

25 Chateau Lane
Napa, California 94558

December 3, 2019

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DEC 03 2019

Napa County Planning, Building
& Environmental Services

Charlene Gallina, Supervising Planner

Napa County Planning Dept.

1195 Third Street, Suite 210

Napa, California

Dear Charlene,

We are writing to express our concerns about the expansion of Rapp Equestrian Center and Rapp Ranch.

We have lived on Chateau Lane since 1979. We have seen the parcels owned by first the Rapps, then by Dambrosias, and now by the Alkossers. With each new owner building and other codes have been constantly violated. After each violation, they are always "Grandfathered" in.

It came as quite a shock to us to get your letter on November 23, 2019. We had very little time to read and study it since it came before the Thanksgiving holiday.

Our major concern is the use of water. As you are very much aware Coombsville has seen the water table drop considerably since more vineyards and wineries have been permitted. We have had to drill a new well in 1987 when we originally started with 100 GPM in 1970. Now we see our neighbors have to truck water in just to meet everyday needs.

Adding 40,000 gallons to a permit that currently allows Shadybrook only 30,000 gallons for a total of 70,000 gallons will surely impact the water table. You can

Gallina, Charlene

From: beverlyat@aol.com
Sent: Tuesday, December 3, 2019 3:34 PM
To: Charlene.gallina@countyof; napa.org@pps.reinject
Subject: Our letter with concerns bout Rapp/Shadybrook
Attachments: Rapp.docx

Dear Charlene,
I hope you will take the time to read our letter. Thank you for answering all our questions so far.
Sincerely,
Beverly Thompson



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Napa County Planning, Building
& Environmental Services

Shadybrook Winery

100 Rapp lane

Napa Ca. 94558

Thank you, for creating an incredible experience for Tour Participants. Our Foundation has visited some great wineries, Shadybrook, is top of the list. We have been raising funds for Parkinson's research for 15 years. Our guests are still talking about their experience. The parking was easy and accessible. The grounds were beautiful and well kept. The tasting area, kitchen area and surrounding buildings were a treat for all. The feedback from our participants can be wrapped up in one common statement, "can we go back there again"? Thanks for creating the perfect day and for being such a large part of fund raising results. Shadybrook, truly knows how to give back!

Best,

Jim and Chris Edlund

Danville d'Elegance Foundation

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Queen of the Valley Foundation 

Napa County Planning, Building
& Environmental Services

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EX OFFICIO

TERRI DENTLE

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MISSION INTEGRATION OFFICER

EX OFFICIO

December 2, 2019

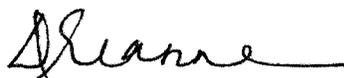
Dear Napa Planning Commission,

I am writing in firm support of the planning use permit applications for the Shadybrook Estate Winery and Rapp Equestrian Center with all of their proposals, which we think are quite reasonable.

In the short amount of time they have owned the Coombsville property they have taken great expense and care to update and create a welcoming place for locals and tourists alike. I am writing in support of the planning application from Shadybrook Estate Winery to build a new tack room, (to store boarding horse saddles and bridles) including an ADA bathroom for their Equestrian Center to update an existing barn and create a barrel storage facility. Shadybrook Estate Winery have proven to be an excellent member of the Napa community offering their property (at no cost) to Non-profit organizations to have events and raise funds that directly impact individuals and families.

It is these reasons that I support in full the proposed development of Shadybrook Estate Winery and as a resident I hope you take these points under consideration.

All the best,



Dreanne Foust
Philanthropy officer

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Providing Philanthropic Support to Queen of the Valley Medical Center Since 1969





Italics Winegrowers
70 Rapp Lane
Napa, CA 94558

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DEC - 2 2019

NAPA COUNTY
EXECUTIVE OFFICE

December 2nd, 2019

Napa County Board of Supervisors
1195 3rd St. #310
Napa, CA 94559

Dear Board Members & Planning Department Officials,

It has come to our attention that Shadybrook Estate Winery/Rapp Ranch Estates have applied for a major modification to their use permit (P18-00450-MOD) and are proposing changes that will impact our community, business, and the residents of our Coombsville community. As neighbors and adjacent business owners, we are writing to express our support of the Alkossers, Rapp Ranch, and Shadybrook Winery. Shadybrook Estate is a positive force in our community and we urge the Board of Supervisors and Planning Department to approve their Major Modification with one minor exception.

As part of their modification plans, they have expressed interest in mechanizing the gate through which we mutually access our property. As easement holders, that thoroughfare is the primary access point for our business and we oppose this detail of their permit request. Adding a mechanized gate at that location will hinder access to our property and we urge the Board of Supervisors to deny that portion of their application.

We feel very strongly that the increase in production and visitation is mandatory for them to run a successful winery. We urge you to approve their modification. The future of small family wineries throughout the valley will feel the impacts of the precedent this decision establishes. Thank you for your service, time, and effort to make Napa County a better place to live, work, and visit.

Sincerely,

Mike Martin
Owner & General Partner
Appellations LP
70 Rapp Lane
Napa, CA 94558
945-605-5119

Sara & Taylor Martin
50 Rapp Lane
Napa, CA 94558

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DEC - 2 2019

NAPA COUNTY
EXECUTIVE OFFICE

November 14th, 2019

Napa County Board of Supervisors
1195 3rd St. #310
Napa, CA 94559

Dear Board Members & Planning Department Officials,

It has come to our attention that Shadybrook Estate Winery/Rapp Ranch Estates have applied for a major modification to their use permit (P18-00450-MOD) and are proposing changes that will impact our community and us as neighboring residents. We are writing to convey our support for the Alkossers family and their vision for Shadybrook Estate Winery/Rapp Ranch. We feel this modification is success of their business will have a positive impact on the aesthetic and financial stability of our community and urge you to approve their modification with onen notable exception.

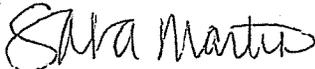
In their proposal, they have proposed altering the entry structure at the intersection of Rapp Ln and 2nd Avenue by mechanizing a gate and requiring a code for entry. Rapp Ln is our primary access to our home. As residents that utilize the gate to access our property, we have oppose it being installed and urge the Board of Supervisors to deny this portion of their modification proposal for the reasons outlined below.

First, mechanized gates rely on electricity to open and periodically fail. With the increased risk of fire/electricity loss and emergency situations in our area, we take issue with the possiblity that our egress could be impeded for any reason. In emergency environments seconds can mean the difference between life and death, and with two children under three we have substantial concerns regarding the restriction of our primary egress. Our property maintains a electronic gate, but we also have two additional non-mechanized access points in case there ever is a failure that do not require release switches under lock to be engaged for it to be manually opened. During the Alkossers recent construction activity, they eliminated all additional egress points making the proposed location the only access to our home.

Second, requiring us to enter a code into a client managed by the Alkossers, even mutually, is a direct violation of our privacy. We take great issue having the records of our comings and goings accessible by a third party. If this gate is mechanized, the Alkossers and their employees would have access to the records of our travel patterns. That is unacceptable to us. Additionally, should the Alkossers sell the property or not manage the gate client credentials correctly, a third party or nefarious actor could gain access to that information. We vehemently oppose allowing that possiblity to exist and believe it creates an unacceptable risk to our family.

Finally, mechanizing the gate is an undue inconvenience for us as residents. As easment holders, residents, and neighbors, we support the Alkossers and their business ambitions. However, we believe in a community where residents and business coexist as neighbors there has to be a degree of compromise. We hope that as supportive neighbors these concerns carry value in the permitting process. We look forwarding to supporting the Alkossers and maintaining a positive relationship with them both as business owners and neighbors.

Sincerely,



Taylor & Sara Martin
Residents
50 Rapp Lane
Napa, CA 94558

Gallina, Charlene

From: Morrison, David
Sent: Tuesday, December 3, 2019 3:59 PM
To: Gallina, Charlene; Bordona, Brian; Anderson, Laura
Subject: FW: Regarding Shadybrook Estate Winery Permit
Attachments: Regarding Shadybrook Estate Winery Permit.pdf

From: MacDonald, Nora (Susan) <Nora.MacDonald@countyofnapa.org>
Sent: Tuesday, December 03, 2019 3:57 PM
To: Sharp, Leigh <Leigh.Sharp@countyofnapa.org>; Morrison, David <David.Morrison@countyofnapa.org>
Cc: Tran, Minh <Minh.Tran@countyofnapa.org>
Subject: Regarding Shadybrook Estate Winery Permit



A Tradition of Stewardship
A Commitment to Service

N. Susan MacDonald · Staff Services Analyst

Napa County Executive Office · 1195 Third Street, Suite 310 · Napa, CA 94559

Tel (707) 253-4424 · nora.macdonald@countyofnapa.org

**Scott and Julie Zion
1075 Berry Lane
Napa, 94558**

November 26, 2019

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DEC 02 2019

**Napa County Planning, Building
& Environmental Services**

To: Napa County Planning Department

Re: Rapp Ranch and Shady Brook Winery Improvements

We are writing in support of the proposed improvements to the Shady Brook Winery and Equestrian Center. We have been residents of the Coombsville area for over 20 years. And, we have seen the Rapp Ranch go through many changes through different owners. What the Alkossers have done to the property in the last few years is truly amazing.

We have attended many events at Shady Brook and have found the Alkossers to be wonderful hosts and to be the most caring and diligent stewards of the property. We attended the Queen of the Valley Medical Center's annual gala there two years ago and were delighted to see how the property has evolved and become a first rate winery and equestrian center. As a Trustee of the Queen, I can testify that the event held there was one of the best attended and most successful ever held in recent years.

Finally, we have known Alice and David Alkosser for some time and have found them to be very respectful of the land in Napa and to be good neighbors in the Coombsville area.

Sincerely,

Scott and Julie Zion

NAPA WINE Co.

To Whom it may concern,

I am writing in support of David and Alice Alkasser and Shadybrook Estate. The Alkasser's have been supporters of Napa Valley and the greater community for over five years. For example, their financial support for the Napa Valley Grapegrowers and Napa Valley Farmworker Foundation have assisted in funding programs that directly benefit farmworkers not only in improving their knowledge about viticulture but also their reading skills and creating a better life overall for their families. They are an overall asset to this community.

Best regards,



Kendall Hoxsey-Onysko

Napa Valley Grapegrowers Board Director

Napa Wine Company Business Manager

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NOV 26 2019 

Napa County Planning, Building
& Environmental Services