

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Medlock Ames Winery and Tasting Room

Lead Agency: Sonoma County Permit Sonoma Contact Person: Jen Chard
 Mailing Address: 2550 Ventura Avenue Phone: 707-565-2336
 City: Santa Rosa Zip: 95403 County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Healdsburg
 Cross Streets: Chalk Hill Road and Toby Lane Zip Code: 95448

Longitude/Latitude (degrees, minutes and seconds): 38 ° 36 ' 23.8 " N / 122 ° 45 ' 31.7 " W Total Acres: 188.27

Assessor's Parcel No.: 132-120-017 and 132-120-018 Section: 21 Twp.: 09N Range: 08W Base: Mt. Diablo

Within 2 Miles: State Hwy #: 101 Waterways: Russian River
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 1,350 Acres 0 Employees 15
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Land Intensive Agriculture (LIA), 40 acre density (B6 40), Accessory Dwelling Unit Exclusion (Z) with combining districts for Oak Woodland (OAK), Riparian Corridor 100 ft setback (RC 100/50) and Valley Oak Habitat (VOH)

Project Description: *(please use a separate page if necessary)*

Medlock Ames Vintners and MA Properties, LLC propose 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 sf of space within the 20,000 sf existing winery building, and conversion of a 1,350 sf 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 11:00 am and 5:00 pm, Monday through Sunday. Agricultural promotional events would be scheduled any day of the week, between 11:00 am and 9:30 pm.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>4</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>1</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>Army Corp of Engineers</u>
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>So Co Public Infrastructure</u>
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 1, 2025 Ending Date July 30, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Medlock Ames Vintners, MA Properties, LLC</u>
Address: _____	Address: <u>13414 Chalk Hill Road</u>
City/State/Zip: _____	City/State/Zip: <u>Healdsburg, CA 95448</u>
Contact: _____	Phone: <u>707-431-8845</u>
Phone: _____	

Signature of Lead Agency Representative: Jen Chard

Digitally signed by Jen Chard
Date: 2025.06.30 12:58:09 -0700

Date: 07/01/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.