

7/19/2025

Re: Modification to negative declaration for Medlock Ames request for tasting room and private parties.

Dear Ms Chard

My name is Roger McDermont I live at 13420 Chalk Hill Rd. I live near the end of Toby Lane where this Modification Request is being asked for. I have lived here since 1975 I am not in favor of this petition to modify Negative declaration. Toby lane is not set up for this kind of activity. The road is private and is not set up to accommodate this much traffic.

Very dangerous, parts of the road are very steep with large deep ditches on both sides. Most people do not know how to handle situations of oncoming traffic. Common courtesy goes along way but people who are going to parties or wine tasting this is Not foremost in the minds.

We wish to keep Toby Lane the private road that it is! With the potential of 50 cars a day and 12 parties in a year is not a viable situation for any of the residents.

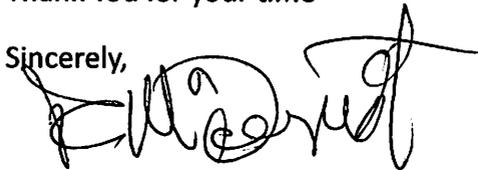
Medlock Ames is currently For Sale and asking quite a price for their property Not sure why they want this tasting room other than make their winery more saleable at the neighbors expense.

Currently Medlock Ames already operates A Tasting Room on Hwy #128.

Please consider a Denial for this application. It is not in the interest of any of the residents of Toby lane

Thank You for your time

Sincerely,

A handwritten signature in black ink, appearing to read 'Roger McDermont', written over a horizontal line.

Roger McDermont

From: [Jake Zalewski](#)
To: [Jen Chard](#)
Subject: FW: MODIFICATION TO NEGATIVE DECLARTION FOR MEDLOCK AMES REQUEST FOR TASTING ROOM AND PRIVATE PARTIES
Date: Wednesday, July 9, 2025 3:56:49 PM
Attachments: [image083398.png](#)
[image289383.png](#)
[image843459.png](#)
[image479688.png](#)
[image090980.png](#)
[image516513.png](#)
[image376603.png](#)
[image725154.png](#)
[07072025 .0 c<<u,o,< 00<<"" Ames Vint.pdf](#)

EXTERNAL

Jen,

I am the owner of 13426 Chalk Hill Road and will be impacted by the attached if it were to be approved by Sonoma County.

This would be excessive additional traffic on Toby Lane which is a one lane road used ONLY by owners of the property. It is hilly and windy and is dangerous if you are not driving slowly and paying attention. I am a runner and a cyclist and want to be able to use my private road safely. If this were to be approved, I would not feel safe running on Toby Lane, Further, I would not feel safe having my kids' bike on this road.

Wine tasing and events are alcohol driven industries. People driving while wine tasting on a private one lane road is a set-up for a serious accident.

This winery has a tasting room on a public road. Why not leave well enough alone?

Questions:

1. Has the county approved tasting rooms with events with required travel on a private one lane road?
2. Has there been a traffic study required of Medlock Aimes in order to see the total impact?
3. Has the fire department reviewed the potential impact of this traffic and the access they require in an emergency?
4. Will I be getting a notification when the public meeting is confirmed and can I attend virtually?

Thanks for hearing me out!

Best,

Jake (Jay Zalewski)

Jake Zalewski



Chief Executive Officer and CCO

 (833) 623-2450

 jake@briofg.com

 www.briofg.com

 19 Sutter Street San Francisco, CA 94104

 [Upload your documents securely!](#)

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From: Charlie Martin <charliemartin1@mac.com>

Date: Monday, July 7, 2025 at 10:34 AM

To: Al Merck <alowl@mac.com>, Nick Filice <nfilice@silveroak.com>, Jake Zalewski <jake@briofg.com>, hawkes@sonic.net <hawkes@sonic.net>, Skip Battle <sb@skipbattle.com>, John Rosekrans <johnsrosekrans@gmail.com>, Dan Battle <dan@battlefamilyvineyards.com>, Jeff Harris <jharris@bedarravineyards.com>

Subject: MODIFICATION TO NEGATIVE DECLARATION FOR MEDLOCK AMES REQUEST FOR TASTING ROOM AND PRIVATE PARTIES

PLEASE READ AND RESPOND AS THERE IS A TIME LINE ON THIS !!

ANY QUESTIONS FEEL FREE TO CALL CHARLIE MARTIN @ 415 265-4339

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From: [Charlie Martin](#)
To: [Jen Chard](#)
Cc: [Debbie De Domenico](#); [Jake Zalewski](#); [Nick Filice](#); [Jeff Harris](#); hawkes@sonic.net; [Al Merck](#); [John Rosekrans](#); [Dan Battle](#); [Skip Battle](#)
Subject: Modification to Negative Declaration For wedlock Ames Request for Tasting Room and private parties
Date: Thursday, July 10, 2025 12:11:29 PM

EXTERNAL

Dear Ms. Chard,

I reside at 13424 Chalk Hill Rd

I am writing to express concerns regarding suitability of Toby lane for the increased commercial traffic, particularly in connection with the proposed ongoing wine tasting activities and event gatherings such as wine events.

Toby lane is narrow rural road that was not designed to accommodate high volume of traffic. Its current condition and limited width pose significant safety concerns for residents and pedestrians and emergency access. The potential for increased traffic-particularly from winery- related operations- raises not only safety, but also noise dust and general disruptions the rural character of the neighborhood. My wife walks this road 5 days a week and on many occasions has had to move out of the way to people who are unfamiliar with this road who are coming to wine taste . On several occasions drivers who are wine tasting do not follow basic courtesy and rules of safety. This poses a serious problem for the safety of the residents.

I respectfully urge PRMD to carefully evaluate the compatibility of such commercial uses with the existing zoning and infrastructure along Toby lane. Any approvals for events or hospitality - related activities should fully consider the cumulative impacts on traffic, road safety and the quality of life for the residents of Toby Lane. Medlock Ames already has a tasting room on Hwy #128.

I would appreciate the opportunity to discuss this matter further or to be notified of any upcoming hearings decisions related to this issue
Please feel free to contact at your convenience. We spoke about week ago regarding Notification of said Modification you said we should be receiving in the mail that information none of the neighbors has received that Notification please advise.

Thank you for your time and consideration .

Sincerely
Charlie Martin
13424 Chalk Hill Rd
Healdsburg, CA 95448
415 265-4339

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

Sent from my iPad

On Jul 31, 2025, at 10:26 AM, Charlie Martin <charlie.martin@sonoma-county.org> wrote:

I understand 8/14/25 is the supervisors meeting for the about application where is the meeting and what time?

Thank You
CHARLIE MARTIN

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Pamela Bendich

5100 Thomas Road
Healdsburg, California 95448
psbendich@gmail.com
510-928-2115
July 29, 2025

Sonoma County Planning Division

2550 Ventura Avenue
Santa Rosa, CA 95403
Email: PermitSonoma@sonoma-county.org

Subject: Comments on Notice of Intent to Adopt a Mitigated Negative Declaration Pursuant to the California Environmental Quality Act (CEQA) – Medlock Ames Winery

Jen Chard, Sonoma County Permit and Resource Management Division:

I am writing in response to the referenced negative declaration for the proposed project at **Medlock Ames Winery**, located at 13414 Chalk Hill Road, Healdsburg; APN 132-120-0117 and 132-120-018.

My property, Franz Creek Ranch is an adjoining property located at 5000 and 5100 Thomas Road, Healdsburg, California, APN 132-140-005. My property has two residences located approximately 1,500 feet apart and a barn complex (two buildings and an out building). I have owned this property since 1978 and have experienced the growth of the vineyard industry in the county and on the properties surrounding my property. The Medlock Ames Winery complex is located approximately 2,300-2,700 feet (as the crow flies) from the building structures located on my property.. Because of the relative proximity of the Medlock Ames Winery complex to my residences, I would like to express my concerns and provide comments for the public record.

Concerns:

1. Noise Pollution

According to the county's notice, Medlock Ames Winery proposes to schedule "agricultural promotional events... 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." I believe the cumulative noise from increased traffic, amplified music, and event activities may significantly affect the quiet rural character of the surrounding environment and my property. The idea that Medlock Ames Winery can schedule and hold 12 promotional events ie. music concerts etc. any day of the week indicates that they could hold these events once each month, six two-day events or on 12 consecutive days. I am aware that Sonoma County is currently developing A Draft Winery Events Ordinance ORD-16-0001, but has not yet finalized the ordinance. I believe adopting the mitigated negative declaration is premature considering the draft ordinance is still being developed which

may affect the conditions described in the negative declaration. I am requesting that at the very least a detailed noise impact study, and a detailed traffic impact study be conducted. In particular modeling how sound travels through the open rural landscape.

2. **Traffic and Safety**

Increased traffic along narrow, rural roads like Chalk Hill Road—particularly during evening or weekend events severely impacts traffic. A detailed traffic impact study should be conducted to assess not only the noise generated by the increase in traffic during the events, but also current traffic conditions and issues, projected traffic generation, the impact on existing traffic residential and commercial, and mitigation measures—raises concerns about pedestrian, wildlife and vehicular safety. What mitigations are being proposed to manage potential traffic congestion or impaired driving?

3. **Environmental Impact on Wildlife and Watershed**

As the property is in close proximity to sensitive habitats and watershed areas, I am concerned about lighting, liquid and solid waste, and water usage during events. Have biological and hydrological assessments been conducted?

4. **Cumulative Impacts**

According to published information, Meddlock Ames currently produces approximately 8,000 cases of wine per year with a reported capacity of 20,000 cases per year. The Notice of Intent states the winery wants to increase production to 30,000 cases per year. As a neighbor now surrounded by wineries, the increased production activity and water use is of great concern. I do not believe the Initial study has adequately addressed the issues presented by the proposed massive increase in production activities. In light of the number of similar projects being approved in this part of Sonoma County, I urge the Planning Division to consider **cumulative environmental and community impacts**, not just those of this single project in isolation.

Request:

Given the above, I respectfully request that Sonoma County deny the **Adoption of the Negative Declaration Pursuant to CEQA** and instead require a **full Environmental Impact Report (EIR)** under the California Environmental Quality Act (CEQA). This would ensure a more comprehensive evaluation of long-term effects on the community and environment until the county adopts the Winery Events Ordinance which should address the same impacts and issues as an EIR.

Thank you for your consideration of these concerns. I would appreciate being kept informed of any hearings, revisions, or further environmental review related to this project.

Sincerely,
Pamela Bendich