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Public Comments

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NOV 25 2019

Napa Planning Commission
1195 Third Street
Napa Valley CA 94559

Napa County Planning, Building
& Environmental Services

Dear Napa Planning Commission,

I wanted you to know of my utmost support for Shadybrook Estates use permit application and the Rapp Equestrian use permit application.

As a Coombsville AVA resident, who lives on 2nd Ave right down the street from Shadybrook Estate Winery at Rapp Ranch, I know first-hand the contributions that Shadybrook Estate and Rapp Equestrian Center have had for our little community. They have shown to be a responsible winery and vintner as members of the CVG association as well as respectable neighbors who honor the "horse country" legacy of our neighborhood.

Please allow them to continue to improve the welfare of this great community.

Sincerely,



Bruce Keiser

1100 2nd Avenue

November 25, 2019

The Napa Board of Supervisors
1195 Third Street
Napa, CA 94559

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NOV 25 2019

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

RE: Shadybrook Lane Winery Application

As long-time neighbors of Alice and David Alkossler, this letter expresses our support of their current application for permit modifications.

The Alkossers and Shadybrook are a respected part of our Coombsville community, and their properties in Coombsville have become a valuable part of the recognition of Coombsville as a world-class wine appellation.

Their involvement in community philanthropy and activities have improved the community and evidence their concern as caring and respectful neighbors. We believe that their requested expansion is appropriate and beneficial.

Respectfully,

Paul Frank
Glass Slipper Vineyard, LLC
2059 Curry Lane
Napa, CA 94559

Robert and Anne Arns
4297 E. 3rd Avenue
Napa, CA 94558
707 224 3960
arnshome@gmail.com

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NOV 22 2019

Napa County Planning, Building
& Environmental Services

November 21, 2019

RE: Neighbor Support for Rapp Ranch and Shady Brook Winery

Dear Planning Commissioners,

Anne and I are writing to support the recent and future improvements made for the Rapp Ranch and Shady Brook Winery.

We have come to know the owners of these properties, David and Alice Alkossler. They are residents of the Coombsville AVA and neighbors of us both with their home on Shady Brook Lane and their winery and equestrian project at Rapp Ranch.

First, let us say that we have come to know the Alkossers personally and consider it a great addition to have them as our neighbors. Dave and Alice are kind, generous, have made Napa their home, are always there for their neighbors, want to help our community and are philanthropic. As you know, they hosted a Queen of the Valley event at Rapp Ranch/ Shady Brook Winery which was a great success.

Perhaps most importantly for the future of Napa, Dave and Alice are incredible stewards of the land. The improvements that they have made to the subject properties are extraordinary.

We have had intimate experience with Rapp Ranch as our granddaughters took recreational lessons there and we are proud to say that this facility is in our neighborhood.

Thus, Anne and I want to let you know that there are two great people behind these properties and we encourage the County of Napa to support their continued success in our neighborhood.

Sincerely,

Bob and Anne Arns

4297 E. 3rd Avenue, Napa

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NOV 22 2019

Napa County Planning, Building
& Environmental Services

To: Napa County Planning Commissioners

Dear Ladies & Gentleman,

I wanted to take a moment and express my gratitude to and support for Shadybrook Estate Winery and the Rapp Equestrian Center.

Being a lifelong Napa resident, I love to see beautiful and beneficial improvements done to properties here in our valley.

I am very appreciative of the time and effort taken by the owners of Shadybrook Estate Winery to care for these properties and make Napa proud, stimulating our economy and providing excellent jobs.

Napa has never really had such a special place and if you have not treated yourself to an experience there I highly recommend you do to see the true beauty, dedication and uniqueness of this special property.

Pam Silleman, Interior Designer

Pam Silleman Designs

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Queen of the Valley Foundation 

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Napa County Planning, Building
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MISSION INTEGRATION OFFICER

EX OFFICIO

November 22, 2019

Dear Napa Planning Commission,

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 and to update an existing barn and create a barrel storage facility.

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 have no doubt that the two improvements mentioned above would be done impeccably well and will only continue to enhance the experience of the visitors and customers. Shadybrook Estate Winery has 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.

Best regards,



Dreanne Foust

Philanthropy Officer

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November 19, 2019

Napa County Planning Commission
C/o Charlene Gallina, Supervising Planner
Napa County Planning, Building and Environment
1195 Third Street, Suite 210
Napa, CA 94558

Re: Shadybrook Winery-Major Modification P18-00450-MOD

Dear Planning Commissioners,

We have lived on Second Avenue for over 25 years and have witnessed the increase in traffic and most importantly the increased speed in traffic through the years. While the posted speed limit is 15 miles per hour due to the frequent walkers on this street that has no sidewalks, most visiting vehicles are driving well over that speed down the street. There are the retired persons who walk daily, young children living next door as well as numerous farm and domestic animals that are threatened by these speeding vehicles.

We do not believe that there are daily or weekly ways for the county to monitor the number of visitors that visit the three wineries on our street, so the visitor account could be much higher than what is proposed without this careful monitoring. We therefore object to the proposal to allow up to 50 visitors per day and up to 350 per week. We believe a more reasonable number should be less, much like the current number that is approved for the site. There are two other wineries on the street and the combined number of vehicles for all these visitors would significantly affect the rural nature of this street and endanger the people and animals who use this road.

If you do decide to allow any increase in street traffic, we suggest you condition that approval on requiring that a majority, 30-40 visitors per day arrive via a coach, bus or limousine service. Those drivers seem to be more aware and careful of posted speed limits.

We hope you will take our concerns under serious consideration.

Sincerely,



Ed and Sue Dee Shenk

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NOV 20 2019
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& Environmental Services