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## Applicant's Revised Project



August 14, 2020

**(SENT VIA ELECTRONIC MAIL AND U.S. FIRST CLASS MAIL)**

Napa County Planning Commission

1195 Third Street, Suite 210

Napa, CA 94559

Attn: David Morrison, Director

Re: Rombauer Vineyards # P19-00103-MOD

Dear Chairman Whitmer, Commissioners Gallagher, Cottrell, Mazotti and Dameron:

On behalf of Rombauer Vineyards, Inc. ("Winery"), I am writing to request consideration to revise two (2) conditions of approval. The first condition of approval is condition number 1.2(i) detailed in the original conditions of approval submitted to the Commission for consideration. The second condition of approval is condition number 4.3 (a), as subsequently revised in the August 3, 2020 memorandum to the Planning Commission from Wytress Balcher, Planner II. In addition, enclosed are two examples of letters we recently forwarded to our neighbors.

To address the Commission's concerns noted during the August 5 hearing, and public comments received from Winery's neighbors, we request to modify conditions 1.2(i) and 4.3(a) as follows:

- 1.2(i). Use of the speakers outside the existing patio of the tasting room for background music only, and only during the tasting room's hours of operation. In no event shall these speakers be used during any marketing events.
- 4.3 **MARKETING**  
Marketing events shall be limited to the following:
  - a. **Marketing Events**
    1. Frequency: five times per year
    2. Maximum Number of persons: 350
    3. Time of Day: 10 am to 10 pm (except for one event described in section 4 below that shall end at 7 pm with quiet clean-up until 8 pm)

*The Joy of Wine*

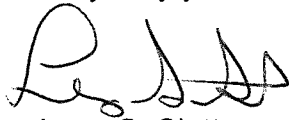
4. Amplified music for entertainment is permitted for one (1) event per year until 7 pm on the crush pad, or the tasting room parking area, or the parking area located near the cave entrance as set forth in COA 4.19(a) below.
5. Winery shall notify all neighbors shown on the Napa County Assessor's Assessment Roll as owning real property within 1000 feet of the winery parcel at least two (2) weeks prior to any of these five (5) marketing events.

No other changes to condition number 4.3 are being proposed.

On August 10, Winery forwarded a letter to the neighbors who provided public comment at the August 5 hearing. A second letter was prepared and mailed on August 13 for the remainder of the property owners who received notice of the public hearing but who did not provide public comment. As you will read, Winery details the proposed revisions to its project as detailed in this letter, and invites all neighbors to discuss the project, including a site visit. Winery is committed to working with its neighbors to answer their questions and address all reasonable concerns prior to the September 16 hearing date.

If you have any questions or concerns regarding these requested revisions, please do not hesitate to contact me at 707.963.6629 (office) or 707.694.3856 (mobile).

Very truly yours,



Lynn S. Sletto  
Corporate Counsel  
Rombauer Vineyards, Inc.

Enclosures (as stated)  
cc: Wyntress Balcher

***(SAMPLE LETTER FORWARDED AUGUST 10, 2020)***

Dear Neighbor,

We wanted to follow up on last week's hearing that occurred before the Napa County Planning Commission, during which we discussed the proposed modifications to our Use Permit here at Rombauer Vineyards. Below we have summarized the key points which are of concern to some of our neighbors as well as explain the changes which we believe will be satisfactory to all concerned.

The Rombauer family has been a Napa Valley resident on this property for approximately 46 years. The original winery and modest tasting room operations are still here, as are our company administration offices. We value the beauty of the site and the surrounding area, and we are sincere in our efforts to preserve the natural character of the area.

To briefly summarize certain points which were of particular interest to our neighbors in our Use Permit Major Mod Application:

Rombauer Vineyards is **not**:

1. Requesting a further production increase at this site.
2. Asking to increase the total permitted number of visitors on any day.
3. Asking to increase the total number of "large" Marketing events per year.

Rombauer Vineyards is:

1. Asking to increase the number of guests allowed at each of the five Marketing Events from 250/300 to 350 guests.
2. Asking to increase the number of hours over which these five Marketing Events can be scheduled (to minimize the concentration of activity which occurs over a shorter time frame).
3. Asking to have amplified (live or recorded) music at each of the five Marketing Events (please see below, as this request will be amended further in an updated request).
4. Asking to be able to utilize small speakers in the Tasting Room area to provide low-volume background music. These would be on only during normal Tasting Room hours of operation.
5. Asking for a nominal increase in the number of attendees at the currently authorized lunch/dinner events each month. These are training/education events for large Distributor and Account groups.

At Rombauer Vineyards, we recognize and appreciate your concerns regarding our request to have amplified music at our five Marketing Events. To show our support and willingness to compromise, we are amending our Use Permit Major Mod application to include permission to have amplified music, at volume levels within current, published Napa County Noise ordinance limits, on just one occasion each year and ending this event no later than 7:00 pm.

In addition, we commit to providing written notification to each of our neighbors within 1,000 feet of our property of any upcoming large Marketing Events (up to 5 times/year), a minimum of two weeks prior to the scheduled event, whether or not amplified music will be part of the event.

Thank you for your comments and questions to date on this matter. We are available anytime, to discuss any concerns you might have. Please feel free to call or come by the winery.

Sincerely,

Bob Knebel  
Chief Executive Officer  
Rombauer Vineyards  
[bobk@rombauer.com](mailto:bobk@rombauer.com)  
Cell: (707) 564-0133

Lynn Sletto, Esq.  
Corporate Counsel &  
Director of Human Resources  
Rombauer Vineyards  
[lynns@rombauer.com](mailto:lynns@rombauer.com)  
Cell: (707) 694-3856

**(SAMPLE LETTER FORWARDED AUGUST 13, 2020)**

Dear Neighbor,

We are reaching out to you because you previously received notice of our Use Permit Modification hearing in front of the Napa County Planning Commission which took place on August 5, 2020. During that hearing, some of our neighbors expressed concerns regarding our Use Permit. We have been notified that the Planning Commission has now continued our hearing until September 16, 2020. As a result, you will be receiving a second notice from the Napa County Planning Commission.

Below we have summarized the key points which are of concern to some of our neighbors as well as explain the changes which we believe will be satisfactory to all concerned.

The Rombauer family has been a Napa Valley resident on this property for approximately 46 years. The original winery and modest tasting room operations are still here, as are our company administration offices. We value the beauty of the site and the surrounding area, and we are sincere in our efforts to preserve the natural character of the area.

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