



A Tradition of Stewardship  
A Commitment to Service

**Environmental Management**

1195 Third Street, Suite 101  
Napa, CA 94559  
www.co.napa.ca.us

Main: (707) 253-4471  
Fax: (707) 253-4545

**Steven Lederer**  
Director

**MEMORANDUM**

<b>To:</b> Napa County Planning Department Ron Gee, Planner	<b>From:</b> Napa County Environmental Management Department, Kim Withrow, Sr. Env. Health Specialist
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<b>Date:</b> June 29, 2010	<b>Re:</b> Use Permit Application for Robert Sinskey Vineyards Located at 6320 Silverado Trl Assessor Parcel # 31-230-17 File P09-00480
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We have reviewed the septic feasibility report submitted in response to memorandum dated December 16, 2009. The septic feasibility report does not provide adequate information for this department to recommend approval of the use permit application at this time. The application remains INCOMPLETE. Please address the following:

1. The proposed method for handling process waste must be reviewed and approved by the San Francisco Regional Water Quality Control Board (SFRWQCB). The applicant shall secure a discharge requirement or waiver of same from the SFRWQCB.
2. The septic feasibility report must include calculations demonstrating the proposed sanitary waste water generated from the increase in visitation and employees in accordance with Table 4 included in Design, Construction and Installation of Alternative Sewage Treatment Systems. Information on the sizing of the existing alternative sewage treatment system must be provided, showing the system will be able to handle the waste water generated.
3. The report must be prepared by a Civil Engineer or Registered Environmental Health Specialist and indicated as such.

cc: Robert Sinskey Vineyards, 6320 Silverado Trl., Napa, CA 94558  
Ronald Gee, CDPD  
Blair Allen, SFRWQCB, BAllen@waterboards.ca.gov



Attorneys At Law

Russ Building / 235 Montgomery Street  
San Francisco / CA 94104

T 415.954.4400 / F 415.954.4480  
www.fbm.com

**FARHAAD VIRANI**  
fvirani@fbm.com  
D 415.954.4925

March 9, 2010

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

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NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

*Via Overnight FedEx*

Ronald Gee  
Planner  
Napa County Conservation, Development & Planning Department  
1195 Third Street, Room 210  
Napa CA 94559-3092

Re: Use Permit Application for Sinskey Vineyards located at 6320 Silverado Trail;  
Assessor's Parcel # 31-230-17;  
File P09-00480

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Dear Ron:

In response to comments received from Kim Withrow at the Napa County Environmental Management Department in a letter dated December 16, 2009 (copy attached), we are enclosing five (5) full size and five (5) letter size copies of a supplemental site plan depicting the size and construction of the solid waste and recycling areas related to the above referenced project. The supplemental site plan is labeled "A2.1C" and should be inserted after page "A2.1B" in our prior submission materials.

We are in the process of finalizing the septic feasibility report (as referenced in comment #2 of the same letter) and will be submitting that report shortly under separate cover.

When I last spoke with you in February, you had informed me that you were in the process of collecting additional comments from various Napa County Departments. We are anxious to move forward with our application and look forward to receiving those comments at your earliest convenience. Thank you.

Very truly yours,

*Farhaad Virani* (PJB)  
Farhaad Virani



Ronald Gee  
March 9, 2010  
Page 2

Enclosures: Copy of Letter from Environmental Management dated December 16, 2009  
Five (5) 24x36 inch originals of Site Plan A2.1C  
Five (5) 8.5x11 inch originals of Site Plan A2.1C

Cc: Robert Sinskey, Jr. (*by email, without enclosures*)  
Katherine Philippakis, Esq. (*by email, without enclosures*)  
Andy Wojnoonski (*by email, without enclosures*)

FAV:pjb

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**FARELLA BRAUN + MARTEL LLP**

Attorneys At Law

Russ Building / 235 Montgomery Street  
San Francisco / CA 94104

T 415.954.4400 / F 415.954.4480  
www.fbm.com

**KATHERINE PHILIPPAKIS**  
kp@fbm.com  
D 707.967.4154

April 13, 2010

**RECEIVED**

APR 15 2010

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

*Via Overnight FedEx*

Ronald Gee  
Planner  
Napa County Conservation, Development & Planning Department  
1195 Third Street, Room 210  
Napa CA 94559-3092

Re: Use Permit Application for Sinskey Vineyards located at 6320 Silverado Trail;  
Assessor's Parcel # 31-230-17;  
File P09-00480

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Dear Ron:

Enclosed are five (5) copies of each of the following items related to the above referenced use permit application: (i) Water Use Narrative (with attached tables) (ii) Proposed Wastewater Management System Description (with attached tables) and (iii) Water Supply/Waste Disposal Information Sheet. Please let us know if you require anything further with respect to this. Thank you.

Very truly yours,

Katherine Philippakis

Enclosures: Five (5) copies of Water Use Narrative  
Five (5) copies of Proposed Wastewater Management System Description  
Five (5) copies of Water Supply/Waste Disposal Information Sheet

cc: Robert Sinskey, Jr. (*by email, without enclosures*)  
Farhaad Virani, Esq. (*by email, without enclosures*)  
Tony Pastore (*by email, without enclosures*)



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Steven Lederer  
Director

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MEMORANDUM

<b>To:</b> Napa County Planning Department Hillary Gitelman, Planning Director	<b>From:</b> Napa County Environmental Management Department Kim Withrow, Sr. Env. Health Specialist
<b>Date:</b> December 16, 2009	<b>Re:</b> Use Permit Application for Robert Sinskey Vineyards Located at 6320 Silverado Trl Assessor Parcel # 31-230-17 File P09-00480

We have reviewed an application to modify an existing use permit at Robert Sinskey Vineyards. The application as submitted is INCOMPLETE. We need the following information in order to complete our review:

1. Adequate area must be provided for solid waste and recycling storage prior to pickup by the local solid waste hauler. The applicant must refer to the enclosed document for guidance on determining area required and submit a revised site plan showing the size and construction of the solid waste and recycling area. The applicant may want to consult with the local solid waste hauler for aid in designing and locating the enclosure.
2. Submit the septic feasibility report for our review and approval.
3. The applicant should be advised that there may be additional permitting requirements (local, state, federal agencies) to sell agricultural products and especially animal products. The applicant is encouraged to work with the plan check specialist within this Department for requirements to sell food at the retail level.

**RECEIVED**  
DEC 21 2009  
NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

cc: Robert Sinskey Vineyards, 6320 Silverado Trl., Napa, CA 94558  
Ronald Gee, CDPD



**Robert Sinskey Vineyards**

6320 Silverado Trail

Napa, CA 94558

4/12/2010

**Water Use Narrative**

**System Description**

The Robert Sinskey Vineyards (RSV) water needs are supplied by a system of four on-site wells drilled between 1983 and 1995. Well capacities are as follows: well #1 = 10-15gpm; well #2 = 30-40gpm; well #3 = 30gpm; well #4 = 25-35 gpm. The wells were each tested at the time of installation and the test reports are available at the winery.

Storage is provided by four tanks with a capacity of 32,500 gallons. There are three 10,000 gallon concrete tanks and one 2,500 gallon polyethylene tank. Stored water is used for all domestic and commercial purposes. The proposed project anticipates no new well development. See attached maps for location of wells (including nearest neighboring well) and tanks. Current storage system is estimated to require upgrade of an additional 30,000 gallons of storage for Fire Sprinkler flows as required by Napa Fire Department review.

RSV is a certified organic and certified bio-dynamic vineyard and winery. True to the philosophical approach that "sustainability matters", RSV is implementing several advanced strategies to manage water use.

RSV proposes to implement a state-of-the-art high-pressure steam cleaning system. The system is provided by ARS Enterprises and provides both cleaning and sterilization of processing equipment using far less water than conventional methods. ARS has several systems in place in wineries around the Napa area. They see reductions of up to 90% of water usage for barrel, bottle and tank washing with their system. We conservatively anticipate 50% reduction in process water used.

The remodeled interior of the winery will see inclusion of new high efficiency plumbing fixtures. Low flow faucets, low volume toilets, and high efficiency dishwashing all combine to manage domestic water use.

Landscape irrigation water is currently supplied by the wells. The new Sub-Surface Flow Constructed Wetland System will treat process water to Napa County standards allowing for re-use of this water for sub-surface dispersal/landscape irrigation purposes. This further helps reduce well water demand.

The increase in production and domestic use is almost entirely offset by the use of the ARS system and incorporation of new high efficiency fixtures. Current use totals 3.2 AF/year and projected use is 3.76 AF/year. With 5.9 AF/year allowable under Napa County standards, the proposed project will operate well within this limit.

### **Management**

The water system is managed by the staff of RSV, principally the Wine Maker and Vineyard Manager. Generally, RSV maintains their system with staff. However, as needed, RSV will employ professionals as needed to ensure functionality of the water system.

### **Financial**

The new systems employed by RSV require significant capital expense. These many systems (ARS wash system, new fixtures, sub-surface flow constructed wetland, etc) are integral to the RSV water management system. By investing in these advanced systems and technologies, RSV can expand production while only increasing water use very slightly.



**Robert Sinskey Vineyards**  
**6320 Silverado Trail, Yountville**

**Water Use Table**

Project Information	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (AXB)
APN: 031-230-017	11.82	0.5	5.91

1 Description of Use	Current Use - Based on data from RSV					
	Estimate <sup>1</sup>	Unit	Qty	Unit	Subtotal (af/yr)	Subtotal (gal/yr)
Residential	0	af/yr	-	-	0.00	0
Farm Labor Dwelling	0	af/yr	-	-	0.00	0
Winery <sup>2</sup>	2.15	af/yr/100k gal of wine	0.65	100k gal wine <sup>2</sup>	1.40	455,377
Commercial	0.01	af/emp/yr	8	employee <sup>3</sup>	0.08	26,068
Vineyard <sup>4</sup>	0.25	af/yr	5.5	acres	1.38	448,046
Other Agriculture	0	af/yr	-	-	0.00	0
Domestic & Landscaping	0.5	af/yr/100k gal of wine	0.65	100k gal wine	0.33	105,902

Total =	(af/yr)	(gal/yr)
	3.18	1,035,393

2 Description of Use	Proposed Water Use (ARS Dry Steam Cleaning)					
	Estimate <sup>1</sup>	Unit	Qty	Unit	Subtotal (af/yr)	Subtotal (gal/yr)
Residential	0	af/yr	-	-	0.00	0
Farm Labor Dwelling	0	af/yr	-	-	0.00	0
Winery <sup>2</sup>	1.08	af/yr/100k gal of wine	1.43	100k gal wine <sup>2</sup>	1.54	503,245
Commercial	0.01	af/emp/yr	13	employee <sup>3</sup>	0.13	42,361
Vineyard <sup>4</sup>	0.25	af/yr	5.5	acres	1.38	448,046
Other Agriculture	0	af/yr	-	-	0.00	0
Domestic & Landscaping <sup>5</sup>	0.5	af/yr/100k gal of wine	1.43	100k gal wine	0.72	232,984

Total =	(af/yr)	(gal/yr)
	3.76	1,226,635

**Notes:**

- Estimate column factors are base on County of Napa Water Availability Analysis Attachment A: Estimated Water use Guidelines
- Quantity of production: Existing = Approximately 27,273 cases or 65,000 gallons of wine  
Proposed = Approximately 60,000 cases or 143,000 gallons of wine
- An employee is full-time: Existing = 6 Full Time and 3 part-time employees (a conservative 8 full-time employees is used)  
Proposed = 10 full time + 5 part time (a conservative 13 full time employees was used)
- Vineyard calculation is based on historical record use of 1.5 - 2 af/yr for vineyard and landscaping combined. 2.1 af/yr becomes the total and reflects historical use, and dry farming methods.
- Winery intends to incorporate the use of the ARS steam cleaning system which is projected to be 50%-90% more efficient than current methods and uses no caustic. Winery process water use is calculated to be reduced to 3.5:1 (gallons of water to gallons of wine) with the incorporation of the ARS steam system. This would be a conservative 50% reduction from Napa County estimate of 7:1 or 2.15 af/100,000 gal of wine. Current winery records indicate historic water usage closer to 5:1. For the ARS system, a factor of 1.08 af/100,00 gals of wine is used which represents a conservative estimation of reduction of 50% less than conventional methods.
- Under proposed conditions, landscaping irrigation water may be supplied with wetland-treated process waste water. This will reduce the well water required. However, .5 af/yr/100K gals is used to remain conservative.

**Robert Sinskey Vineyards**

6320 Silverado Trail

Napa, CA 94558

4/12/2010

## **Proposed Wastewater Management System Description**

### **Background**

Robert Sinskey Vineyards (RSV) has been operating since 1988 and currently produces about 30,000 cases of wine annually. The current treatment and disposal system to manage process wastewater from the site has functioned well over the years and no problems were encountered during the 2009 harvest and crush. RSV plans to expand operations and proposes to upgrade the existing system to manage PWW from the expansion.

As a certified organic and certified bio-dynamic vineyard and winery, RSV embraces the philosophy that “sustainability matters”. Therefore, RSV intends to implement an advanced biological, energetically passive treatment strategy to manage process waste water from the expansion while incorporating cutting edge winery practices to minimize PWW generation.

### **Existing System**

RSV currently uses a conventional septic tank system/leach field for treatment and disposal of process waste water (PWW) from about 400 tons, or 30,000 cases of annual wine grape processing at the winery. The existing system manages up to about 1800 gallons of process wastewater per day, although low flows may be as little as 300 gallons per day. The annual daily average is about 990 gallons, while peak daily flows during harvest may be as high as 3000 gallons per day, based on the “Napa” formula. The measured annual PWW production is about 340,000 gallons.

The PWW management system was upgraded in 1998 (detailed project documents are on file with Napa County). The current system consists of three 1500 gallon septic tanks that existed prior to the upgrade, an additional 7500 gallon septic tank and a 1,500 gallon Zabel Effluent Filter Tank. The additional capacity of the system creates a 1,500 gallon + 1,500 gallon + former sump unit, + 7,500 gallon new tank +1,500 gallon Zabel Tank + two 1,500 gallon gravel filters totaling 17,500 gallons of holding