

“E”

Use Permit Major Modification
Application Packet
Resubmittal Materials

Hedge, Emily

To: Phil Abram
Subject: RE: P19-00161 Sinskey Major Modification

From: Phil Abram <phil@robertsinskey.com>
Sent: Monday, January 4, 2021 4:00 PM
To: Hedge, Emily <Emily.Hedge@countyofnapa.org>
Cc: pinot@robertsinskey.com; Rick Tooker <RTooker@fbm.com>; Katherine Philippakis <KPhilippakis@fbm.com>; Gallina, Charlene <Charlene.Gallina@countyofnapa.org>; Apallas, Chris <CHRIS.APALLAS@countyofnapa.org>; Bordona, Brian <Brian.Bordona@countyofnapa.org>
Subject: Re: P19-00161 Sinskey Major Modification

[External Email - Use Caution]

Hi Emily, please find the revised application pages attached and a summary of what we propose with your feedback applied below. How does Wednesday at 11am sound for a call?

- 132 Public visitors/day
- 75 Private by-appointment visitors/day **in addition** to public
- Type 1 Marketing events held 3x per week (down from 5) and hours extended to range from 9am - 10:00pm with one hour clean up
- Type 2 Marketing hours shortened to 6pm - 11:30pm
- 4.2e and 4.3e revised to "In any day/week in which marketing events are held, total daily visitors shall not exceed 257 and total weekly visitors shall not exceed 1,449."

Total guest maximums:

Daily - 257 (covers inclusion of marketing event held same as tastings)

Weekly - 1,449 (based on 207/day)

Annually - 75,348 (based on 207/day)

*no change needed to traffic calcs or facility capacity needed

From: [Phil Abram](#)
To: [Hedge, Emily](#)
Subject: RSV - Events and Overall Guest Count
Date: Friday, January 8, 2021 11:46:34 AM

[External Email - Use Caution]

Hi Emily,

In 2018 - leading up to our participation in the County's compliance program - we were operating under the assumption that we were allowed 132 public visitors, 75 additional by-appointment guests, and up to 50 people for Type 1 and Type 2 events that did not displace our ability to have either our public or by-appointment guests on that same day. Those events were held infrequently and, on occasion, brought our daily guest count up to ~257 people total within those rare days.

We submitted our Status Determination and Major Modification applications to bring our program into full compliance with a County-approved use permit that reflects those existing conditions as we have further detailed in our recent correspondence.

Thank you to you and the Staff for working with us to support that goal

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Phil Abram: General Manager at **Robert Sinskey Vineyards**
6320 Silverado Trail - Napa - CA - 94558 - [707.944.9090](tel:707.944.9090)
"Fine Wines. Organic Vines."
www.robertsinskey.com

WINERY OPERATIONS

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input checked="" type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...		<input type="checkbox"/> On-Site?	<input type="checkbox"/> Catered?	
Public display of art or wine-related items	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Wine Sales/Consumption – AB 2004	<input type="checkbox"/> Existing		<input checked="" type="checkbox"/> Proposed	<input type="checkbox"/> None

* For reference please see definition of "Marketing," at Napa County Code §18.08.370 - <http://library.municode.com/index.aspx?clientId=16513>

Production Capacity *

Please identify the winery's...

Existing permitted production capacity: 143,000 gal/y Per permit : P09 - 00480 Permit date: 8/4/2010

Current maximum actual production: 74,713 gal/y For what year? 2018

Average 3 year production: approx 62,000 gal/y

Proposed production capacity: no change

* For this section, please see "Winery Production Process," at page 11.

Visitation and Operations

Please identify the winery's...

Maximum daily tours/tastings visitation:	<u>132 / day public</u> <u>125 / day private</u> existing	<u>132 / day public AND</u> <u>75 / day private</u> proposed
Maximum weekly tours/tastings visitation:	<u>1,700</u> existing	<u>1,449</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>10 am - 6:00 pm</u> existing	<u>no change</u> proposed
Production days and hours ¹ :	<u>7:00 AM - 6:00 PM</u> existing <u>7 days / week</u>	<u>no change</u> proposed

¹ It is assumed that wineries will operate up to 24 hours per day during crush.

Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250 (B) & (C). The project statement should include information on location and quantity of grapes.

Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, hours, location/facilities to be used, food service details, etc. Provide a site plan showing where the marketing event activities will occur, including overflow/off-site parking. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

Marketing Program - Proposed:

a. Type 1

Frequency: 3 times per week (no more than once per day)

Number of persons: 50 maximum

Time of Day: 9:00 AM - 10:00 PM with one hour clean up

Days per Week: Seven

b. Type 2

Frequency: 28 times per year, with catered dinners

Number of persons: 50 maximum

Time of Day: 6:00 PM – 11:30 PM

Days per Week: Seven

c. Type 3

Frequency: 12 times per year (monthly, with hors d'oeuvres or catered dinners)

Number of persons: 80 maximum

Time of Day: 6:00 PM to 10:00 PM with one hour clean up

Days per Week: Seven

d. Type 4

Frequency: Two times per year

Number of persons: 150 maximum

Time of Day: 6:00 PM to 10:00 PM with one hour clean up

Days per Week: Seven

e. Participation in the annual Napa Valley Wine Auction is permitted as a Category 5 Temporary Event.

f. In any day/week in which marketing events are held, total daily visitors shall not exceed 257 and total weekly visitors shall not exceed 1,449.

g. Any single Marketing or Temporary Event may include food service in accordance with Napa County Department of Environmental Management and/or the Napa County Temporary Events Ordinance.

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)

No change

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at “a.,” at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing 92,418 sq. ft. 2 acres

Proposed No change sq. ft. No change acres

Winery Coverage. Consistent with the definition at “b.,” at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

82,879 sq. ft. 2 acres 16.1 % of parcel

Production Facility. Consistent with the definition at “c.,” at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed production square footage. If the facility already exists, please differentiate between existing and proposed.

Existing 34,824 sq. ft. Proposed 33,256 sq. ft.

Accessory Use. Consistent with the definition at “d.,” at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed accessory square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing 9,560 sq. ft. 27.4 % of production facility

Proposed 11,128 sq. ft. 33.4 % of production facility

Caves and Crush pads N/A

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

- None – no visitors/tours/events (Class I) Guided Tours Only (Class II) Public Access (Class III)
- Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area (total)	Existing: <u>17,509</u> sq. ft.	Proposed: <u>No Change</u> sq. ft.
Cave area (Production)	Existing: <u>17,509</u> sq. ft.	Proposed: <u>15,941</u> sq. ft.
Cave area (Accessory)	Existing: <u>N/A</u> sq. ft.	Proposed: <u>1,568</u> sq. ft.
Covered crush pad area	Existing: <u>5,393</u> sq. ft.	Proposed: <u>No change</u> sq. ft.
Uncovered crush pad area	Existing: <u>N/A</u> sq. ft.	Proposed: <u>N/A</u> sq. ft.
Cave Spoils total:		Proposed: <u>-</u> cy.

Cave Spoils Use: Onsite Offsite.