

**From:** Ridgely Evers (rce@evers.org)  
**To:** mbommersbach@att.net;  
**Date:** Thu, March 14, 2013 12:39:01 PM  
**Cc:** citro@sonic.net;  
**Subject:** Re: Use Permit Modifications

Marc and Nancy,

This is great - thank you!

Two small changes:

1. please replace the wine/grapes reference with one that reflects broader agricultural activity, and allows us to use output from all our farms.

We have a small plot of grapes just into the RRV, and olives in Knights, for example.

2. Music audible off-property. We have small speakers in the garden, which are inaudible from more than about 50 feet.

Many thanks. I'm meeting with Sigrid this afternoon so this is very timely, and much appreciated.

--Ridge

On Mar 14, 2013, at 12:11 PM, [mbommersbach@att.net](mailto:mbommersbach@att.net) wrote:

Ridgely,

Thanks for taking the time to meeting with Nancy and me last week. We wanted to get back to you after we had a chance to discuss your request with other members of the association. After considering your change, the WCA is agreeable to waiving the public hearing for the use permit modification with the additional modifications outlined in the attached letter.

We wanted to give you a chance to review the document before we send it to the County. Nancy and I feel it accurately reflects the use permit modifications we discussed with you last week.

Marc

<WCA 3-14 letter on Davero winery.pdf>

**From:** Ridgely Evers (rce@evers.org)  
**To:** citro@sonic.net; mbommersbach@att.net;  
**Date:** Fri, March 15, 2013 6:24:34 PM  
**Cc:** colleen@davero.com;  
**Subject:** Thanks; language proposal

Nancy & Marc,

Again, Colleen and I really appreciate your time, and want to underscore our appreciation that you are doing what you feel is right.

We are also very frustrated by the opacity of the County process, and the complexity of getting a straight answer (or even clear direction).

I hope we are able to come up with an approach that pulls this together in time.

Regarding the proposed language for events, I suggest the following:

The special or private events referred to in this condition are allowed only if they are directly supportive of, and incidental to, the agricultural use of the parcel, and only if they promote products made from agriculture grown in Northern Sonoma County on land owned or controlled under long-term contract by the permit holder. Weddings and other social/cultural events, as well as events involving a fee for the use of all or any portion of the parcel, are not allowed.

This is consistent with the language P&Z has developed, so I hope it makes sense to you.

Thanks for your help.

Best,

--Ridge

# Westside Community Association



Formed for the purpose of furthering the welfare of the Mill Creek and Westside Communities

March 14, 2013

Sigrid Swedenborg, Senior Planner  
Permit and Resource Management Department  
County of Sonoma  
2550 Ventura Avenue  
Santa Rosa, CA 95403

RE: DaVero Sonoma Inc.  
766 Westside Road, Healdsburg  
Waiver of hearing for modification to UPE10-0031

Westside Community Association (WCA) appreciates the opportunity to review all Use Permit modifications, such as the request to the PRMD waiving the need for a hearing regarding a modification to UPE10-0031. The proposed modification to the use permit would move the location of the winery building from its currently approved location to a new location immediately adjacent to the existing tasting room.

On Wednesday March 6, 2013, representatives of the WCA met on site with the applicant to discuss the modification. In addition to discussing the change in location of the winery, the parties discussed other modification to the use permit that would update some of the Conditions of Approval to be more in line with conditions more recently approved by the County to protect rural character.

The WCA will agree to the PRMD waiving the hearing; provided the following modifications are made to UPE10-0031, all of which must be included in the new modified use permit:

1. Winery building location moved to site adjacent to tasting rooms as proposed by applicant.