



ROBERT SINSEY VINEYARDS

November 30, 2020

Napa County
Planning, Building & Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

Dear Commissioners,

Robert Sinskey Vineyards is a family owned and operated vineyard and winery operation. The winery and business is the primary source of income for the Sinskey family. We are not backed by a corporate entity nor income generated from other businesses. We must have a financially viable operation to achieve sustainability.

From the beginning, RSV has believed in wine as part of the culinary and greater agrarian experience. We feel we can only make “guilt free” luxury wines by being good stewards of the land and creating a diverse, healthy ecosystem. Since 1991, we have farmed 100% (we do not purchase grapes) of our Napa/Carneros vineyards organically with techniques gleaned from Biodynamic principles to “heal an ailing earth” - overcompensating for damage done by traditional farming. We believe we have struck a deal with nature to create elegantly unique wines and we need to help nature do its job.

Throughout our operation, we look to non-polluting, carbon neutral or carbon negative solutions. We have experimented with brewing our own bio-diesel from used restaurant cooking oil. We maintain a flock of sheep to do the work of tractors over the winter. We plant hedgerows as beneficial habitat for insects and predators. Everything we do in the vineyards is with the goal of striking a balance so nature can supply its own checks and balances and help us while we help her.

The winery is powered by an extensive photovoltaic solar array that provides most of the power we use. We have created an engineered wetland to reclaim water used in wine production and used for edible landscaping that in turn is used in the culinary program at the winery. It is important for us to create wines that don't hurt the palate and don't hurt the planet and to educate how a consumer's choice can either encourage or discourage conscientious farming and winemaking practices.

The winery is our primary vehicle for demonstrating these practices. The days are long gone when exclusivity was all that was needed to sell wine. The consumer now wants to know why they should support a winery and they want to feel good about their purchases. They also want to understand how wine fits into their lifestyle - cuisine and agricultural products are the common language.

However, the wine industry is more challenging than ever. There is a glut of wine in the marketplace, distributors are consolidating, restaurants are closing and climate change is making farming unpredictable. We lost our Stags Leap District vineyard in the 2017 fire and we have lost tons of fruit



ROBERT SINSEY VINEYARDS

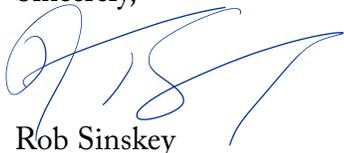
to smoke taint three of the last four vintages. This year, because of drought, the pandemic, and smoke taint, we only made approximately 600 cases of wine. Financially, it has been devastating. As a result, Silicon Valley Bank and the Government have become our silent partners.

The one bright light in all this has been our direct-to-consumer business. When we have been able to be open, we do a good business but costs have gone through the roof. If we are open or not, we need to maintain and pay our employees. The only way we can bring in the revenue needed to thrive is to be able to capture the peak traffic flows when they happen. We can go from no customers during the week to a full house on the weekends. In our mind, we are not asking for more customers as an increase to our use permit, but we are asking for what we thought we had been granted the last time we were granted an expansion. Somehow, what was memorialized was different than our understanding and interpretation.

What we are asking for with this application is to correct the misinterpretations and omissions from the prior use-permit hearing, maintain realistic staffing for our type of business and move forward on some items that were approved as phase-two from our prior application that were put on hold because of budgetary constraints.

I respectfully request that you grant our requests so we can continue to be a positive part of the Napa wine growing and winemaking community.

Sincerely,



Rob Sinskey



ROBERT SINSEY VINEYARDS

November 30, 2020

Napa County
Planning, Building & Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

To the Planning Commission:

We, Robert Sinskey Vineyards, believe in strong partnerships. This commitment to partnership has served us well over the years and is one of the reasons we have survived during this unthinkable stretch of time. For almost 35 years we have honored our commitments to the community and the environment. It is a responsibility that we don't carry lightly.

In 2017 when the Atlas Peak fire burned to the walls of the winery, we sustained considerable loss but I thought if this is as bad as it gets, we will survive. At the time, there was no way we could predict that nature's wrath in the form of fires and a pandemic would rain down and things would get unimaginably tougher. Despite these circumstances, I feel like we are the lucky ones. Many others in the community haven't been so fortunate.

My husband and I wake up every day and go to work at winery. It is not only our job, but our life. We have put everything we have into the winery and are fortunate that even in these tough times we have had the support of the community, our employees and our customers.

We strongly believe that it is our duty to be good stewards of the land. We do not pay lip service to organic and biodynamic farming; we live it. We seek to limit the footprint that we leave in the vineyards and follow a holistic approach that cares for the land as well as the people that work it and extends through to everyone that is employed by us. This means good wages, fully paid health insurance premiums, livable work schedules and profit sharing. We are only as strong as our weakest link. In order to prevent the erosion of these links we take care of people. It is important to us.

I know you are all aware of the economic climate in the valley. It is my hope to continue to call Napa home and I look forward to a time when the valley is thriving again.

Thank you.

Maria Helm Sinskey



November 25, 2020

Emily Hedge, Planner III
Napa County Planning, Building &
Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559
E-Mail: Emily.Hedge@countyofnapa.org

Dear Emily,

Please count us in as supporters of Robert Sinskey Vineyards' use permit expansion request. We have known Rob and Maria Sinskey for many years and they have always been conscientious neighbors and operate a model, environmentally friendly operation. We have no objections to their requests.

Sincerely yours,

A handwritten signature in cursive script that reads "Jill Klein Steve Matthiasson".

Jill Klein and Steve Matthiasson

November 24, 2020

Emily Hedge, Planner III
Napa County Planning, Building &
Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559
E-Mail: Emily.Hedge@countyofnapa.org

Dear Emily,

Please count us in as supporters of Robert Sinskey Vineyards' use permit expansion request. They have always been conscientious neighbors and operate a model, environmentally friendly operation. We have no objections to their requests.

Sincerely yours,



Jim Regusci
Owner – Regusci Winery

11-23-20

Cheryle J. Stanley
1523 Yountrille Cross Rd
Yountville, CA 94599

Emily Hedge, Planner III
Napa County Planning, Building
& Environmental Services Dept.
1195 Third St., Suite 210
Napa, CA 94559

RE: Robert Sinsky Vineyards - Use Permit Modification # P19-00161-M00
6320 St. Adeline Hwy., North, Napa; APN: 031-230-017
Zoning and General Plan Designation: AW (Agriculture Watershed)
Hearing Date: 02 December 2020

Dear Ms. Hedge,

Thank you for giving me the opportunity to be heard
in the above property stating existing violations and
components necessary violations.

I vehemently oppose this request "to remedy existing violations."

Every listed component violates the use of property designation
As a neighbor I am keenly aware of the congestion of traffic
at the corner of Silverado Trail and Yountville Cross Rd.

- 1.) Reducing per person per day now of 257 - back to 132 still adds
many cars and thus pollution and extensive omission, will
help us who make this beautiful area home. I purchased
my house/property in 1974. Reducing people reduces traffic, pollution.
2. Full time employees should stay at 10 and part-time
employees to (5) five - must remain and be enforced.
3. Core use should remain for authorized production.
4. though not an authorized activity - consumption of wines
should be limited to the 132 "Public" visitors allowed.

(over)

I repeat, please don't allow / approve
the modification requested. Please present
my letter - or comments - in my absence / inability
to attend hearing.

Thank you.

Cheryl J. Stanley
1523 Yountville Cross Rd.
Yountville, CA 94599



November 19, 2020

Emily Hedge, Planner III
Napa County Planning, Building &
Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559
E-Mail: Emily.Hedge@countyofnapa.org

Dear Emily,

Rob Sinskey has taken the time to meet with me and fully explain their upcoming plans. We think they are all in line and consistent with their smooth, considerate operations through the years. They have been, and continue to be, wonderful winery neighbors of ours here in the Stags Leap District.

Please count us in as supporters of their use permit expansion request. Besides being conscientious neighbors, they continue to operate a model, environmentally friendly operation. We have no objections to their requests.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Shafer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Doug Shafer
President
Shafer Vineyards

Hedge, Emily

From: RICHARD W SVENDSEN <rsvendsen@sbcglobal.net>
Sent: Saturday, November 21, 2020 8:38 AM
To: Hedge, Emily
Subject: Robert Sinskey Vineyard request

[External Email - Use Caution]

Napa County Planning Members;

Once again you are being asked to invite more people into Napa County to Robert Sinskey Winery during this immense Corona Virus Pandemic with Napa County SURGING as the highest percentage of increases of ALL Bay Area Counties. If this passes I personally feel you should be held responsible for this disregard for Napa County residents safety. Let alone the amount of increased water usage during this obvious drought time!

Richard Svendsen
Calistoga