



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

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Planning Commission Mtg.

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DEC 04 2019

Steven Lederer
Director

Agenda Item # 7D

MEMORANDUM

To: PBES Staff	From: Janice Spuller Traffic Engineering Staff Consultant
Date: December 4, 2019	Re: Shadybrook Winery (P18-00450) Conditions of Approval

This memorandum is prepared as a follow up to the comments the Department of Public Works (DPW) sent to the project applicant dated November 22, 2019, in regards to the *Draft Traffic Impact Study* (TIS) Report prepared by W-Trans, for the Shadybrook Estate Winery and Rapp Equestrian Center, located at 10 Chateau Lane and 100 Rapp Lane.

A response to comments by W-Trans was received dated November 27, 2019 with revised Traffic Impact Study. DPW has determined there is no significant impact as shown in the TIS Report, and has established the following conditions for approvals related to the Use Permit Application Number P18-00450:

I. Encroachment Permit Required

An encroachment permit will be required for any improvements in the County's Right-of-Way. For the application submittal process contact the Roads Division at 707-944-0196. The improvements shall be constructed in compliance with the Napa County Road & Street Standards. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. Completion of improvements and certification shall be completed prior to occupancy or establishment of use.

II. Marketing Events

The applicant shall not exceed the number of annual events at the Shadybrook Estate Winery as requested in the Use Permit Modification.

III. Daily Guests

No more than 50 daily winery guests and 60 horses on site (per the TIS Report).

IV. Transportation Demand Management Plan (TDM)

A comprehensive TDM shall be submitted for review prior issuance of an encroachment permit. The TDM shall be implemented for the life of the project.

V. Landscaping Maintenance

Landscaping at the project driveway shall be maintained to not interfere with sight lines required for safe stopping distance on the public right-of-way. No items that are wider than 18 inches can be taller than 30 inches other than street trees and traffic control devices. Street trees should be deciduous and have branches lower than 4 feet in height up kept once the tree is established.

Please contact me at Ahsan.Kazmi@countyofnapa.org or call (707) 259-8370 or jspuller@tjkm.com or call (925) 264-5021 if you have questions or need additional information.

Planning Commission Mtg.
OCTOBER 02 2019
Agenda Item # 7D & 7E

25 Chateau Lane
Napa, California 94558
December 3, 2019

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

use reclaimed water to grow the grapes, but not to make wine or provide drinking water for 60 horses. We understand the wells were metered in 2015, but are they routinely checked by the county?

Our understanding of the use of Chateau Lane, is that the Rapp Ranch property at the west end of Chateau Lane has the only easement. The current owners have cut a second easement off Chateau where in the past they have directed staff to park (marked by a sign) when they are having events. This illegal easement has been used by various construction trucks on occasion.

The horses walk along the edge of Chateau Lane and sometimes onto Chateau making cars stop until they pass. We would like to see a continuation of the present partial fence to prevent a spooked horse from suddenly running in front of a car.

As for the parties, we have never had a problem with them. However we have not had a chance to study the full proposal. We feel the county should not approve both the permits at this time. We ask that they correct all existing violations to both Shadybrook Winery and the Equestrian Center before the Planning Commission approves any expansion. Any decision made in haste will have an impact, not only on us as neighbors but all of Coombsville. We recommend a continuance at time until all of our concerns are addressed.

Sincerely,

Beverly and Larry Thompson