

From: [Balcher, Wyntress](#)
To: [PC](#)
Subject: FW: Planning Commission Hearing - Rombauer Vineyards, September 16, 2020
Date: Tuesday, September 15, 2020 4:14:42 PM
Attachments: [Rombauer Vineyards - Planning Commission 9-16-20.docx](#)
[Rombauer Vineyards Amend Letter.pdf](#)

Wyntress Balcher, Planner
Napa County Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
707. 299.1351

From: John Watanabe <johnswatanabe@gmail.com>
Sent: Tuesday, September 15, 2020 4:04 PM
To: Balcher, Wyntress <Wyntress.Balcher@countyofnapa.org>
Subject: Fwd: Planning Commission Hearing - Rombauer Vineyards, September 16, 2020

[External Email - Use Caution]

Hi Wyntress,

Please let me know when you receive this.

----- Forwarded message -----

From: **John Watanabe** <johnswatanabe@gmail.com>
Date: Thu, Sep 10, 2020 at 3:47 PM
Subject: Planning Commission Hearing - Rombauer Vineyards, September 16, 2020
To: <wyntress.balcher@countyofnapa.org>
Cc: <bobk@rombauer.com>, <lynns@rombauer.com>

Dear Ms. Balcher,

We have attached a document regarding Rombauer Vineyards Use Permit Modification for the hearing on September 16, 2020. Additionally attached is a document from Rombauer Vineyards to us.

We would appreciate it if you share the documents with the Commissioners before the hearing.

Let us know if you have any questions.

Thank you.

John Watanabe & Cindy Pawlcyn

September 10, 2020

Re: Notice of Planning Commission Hearing Continuance – Rombauer Vineyards – Use Permit Modification, September 16, 2020

Dear Ms. Balcher,

We are long-time residents of 3560 Silverado Trail N., directly across the Silverado Trail from Rombauer Vineyards.

You may recall we addressed the Planning Commission Hearing on August 5, 2020 objecting to the request to allow the use of amplified music at multiple Marketing Events on the crush pad, tasting room parking area, and the parking area near a cave entrance.

Our objection is based upon multiple events held previously at the winery that included amplified music. Because our home is on a slope above the winery, we can hear the amplified music as well as loud voices during the events.

Subsequent to the hearing on August 5, 2020 we received a letter from Rombauer Vineyards dated August 10, 2020 signed by Bob Knebel, CEO, and Lynn Sletto, Corporate Counsel. A copy is attached.

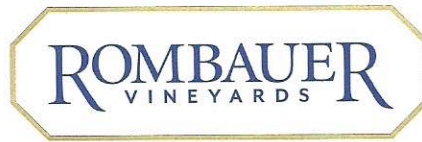
The letter said the following: “we are amending our Use Permit Major Mod application to include permission to have amplified music, at volume levels within current, published Napa County Noise ordinance limits, on just one occasion each year and ending this event no later than 7:00 pm.”

“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.”

If the Use Permit Major Mod application is amended as stated above, we remove our objection to the application.

We want to thank the Planning Commission for taking our concerns seriously and appreciate the opportunity to appear before you.

Cindy Pawlcyn & John Watanabe
3560 Silverado Trail N
St. Helena, CA 94574



— EST. 1980 —

August 10, 2020

Cindy Pawlcyn & John Watanabe
3560 Silverado Trail N.
St. Helena, CA 94574

Dear Cindy & John,

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).

The Joy of Wine

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
Cell: (707) 564-0133



Lynn Sletto, Esq.
Corporate Counsel &
Director of Human Resources
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