

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- WHO:** Project Applicant, Medlock Ames Vintners, MA Properties, LLC **Permit Sonoma File No. UPE21-0042**
- WHAT:** 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, tasting room barn, and outdoor courtyard by appointment only with a maximum of 60 persons per day between 11:00am and 5:00pm, Monday through Sunday. Agricultural promotional events would be scheduled any day of the week, between 11:00am and 9:30pm on a combined 188.27-acre site located at 13414 Chalk Hill Road, Healdsburg; **APN 132-120-017 and 132-120-018. Supervisorial District 4.**
- Parcel 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
- In accordance with Public Resource Code and CEQA Guidelines, the County of Sonoma provides notice to agencies and interested parties that it is releasing a final Initial Study and Mitigated Negative Declaration (IS/MND) for the project. The IS/MND did not find potential environmental impacts that could not be mitigated to a less-than-significant level. The IS/MND is available at Permit Sonoma at 2550 Ventura Avenue, Santa Rosa, CA 95403 and on the Environmental Notice page of the Permit Sonoma website:
<https://permitsonoma.org/divisions/planning/environmentalnotices>
- WHERE & WHEN:** After the close of the IS/MND public review period, the Sonoma County Board of Zoning Adjustments is **tentatively** scheduled to hold a public hearing on August 14, 2025, to consider the adoption of the IS/MND. A final hearing notice containing instructions on how to join the meeting in person will be issued ten (10) days prior to the confirmed hearing date.
- ADDITIONAL MATERIALS:** Project materials and associated documents are available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 and digitally through the Project Planner, Jen Chard at Jen.Chard@sonoma-county.org or (707) 565-2336. The IS/MND will also be made available on the Permit Sonoma Environmental Notice web site:
<https://permitsonoma.org/divisions/planning/environmentalnotices>. Alternative record accommodations are available upon request.
- GETTING INVOLVED:** If you have questions or concerns regarding the proposed project, please contact the project planner listed above. The required 30-day public review period on the IS/MND is July 1, 2025 to July 30, 2025. Comments on the IS/MND must be received by **July 30, 2025, at 5:00 PM**. All comments received after the review period will be included in the public record for consideration and provided to the decision-making body prior to or at the public hearing scheduled as above.
- If you challenge the decision on the project in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Permit Sonoma at or prior to the public hearing.
- DATE:** July 1, 2025