine within the winery is proposed to be converted to production and administration offices.
2. The existing 1350 SF barn is proposed to be converted as follows:
 - a. 750 SF tasting room
 - b. 242 SF commercial kitchen and pantry
 - c. 156 SF office space
 - d. Remainder: restrooms, tax paid, mechanical, and storage.
3. Tasting, vineyard tours, and retail sales strictly by appointment only. Tasting proposed to occur within the existing winery, remodeled existing barn, and the landscaped outdoor courtyard adjacent to the barn.
4. 12 agricultural visitor serving activities per year with 50 persons maximum. Activities will not be held during a red flag warning.

<u>Activity</u>	<u>Quantity</u>	<u>Date & Time Period</u>	<u>Attendees (maximum)</u>
Wine Maker Luncheons & Dinners	4	January - December	50
Ag Promotional Events	6	January - December	50
Weddings	2	January - December	50

Notes:

- a) *In the event of a red flag warning, visitor serving activities will be cancelled and rescheduled.*
- b) *Agricultural Promotional Events will include Pick-up Weekend, Harvest Celebration, or other marketing visitor serving activities to support and build the Wine Club Member list.*
- c) *All noise, including any amplified or acoustic music, will meet the Sonoma County Noise Ordinance levels (Table NE-2, as measured from the property line).*
 - i. *Amplified music is only proposed on event days and only within the building.*

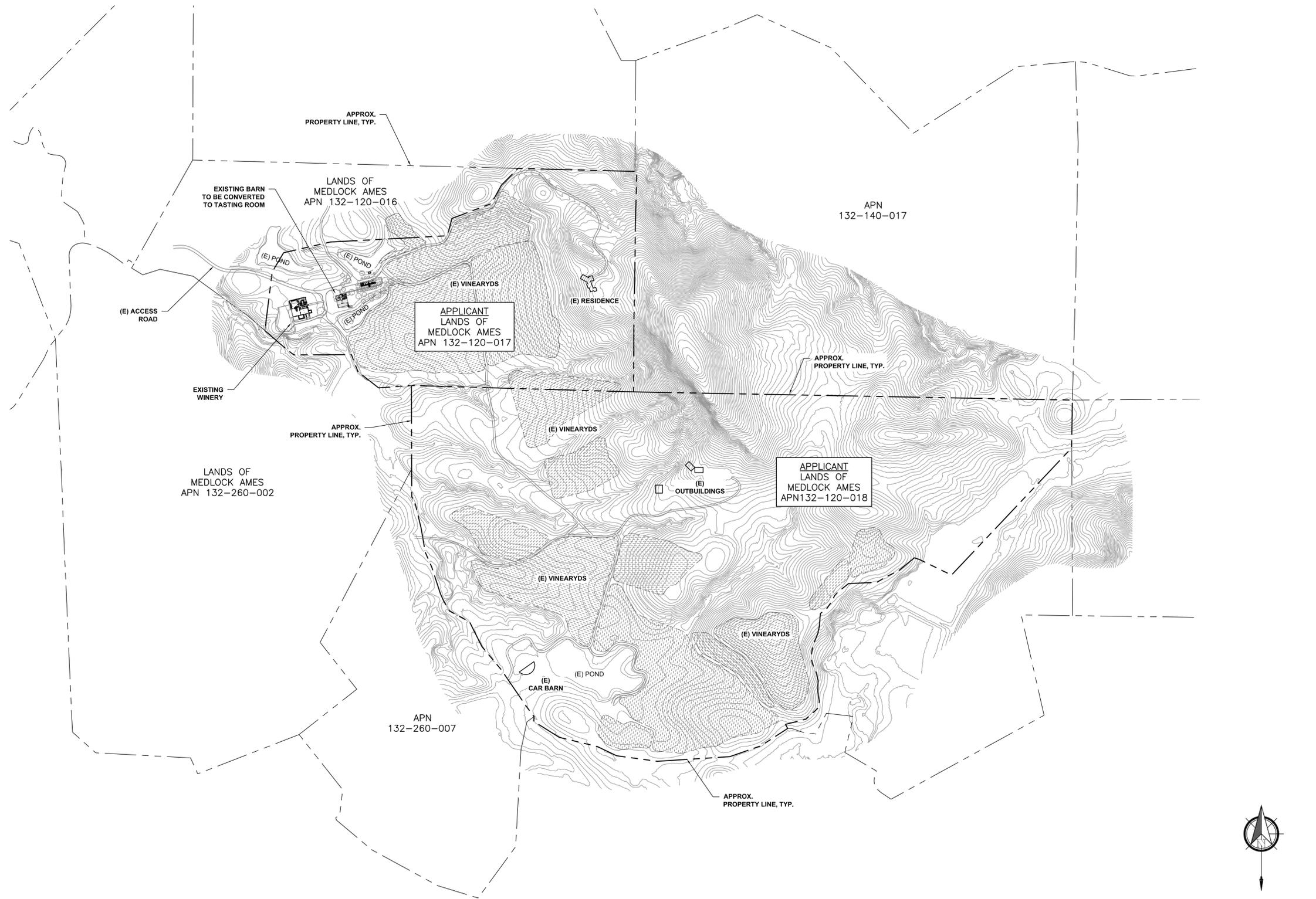
ii. Acoustic music is proposed during operating hours Monday through Sunday and may be accompanied by lightly amplified vocals

d) Participation in Industry Wide Events is not planned nor requested.

5. Infrastructure includes new delineated parking area, expansion of existing sanitary wastewater leach field system, storm water management improvements, fire protection water storage, utilities and associated grading and site improvements.
6. 10 full-time employees during non-harvest with 5 additional part-time employees during the harvest season and bottling.
7. Tasting room visitors will be strictly by appointment and are anticipated to be on the order of 30 for an average day and 60 for a peak day. Visitors proposed to be scheduled for appointments spread out throughout the day. Visitor appointments are projected to have a maximum of 20 persons per appointment (resulting in 20 visitors on site at a time). In the event of a red flag warning, tasting room appointments will be cancelled and rescheduled.
8. Vineyard tours may be offered to tasting room appointment visitors. Most of the vineyard tours will be walking tours, however, on occasion, tours may be conducted via electric vehicle with 6-8 persons per vehicle.). In the event of a red flag warning, vineyard tour appointments will be cancelled and rescheduled.
9. Operating hours shall be 7 AM to 6 PM Monday through Friday off harvest and 6 AM to 10 PM Monday through Sunday during harvest season.
 - a. Tasting Room Appointments: 11 AM to 5 PM Monday through Sunday
 - b. Ag Promotional Activities: 11 AM to 9:30 PM Monday through Sunday

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1 OVERALL SITE PLAN
 Scale: 1" = 300'



SMA

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NOT FOR
 CONSTRUCTION

USE PERMIT
 OVERALL SITE

MEDLOCK AMES
 13414 CHALK HILL RD
 HEALDSBURG, CA 95448
 APN 132-120-017 & 018

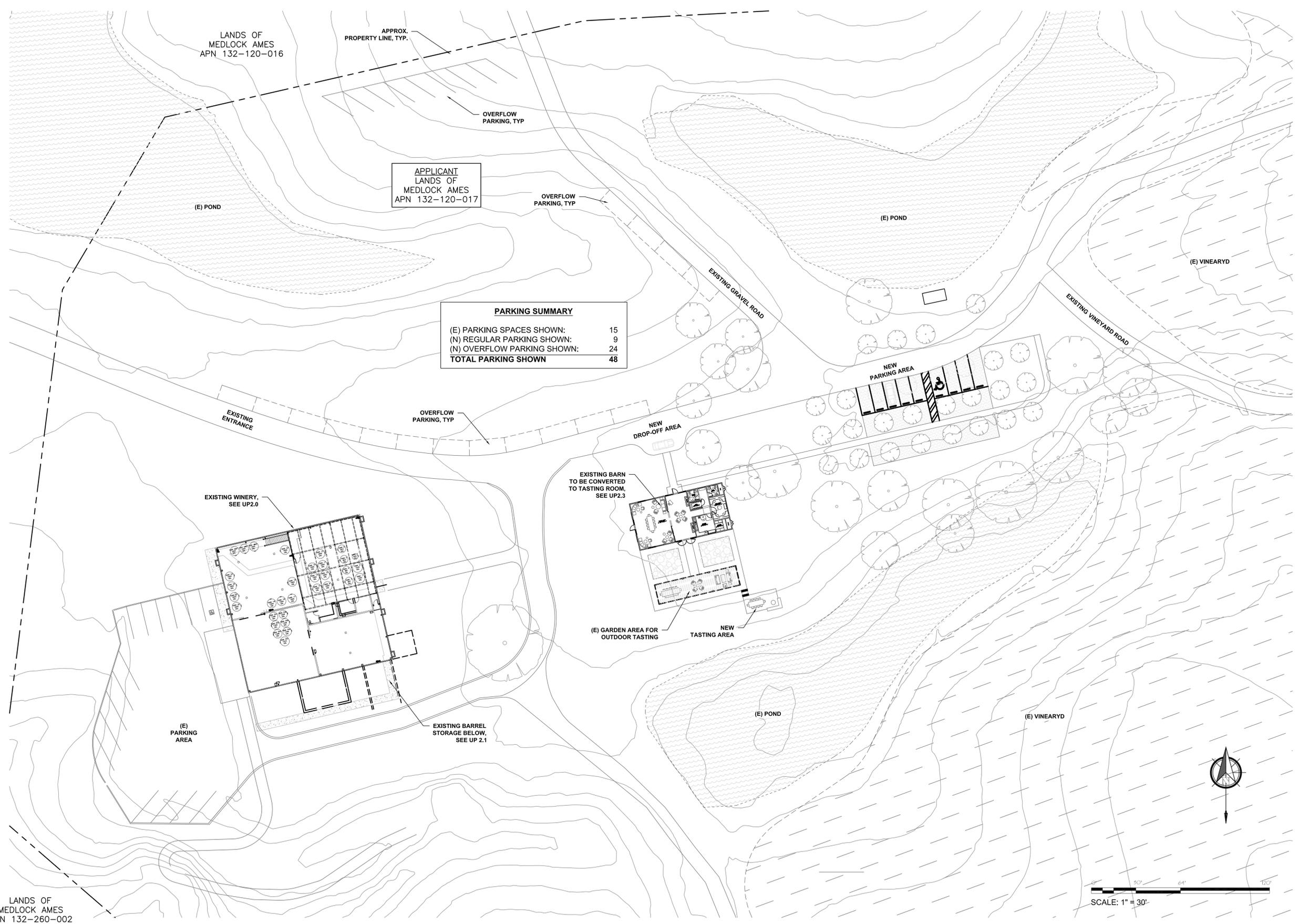
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JOB NO. SMA2020-006
 DATE MAY 20, 2021
 DRAWN JT CHKD TM
 FILE NO. 2006-MA-UP

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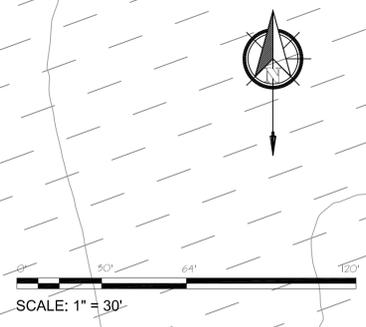
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USE PERMIT
 PARTIAL SITE PLAN

MEDLOCK AMES
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 APN 132-120-017 & 018

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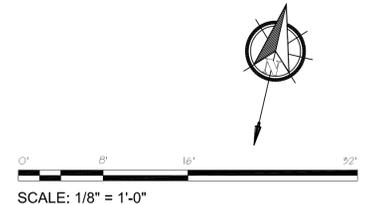
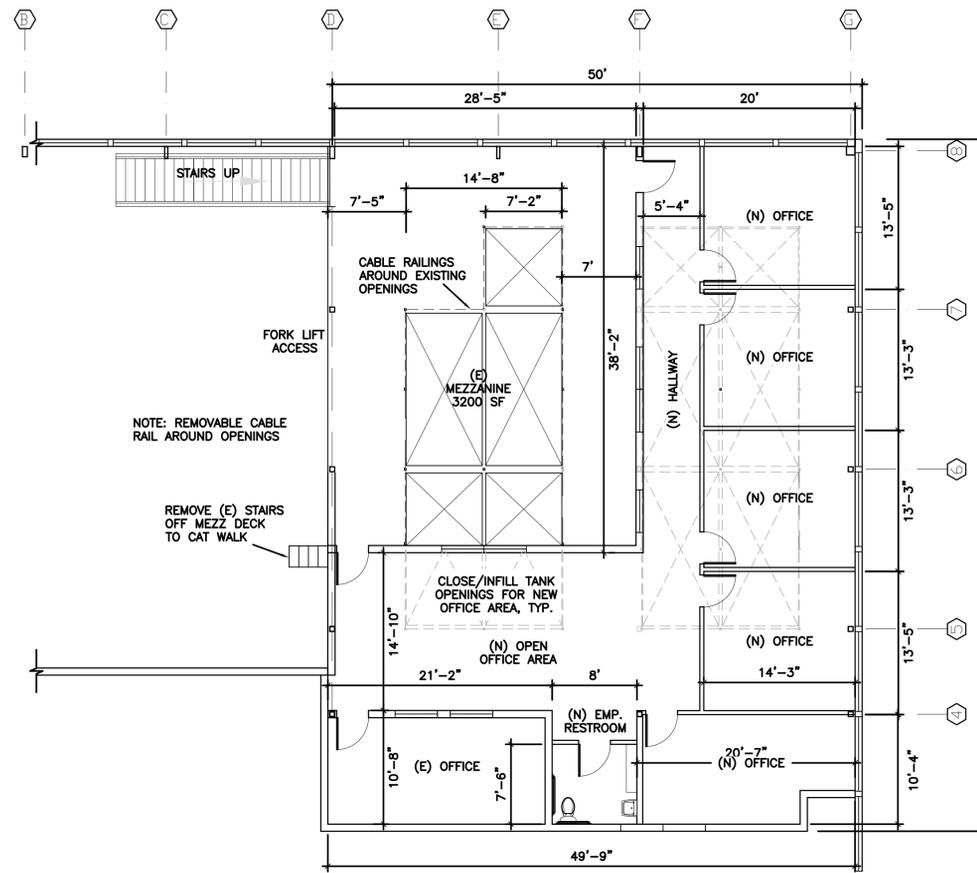
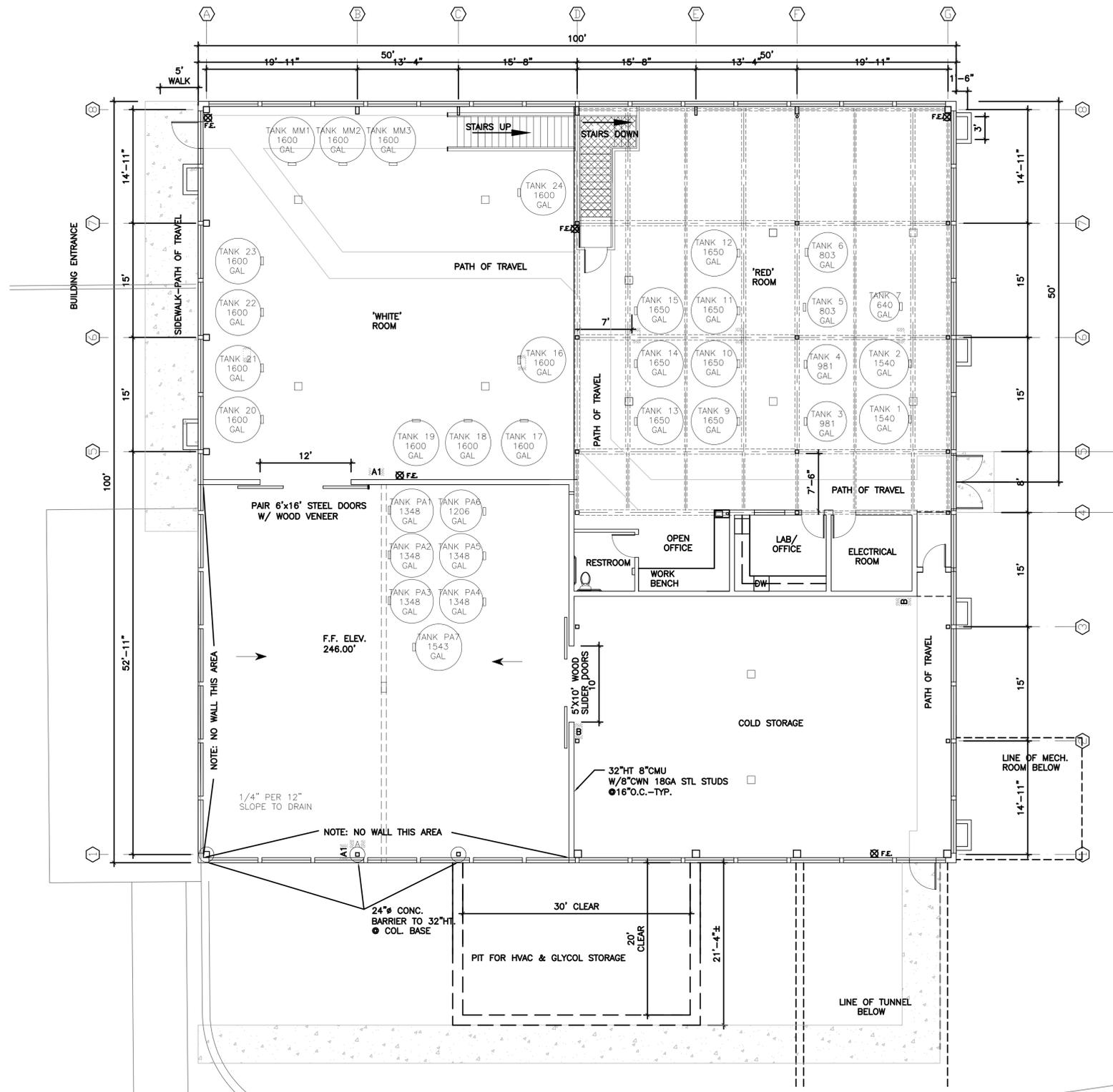
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1 PROPOSED PARTIAL SITE PLAN
 Scale: 1" = 30'

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USE PERMIT
 WINERY FLOORPLANS
 FIRST FLOOR & MEZZANINE

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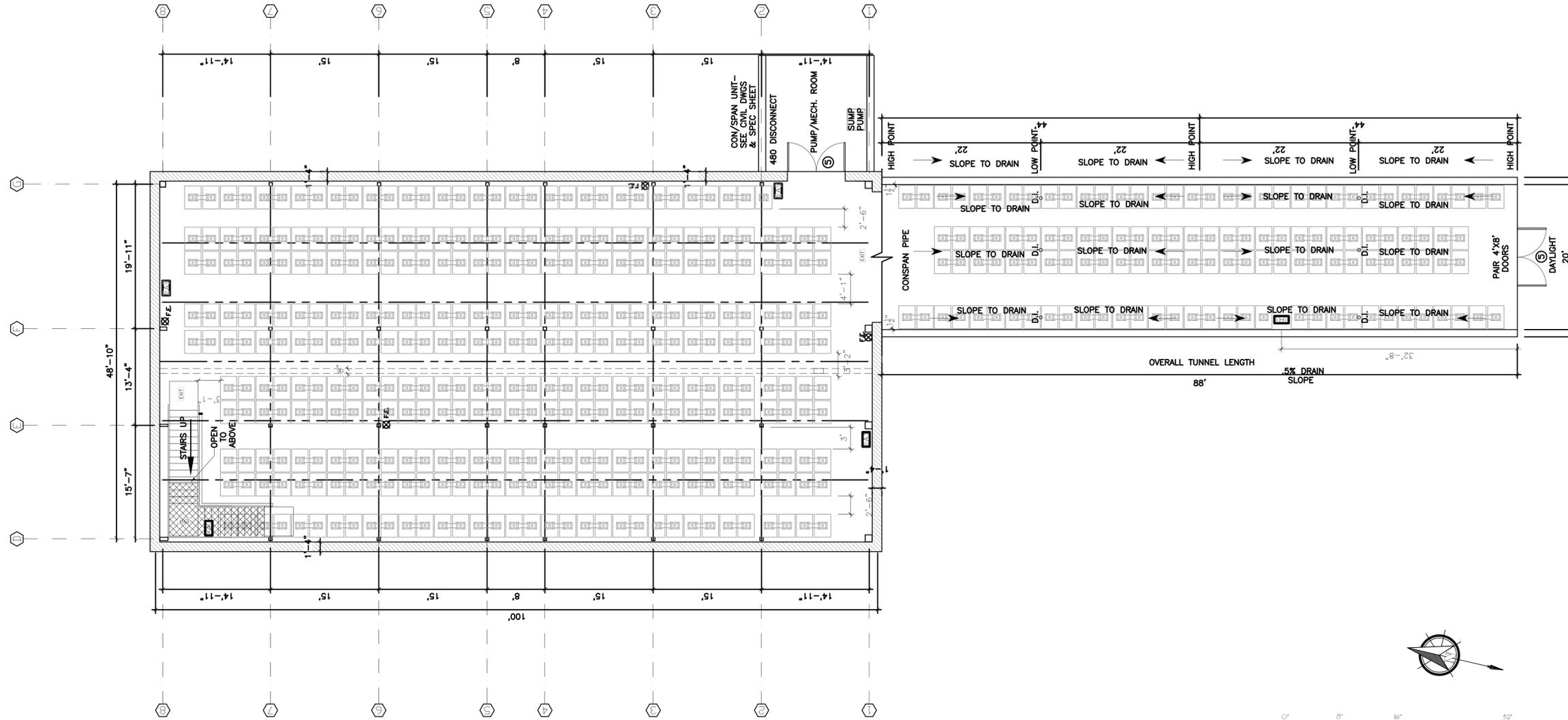
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1 EXISTING WINERY - LOWER LEVEL
 Scale: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

NOTE:
 THIS PLAN ROTATED 90° FROM UPPER
 FLOOR PLAN ON SHEET UP2.0

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 WINERY FLOORPLAN
 LOWER LEVEL
 BARREL STORAGE

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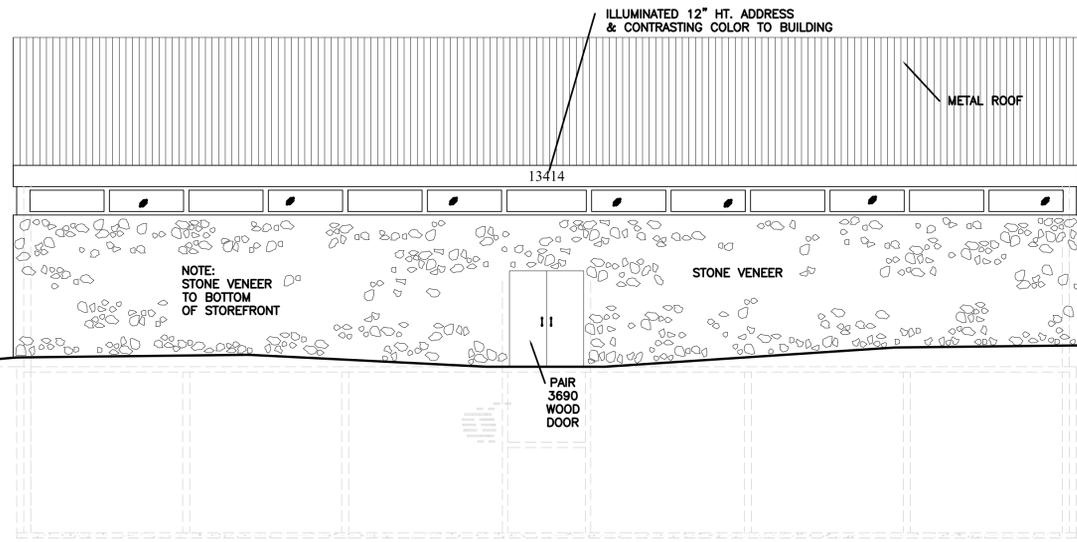
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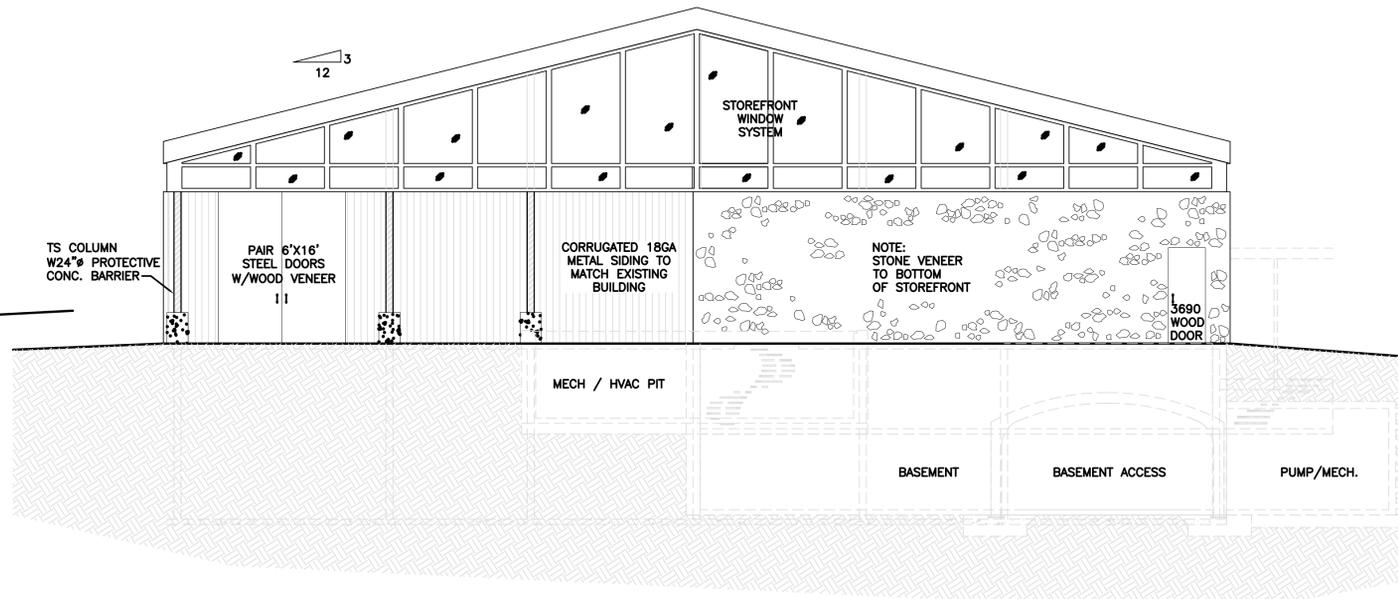
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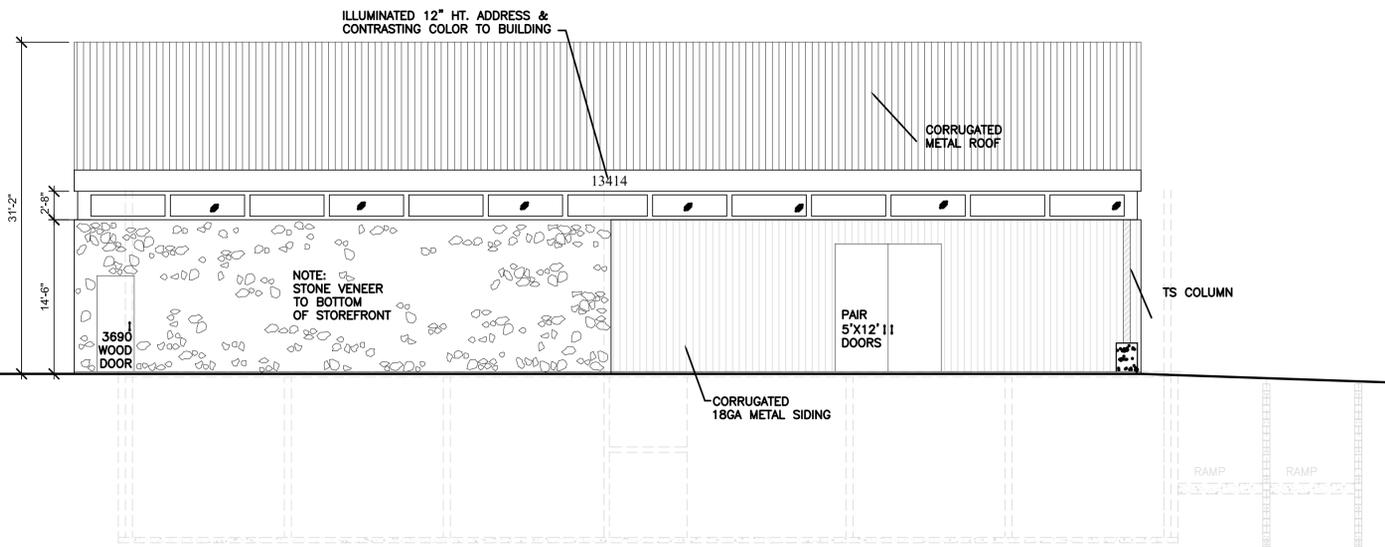
3 EXISTING WINERY - EAST ELEVATION

Scale: 1/8" = 1'-0"



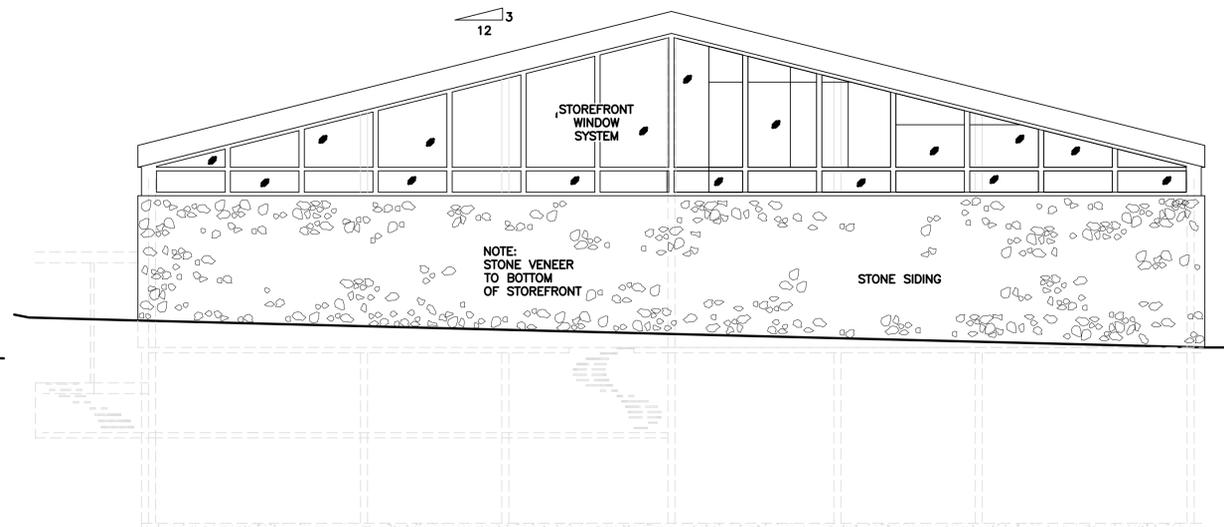
4 EXISTING WINERY - NORTH ELEVATION

Scale: 1/8" = 1'-0"



1 EXISTING WINERY - WEST ELEVATION

Scale: 1/8" = 1'-0"



2 EXISTING WINERY - SOUTH ELEVATION

Scale: 1/8" = 1'-0"



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 EXISTING WINERY
 ELEVATIONS

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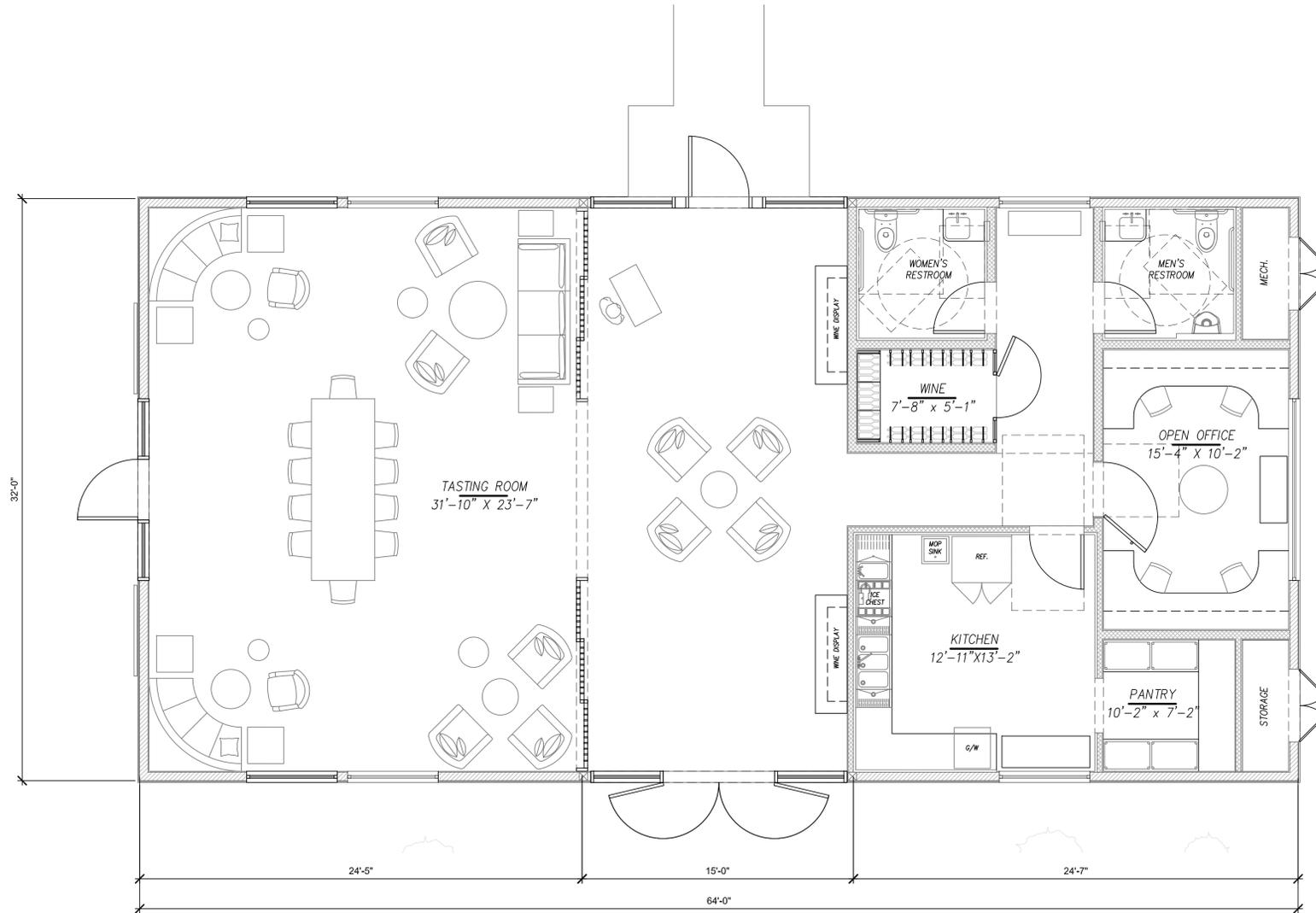
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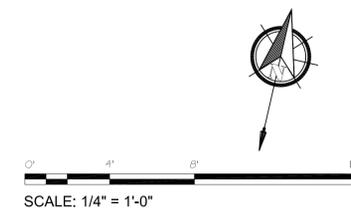
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2 EXISTING BARN / PROPOSED TASTING ROOM REMODEL
 NORTH ELEVATION
 Scale: 1/4" = 1'-0"



1 EXISTING BARN / PROPOSED TASTING ROOM REMODEL
 FLOORPLAN
 Scale: 1/4" = 1'-0"



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 PROPOSED TASTING ROOM
 FLOORPLAN & ELEVATION

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