

Board of Supervisors



UPE21-0042

**Medlock Ames Winery and Tasting Room Appeal Hearing
13414 Chalk Hill Road, Healdsburg**

February 24, 2026

Jen Chard, Project Planner



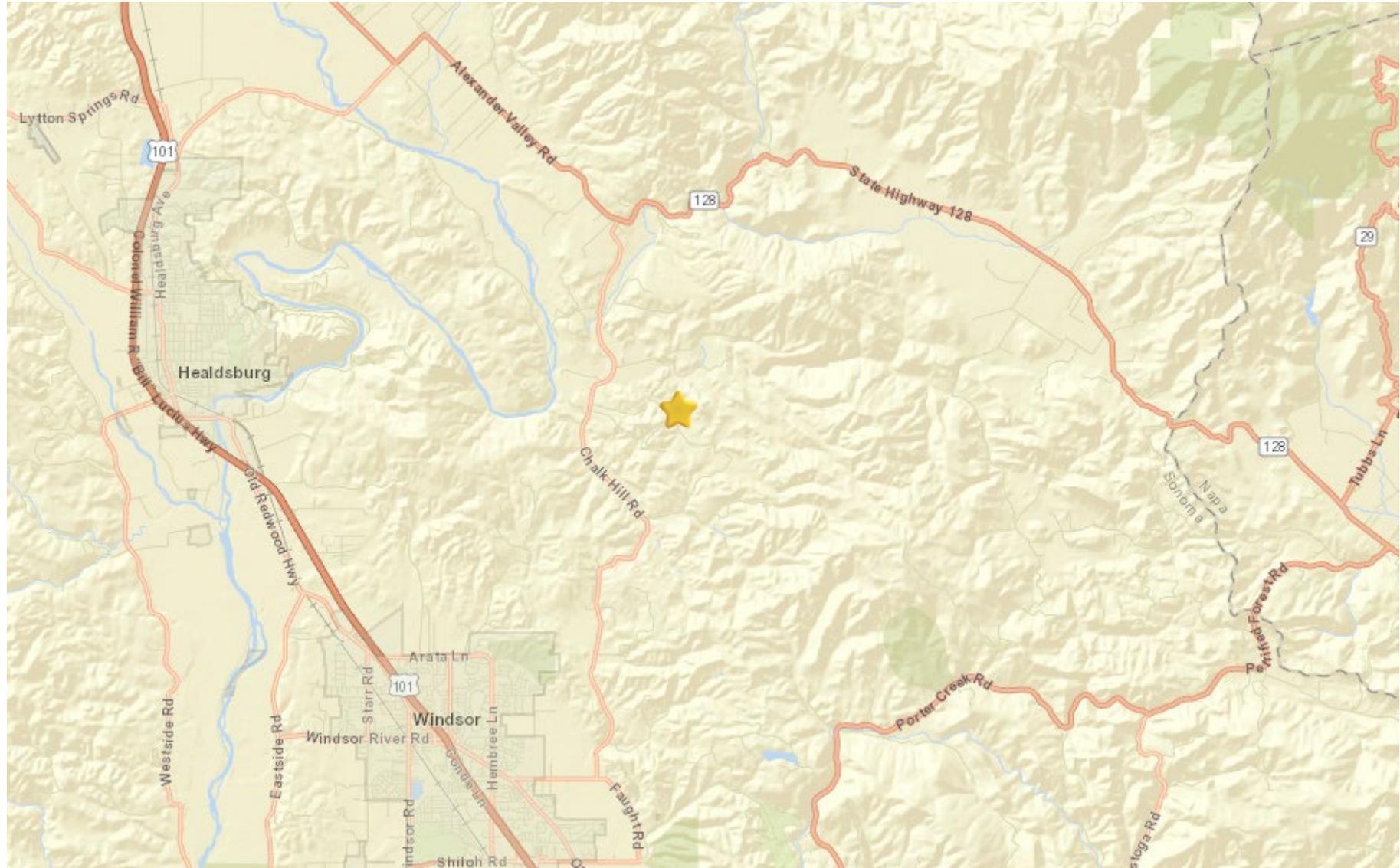
Today's Hearing

- Project Location
- General Plan and Zoning
- Approved Project Description
- BZA Decision Appeal
- Environmental Findings
- Staff Recommendation



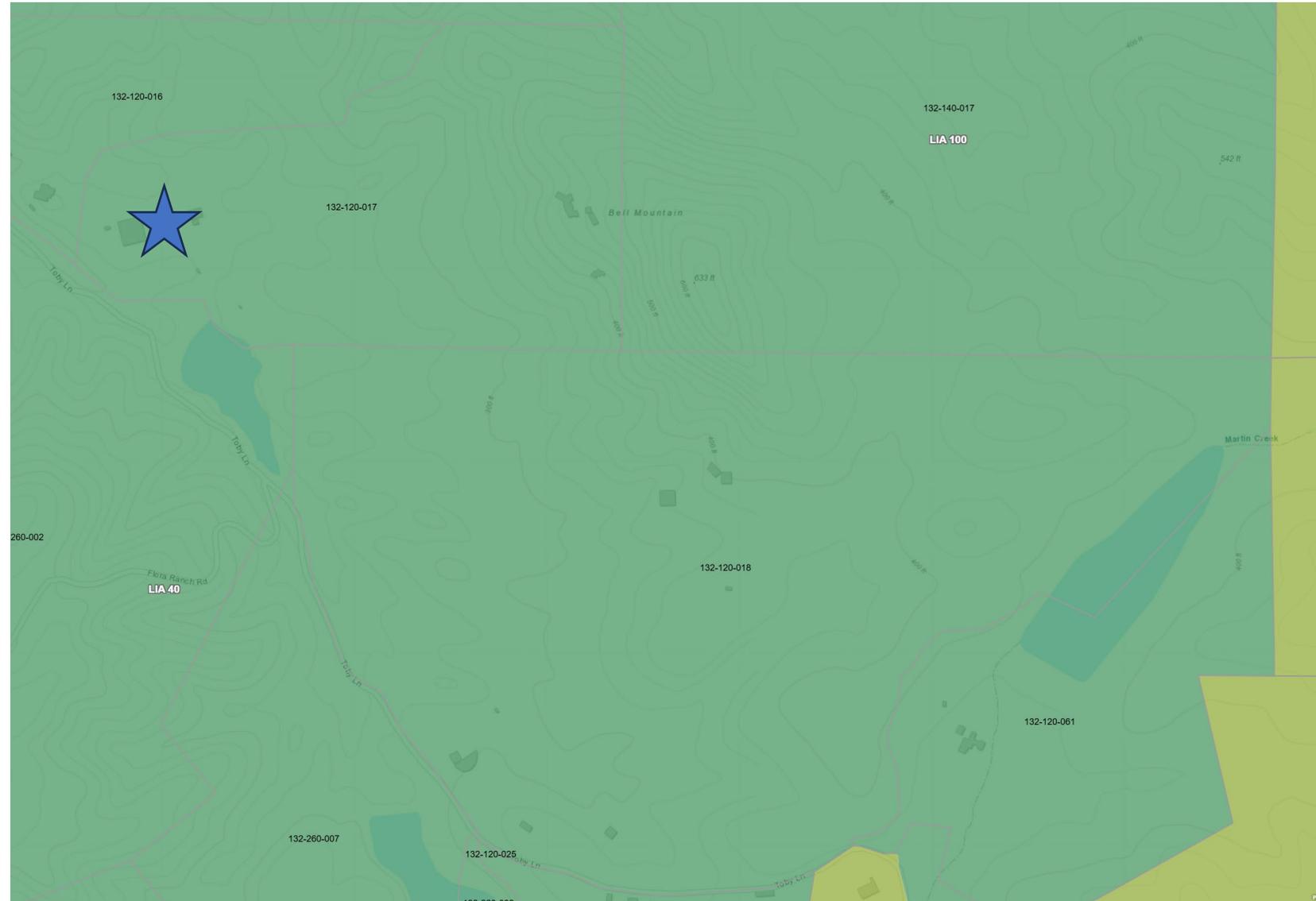


Project Location





General Plan Land Use & Zoning





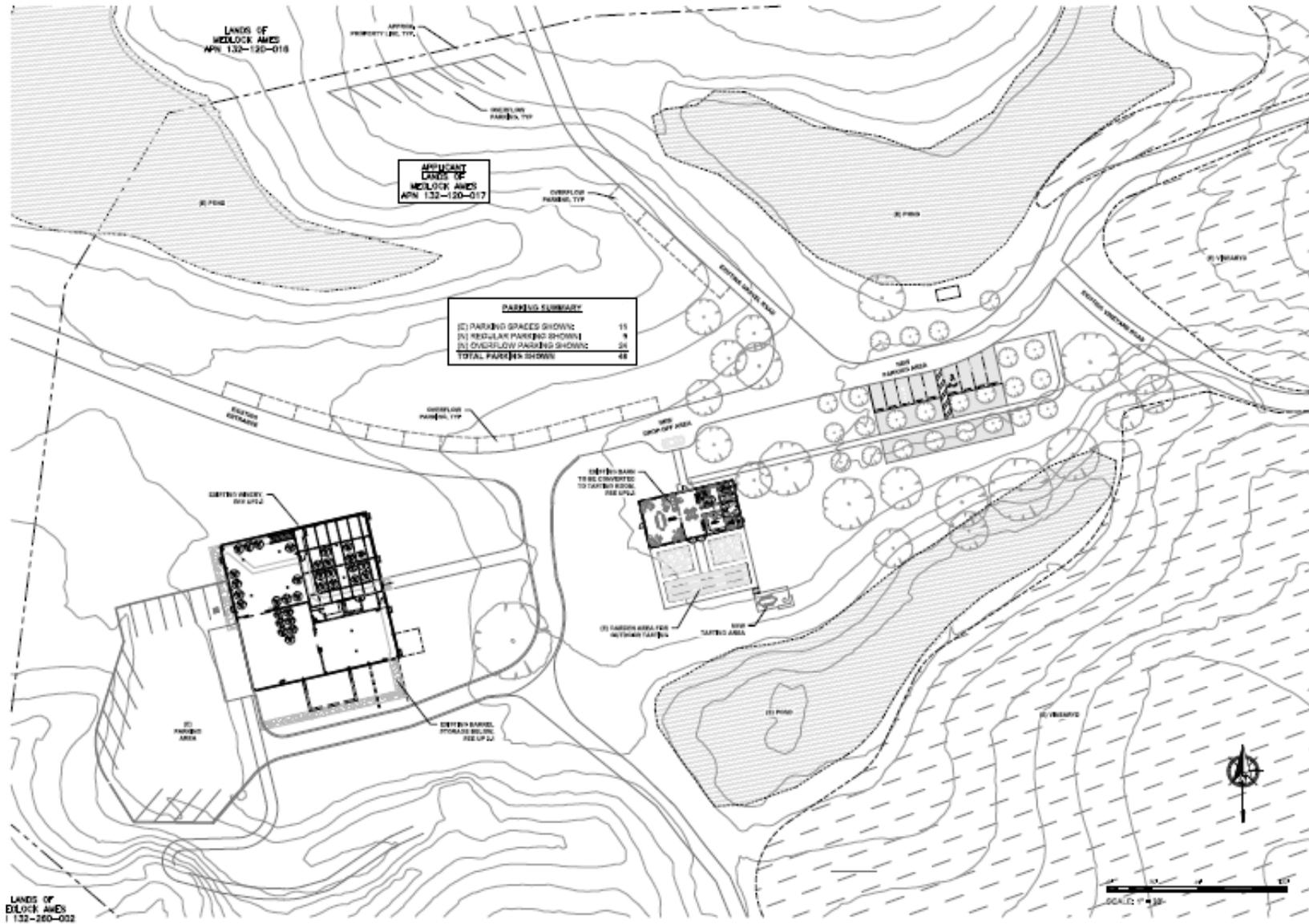
Proposed Project

- Winery
 - Modification to approved Winery File Number UPE01-0182
 - Increase from 20,000 annual cases to 30,000 annual cases
 - Use of existing 20,000 sq ft winery building with a minor conversion of 1,600 sq ft to production and administrative offices
- Tasting Room
 - Built out within existing 1,350 sq ft barn
 - Daily Operations 11:00am-5:00pm by appointment only
 - Host 12 agricultural promotion events for up to 50 people





Site Plan





BZA Decision Appealed

Appellant Raised Concerns:

- Improper Permit Level
- California Environmental Quality Act (CEQA) Fair Argument Standard
- Easement Limitations





BZA Decision Appealed

Improper Permit Level:

- “Minor Use Permit” and Permit Sonoma Use Permit Process
- Traffic, Safety and Fire Evacuation Concerns





BZA Decision Appealed

CEQA Fair Argument Standard:

- Lead Agency Determination
- Traffic
- Fire and Emergency Access
- Air Quality and Dust
- Water Supply and Wastewater
- Cumulative Impacts





BZA Decision Appealed

Easement Limitations:

- 1994 Easement Agreement
- 2018 Road Maintenance Agreement
- County Authority vs Private Agreements





Environmental Determination

- Initial Study determined the impacts could be mitigated to less than significant level, MND drafted for project
- MND circulated July 1, 2025 – July 30, 2025
- No comments received from regulatory agencies
- Comments received from neighbors
- No recirculation need when no new impacts were identified





Public Comment

- Public Comment in opposition of the project included concerns related to the condition of Toby Lane and access granted for visitor serving uses.





Staff Recommendation

- Adopt the Mitigated Negative Declaration
- Uphold the BZA approval of the Use Permit modification for increased winery production, new tasting room and agricultural promotional events at Medlock Ames, subject to the Conditions of Approval

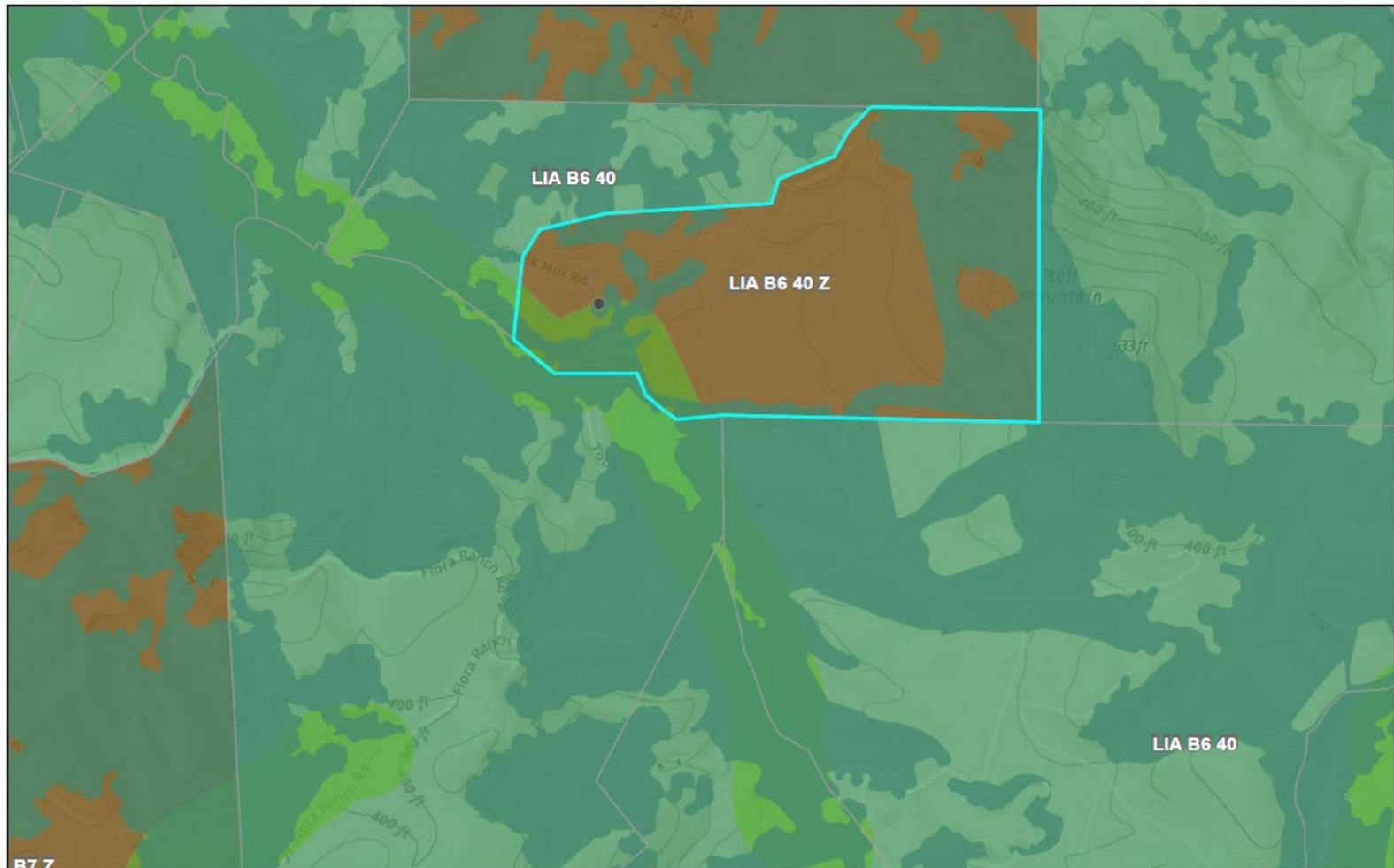


Questions



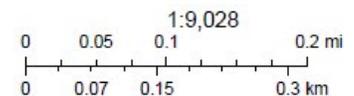


Zoning Map



8/14/2025, 12:14:27 PM

- Parcel
- OAK - Oak Woodland Base Zoning
- RC - Riparian Corridor
- 100'
- Z - Accessory Dwelling Unit Exclusion
- LIA - Land Intensive Agriculture

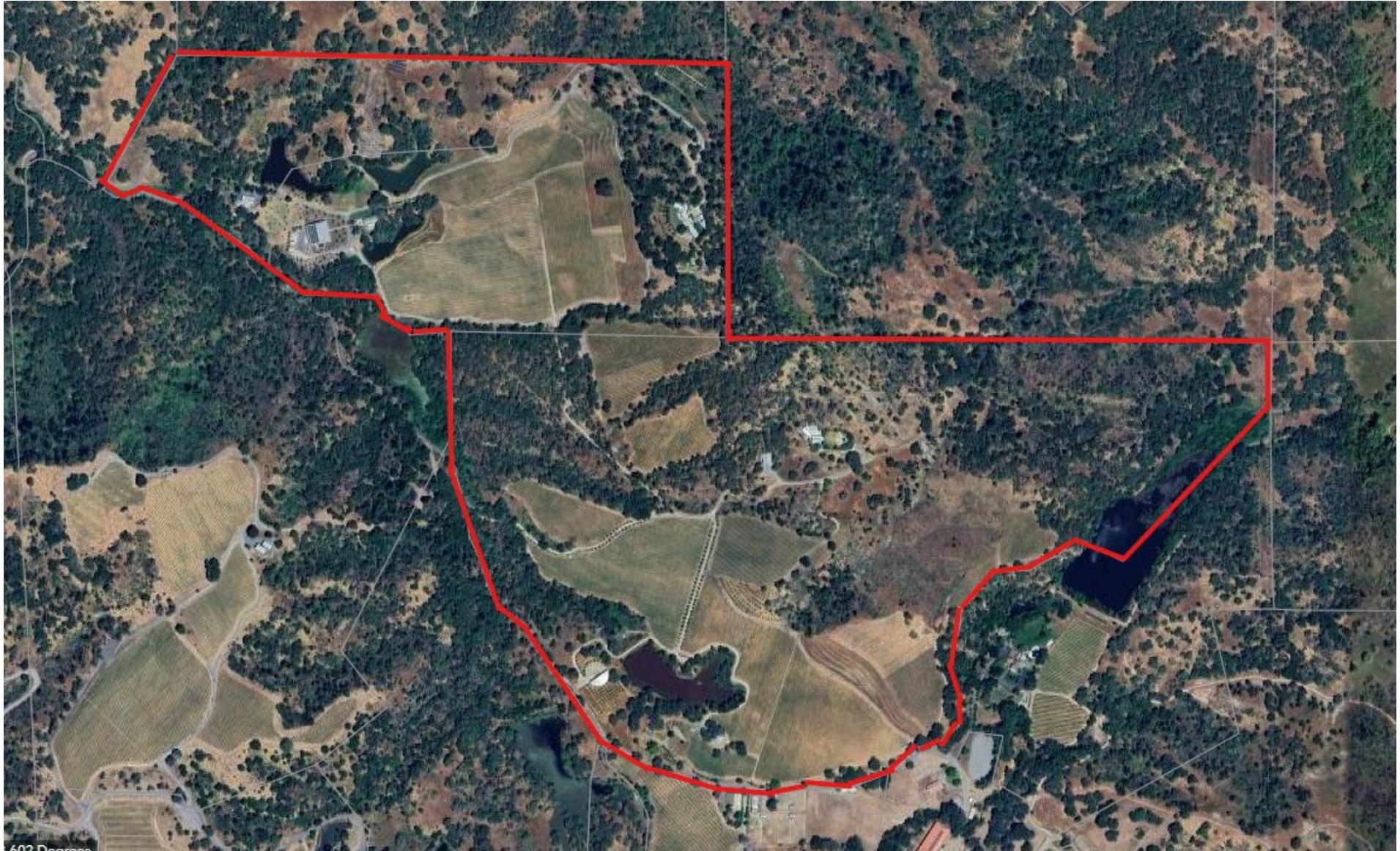


Sources: Esri, USGS, CNES/Airbus DS, InterMap, Kartverket, LINZ, NASA/METI, NASA/NGS, NLS Finland, NLSI, Ordnance Survey, SKGeodesy, Esri,





Aerial Photo

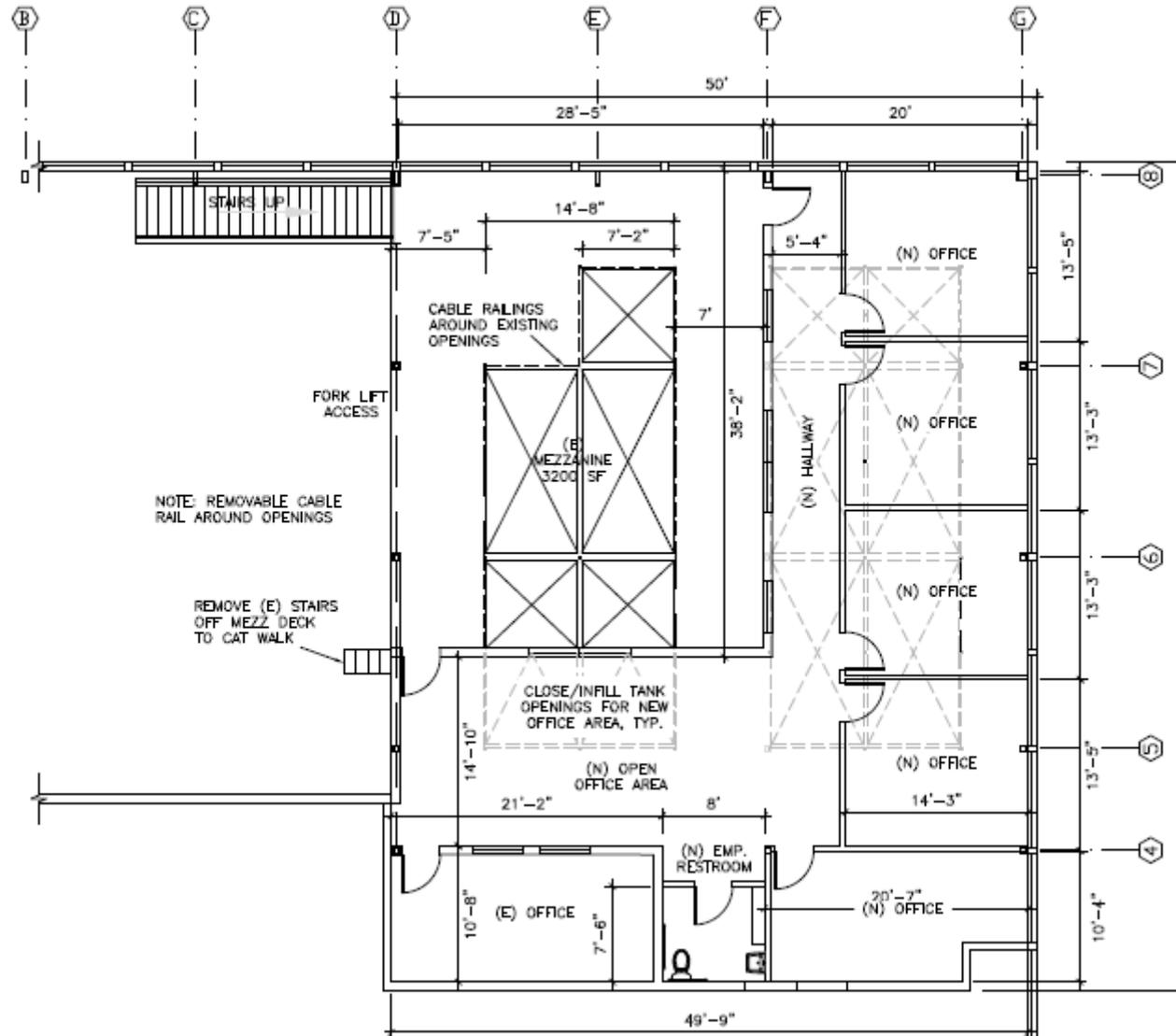


402 Degree



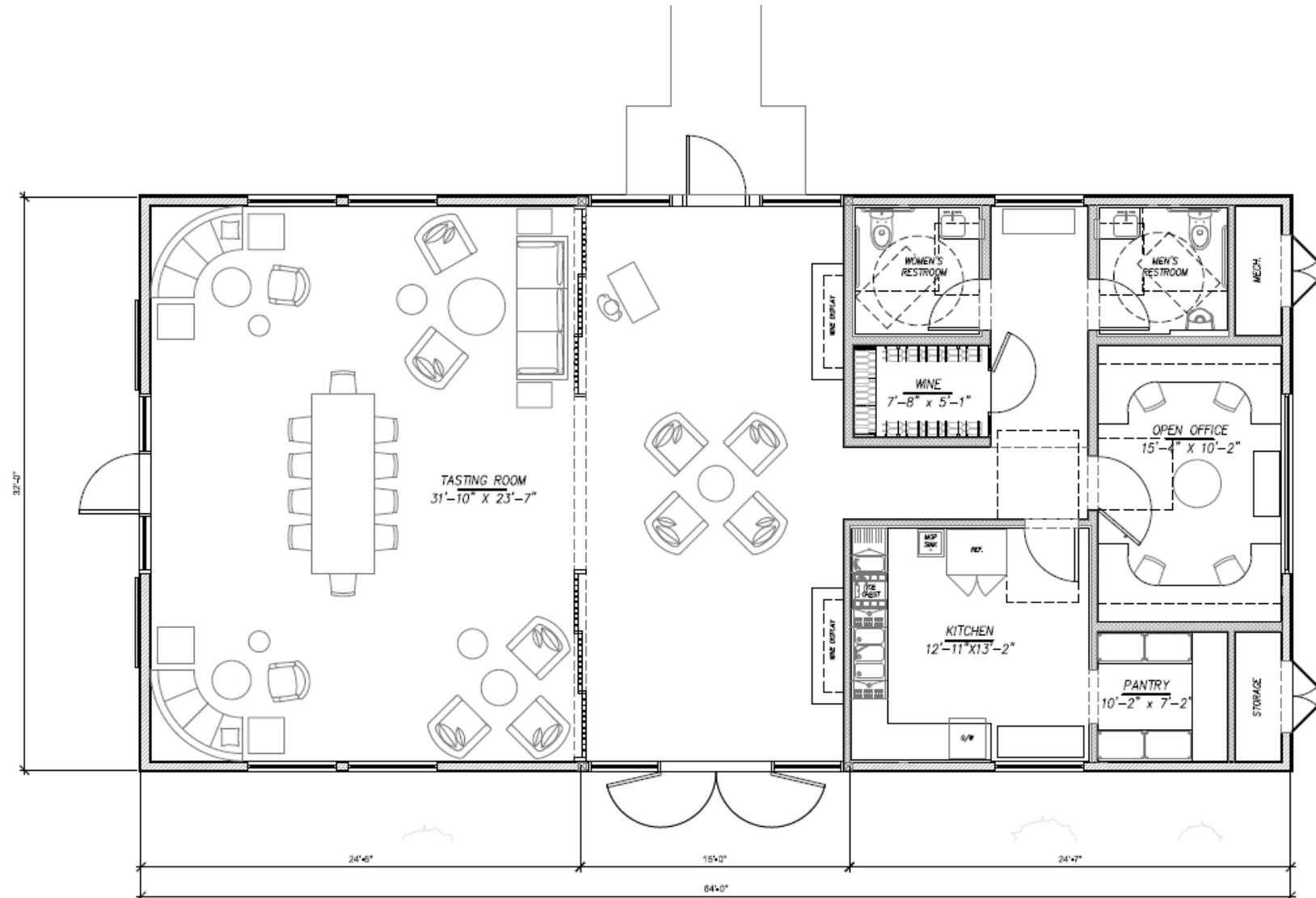


Winery Production Building





Tasting Room





General Plan Consistency

- **Policies AR-4a** - site devoted to agriculture production, processing, related support uses and visitor serving uses
- **Policy AR-1a** – encourages promotional and marketing activities for County grown and processed products
- **Policies AR-6a, AR-6d** – only processes and sells products grown in Sonoma County and visitor serving uses are secondary and incidental
- **Policies AR-6f, AR-5g** - would not constitute detrimental concentration of visitor serving uses





Zoning Code Consistency

- **Sec 26-18-030** - allows wineries processing grapes grown off-site when consistent with GP Policy AR-5g, with use permit approval.
- **Sec 26-18-210** – allows tasting rooms with use permit approval when GP Policies AR-6d and AR-6f met.
- **Sec 26-18-260** – allows for agricultural promotional events with use permit and meets the standards of this section*
- LIA Development Standards, Oak Woodland, Riparian Corridor and Valley Oak Habitat

*Project not required to meet all these standards because of pipeline provision





Williamson Act Consistency

- Existing 48.37 acre parcel subject to Prime Land Conservation (Williamson) Act contract
- Approved Lot Line Adjustment, LLA21-0018, required by Conditions of Approval of this Use Permit to be recorded pre operation
- With recorded LLA, property will meet 50% requirement
- Minimum income requirement is \$1,000 per acre, industry standard for wine grapes in Sonoma County is \$9,700 per acre



