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Applicant Response to Comments

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*Napa County Planning, Building
& Environmental Services*

January 7, 2020

Napa County Planning Commission
David Whitmer, Chair
Anne Cottrell
Joelle Gallagher
Jeri Hansen
Andrew Mazotti
1195 Third Street, Suite 305
Napa, CA 94559

Dear Mr. Whitmer and Commissioners:

As you know, I am an attorney representing the Shadybrook Estate Winery and the Rapp Equestrian Center regarding the respective Use Permit Applications that were initially heard by the Napa County Planning Commission on December 4th, 2019 and are now continued to January 15, 2020.

At the hearing on December 4, 2019 several issues may not have been clear. The Planning Commission had had a long day and now it was after 5:00 p.m., there was some confusion and both matters were continued.

As I mentioned on December 4th, 2019 my clients are committed to working, in good faith, with the staff and you to provide all requested answers and information, including compromises to assist you with your understanding and your final decisions.

So, I am providing you this letter in this spirit of compromise and clarity, consistent with my post-hearing discussions with your staff as follows:

I. My clients agree with staff's analysis which is clearly confirmed, that the Applications for the Shadybrook Estate Winery and the Rapp

Equestrian Center are in fact consistent with the Napa County General Plan, Zoning, and the California Environmental Quality Act (CEQA).

II. The Applications, because of the physical location and practical requirements, propose to continue to share access, wastewater, water system, reciprocal parking, shuttle drop-off and pick-up, horse trailer drop-off and pick-up. As is customary, we will prepare an appropriate easement which I have done many times so that it can be reviewed by the County Counsel's office and recorded.

III. As a result of sharing the wastewater system, we are clarifying that the proposed Maximum Visitation and Employees shall be limited so that the wastewater generated from both does not exceed the wastewater system capacity of 1,165 gallons per day. I have attached the wastewater matrix which sets forth various combinations of employees and visitors.

As examples, the Applicants could, on any given day, have a Maximum Visitation and Employees combination of (1) 11 employees and 100 visitors (which would mean perhaps on that day closing either the Shadybrook Estate Winery or the Rapp Equestrian Center.); or (2) 50 visitors and 9 employees at the Shadybrook Estate Winery, and 43 visitors and 9 employees at the Rapp Equestrian Center.

IV. As a result of sharing the wastewater system we are clarifying that the proposed Marketing Events are subject to the exact same wastewater system capacity of 1,165 gallons per day. So, any and all Marketing Events will reduce and utilize the 1,165 gallons per day. Therefore there is no duplication.

V. The Application for Shadybrook Estate Winery confirms that the Applicants now own all of the grapes that would be processed for the requested 70,000 gallon capacity.

VI. The Applications for both Shadybrook Estate Winery and the Rapp Equestrian Center clearly demonstrate that Traffic, as professionally analyzed, pursuant to Napa County Traffic Engineering requirements

confirms that the traffic now, and with the proposals, and in 20 years, is functioning at essentially an A- level (see the attached tables).

Even so, we have reached out to neighbors and the Napa County Traffic Engineer to find solutions to address the neighbors concerns and to slow drivers down.(It is our understanding that the Napa County Traffic Engineer is satisfied with the traffic report but always very willing to assist in improving traffic flow and safety.)

The applicants propose, at their cost, to pay for a radar speed feedback sign which the Napa County Traffic Engineer indicates is possible right away and can contribute to slowing drivers down. The applicants are also open-minded to supporting speed limit signs and will continue to work with the neighbors.

VII. The Application for Shadybrook Estate Winery proposes purchasing and using 1.83 acre feet of MST recycled water (approximately 600,000 gallons annually). The MST recycled water is essentially allowing the recharge of the MST aquifer and certainly this is highly beneficial. Every 10 years this recharge benefit will be approximately 1.2 million gallons.

VIII. The Application for Shadybrook Estate Winery will correct all of the many inherited violations of the previous owners. To clarify and get the proper perspective involving responsibility, we wanted to review the violations.

A. All of the violations on the outside of the southern side of the winery were caused by the previous owners and unknown to the applicants until the customary inspection prior to the initial December 4th hearing. These consisted of banding outside equipment for seismic stability, two pre-existing extension cords etc. Most have been corrected and Building Permits for the overhanging small roofs are being prepared.

B. There was 1 violation in the proposed barrel room. The barrel room area is part of a multi-tiered dilapidated structure. The bulk of it fell down, a portion was cleaned up, and part of a foundation system was constructed. Napa County informed the applicants that they needed a permit

and should stop work. They immediately stopped work. They have prepared and filed the appropriate application for a Building Permit which is being processed pending these Applications. For clarity, absolutely no building was constructed .

C. All of the violations inside the Shadybrook Estate Winery , except for stacking barrels and a portable counter too close to 2 exists, were caused by the previous owners and unknown to the applicants until the customary inspection prior to the December 4th hearing. Most were corrected immediately with the inspectors on-site and the remaining items where corrected within a few days.

D. All of the violations outside of the northern side of the Shadybrook Estate Winery, except for installing a curb for the bocce ball court, stringing lights on the outside patio, and the sign (which is being reviewed and may comply with Napa County standards) , were caused by the previous owners and unknown to the applicants until the customary inspection prior to the December 4th hearing. The applicants, in good faith , obtained a Grading Permit and landscaped portions of the outside northern areas. They simply followed a similar design that existed when they bought the property and graded an area where they also parked cars. Few if any people would think that they need a permit to place a curb on the dg surface and play bocce ball or need a permit for small lights. Of course the bocce ball court will be eliminated, shades will be put over the lights and any and all permits required for the previous owners violations will be prepared and submitted.

IX. We now have the Declaration of Phil Rapp and Nancy Rapp dated December 13, 2019 and signed under penalty of perjury with attached confirming newspaper articles, Napa County Building Permits, and Napa County Water Permits which they believe strongly confirms the legal right to these historic Rapp Equestrian Center activities. Even though the Declaration is attached we have quoted some sections for easy review:

“During our ownership we had an average of more than 60 horses and sometimes as many as 100 horses with multiple marketing and sales events including our first major sales event of over 800

people in 1983 (attached is the Napa Register newspaper article showing all the activities). The commercial activities included at least 20 employees including a full-time bookkeeper and many horse owners, groomers, stable hands, farriers, and IOOs(hundreds)of combinations of cars, trucks, horse trailers and guests. I've attached some additional newspaper articles which referred to the Rapp Equestrian Center regarding our history (News background, advertisements for our bookkeeper, events and horses).

Through the years we had many similar activities.

At all times we believed that we had all the proper permits from Napa County and we were in full compliance with those permits. We reasonably relied on all of those permits, and had no reason to think otherwise, especially since we were advertising extensively and were known in the community and in the United States.

I declare under penalty of perjury that the foregoing is true and correct.”


X. Alice and David Alkosser appreciate this opportunity to clarify the various issues and believe that their applications are reasonable, as they intended, in and of themselves and the factual background confirms that for the most part they are cleaning up pre-existing unknown violations, and at all times available to work with Napa County staff and your Commission and the neighbors. Alice and David Alkosser have knowingly only intended to seek approvals for a fraction of the legal historic uses which now turn out to be about 10% of the proposed approvals, because they believe that the requested approvals comply with all current requirements, fit into the area with similar uses and are consistent with their reasonable 10 to 20 year business plan.

I believe the applications and the factual background, as clarified support your approval and welcome an opportunity to answer all questions and provide all information and continue to listen carefully to you and your staff.

·Letter from David B. Gilbreth
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Respectfully submitted,

David B. Gilbreth

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DEC 13 2019

Napa County Planning, Building
& Environmental Services

#4118019.0
December 13, 2019

Charlene Gallina
Napa County Planning, Building, and Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559

RE: Shadybrook Winery (P18-00450) & Rapp Equestrian Center (P18-00197)

Dear Charlene:

This letter is intended to supplement the Shadybrook Estate Winery Wastewater Feasibility Report dated December 26, 2018, and the Rapp Equestrian Center Wastewater Feasibility Report dated December 4, 2018. The table duplicated in each of these reports under the Domestic Wastewater Characteristics summarizes the maximum flows acceptable by the proposed wastewater system. The table has been reproduced below for ease of review:

1. These proposed conditions are consistent with Item 10 in Kim Withrow's November 21, 2019 Conditions of Approval Letter that states, "The marketing events, visitation, and employees must be managed so the wastewater generated from both the Equestrian Center and the Winery does not exceed the wastewater system capacity of 1,165 gallons per day."
2. As an example any combination of employees between the winery and the equestrian center totaling 11 employees together with any combination of visitors between the winery and the equestrian center totaling 100 would utilize the maximum wastewater approved daily capacity. Therefore there would be no additional employees or visitors on that day.

Use	Source	Number	Projected Flow (gpd)	Total Flow No Event Day (gpd)	Total Flow Small Event (gpd)	Total Flow Medium Event (gpd)	Total Flow Large Event (gpd)
Winery	Employees	11	15	165	165	165	165
	Visitors	50	3	150	150	150	0
Winery Subtotal		Total Peak Winery Flow		315	315	315	165
Equestrian Center	Employees	9	15	135	135	135	0
	Visitors	50	3	150	150	150	0
Equestrian Center Subtotal		Total Peak Equestrian Center Flow		285	285	285	0
Events	Small Event	30	15	0	450	0	0
	Medium Event	50	10	0	0	500	0
	Large Event	100	10	0	0	0	1000
Grand Total		Total Peak Flow		600	1050	1100	1165

In summation, visitation, employees, and events will be managed so that the flow from both facilities combined does not exceed 1,165 gallons per day on any one day.

Please do not hesitate to contact me should you have any questions regarding the above.

Respectfully,

Bruce Fenton, P.E.
Project Manager



MS/ms



I. Executive Summary

Rapp Equestrian Center (APN 052-170-018) requests recognition and authorization of existing employees, horses, visitors, and events. The parcel is 11.97 acres and has the benefit of a groundwater usage of 4.16 af/yr per Napa County Groundwater Permit 90-00051. The Equestrian Center currently irrigates with well water.

The Shadybrook Estate Winery on the adjacent parcel (APN 052-170-019) under common ownership has an area of 11.37 acres and an allowed groundwater usage of 4.32 af/yr per Napa County Groundwater Permit 90-00069. The groundwater permit was revised per UP Mod P06-01095-UP to 3.41 af/yr. The winery has an existing Domestic Water Supply Permit for a Public Water System with state ID# 28-00046.

The applicant, who owns both parcels, requests consolidation of the required public water system for the Rapp Equestrian Center with the Shadybrook Estate Winery.

Below is a summary of the existing and proposed water use for both parcels. Detailed calculations can be found on the next page.

Usage Type		Existing Well Water Usage [af/yr]	Proposed Well Water Usage [af/yr]
Equestrian Center	Residential Domestic Water	0.83	0.83
	Equestrian Center Employees, Visitors, Events, Horses, and Landscaping	1.80	1.80
	Irrigation Vineyard	1.53	1.53
	<i>Equestrian Center Total</i>	<i>4.16</i>	<i>4.16</i>

Winery	Residential Domestic Water	0.50	0.50
	Winery Process Water	0.46	1.07
	Domestic Water	0.11	0.33
	Landscaping	0.32	0.32
	Irrigation Vineyard	2.02	2.02
	<i>Irrigation from MST</i>	<i>0</i>	<i>-1.83</i>
<i>Winery Total</i>		<i>3.41</i>	<i>2.41</i>

The proposed modifications to the Rapp Equestrian Center will result in no change in the use of groundwater. The proposed modifications to the Rapp Ranch Winery will result in a net decrease in the use of groundwater by 1.0 af/yr (326,000 gallons). The resultant groundwater demand for both parcels will be less than the associated groundwater permits and use permit allocation.

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DEC 13 2019

Napa County Planning, Building
& Environmental Services

Declaration of Phil Rapp and Nancy Rapp

I, Nancy Rapp, was married to Gerald Rapp (now deceased) and in 1977 through 1982 we purchased the property in the Coombsville area of Napa County which we called the Rapp Quarterhorse Ranch for the purpose of developing a commercial quarter horse ranch which included breeding mares and foals, riding and training cutting horses, reined cow horses, reined horses and related horse activities, including but not limited to largely attended sales and marketing events. We had a very vibrant business through the years up to 1997 when we sold the property and moved to Texas. There we continued our business and are still thriving and recognized nationally.

I, Nancy Rapp, know that my husband met with Mr. Hickey, at the time the Planning Director for Napa County, to discuss our plans for a commercial quarter horse ranch. Mr. Hickey told Gerald to obtain the following permits, set forth below, and that we could then begin development of our commercial quarter horse ranch. And that's what we did.

So we applied and paid for and obtained :

- (1) County of Napa Environmental Clearance For 28,000 Square Foot Arena & Stables (May 28, 1982),
 - (2) Napa County Construction Application & Permit For 28,000 Square Foot Arena and Stall Barn (June 1, 1982);
 - (3) Napa County Construction Application And Permit For 2,241 Square Foot Stables & Lab (August 2, 1982);
- All three items are attached.

Consistent with our understanding I have also attached the communication from James Hickey regarding the Board of Supervisors Approval of Rezoning (August 18, 1982) and Rapp Quarterhorse correspondence to Trent Cave, Director of Napa County Environmental Health referencing cutting horses, reined cow horses, reining horses, and mares and foals (January 1983). So we started our commercial quarterhorse ranch with the proper permits.

I, Phil Rapp, am the son of Gerald and Nancy Rapp and I lived on the Rapp Ranch property in Coombsville, Napa, California. I attended Mount George and St. Johns and graduated from Justin Sienna High School. When I was seven I told my dad I only really wanted to be a cowboy and I have been involved ever since. I had the good fortune to start at the Rapp Quarterhorse Ranch for many years and learn from my father and continue in Texas. I have been competing and continue to compete in riding cutting horses in various competitions across the nation. I have earned many awards and was the all time leading rider for over ten years and lifetime competition earnings of \$9,500,000 (Nine million five hundred

thousand dollars). I just completed my presidency term for the National Cutting Horse Association and continue to be very involved with the organization.

During our ownership we had an average of more than 60 horses and sometimes as many as 100 horses with multiple marketing and sales events including our first major sales event of over 800 people in 1983 (attached is the Napa Register newspaper article showing all the activities). The commercial activities included at least 20 employees including a full-time bookkeeper and many horse owners, groomers, stable hands, farriers, and 100s(hundreds)of combinations of cars, trucks, horse trailers and guests. I've attached some additional newspaper articles which referred to the Rapp Equestrian Center regarding our history (News background, advertisements for our bookkeeper, events and horses).

Through the years we had many similar activities.

At all times we believed that we had all the proper permits from Napa County and we were in full compliance with those permits. We reasonably relied on all of those permits, and had no reason to think otherwise, especially since we were advertising extensively and were known in the community and in the United States.

I declare under penalty of perjury that the foregoing is true and correct.

Dated: 12/13 _____, 2019

Nancy Rapp
Nancy Rapp

Phil Rapp
Phil Rapp



JERRY RAPP'S Saturday sale of cutting horses drew the famous as well as the rich. William Shatner of Star Trek fame, above, was one of those in attendance and signed an autograph for this young fan. (Register photo by Al Francis)

A Cutting Horse Auction Expensive

By PETER WOODSIDE
Register Staff Writer

When it comes to selling horses, there aren't too many people who can match Jerry Rapp.

More than 800 buyers from across the country rolled into his multimillion dollar ranch in Napa Saturday. When they left, close to \$600,000 worth of cutting horses had been sold.

Some of the buyers were good ole' boys from down South; others were celebrities and still others were businessmen who had probably never been on a horse in their lives.

To understand why these buyers would travel hundreds and sometimes thousands of miles to plunk down as much as \$30,000 for a horse, one must first take a lesson in cutting horses.

As Jerry Rapp tells it, up until about 15 years ago the sport was limited mainly to cutting horse aficionados.

It was then that leaders in the sport decided to up the ante for

entering the competitions. Now, some purses equal \$1.5 million, topping those offered in the prestigious Kentucky Derby.

With the substantially increased purses, buying and breeding cutting horses suddenly became more than just a sport; it became a multimillion dollar business.

Rapp owns three stud horses at his ranch that are valued at over \$2 million, with one bringing a \$10,000 stud fee. Rapp estimated some \$30 million worth of horses were at his heavily-guarded ranch over the weekend.

While the sport has become big business in the last decade, it was born in the early days of the Western frontier.

At that time there were few fences to keep ranchers' cattle apart. As a result, ranchers were forced to separate their steers from large herds that included cattle from other ranches.

Their muscular, working horses

(Continued on Page 2)

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BUYERS FROM all over the country, as many as 800, attended a high-style, high-priced auction and

cutting horse competition Saturday at Jerry Rapp's Coombsville area ranch. Some 74 horses on the auc-

tion block brought a total of almost half a million dollars. Cutting

horses are becoming an investment for ranchers, competitors and busi-

nessmen alike. (Register photo by Al Francis.)

Rushers to decide NFC wildcard

Saturday, November 27, 1980

The NAPA REGISTER-7

By The Associated Press
The Los Angeles Rams and Washington Redskins have a wild-card game scheduled for Sunday. The Rams, who finished second in the NFC West, will play the Redskins, who finished fourth in the NFC East. The game is scheduled for 1:00 p.m. PST on Sunday at the Los Angeles Coliseum. The Rams' record is 10-6 and the Redskins' is 11-5. The Rams are led by quarterback Steve Watson and running back Eric Dickerson. The Redskins are led by quarterback Joe Taylor and running back John Elway.

"We'll turn any play into a big play," said Redskins safety Alvin Walton. "We'll be ready to go." The Rams' defense is expected to be a major factor in the game. The Redskins' offense is expected to be a major factor in the game. The game is expected to be a close one.

Clayton defensive coordinator Walt Cory and Mickey teams boss Frank Carr. "When we were 7-4, we just got approach each game one at a time chance," Mackovic said. "The play every week and they believed. The coach kept them believing." The Chiefs are expected to be a major factor in the game. The Rams' defense is expected to be a major factor in the game.

"The Jets have had a season that teams like it's been in two parts," said Mackovic, who had a 20-2 record last season. "They were making all the big plays in the first part, and they've struggled in the second part. But we know what they are capable of. For 11 games, they had one of the league's most powerful offenses, averaging 27.3 points a game. That attack, spearheaded by passer, and wide receivers Al Toon and Wesley Walker, led New York to a nine-game winning streak built on big plays." But in the last five weeks, O'Brien has fallen apart as the offense has wilted and the defense has been wrecked by injuries. The Jets

scored only 41 points, O'Brien threw 12 interceptions and only two touchdowns. He couldn't get the ball to Toon and Walker with any consistency and seemed confused by zone defense. "I'm sure that what Joe is looking to do," Coach Joe Walton's decision, "is for Pat to give us a lift. He's not trying for any kind of power play. He says Kenny is for the future and I'm sure he means it. He just wants us to win this game."

Now, O'Brien has been benched for Pat Ryan. "I have all the confidence in the world in Pat," O'Brien said. "I'm sure that what Joe is looking to do," Coach Joe Walton's decision, "is for Pat to give us a lift. He's not trying for any kind of power play. He says Kenny is for the future and I'm sure he means it. He just wants us to win this game."

Warriors fall asleep on road

By The Associated Press
Two of Detroit's top reserves were out of action, but the Golden State Warriors got to contain Sidney Green. Green's season-best 20 points rebounded Friday night, vaulting the Pistons to a 121-106 National Basketball Association win over the Warriors in the Pacific. Green obtained this year from the Chicago Bulls for \$2 million and a second-round draft choice, was averaging only six points and hadn't reached double figures in Detroit's last five games. "I'm happy with the way Sidney played and hope it continues," said Pistons coach Chuck Daly, whose club won its 12th game in the past 15 starts. "He has a world of talent. He has a good touch and is an excellent leaper. He can be as good as he wants to be."

State honor for Silverado North course

CALIFORNIA GOLF JOURNAL has recognized the North course at Silverado Country Club and Resort in Napa as being among the top 25 public golf courses in California. Silverado's North course, par 71, 6,828 yards, was listed No. 11 in a survey of California Golf Journal readers in the December issue of the publication. The top five courses are Spyglass Hill Golf Course in San Jose, Pebble Beach Golf Links in Pebble Beach, Santa Lucia Golf Course in San Luis Obispo, San Francisco Golf Course in San Francisco and Los Angeles Country Club in Los Angeles. The survey was conducted by the California Golf Journal, a national publication. The survey was conducted by the California Golf Journal, a national publication. The survey was conducted by the California Golf Journal, a national publication.

The 19th Hole

future, will be in the field for the \$30,000 Spaulding Invitational Pro-Am, Dec. 21-Jan. 1 at Pebble Beach Golf Links, Carmel Valley Country Club and Pebble Beach Golf Links. NAPA GOLFERS' TOWN and Ella Gates each placed in the Golden State Senior Tour's California State Championship at Monterey Country Club and Palm Valley Country Club. Thurman Gates finished fourth in the low net division with a 143 total, rounds of 71 and 74, in the championship flight category. Ella Gates was second in the low net division of the ladies' division with a 152, rounds of 79 and 71.

Rule of the Week

By PETER DIDNAK
San Jose State University and Honorary Member, NCFQA An important change in multiple ball partnership competition now permits the side to be represented by one partner for all or any part of a ball-and-four ball match or stipulated round (see rules 30-2 and 30-3). All partners need not be present. Thus, if one player of a partnership does not arrive on time, there is no penalty - his partner may play alone until the player does arrive. However, the absent partner may join the competition only between holes, not during the play of a hole. Or, one partner may be appointed, and the side may continue to be represented by the remaining partner. According to the USGA, this change will

Napa Valley update

In Napa Valley golfing developments this week: **SHENANDOAH CLUB** (St. Helena, estate of Mrs. J. Lee) has announced the resignation of its members, Mr. and Mrs. J. Lee, and Mr. and Mrs. J. Lee, and Mr. and Mrs. J. Lee. **WINVILLY ANGELES MEN'S GOLF CLUB** (Carmel Valley) has announced the resignation of its members, Mr. and Mrs. J. Lee, and Mr. and Mrs. J. Lee. **WINVILLY ANGELES WOMEN'S CLUB** (Carmel Valley) has announced the resignation of its members, Mr. and Mrs. J. Lee, and Mr. and Mrs. J. Lee.

Warriors fall asleep on road

By The Associated Press
The Pistons, who finished second in the Eastern Division, will play the Golden State Warriors, who finished fourth in the Western Division. The game is scheduled for 8:00 p.m. PST on Sunday at the Los Angeles Coliseum. The Pistons' record is 12-10 and the Warriors' is 10-12. The Pistons are led by guard Isiah Thomas and forward Grant Hill. The Warriors are led by guard Sidney Green and forward Grant Hill.

Scoreboard

NFL	CHAMPIONSHIP CONFERENCE	Division	Score
Atlanta Falcons	at Tampa Bay Buccaneers	10	17-10
Baltimore Colts	at New York Jets	10	17-10
Buffalo Bills	at Cincinnati Bengals	10	17-10
Carolina Panthers	at Dallas Cowboys	10	17-10
Chicago Bears	at Minnesota Vikings	10	17-10
Cleveland Browns	at Pittsburgh Steelers	10	17-10
Detroit Lions	at Kansas City Chiefs	10	17-10
Green Bay Packers	at San Francisco 49ers	10	17-10
Houston Oilers	at New Orleans Saints	10	17-10
Indianapolis Colts	at Denver Broncos	10	17-10
Los Angeles Raiders	at Oakland Raiders	10	17-10
Los Angeles Rams	at Washington Redskins	10	17-10
Miami Dolphins	at New England Patriots	10	17-10
Minnesota Vikings	at Chicago Bears	10	17-10
New England Patriots	at Miami Dolphins	10	17-10
New York Jets	at Baltimore Colts	10	17-10
Oakland Raiders	at Los Angeles Raiders	10	17-10
Pittsburgh Steelers	at Cleveland Browns	10	17-10
San Francisco 49ers	at Green Bay Packers	10	17-10
Seattle Seahawks	at San Diego Chargers	10	17-10
Tampa Bay Buccaneers	at Atlanta Falcons	10	17-10
Tennessee Titans	at Houston Oilers	10	17-10
Washington Redskins	at Los Angeles Rams	10	17-10
Washington Redskins	at Los Angeles Rams	10	17-10

College basketball

Division	Score
Atlantic Coast	10-10
Big Ten	10-10
Big West	10-10
Big East	10-10
Big South	10-10
Big Sky	10-10
Big Ten	10-10
Big West	10-10
Big East	10-10
Big South	10-10
Big Sky	10-10

College football

Division	Score
Atlantic Coast	10-10
Big Ten	10-10
Big West	10-10
Big East	10-10
Big South	10-10
Big Sky	10-10
Big Ten	10-10
Big West	10-10
Big East	10-10
Big South	10-10
Big Sky	10-10

Transactions

Player	Team
Atlanta Braves	Atlanta Braves
Chicago Bulls	Chicago Bulls
Los Angeles Rams	Los Angeles Rams
Los Angeles Raiders	Los Angeles Raiders
Los Angeles Rams	Los Angeles Rams
Los Angeles Raiders	Los Angeles Raiders
Los Angeles Rams	Los Angeles Rams
Los Angeles Raiders	Los Angeles Raiders
Los Angeles Rams	Los Angeles Rams
Los Angeles Raiders	Los Angeles Raiders

NBA roundup

The Pistons, who finished second in the Eastern Division, will play the Golden State Warriors, who finished fourth in the Western Division. The game is scheduled for 8:00 p.m. PST on Sunday at the Los Angeles Coliseum. The Pistons' record is 12-10 and the Warriors' is 10-12. The Pistons are led by guard Isiah Thomas and forward Grant Hill. The Warriors are led by guard Sidney Green and forward Grant Hill.

Warriors-Pistons

Los Angeles improved its league-best record to 12-9 on Magic Johnson's 17 points and 11 assists against visiting Houston. The Rockets kept the game close until the fourth period, when Los Angeles entered from a 49-29 to turn the game into a rout. James Worthy finished with 22 points and Byron Scott had 11 for Los Angeles, while Houston was led by Rodney McCray and Akem Odom with 21 points each. Kareem Abdul-Jabbar, held to five free throws in the first half, finished with 19 for the Lakers.

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Substantial Tax Benefits

EXCELLENT PROFIT POTENTIAL

Napa Valley is the home of one of the country's leading quarter-horse ranches, Rapp's Quarter Horse Ranch.



We offer both horses for sale and horse breeding programs.

We believe the rapid growth in quarter horse breeding (particularly for cutting horses) by high income individuals is due to the substantial tax advantages and good economic profit potential which breeding offers.

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His heroes have always been cowboys

By STAN VAUGHN
Register Staff Writer



IN JUST three years, Napa's Phil Rapp has established himself as one of the top cutting horse riders in the country. Last summer the 16-year-old won the American Junior Quarter Horse Association world's championship in Tulsa, Okla. He is also among the top Non-Pro riders in the country, despite his youth and the fact he misses several competitions because of school demands. In the past 12 months he has earned \$10,000 in competitions around the country and he's looking for an even better showing when the circuit gears up again in January. He credits his success to teachings of Dalmira Whitley Flarck and Todd Bimau, the encouragement of his parents, Jerry and Nancy Rapp, and the instilling of a winning attitude by Clarence Pye, the former varsity baseball coach at Village High, who works at the Rapp Ranch on week-end afternoons. (Register photos by Dick Hildebrand)

When Willie Nelson sings the western ballad "My Heroes Have Always Been Cowboys," Phil Rapp can identify with the lyrics. "When I was 7 years old, my dad took me to the Cow Palace Rodeo, and I told him I wanted to meet a real cowboy. Dad arranged for me to meet Leo Chamberlain (former world champion reaper and all-around cowboy)," recalls the 16-year-old Napa. "I got to ride Leo's horse around and our families became friends. 'I've always wanted to be a cowboy, ever since I can remember. John Wayne was my hero.'"

These days the lanky Justin-Siena High School sophomore has his own horse and he's riding pretty tall in the saddle. Last August in Tulsa, Okla., Rapp rode his horse, "Peppyyoka Peppy," to an American Junior Quarter Horse Association cutting competition world's championship. Days later, going against the best cutting horse riders in the country, Rapp won the \$5,000 Non-Pro title in Reno and was a finalist in the open Non-Pro competition — coming away with a saddle, two silver belt buckles and \$1,400.

Rapp's world's championship performance will be televised tonight on the ESPN cable sports network, beginning at 7:30. The 40-minute special will feature highlights from the competition that drew 1,356 entries from 50 states and Canada.

In cutting competitions the horse and rider must single out one cow from a herd, working much the way a shepdog does. The rider is not allowed to use his reins to direct the horse but may use leg pressure to keep the horse working in the right direction.

Riders are given two-and-a-half minutes with the herd, ideally cutting out two cows in that time. Riders score between 40 and 100 points, with 70 being average. 74 considered excellent and anything higher rare. Cutters lose five points if they lose a cow back to the herd, three points if the horse scatters the herd or brushes a cow and one point if the rider uses the reins.

"It's important to get a good workout with each cow," Rapp said one afternoon this week after a practice session on the Rapp Ranch in east Napa. Riders must learn to read a herd of cattle quickly, pick the right one, then let the horse do the work.

"The horse and rider must be a team. I am like one with Peppyyoka Peppy. We are a team, a tough team, and it's taken a lot of work and training to get that way," the lanky young rider said.

"Attitude is important. You've got to have the attitude to win, regardless if it's a five-cent candy stick or a \$50,000 prize. You have to have that attitude when you're up there."

The long hours of training have begun to pay dividends for Rapp. In the past 12 months Rapp has earned \$10,000 on his chestnut mare, all of it put back in entry fees and training costs. "I get to see the checks, then give them to my dad."

The \$5,000 Non-Pro category Rapp competes in is for riders who have won less than \$5,000 in the past calendar year. He'll only be able to compete in the Non-Pro events — for riders who do not make a direct living training cutting horses — next year.

The National Cutting Horse Association has several major events yearly, the Priority, Super Stock and Derby making up the sport's triple crown. Top riders can earn upward of \$100,000 a year in prize money.

Rapp has been riding horses eight years but competing in cutting events for only three. It's a full-time sport. Trained into non-school hours.

Typically the teen is up at 6 a.m. on school days. He has breakfast and does his homework, then it's off to school. By 3 p.m. he's back home and riding in one of the practice arenas, putting up nearly as many young horses through their paces with the cattle. Then there's dinner, more homework and lights out by 9:30 p.m.

He has been home only two weekends in the past eight months. "It's difficult to make friends at school, because I'm gone so much. I can't go to dances, or football games, but I have friends at the cuttings, and I look forward to going to the shows and seeing them," Rapp said.

His father, ranch owner Jerry Rapp, stresses the importance of an education to his polite, soft-spoken son. That means there is no excuse for incomplete homework assignments. "If I have a weekend report to do, I've got to do it at the show, or when I get home. It's hard, but I've got to do it."

Rapp is planning to attend Cal Poly San Luis Obispo after high school.

Phil is the youngest of Jerry and Nancy Rapp's three children. Gerald, Jr. is a Marine Corps fighter pilot and Marjorie is a student at the University of Oregon working toward a teaching credential. Phil is the one who will some day be running the ranch.

"It's a good business. My dad tells me about the business dealings so I'll understand when I take over the ranch," the youngster said.

Jerry Rapp bought the property at the end of Second Avenue in 1970 and started building the ranch a year later. He sold the Holiday Inn at the San Francisco International Airport after nearly 20 years, "retired" and moved his family to Napa in 1972.

Today Rapp Ranch is considered one of the finest quarter horse breeding and training stations in the country. The ranch has been put up for sale because it has grown into a bigger business than Jerry Rapp wants to handle. His idea of retirement was not working "twelve hours a day, seven days a week."

The ranch sale is being handled by prestigious Sotheby's International Realty, and the asking price was not disclosed. Rapp's investment in the ranch has been estimated at \$1.5 million. Not in a big hurry to sell, Rapp said he believes the family will move to a smaller operation somewhere near Napa.



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German Music!

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6 Month CD	8.06	7.65
1 Year CD	8.78	8.30

CITICORP SAVINGS
We put you ahead.

World Championship Bound

Napa Rider Among The Best

Quarter Horse enthusiast Phillip Rapp will be competing at the 12th Annual American Junior Quarter Horse Association World Championship Show and Convention in Tulsa, Okla., July 31-Aug. 6.

Phil is among the 1,000 young people, 18 and under, selected to participate in the show. Phil will be competing with his registered American Quarter Horse, Leo's Gunsmoke, in the cutting competition at the show. The top ten youth in the nation in each of the 28 events as well as two entries per event from each of the state junior associations will compete for awards valued at almost \$30,000. Winners of the 28 classes will receive a trophy belt buckle bearing the inscription "World Champion."

The AJQHA Convention will be held in conjunction with the show, with directors meeting in various committee sessions to conduct the business of the largest youth horse association in the world. The 1983-84 AJQHA officers will be elected to represent the 8,000 plus members of the AJQHA.

A variety of other activities are scheduled for the seven-day show, including a barbecue, dance and awards banquet.

Phillip is the son of Mr. and Mrs. Jerry Rapp of Napa.



Napa's Phil Rapp rides Leo's Gunsmoke.

Saturday, October 29, 1983

HELP WANTED 11

SALESPERSON Wanted: 27 year supply company looking for a commissioned salesperson to cover Napa Valley. Preferably paper & janitorial sales background. Many benefits. Resume: PO Box 533, Santa Rosa, CA 95402.

SECRETARY - bookkeeper, Rapp Quarter horse Ranch, 9 - 5, 253-2600.

SECRETARY / Receptionist for local accounting

HELP WANTED 11

PART time LVN. Night shift, small family operated skilled nursing facility. Piner's, 224-7925.

PART time secretary. Real estate office. Saturdays. Typing & analysis skills necessary. May work into more hours. Applications only, 10 a.m. - 12 noon on weekdays only at 1139 Trancas St.

PRINTER - WORKING SUPERVISOR

WORK WANTED 12

DRESSMAKING! Wedding, Proms, & other occasions. Individualized, personal service. 253-0211.

ELEGANTE Defoliation by the Michaelangelo of gardeners. Trees to 25'. Call 226-9170.

EXPERIENCED House Keeping & elderly care, some cooking, \$6.00 an hour. Must take city bus. Call 226-6598.

EXPERIENCED care-

WORK WANTED

SMALL business keeping, check book, P & L statements, quarterly returns rates. Lisa, 257-2211

TRASH hauling of Reasonable. Will estimate. Call 252-4239.

SODBUSTERS; scape; sprinkler sod, seed lawns; fences; arbors;

Trip To The Rodeo Launches Family's Ranch Of Champions

With the purchase of Miss Two D Two and Plutino Holly, Jerry Rapp is well on the way to establishing his Napa ranch as the premier breeding ground for champion cutting horses. Rapp paid \$100,000 for Miss Two D Two and \$20,000 for Plutino Holly at a classy horse auction in Dixon on Wednesday. The two mares, who have already made champions, are considered the top cutting horse mares in the country.

"It was an expensive weekend," Rapp said. "The blame for all this is on my son Phillip."

The Rapp's interest in horses began with their son Phillip. When Phillip was six, his father took him to the Grand National in San Francisco. The boy had a love affair with breeding like most boys know baseball statistics.

Phillip was not satisfied just watching the rodeo. He wanted to direct it. Rapp took Phillip down to the chute area and introduced him to Leo Camarillo and a friend who began.

Camarillo let Phillip ride his horse. Slick, and introduced him to the ways of a rodeo star. It was a hard day for the youth and his enthusiasm spilled over onto his father, who owned a major hotel at the San Francisco Airport.

The Rapps began a series of purchases that would make them champion breeders. Rapp had the business acumen and Phillip the feeling for this activity.

Two years ago, they purchased a 28-acre ranch on Chalk Hill off Second Avenue in Sausalito. The Rapps built a large home, along with a stable and arena for horses. They also purchased the best horses available to stock the ranch.

Jerry Rapp took a liking to cutting horses, a type of animal that combines show racing and the spirit of the old-west cowboy. A good cut-



AT \$100,000, Miss Two D Two (one of the newest and most expensive acquisitions in the Jerry Rapp family's string of championship cutting horses. It all began six years ago when son Phillip, above, then 6, attended a Grand National Rodeo in San Francisco. (Register photo by Al Francis)

Napa Valley Community Calendar

GOVERNMENTAL BODIES
ST. HELENA CITY COUNCIL — Tonight at 7, St. Helena City Hall.
YOUNGVILLE TOWN MEETING — Tonight at 7:30, Youngville Town Hall.
NAPA COUNTY BOARD OF EDUCATION — Tonight at 7:30, 403 Market St.
NAPA COUNTY REDEVELOPMENT AGENCY — Tonight at 8, Napa City Council to follow.
PLACES TO GO, THINGS TO DO
CREATIVE LIVING CENTER — Every Wednesday from 10 a.m. to 1 p.m., Community Center, 1207 Washington St.
SENIORS PRICE FILE — Wednesday at 10:30 a.m., River Park Theatre. Pick up tickets at San Francisco Federal Savings, Silverado Plaza, or Senior Center, 1000 Sutter St.
BENEFITS AND FUND RAISING EVENTS
RUMMAGE SALE — Annual Young Ladies Institute rummage sale, Thursday and Friday 11:30 a.m. to 4 p.m., Napa State Open 8 a.m. to 12 p.m., Bay Day at noon.

CLUB MEETINGS AND ACTIVITIES
NATIONAL ASSOCIATION RETIRED FEDERAL EMPLOYEES — No meeting Wednesday.
CREATIVE EXP. FOR DEDICATED SINGLES (COEDS) — Wednesday, music night at Frank's bar, 7:30 p.m., 1024 Market Drive. Information call 251-9400. Bring instruments, kazoos, spoons, etc. Newcomers welcome. Milling Road. Information call Chris, 251-9400, or Rita, 251-9410. Friday, mail out and live social, 10 p.m., Sycamore house. Information call Ursula Kunnert, 251-1333.
YOUNG LADIES INSTITUTE M. YLI — Meeting Wednesday. Information call Ursula Kunnert, 251-1333.
YOUTH LIONS OF NAPA VALLEY — Wednesday at 7:30 p.m., Hopper Creek Inn, 618 Washington St.
AMERICAN LEGION POST 113 AND AUXILIARY UNIT — Meeting Wednesday at 7:30 p.m., American Legion Hall, Pearl and Randolph streets, Redwood City.
AMERICAN LEGION AUXILIARY POST 119 — Wednesday at 8 p.m., American Legion Hall, Oak and Madrone St., St. Helena.
WOMEN OF THE MOOSE — Meeting Wednesday at 8 p.m., Moose Hall, Brown Valley Road.
SILVERADO BOOK CLUB GROUP OF ALCOHOLICS ANONYMOUS — Tonight at 8, Presbyterian Church, 1112 Spring St., St. Helena.
MT. ST. HELENA WOMEN'S GROUP OF ALCOHOLICS ANONYMOUS — Meeting Wednesday at 11:30 a.m., Catholic Church, 801 Washington St., St. Helena.
ST. HELENA AL ANON GROUP — Wednesday at 8:30 p.m., meeting room, Grace Episcopal Church, Spring and Oak streets.
OVEREATERS ANONYMOUS — Wednesday at 7:30 p.m., Dan Foley Park, good news, Valley. Information call Peggy, 214-8100.
ANON FAMILY GROUP — Wednesday at 8 p.m., Quonset building, 1035 Pueblo Ave. Information call 251-9400.
BOOTS AND DRESSES — Squaredancing every Wednesday, 8

10:30 p.m., Welcome Orange Hall, 3215 Hague Road. Alita Wright called.
WOMEN'S FOLK DANCE CLASS — Wednesday at 8:30 a.m. to noon, Senior Center, 1500 Jefferson St., Dixon structure.
ROTARY CLUB — Wednesday at 11:15 p.m., Elks Lodge.
NAPA VALLEY FOLK DANCE CLASS — Wednesday from 7:30 a.m. to noon, Senior Center, 1500 Jefferson St., Dixon structure.
TOPS, CA. 1318 — Wednesday at 10:30 a.m., Quonset building, 1035 Pueblo Ave.
OPEN MEETING
WEIGHT WATCHERS — Wednesday at 9:30 a.m. and 7 p.m., Napa Women's Clubhouse, 214 Franklin St.
KIWANS OF GREATER NAPA — Wednesday at 7:30 a.m., Lyon's Coffee Shop.
TEACHINGS OF THE ASCENDED MASTERS — Wednesday 4:15-10:30 p.m., Information call Blarney McGuire, 455-4567.
PARTICIPATION GROUP OF ALCOHOLICS ANONYMOUS — Meeting tonight at 8, Quonset building, 1035 Pueblo Ave.
MCKINLEY HALL GROUP OF ALCOHOLICS ANONYMOUS — Tonight at 7:30, Section 9, Veterans Home, Youngville.



Marionettes For All Ages
 "Miraculous Kasper," a marionette comedy for young and old alike, will be presented by Theatre Piccolo of Seattle in the playroom at Robert Mondavi Winery Friday, at 7:30 p.m. Piccolo is a traveling puppet and mask theater company formed by Stephen Carter and Chris Thaler, graduates of Napa High School in the early '50s, that provides family entertainment in the form derived from its name — piccolo meaning sharp-tipped reed and reedband. Tickets at the door will be \$4 for adults and \$3 for children under 14. A wine tasting will be held at intermission.

IF YOU WOULD LIKE TO TALK WITH THE BALLOONISTS IN THE NAPA VALLEY
 PLEASE PHONE 253-2255 AND ADVISE US OF YOUR CARES, CONCERNS & QUESTIONS
PROFESSIONAL BALLOON PILOTS ASSOCIATION OF NAPA COUNTY
 P.O. Box 2229, Youngville, CA 94597

Less Violence In X-Rated
 COLUMBUS, Ohio (UPI) — Types of violence featured in movies, R movies led to the number of acts using guns, knives, strangulations and beatings as well as verbal abuse and minor incidents of slapping and pushing.

Michael W. Leybion, who recently earned a master's degree in sociology from Ohio State, said R, PG and G rated movies had more acts of violence than did X-rated movies. X-rated movies registered 44 violent acts per movie hour, while PGs had nearly eight per hour and Gs had more than nine violent incidents per hour. G rated movies led the violence list with more than 11 acts per hour. Leybion also recorded the

NO GROWTH is a Depression Word

David D. Mulligan, President
 Microfilm Publishers, Inc. 438 Freeway Blvd
 Napa, California 94558 (707) 255-4312

Duplicate Bridge
 Ethel and Roy Woodfill played first north-south, and Lyle and John Hartman, in east-west, were a three-way bridge game held at the Napa Recreation Club.
 Second place winners were Cynthia Glen and Lillian Stier and Helen and Melvin Ward. Third north-south were Hers Jacobson and Beale J.P. Kennedy Park.

TRUCKLOAD CEILING FAN TRUCKLOAD SALE
 Held over by popular demand thru Saturday, August 29th

SALE \$189.95 to \$254.95

Choice of polished, antique or French brass, real wood blades, light kits, multiple speeds, reverse airflow, 3-Yr. Warranty. Made in USA.

Special Installation Available
ALL HOMESTEAD WHISPER FANS NOW 40 - 50% OFF

Napa Electric
 Since 1929
 2240 Brown St. 252-6611
 NOW OPEN MONDAY THRU SATURDAY

Unlicensed Flagpole
 AKRON, Ohio (UPI) — A couple have been ordered to appear in federal court Sept. 1 for refusing to dismantle their flagpole or buy a \$75 license to fly the American flag at their summer cottage.
 Donald and Dorothy Seaback of Unadoma were ordered to buy the license after surveyors found the flagpole, erected in 1941, was located on federal land, just a few feet over their property line.
 "I thought the government would let it be all about," Mrs. Seaback said. "This flag, and my flagpole, I don't want to give in on it."
 Barbara Gill, a park ranger for the Army Corp of Engineers, said federal employees recently surveyed government land around the lake and found a lot of "unauthorized structures," including flagpoles.
 Other flagpole owners were given the same choice as the Seabacks, Gill said. Some removed the poles and agreed to pay the \$75 fee to license the flagpole for the next five years.
 The Seabacks, however, refused to do either and they were served with a subpoena that ordered them to appear in federal court.
 "I'll spend a night in jail if I have to rather than pay a fine," Mrs. Seaback said. "But I won't pay to get it licensed."

Under-ice Crossing
 On Aug. 3, 1951, the Nautilus, under Cmdr. William R. Anderson, became the first ship to cross the North Pole beneath the Arctic ice.

Back-to-school shoes in a class by themselves.

No other shoes give children the style, fit, and careful construction of Stride Rite®. Come in and see our great-looking selection. We think you'll agree. Stride Rite shoes are in a class by themselves.

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Small World Fashions
 Napa's Only Children's Department Store
 2532 Hillcrest St. 253-2997 THE GAME WORD

ORDINANCE NO. 721
AN ORDINANCE OF THE
BOARD OF SUPERVISORS
OF THE COUNTY OF NAPA,
STATE OF CALIFORNIA,
CHANGING THE BOUNDARIES
OF THE
AGRICULTURAL
WATERSHED ZONING
DISTRICT AND DIRECTING
THE ENTRY OF SUCH
CHANGE ON THE OFFICIAL
ZONING MAP (RAPP-NORTH
OF SECOND AVENUE).

The Board of Supervisors of the County of Napa does ordain as follows:

SECTION ONE: The following parcels are rezoned from R-1:A:B-1 to AW: 52-170-80, 52-170-18, 52-170-19.

SECTION TWO: The foregoing changes in zoning district boundaries shall be entered promptly on the Official Zoning Map of the County of Napa in accordance with the provisions of Napa County Code Section 12103.

SECTION THREE: Any provisions of ordinance of the County of Napa in conflict herewith are hereby repealed, effective upon the date this ordinance becomes effective.

SECTION FOUR: This ordinance shall take effect thirty (30) days after its passage.

SECTION FIVE: This ordinance shall be published before the expiration of fifteen (15) days after its passage at least once in the Napa Register, a newspaper of general circulation printed and published in the County of Napa, together with the names of the members voting for and against the same.

The foregoing ordinance was read and passed at a regular meeting of the Board of Supervisors of the County of Napa, State of California, held on the 31st day of August, 1982, by the following vote:

SUPERVISORS MARTZ,
MIKOLAJCIK,
CHAPMAN, CHEW AND
MOSKOWITE
NOES: SUPERVISORS
NONE
ABSENT: SUPERVISORS
NONE
/s/ HAROLD
MOSKOWITE
Chairman of the Board of Supervisors

ATTEST:
FLORENCE W. CUN-
NY, County Clerk
By: **/s/ AGNES DEL ZOMPO**
Clerk of the Board

5294 of the aforesaid article, and title of County Code is repealed in its entirety.
SECTION FIVE: S of the aforesaid chapter, and title of the County Code is amended to as follows:

Sec. 5296. Storage.
An individual water system having a yield of less than one gallon per minute shall have a minimum capacity of a water storage tank of one thousand (1000) gallons for each dwelling unit.

SECTION SIX: Section 5297 of the aforesaid chapter and title of the Napa County Code is amended to read as follows:

Sec. 5299. Timing of Building Permit.
The provisions of this section shall first be satisfied by the applicant's expense of the issuance of a building permit for said dwelling.

SECTION SEVEN: Sections 5298 and 5299 of the Napa County Code are hereby repealed, effective upon the date this ordinance becomes effective.

SECTION EIGHT: This ordinance shall take effect on October 1, 1982.

SECTION NINE: This ordinance shall be published before the expiration of fifteen (15) days after its passage at least once in the Napa Register, a newspaper of general circulation printed and published in the County of Napa, together with the names of the members voting for and against the same.

The foregoing ordinance was introduced and passed at a regular meeting of the Board of Supervisors of the County of Napa, State of California, held on the 10th day of August, 1982, by the following vote:

AYES: SUPERVISORS
MARTZ, MIKOLAJCIK,
CHAPMAN, CHEW AND
MOSKOWITE
NOES: SUPERVISORS
NONE
ABSENT: SUPERVISORS
NONE
/s/ HAROLD MOSKOWITE
Chairman of the Board of Supervisors

ATTEST:
FLORENCE W. CUN-
County Clerk
By: **/s/ AGNES DEL ZOMPO**
Clerk of the Board

DEC 13 2019

Use and MarketingNapa County Planning, Building
& Environmental Services

The applicants, voluntarily, and in good faith, are requesting recognition and authorization of existing employees and marketing events for commercial horse boarding, riding, and lessons for the Rapp Equestrian Center. The Rapp Equestrian Center is located in the heart of Coombsville and has been in continuous operation for many decades. The history of the Rapp Equestrian Center is rich in horses, originally known as the premier boarding, breeding, training, and performing grounds for quarter horses in the Napa Valley.

Proposed activities on site are consistent with historical the usage of this property including boarding, group and individual training, riding, and horse related marketing events. The facility accommodates 60 horses with no proposed change being requested. The maximum number of horses on property will not exceed 60.

Marketing events including horse shows and equestrian training sessions are as follows:

Events per Year	Number of Guests
6	30
6	50
6	100

The number of daily guests will not exceed 50. Full time (7) & part time employees (2) remain constant with no changes requested. Stable hands (2-3 employees) arrive at 6:30 for feeding and stall cleaning before guests arrive. Guest hours are from 8am to 8pm.

For clarity, these proposed use and marketing items are subject to the limitations in Item 10 in Kim Withrow's November 21, 2019 Conditions of Approval Letter that states, "The marketing events, visitation, and employees must be managed so the wastewater generated from both the Equestrian Center and the Winery does not exceed the wastewater system capacity of 1,165 gallons per day."

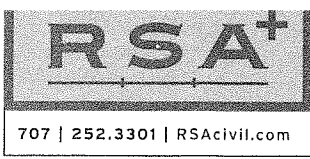
Importantly, as an example any combination of employees between the winery and the equestrian center totaling 11 employees together with any combination of visitors between the winery and the equestrian center totaling 100 would utilize the maximum wastewater approved daily capacity. Therefore there would be no additional employees or visitors on that day.

There is an existing English-style barn with an area of 29,114 sf. There is an existing Western-style barn with an area of 2,811 sf. The proposed ADA office/tack room has an area of 1,800 sf.

The two manure bins are approximately 10 cubic yards each. Approximately 4 bins are hauled off-site to Napa Valley Recycling each month for use in compost.

We are requesting and will prepare and record a standard easement agreement between Rapp Equestrian Center (APN 057-170-018) and Shadybrook Winery (APN 057-170-019) as depicted on Civil Plan Sheet C1.0 for both projects for:

1. Reciprocal parking
2. Shuttle drop-off and pick-up
3. Horse trailer drop-off and pick-up



RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS +
HUGH LINN, PE, QSD, QSP
PRINCIPAL + PRESIDENT
hLinn@RSAcivil.com

SERVING CALIFORNIA SINCE 1980
CHRISTOPHER TIBBITS, PE, LS
PRINCIPAL + VICE PRESIDENT
cTibbits@RSAcivil.com

1515 FOURTH STREET
NAPA, CALIFORNIA
94559
FAX | 707 | 252.4966
OFFICE | 707 | 252.3301
RSAcivil.com

#4118019.0
December 13, 2019

Charlene Gallina
Napa County Planning, Building, and Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559

RECEIVED

DEC 13 2019

Napa County Planning, Building
& Environmental Services

RE: Shadybrook Winery (P18-00450) & Rapp Equestrian Center (P18-00197)

Dear Charlene:

This letter is intended to supplement the Shadybrook Estate Winery Wastewater Feasibility Report dated December 26, 2018, and the Rapp Equestrian Center Wastewater Feasibility Report dated December 4, 2018. The table duplicated in each of these reports under the Domestic Wastewater Characteristics summarizes the maximum flows acceptable by the proposed wastewater system. The table has been reproduced below for ease of review:

1. These proposed conditions are consistent with Item 10 in Kim Withrow's November 21, 2019 Conditions of Approval Letter that states, "The marketing events, visitation, and employees must be managed so the wastewater generated from both the Equestrian Center and the Winery does not exceed the wastewater system capacity of 1,165 gallons per day."
2. As an example any combination of employees between the winery and the equestrian center totaling 11 employees together with any combination of visitors between the winery and the equestrian center totaling 100 would utilize the maximum wastewater approved daily capacity. Therefore there would be no additional employees or visitors on that day.

Use	Source	Number	Projected Flow (gpd)	Total Flow No Event Day (gpd)	Total Flow Small Event (gpd)	Total Flow Medium Event (gpd)	Total Flow Large Event (gpd)
Winery	Employees	11	15	165	165	165	165
	Visitors	50	3	150	150	150	0
Winery Subtotal		Total Peak Winery Flow		315	315	315	165
Equestrian Center	Employees	9	15	135	135	135	0
	Visitors	50	3	150	150	150	0
Equestrian Center Subtotal		Total Peak Equestrian Center Flow		285	285	285	0
Events	Small Event	30	15	0	450	0	0
	Medium Event	50	10	0	0	500	0
	Large Event	100	10	0	0	0	1000
Grand Total		Total Peak Flow		600	1050	1100	1165

In summation, visitation, employees, and events will be managed so that the flow from both facilities combined does not exceed 1,165 gallons per day on any one day.

Please do not hesitate to contact me should you have any questions regarding the above.

Respectfully,

Bruce Fenton, P.E.
Project Manager



MS/ms



RSA+

CONSULTING CIVIL ENGINEERS + SURVEYORS +

SERVING CALIFORNIA SINCE

1980

1515 FOURTH STREET
NAPA, CALIFORNIA
94559
FAX | 707 | 252.4966
OFFICE | 707 | 252.3301

HUGH LINN, PE, QSD, QSP
PRINCIPAL + PRESIDENT

CHRISTOPHER TIBBITS, PE, LS
PRINCIPAL + VICE PRESIDENT

707 | 252.3301 | RSAcivil.com

hLinn@RSAcivil.com

cTibbits@RSAcivil.com

RSACivil.com

LETTER OF TRANSMITTAL

Date: December 13, 2019 Job#: 4118019.0 & 4118025.0

David Gilbreth

RE: Shadybrook Estate Winery and Rapp Ranch Equestrian Center

We are sending you via	Delivery	the following items:
------------------------	----------	----------------------

Copies	No. of Sheets	Descriptions
3	2	Letter to County regarding Wastewater Feasibility Report (December 13, 2019)

REMARKS:

RECEIVED

DEC 13 2019

Napa County Planning, Building
& Environmental Services

ALICE ALKOSSER DECLARATION

David Alkossler, my husband, and I own the Rapp Equestrian Center at 100 Rapp Lane, Napa, California. We purchased the property in February 2016. At the time it was subject to a Lease for horse boarding and riding with over 60 horses on site and the Lease terminated on December 31, 2016. We also purchased the adjacent winery which we call Shadybrook Estate Winery.

During early 2017 we cleaned up the property and replaced the roof over the enclosed arena of approximately 28,000 square feet.

It certainly was our understanding, because of the reference in the Shadybrook Estate Winery's Use Permit and Water Permits, that the Rapp Equestrian Center had a Use Permit and we were surprised when Napa County Staff told us in August 2019, that after an exhaustive search, they could not find a Use Permit for the Rapp Equestrian Center.

Initially, although we did not know all of the details of the history of the property we have learned we are now operating and requesting a Use Permit well below the historic guidelines.

The historic guidelines are provided in the attached Declaration of Phil Rapp and Nancy Rapp signed and dated December 13, 2019, "...During our ownership we had an average of more than 60 horses and sometimes as many as 100 horses with multiple marketing and sales events including our first major sales event of over 800 people in 1983 (attached is the Napa Register newspaper article showing all the activities). The commercial activities included 20 employees including a full-time bookkeeper and many horse owners, groomers, stable hands, farriers, and hundreds of a combinations of cars, trucks and horse trailers and guests."

On May 17, 2017 we had a grand opening attended by over 200 people. On October 27, 2018 through October 29, 2018 proposed clinic with Laura Graves, dressage rider, ranked number one in the world, expected 40 people – cancelled and to be rescheduled. Later in December 22, 2018 we hosted the annual Queen of the Valley Hospital event which was attended by 319 people. On January 18th

through the 20th 2019 we had a riding clinic for approximately 24 people.

I have attached a proposed list of Events for the Rapp Equestrian Center Use Permit.

At present we have 7 full-time employees and 2 part-time employees. There are currently approximately 50 daily visitors consisting of a combination of up to 24 riders daily and up to a combination of 26 owners of the horses and trainers as needed.

This Declaration is true and correct and is signed under penalty of perjury on December 14, 2019.



Alice Alkösse

Events for the Rapp Equestrian Center Use Permit

Six events for up to 30 people:

Demonstrations and Interactive Participation:

- a. Dressage: A 30 minute riding expose' on the art of Dressage. How to refine your riding skills and bring balance to any horse and rider. Spectator only.
- b. Relaxation on horseback: How to engage your mind and body with your horse and learn from a master trainer who can help you reap the benefits of advanced riding skills. Spectator only.
- c. Confidence Training: Part 1, basic level. How to overcome fear and worry with your horse. Watch and learn how to build your training levels with potentially scary situations with you and your horse. Interactive participation.
- d. Relationships and Trust clinic: Part 2, advanced level. Teaching your horse how to conquer obstacles and situations where trust in one another is crucial. Includes demonstrations with other live animals, common objects that can cause fright or flight response in your horse. Interactive participation.
- e. Starting a young horse. Part 1. Basic level. Teaching a young horse how to accept handling and crucial life long foundational training. Interactive participation.
- f. Starting a young horse. Part 2. Advanced level. Teaching a young horse how to accept the saddle and a rider. Spectator only.
- g. Basic horsemanship for the beginner rider. Learning safety tips, husbandry advise, health and nutrition guidelines. Guest speakers to include veterinarians and barn managers. Spectator only.

Six events for up to 50 people:

Demonstrations and Interactive Participation:

- a. Dressage Clinic. Reap the benefits of learning from a master teacher and take advantage of one of the country's newest premier training facilities that includes spectacular outdoor and indoor arenas. Enjoy the views of picturesque Coombsville vineyards while watching an incredible demonstration of the finest art of horsemanship in the world. Spectator only.
- b. Expo: Horse expos are popular ways to view a variety of horse breeds and sports, see a diverse group of clinicians, and connect with people in your equestrian community. Spectator only.
- c. Equine Extravaganza. Highlights include a Western trainers challenge, cowboy dressage demonstrations and gaited horse clinics, plus special canine events and demos. Spectator only.
- d. Equine Acupressure and Massage: Learn the essential skills of many rapidly growing professionals. Clinicians will demonstrate and instruct students for those who want to provide

massage therapy to their horses, want to practice equine massage as a profession or learn how to apply relief aid for their own horses. Interactive participation.

e. Tellington TTouch Training Clinic: Linda Tellington-Jones teaches students her unique TTouch training philosophy. The 40-year-old training method blends animal training, healing, and communication. Spectator only.

f. Saddlery & Leather Work Clinic: Master the basics in a variety of Western arts and crafts, for personal fulfillment or professional employment. Interactive participation.

Six events for up to 100 people:

g. Disaster Response: How to manage your barn, prepare your facilities and rescue your horses in the event of an emergency. Learn evacuation techniques, rescue remedies and how to safely save the life of your horses in the event of a fire, flood, earthquake or other natural disaster. Guest speakers to include fire authorities, veterinarians and other personnel trained in disaster response. Interactive participation.

h. Parelli Professional Instructor Certification Program. Parellinaturalhorsetraining.com; Pat Parelli is a pioneer of the comprehensive approach to natural horsemanship training instruction. His course offerings come in four levels, with the goal of teaching amateur and professional riders to use the programs. His focus is the central principles of love, language, and leadership between a horse and handler. High profile clinician. Spectator only

i. Mustangs: A Living Legacy. Learn from professional trackers and handlers of wild horses. Listen to stories, watch documentaries, see stunning photography of several different wild mustang herds across America. Learn their social patterns and their 21st century struggles. Spectator only.

j. Napa Equestrian Expo: Premier horse fair, the event features English and Western clinicians, an art show and contest, plus vendors from throughout the region. Spectator only.

k. Farrier clinic: Learn from the very best farriers in the country. Clinic will show the rider how a properly fitted shoe and care of the hoof affects the bio dynamics of the horses stride, wellness and safety. Learn about how different diets, disciplines and behaviors affect the horse's soundness and overall health. Learn how to recognize proper fitted shoes, common hoof ailments and solutions, basic care for thrush and other issues that can arise with your horse's hooves. Interactive participation.

l. Reis Ranch Universal Horsemanship Clinic with Dennis Reis. This seminar offers hands-on instruction throughout the summer and fall. His resistance-free training methods put the horse first and help students better understand their equines. High profile clinician. Spectator only.

RECEIVED

DEC 13 2019

Napa County Planning, Building
& Environmental Services

Declaration of Phil Rapp and Nancy Rapp

I, Nancy Rapp, was married to Gerald Rapp (now deceased) and in 1977 through 1982 we purchased the property in the Coombsville area of Napa County which we called the Rapp Quarterhorse Ranch for the purpose of developing a commercial quarter horse ranch which included breeding mares and foals, riding and training cutting horses, reined cow horses, reined horses and related horse activities, including but not limited to largely attended sales and marketing events. We had a very vibrant business through the years up to 1997 when we sold the property and moved to Texas. There we continued our business and are still thriving and recognized nationally.

I, Nancy Rapp, know that my husband met with Mr. Hickey, at the time the Planning Director for Napa County, to discuss our plans for a commercial quarter horse ranch. Mr. Hickey told Gerald to obtain the following permits, set forth below, and that we could then begin development of our commercial quarter horse ranch. And that's what we did.

So we applied and paid for and obtained :

- (1) County of Napa Environmental Clearance For 28,000 Square Foot Arena & Stables(May28,1982),
 - (2) Napa County Construction Application & Permit For 28,000 Square Foot Arena and Stall Barn (June1,1982);
 - (3)Napa County Construction Application And Permit For 2,241 Square Foot Stables& Lab (August 2,1982);
- All three items are attached.

Consistent with our understanding I have also attached the communication from James Hickey regarding the Board of Supervisors Approval of Rezoning (August 18,1982) and Rapp Quarterhorse correspondence to Trent Cave, Director of Napa County Environmental Health referencing cutting horses, reined cow horses, reining horses, and mares and foals (January 1983). So we started our commercial quarterhorse ranch with the proper permits.

I, Phil Rapp, am the son of Gerald and Nancy Rapp and I lived on the Rapp Ranch property in Coombsville, Napa, California. I attended Mount George and St. Johns and graduated from Justin Sienna High School. When I was seven I told my dad I only really wanted to be a cowboy and I have been involved ever since.I had the good fortune to start at the Rapp Quarterhorse Ranch for many years and learn from my father and continue in Texas. I have been competing and continue to compete in riding cutting horses in various competitions across the nation. I have earned many awards and was the all time leading rider for over ten years and lifetime competition earnings of \$9,500,000 (Nine million five hundred

thousand dollars). I just completed my presidency term for the National Cutting Horse Association and continue to be very involved with the organization.

During our ownership we had an average of more than 60 horses and sometimes as many as 100 horses with multiple marketing and sales events including our first major sales event of over 800 people in 1983 (attached is the Napa Register newspaper article showing all the activities). The commercial activities included at least 20 employees including a full-time bookkeeper and many horse owners, groomers, stable hands, farriers, and 100s(hundreds)of combinations of cars, trucks, horse trailers and guests. I've attached some additional newspaper articles which referred to the Rapp Equestrian Center regarding our history (News background, advertisements for our bookkeeper, events and horses).

Through the years we had many similar activities.

At all times we believed that we had all the proper permits from Napa County and we were in full compliance with those permits. We reasonably relied on all of those permits, and had no reason to think otherwise, especially since we were advertising extensively and were known in the community and in the United States.

I declare under penalty of perjury that the foregoing is true and correct.

Dated: 12/13, 2019

Nancy Rapp
Nancy Rapp

Phil Rapp
Phil Rapp

COUNTY OF NAPA
INTERDEPARTMENTAL CLEARANCE

DATE: 5-28-82 RE: A.P. FILE No. 52-170-18
FROM: Bldg. DEPARTMENT NAME Small Rapp
TO: E. Health DEPARTMENT ADDRESS 20 Chatham St.
FORM BY: [Signature]

TYPE OF DEVELOPMENT 28,000 sq ft Home & Garage

FLOOD PRONE AREA YES NO

REMARKS

Summer water location

RECEIVED

MAY 28 1982

DIVISION OF ENVIRONMENTAL HEALTH

Site only

5-6-1-82
Ken Williams

APPROVED BY:



NAPA COUNTY
 CONSERVATION-DEVELOPMENT
 AND PLANNING DEPARTMENT
 BUILDING DIVISION
 JAMES H. HICKEY
 - DIRECTOR

CONSTRUCTION APPLICATION AND PERMIT

DONALD W. JONAS
 BUILDING CODES ADMINISTRATOR

Building Address: #20 Chateau Lane
 Owner: RAPP: Gerald Phone: 255-7650
 Mailing Address: _____
 General Address: _____
 CONTRACTORS: Self
 L.I.C. NO.: _____
 PHONE: _____
 Electrical Address: _____
 Plumbing Address: _____
 Mechanical Architect Designer Address: _____
 Engineer Address: _____

ISSUE CLEARANCE
 Public Works Date: _____
 Planning Date: _____
 Fire Marshal Date: _____
 Environmental Health/Sanitation Date: _____
 Environ. Health: 6-1-82
 VARIANCE: NO YES No.
 USE PERMIT: NO YES No.

LICENSED CONTRACTORS DECLARATION
 I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 License Class: _____ Lic. Number: _____ Contractor: _____
 Date: _____

DESCRIPTION OF WORK
 NEW ADD. REPAIR CONVERT
 Size: _____ No. of Stories: 1
 Sq. Ft. 28,000 Building Height
 Zoning R-1:A:B-1
 Proposed Use: Arena and Stall Barn

OWNER-BUILDER DECLARATION
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason:
 () I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
 (X) I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.
 () I am exempt under Sec. _____ of the Business and Professions Code for this reason:
 Sec. 7048 Minor Work Under \$100 for wages only
 Date: 6-1-82 Owner: A.R. Rapp

WORKERS' COMPENSATION DECLARATION
 I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof.
 Policy No. _____ Company: _____
 () Certified copy is hereby furnished.
 () Certified copy is filed with the county building inspection department or county _____ department.
 Date: _____ Applicant: _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 (This section need not be completed if the permit is for one hundred dollars (\$100) or less).
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.
 Date: 6-1-82 Applicant: A.R. Rapp
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 (This section need not be completed if the permit is for one hundred dollars (\$100) or less).
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.
 Date: 6-1-82 Applicant: A.R. Rapp
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.
 Lender's Name: _____
 Lender's Address: _____
 I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes. I (We) agree to save, indemnify and keep harmless the County of Napa against liabilities, judgments, costs and expenses which may in any way accrue against said County in consequence of the granting of this permit.
 Signature of Applicant: A.R. Rapp Date: 6-1-82
 NOTE: When properly validated, this form constitutes a building permit. This permit expires and becomes null and void should work not be commenced within 180 days from validation date or should authorized construction be suspended or abandoned for a period of 180 days after work is commenced.

CONSTRUCTION LENDING AGENCY
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.
 Lender's Name: _____
 Lender's Address: _____
 I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes. I (We) agree to save, indemnify and keep harmless the County of Napa against liabilities, judgments, costs and expenses which may in any way accrue against said County in consequence of the granting of this permit.
 Signature of Applicant: A.R. Rapp Date: 6-1-82
 NOTE: When properly validated, this form constitutes a building permit. This permit expires and becomes null and void should work not be commenced within 180 days from validation date or should authorized construction be suspended or abandoned for a period of 180 days after work is commenced.

DEPARTMENT USE ONLY									
PERMIT NO. 30442									
PARCEL NO. 52-170-18									
DATE ISSUED June 1, 19 82									
B	X	E	X	P	X	M	G	D	Others
PROCEDURE									
Plans not Required									
Plans Received JL 5-21-82									
Site Checked									
Plans Checked CE 5-28-82									
Application Approved									
Validated By [Signature] Date 6-1-82									
FEES									
Valuation	\$ 308,000								
Building Permit	703 00								
Plan Check	527 25								
Electrical Permit	60 00								
Plumbing Permit	32 50								
Mechanical Permit									
Grading Permit									
Certification Permit									
Strong Motion Tax	21 56								
Plan Retention	40 80								
Investigation Fees									
Late Fees									
TOTAL 1385 11.									



NAPA COUNTY
 CONSERVATION-DEVELOPMENT AND PLANNING DEPARTMENT
 BUILDING DIVISION
 DONALD W. JONAS
 BUILDING CODES ADMINISTRATOR

JAMES H. HICKEY
 DIRECTOR

CONSTRUCTION APPLICATION AND PERMIT

DEPARTMENT USE ONLY																			
PERMIT NO.	30742																		
PARCEL NO.	52-170-19																		
DATE ISSUED:	August 2, 1982																		
<table border="1"> <tr> <td>B</td><td>Z</td><td>E</td><td>X</td><td>P</td><td>M</td><td>G</td><td>D</td><td>Others</td> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </table>		B	Z	E	X	P	M	G	D	Others									
B	Z	E	X	P	M	G	D	Others											
PROCEDURE	BY DATE																		
Plans not Required																			
Plans Received																			
Site Checked	JL 7-2-82																		
Plans Checked	CS 7-30-82																		
Application Approved																			
Validated By	<i>[Signature]</i>																		
Date	8-3-82																		
FEES																			
Valuation	\$ 70,000																		
AMOUNT																			
Building Permit	343 00																		
Plan Check	237 25																		
Electrical Permit	37 34																		
Plumbing Permit	60 00																		
Mechanical Permit	47 50																		
Grading Permit																			
Certification Permit																			
Strong Motion Tax	4 90																		
Plan Retention	5 00																		
Investigation Fees																			
Late Fees																			
TOTAL	734 99																		

Building Address: 20 Chateau Lane, 100 Napa Lane

Owner: RAPP, Gerald Phone: _____

Mailing Address: _____

CONTRACTORS	LIC. NO.	PHONE
General: <u>Self</u>		
Address: _____		
Electrical: _____		
Plumbing: _____		
Mechanical: _____		
Architect: _____		
Engineer: _____		
Address: _____		

ISSUE CLEARANCE

Public Works _____ Date _____

Planning _____ Date _____

Fire Marshal _____ Date _____

Environmental Health/Sanitation _____ Date _____

VARIANCE NO YES No

USE PERMIT NO YES No

DESCRIPTION OF WORK

NEW ADD REPAIR CONVERT

Size: _____ No. of Stories: _____

Sq. Ft.: 2,241

Zoning: E-1:A1B-1 Building Height: _____

Proposed Use: Stable Offices & Lab

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class: _____ Lic. Number: _____

Date: _____ Contractor: _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.

I am exempt under Sec. _____ of the Business and Professions Code for this reason: _____

Sec. 7048 Minor Work _____ Sec. 7053 Employee Working for Wage Only _____

Date: _____ Owner: _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof.

Policy No. _____ Company: _____

Certified copy is hereby furnished.

Certified copy is filed with the county building inspection department or county _____ department.

Date: _____ Applicant: _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

[This section need not be completed if the permit is for one hundred dollars (\$100) or less.]

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Date: _____ Applicant: _____

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.

Lender's Name: _____

Lender's Address: _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes. I (We) agree to save, indemnify and keep harmless the County of Napa against liabilities, judgments, costs and expenses which may in any way accrue against said County in consequence of the granting of this permit.

Signature of Applicant: _____ Date: _____

NOTE: When property validated, this form constitutes a building permit. This permit expires and becomes null and void should work not be commenced within 180 days from validation date or should authorized construction be suspended or abandoned for a period of 180 days after work is commenced.



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559
AREA CODE 707/253-4416

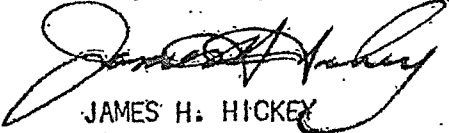
August 18, 1982

Gerald R. Rapp
20 Chateau Lane
Napa, CA 94558

Dear Mr. Rapp:

Please be advised that on August 17, 1982 the Board of Supervisors Approved your Rezoning Request (#R-58182) to rezone three (3) parcels of land totalling 70.5 acres from R-1:A:B-1 (Single-family Residence with Special Agricultural Combining District) to an AW (Agricultural Watershed) District located approximately 1,600 feet northwest of the Second Avenue/North Avenue Intersection. (Assessor's Parcels #52-170-08, ~~18~~ and 19)

⁰⁴²
Very truly yours,


JAMES H. HICKEY
Director

JHH:pm

Enclosure

SD
COR

**Rapps
Quarterhorse
Ranch**
100 Rapp Lane, Napa, CA 94558 • (707) 253-2600



Cutting Horses

January 17, 1983

Trent Cave, R. S.
Director, Environmental Health

Dear Mr. Cave,

Due to weather conditions, completion of the septic tank system at this time is impossible. We are requesting occupancy on the building.

In addition during the interim use I will agree:

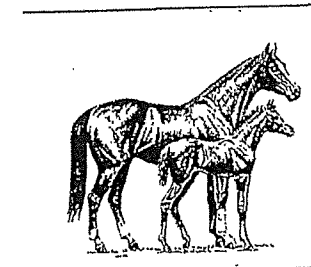
- 1) That the entire sanitary system shall be completed, as soon as possible, but in all events no later than July 1, 1983.
- 2) That the County of Napa, through its Division of Environmental Health, has my permission to enter the property at any time to inspect, sample, and monitor the interim use of the septic tank in order to determine my compliance with these conditions.
- 3) That I shall confine all waste to the septic/holding tank, and there will be no escape of waste from the tank.
- 4) That the holding tank be checked weekly and pumped as needed by a licensed septic tank pumping company. Written reports of each inspection, level of tank, date of inspection and when the tank is pumped. The septic tank pumping company must send your office a letter agreeing to submit such monitoring reports and to notify your office immediately if their services are terminated.
- 5) That if I fail for any cause to comply with all conditions I agree to immediately take all remedial action as directed by the County including, if necessary, my vacating the dwelling.



Reined Cow Horses



Reining Horses



Mares and Foals

**Rapp's
Quarter
Horses
Do It All!**

***Rapps
Quarterhorse
Ranch***

100 Rapp Lane, Napa, CA 94558 ◦ (707) 253-2600

January 17, 1983
Page 2



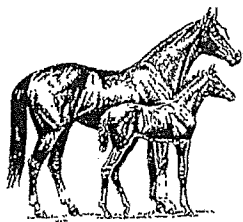
Cutting Horses



Reined Cow Horses



Reining Horses



Mares and Foals

- 6) That I agree to be responsible for all costs as may be incurred by the County of Napa, which may result from any legal or administrative action that may be initiated to resolve any failure to perform any of these conditions.

Thank-you for assistance,
Sincerely,

Gerald R. Rapp
Gerald R. Rapp

GRR:ls

**Rapp's
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Do It All!**

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JERRY RAPP'S Saturday sale of cutting horses drew the famous as well as the rich. William Shatner of Star Trek fame, above, was one of those in attendance and signed an autograph for this young fan. (Register photo by Al Francis)

A Cutting Horse Auction Expensive

By PETER WOODSIDE
Register Staff Writer

When it comes to selling horses, there aren't too many people who can match Jerry Rapp.

More than 800 buyers from across the country rolled into his multi-million dollar ranch in Napa Saturday. When they left, close to \$600,000 worth of cutting horses had been sold.

Some of the buyers were good ole' boys from down South; others were celebrities and still others were businessmen who had probably never been on a horse in their lives.

To understand why these buyers would travel hundreds and sometimes thousands of miles to plunk down as much as \$30,000 for a horse, one must first take a lesson in cutting horses.

As Jerry Rapp tells it, up until about 15 years ago the sport was limited mainly to cutting horse aficionados.

It was then that leaders in the sport decided to up the ante for

entering the competitions. Now, some purses equal \$1.5 million, topping those offered in the prestigious Kentucky Derby.

With the substantially increased purses, buying and breeding cutting horses suddenly became more than just a sport, it became a multi-million dollar business.

Rapp owns three stud horses at his ranch that are valued at over \$2 million, with one bringing a \$10,000 stud fee. Rapp estimated some \$30 million worth of horses were at his heavily-guarded ranch over the weekend.

While the sport has become big business in the last decade, it was born in the early days of the Western frontier.

At that time there were few fences to keep ranchers' cattle apart. As a result, ranchers were forced to separate their steers from large herds that included cattle from other ranches.

Their muscular, working horses

(Continued on Page 2)



BUYERS FROM all over the country, as many as 800, attended a high-style, high-priced auction and

cutting horse competition Saturday at Jerry Rapp's Coombsville area ranch. Some 74 horses on the auc-

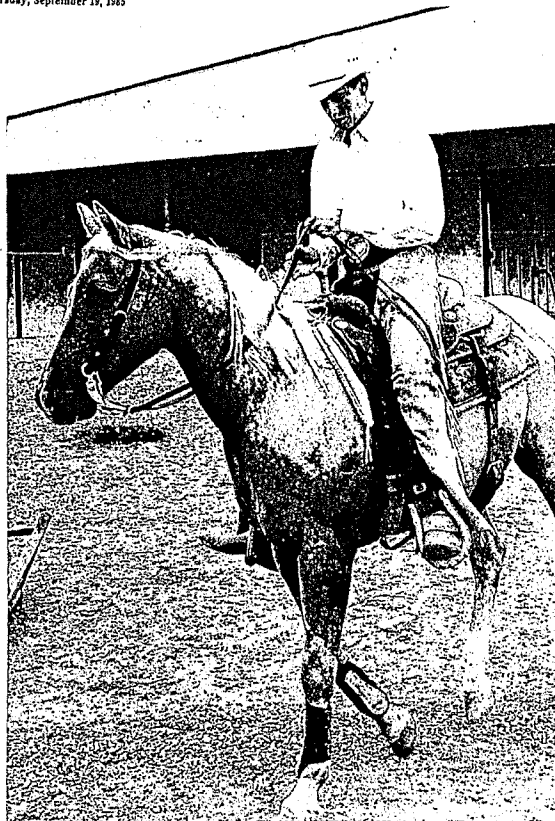
tion block brought a total of almost half a million dollars. Cutting

horses are becoming an investment for ranchers, competitors and busi-

nessmen alike. (Register photo by Al Francis.)

His heroes have always been cowboys

By STAN VAUGHN
Register Staff Writer



IN JUST three years, Napa's Phil Rapp has established himself as one of the top cutting horse riders in the country. Last summer the 18-year-old won the American Junior Quarter Horse Association world's championship in Tulsa, Okla. He is also among the top Non-Pro riders in the country, despite his youth and the fact he misses several competitions because of school demands. In the past 12 months he has earned \$10,000 in competitions around the country and he's looking for an even better showing when the circuit gears up again in January. He credits his success to teachings of trainers Whitley Rarick and Todd Bimat; the encouragement of his parents, Jerry and Nancy Rapp; and the instilling of a winning attitude by Clarence Tye, the former varsity baseball coach at Vintage High, who works at the Rapp Ranch on week-day afternoons. (Register photos by Dick Hildebrand)

When Willie Nelson sings the western ballad "My Heroes Have Always Been Cowboys," Phil Rapp can identify with the lyrics. "When I was 7 years old, my dad took me to the Cow Palace Rodeo, and I told him I wanted to meet a real cowboy. Dad arranged for me to meet Leo Canarrillo (former world champion roper and all-around cowboy)," recalls the 18-year-old Napa. "I got to ride Leo's horse around and our families became friends. "I've always wanted to be a cowboy, ever since I can remember. John Wayne was my hero."

These days the lanky Justin-Siena High School sophomore has his own horses and he's riding pretty tall in the saddle. Last August in Tulsa, Okla., Rapp rode his horse, Tapeppokya Peppy, to an American Junior Quarter Horse Association cutting competition world's championship. Days later, going against the best cutting horse riders in the country, Rapp won the \$5,000 Non-Pro title in Reno and was a finalist in the open Non-Pro competition — coming away with a saddle, two silver belt buckles and \$1,400. Rapp's world's championship performance will telecast tonight on the ESPN cable sports network, beginning at 7:30. The 60-minute special will feature highlights from the competition that drew 1,356 entries from 45 states and Canada.

In cutting competitions the horse and rider must single out one cow from a herd, working much the way a sheepdog does: The rider is not allowed to use the reins to direct the horse but may use leg pressure to keep the horse working in the right direction. Riders are given two-and-a-half minutes with the herd, ideally cutting out two cows in that time. Riders score between 60 and 65 points, with 70 being average, 74 considered excellent and anything higher rare. Cutters lose five points if they lose a cow back to the herd, three points if the horse scatters the herd or brushes a cow and one point if the rider uses the reins.

"It's important to get a good workout with each cow," Rapp said one afternoon this week after a practice session on the Rapp Ranch in east Napa. Riders must learn to read a herd of cattle quickly, pick the right one, then let the horse do the work. "The horse and rider must be a team. I am like one with Tapeppokya Peppy. We are a team, a tough team, and it's taken a lot of work and training to get that way," the lanky young rider said. "Attitude is important. You've got to have the attitude to win, regardless if it's a five-cent candy stick or a \$50,000 prize. You have to have that attitude when you're up there."

The long hours of training have begun to pay dividends for Rapp. In the past 12 months Rapp has earned \$10,000 on his chestnut mare, all of it put back in entry fees and training costs. "I get to see the checks, then give them to my dad." The \$5,000 Non-Pro category Rapp competes in is for riders who have won less than \$5,000 in the past calendar year. He'll only be able to compete in the Non-Pro events — for riders who do not make a direct living training cutting horses — next year. The National Cutting Horse Association has several major events yearly, the Futurity, Super Sixes and Derby making up the sport's triple crown. Top riders can earn upward of \$300,000 a year in prize money. Rapp has been riding horses eight years but competing in cutting events for only three. It's a full-time sport, jammed into non-school hours. Typically the teen is up at 6 a.m. on school days. He has breakfast and does some homework, then it's off to school. By 3 p.m. he's back home and riding in one of the practice arenas, putting as many as four young horses through their paces with the cattle. Then there's dinner, more homework and lights out by 9:30 p.m. He has been home only two weekends in the past eight months. "It's difficult to make friends at school, because I'm gone so much. I can't go to dances, or football games, but I have friends at the cuttings, and I look forward to going to the shows and seeing them," Rapp said. His father, ranch owner Jerry Rapp, stresses the importance of an education to his polle, soil-spoken son. That means there is no excuse for incomplete homework assignments. "If I have a weekend report to do, I've got to do it at the show, or when I get home. It's hard, but I've got to do it."



Rapp is planning to attend Cal Poly San Luis Obispo after high school. Phil is the youngest of Jerry and Nancy Rapp's three children. Gerald Jr. is a Marine Corps fighter pilot and Margaret is a student at the University of Oregon working toward a teaching credential. Phil is the one who will some day be running the ranch. "It's a good business. My dad tells me about the business dealings so I'll understand when I take over the ranch," the youngster said.

Jerry Rapp bought the property at the end of Second Avenue in 1978 and started building the ranch a year later. He sold the Holiday Inn at the San Francisco International Airport after nearly 20 years, "retired" and moved his family to Napa in 1979. Today Rapp Ranch is considered one of the finest quarter horse breeding and training stables in the country. The ranch has been put up for sale because it has grown into a bigger business than Jerry Rapp wants to handle. His idea of retirement was not working "five hours a day, seven days a week."

The ranch sale is being handled by prestigious Sotheby's International Realty, and the asking price was not disclosed. Rapp's investment in the ranch has been estimated at \$7.5 million. Not in a big hurry to sell, Rapp said he believes the family will move to a smaller operation somewhere near Napa.

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6 Month CD	8.06	7.65
1 Year CD	8.78	8.30

Money Market Savings Account annual yield based on daily compounding earnings, that are not subject to federal reserve deposit rate. For CD's, the yield is based on the current rate. Actual rate at time of deposit. Minimum deposit \$1,000. Annual yield based on CD's with term of 1 year or more. There is a substantial penalty for early withdrawal from these accounts. Minimum deposit \$100,000.

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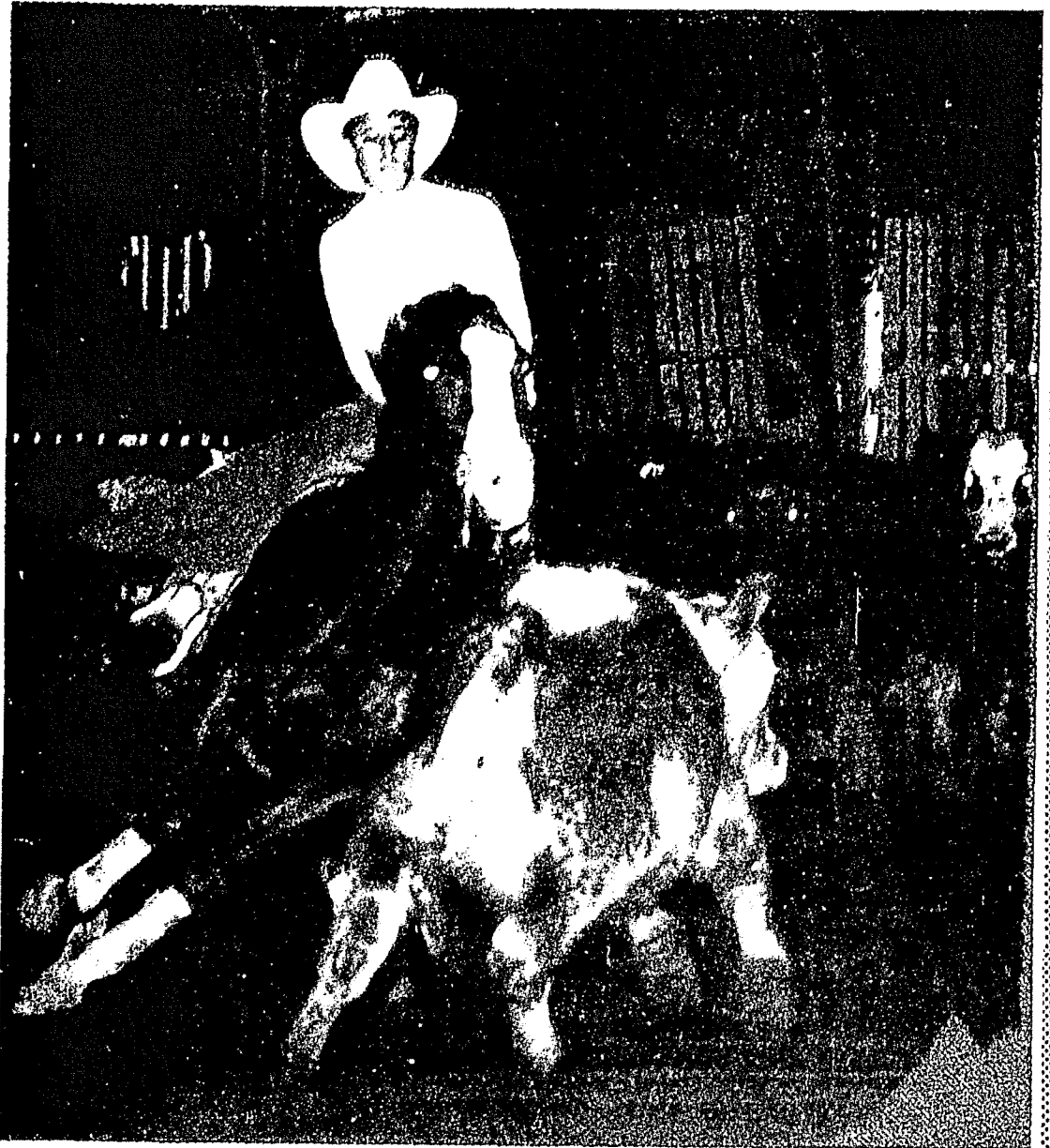
Quarter Horse enthusiast Philip Rapp will be competing at the 12th Annual American Junior Quarter Horse Association World Championship Show and Convention in Tulas, Okla., July 31-Aug. 6.

Phil is among the 1,000 young people, 18 and under, selected to participate in the show. Phil will be competing with his registered American Quarter Horse, Leo's Gunsmoke, in the cutting competition at the show. The top ten youth in the nation in each of the 28 events as well as two entries per event from each of the state junior associations will compete for awards valued at almost \$30,000. Winners of the 28 classes will receive a trophy belt buckle bearing the inscription "World Champion."

The AJQHA Convention will be held in conjunction with the show, with directors meeting in various committee sessions to conduct the business of the largest youth horse association in the world. The 1983-84 AJQHA officers will be elected to represent the 8,000 plus members of the AJQHA.

A variety of other activities are scheduled for the seven-day show, including a barbecue, dance and awards banquet.

Phillip is the son of Mr. and Mrs. Jerry Rapp of Napa.



Napa's Phil Rapp rides Leo's Gunsmoke.

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Saturday, October 29, 1983

HELP WANTED 11

SALESPERSON Wanted: 27 year supply company looking for a commissioned salesperson to cover Napa Valley. Preferably paper & janitorial sales background. Many benefits. Resume: PO Box 533, Santa Rosa, CA 95402.

SECRETARY - bookkeeper. Rapp Quarter horse Ranch, 9 - 5, 253-2600.

SECRETARY / Receptionist for local accounting

HELP WANTED 11

PART time LVN. Night shift, small family operated skilled nursing facility. Piner's, 224-7925.

PART time secretary. Real estate office. Saturdays. Typing & analysis skills necessary. May work into more hours. Applications only. 10 a.m. - 12 noon on weekdays only at 1139 Trancas St.

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WORK WANTED 12

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ELEGANTE Defoliation by the Michaelangelo of gardeners. Trees to 25'. Call 226-9170.

EXPERIENCED House Keeping & elderly care, some cooking, \$6.00 an hour. Must take city bus. Call 226-6598.

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SMALL business keeping, check book, P & L statements, quarterly returns rates. Lisa, 257-2211

TRASH hauling of Reasonable. Will estimate. Call 252-4239.

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Napa Valley is the home of one of the country's leading quarter-horse ranches, Rapp's Quarter Horse Ranch.



We offer both horses for sale and horse breeding programs.

We believe the rapid growth in quarter horse breeding (particularly for cutting horses) by high income individuals is due to the substantial tax advantages and good economic profit potential which breeding offers.

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Trip To The Rodeo Launches Family's Ranch Of Champions

With the purchase of Miss Two D Two and Pistola Holly, Jerry Rapp is well on the way to establishing his Napa ranch as the premier breeding ground for champion cutting horses.

Rapp paid \$105,000 for Miss Two D Two and \$90,000 for Pistola Holly at a classy horse auction in Dixon a week ago. The two mares, who have already foaled champions, are considered the top cutting horse mares in the country.

"It was an expensive weekend," Rapp said. "The blame for all this is on my son Philip."

The Rapps' interest in horses began with their son Philip. When Philip was six, his father took him to the Grand National in San Francisco. The boy already knew horses and breeding like most boys know baseball statistics.

Philip was not satisfied just watching the rodeo. He wanted to meet a rodeo star. Rapp took Philip down to the chute area and introduced him to Leo Camarillo and a friendly began.

Camarillo let Philip ride his horse, Stick, and introduced him to the ways of a rodeo star. It was a heady drink for the youth and his enthusiasm spilled over onto his father, who owns a major hotel at the San Francisco Airport.

The Rapps began a series of purchases that would make them champion breeders. Rapp had the business acumen and Philip for the genius for this activity.

Two years ago, they purchased a 24-acre ranch on Chateau Lane off Geary Avenue in Napa. The Rapps built a large home, along with a stable and arena for horses. They also purchased the best horses available to stock the ranch.

Jerry Rapp took a liking to cutting horses, a type of animal that combines show racing and the spirit of the old-west cowboy. A good cut-

ting horse can herd cattle and also spring and spin like a half-back. It's an exciting sport to watch and the prizes are astronomical. The purpose for a single event can be as much as \$750,000. That's why Jerry Rapp was willing to pay \$105,000 for Miss Two D Two.

Miss Two D Two, an 18-year-old mare, has proved she can produce champion cutters. Sired to the champion Mr. Gunsmoke, she produced Two D's Dynamite who was himself a champion. She is currently in foal again to Mr. Gunsmoke.

Pistolola Holly also has been successfully bred to Mr. Gunsmoke. The result of the coupling was Mr. Hollywood Smoke, again a champion. With so many champions between the two mares, it's a good bet that any future foals will also be champions.

Rapp recently purchased a share of Mr. Gunsmoke. He paid \$10,000 for the right to breed Mr. Gunsmoke with up to 10 mares a year.

The Rapps have 38 horses and plans call for expanding that herd to 100 to provide the premier breeding ground of cutters in the country.

The latest purchase of Miss Two D Two and Pistolola Holly was part of that plan. It was not an ordinary Dixon horse auction. Comedian Red Skelton warmed up the bidders before the auction began and Rapp had his outbid William Shatner, the star of Star Trek, for the two horses.

Rapp was the high bidder at the auction. In return for this distinction, he was awarded a rebuilt 1963 Rolls Royce Bentley. Rapp plans to sell the car for about \$50,000 soon, but not before he has some fun with it.

In September, he will take Philip, now 12, into the back seat and drive to Reno for the Saddle Bit Futurity, a big-money cutting championship.



AT \$105,000, Miss Two D Two is one of the newest and most expensive acquisitions in the Jerry Rapp family's string of championship cutting horses. It all began six years ago when son Philip,

above, then 6, attended a Grand National Rodeo in San Francisco. (Register photo by Al Francis)

Napa Valley Community Calendar

GOVERNMENTAL BODIES
ST. HELENA CITY COUNCIL — Tonight at 7, St. Helena City Hall.
YOUNTVILLE TOWN MEETING — Tonight at 7:30, Yountville Town Hall.
NAPA COUNTY BOARD OF EDUCATION — Tonight at 7:30, 4024 Weber St.
NAPA COMMUNITY REDEVELOPMENT AGENCY — Tonight at 7:30, Napa City Hall, Napa City Council to follow.
PLACES TO GO, THINGS TO DO
CREATIVE LIVING CENTER — Every Wednesday from 10 a.m. to 2 p.m., Alliance Church, 233 James Road.
CALLISTOGA CREATIVE LIVING CENTER — Wednesday from 10 a.m. to 2 p.m., Community Center, 1307 Washington St.
SENIORS FREE FILM — Wednesday at 1:30 p.m., River Park Theatre. Pick up tickets at San Francisco Federal Savings, Silverado Plaza, or Senior Center, 1500 Jefferson St.
BENEFITS AND FUNDS RAISING EVENTS
RUMMAGE SALE — Annual Young Ladies Infirmary rummage sale, Thursday and Friday at St. John's Hall, 924 Napa St. Open 9 a.m. to 3 p.m. Bag day Friday at noon.

CLUB MEETINGS AND ACTIVITIES
NATIONAL ASSOCIATION RETIRED FEDERAL EMPLOYEES — No meeting Wednesday.
CREATIVE OUTDOOR EXPERIENCES FOR DEDICATED SINGLES (COEDS) — Wednesday, music night at Frank's house, 7:30 p.m., 2083 Maria Drive. Information call 251-4043. Bring instruments, kazoo, spoons, etc. Newcomers welcome. Thursday, special music night at Feller Park, and then 1222 Millon Road, Information call Chris, 255-0225, or Iris, 252-2313. Friday, mall out and ice cream social, 7 p.m., Sydney's house. Information 253-2250. New people invited to join the group. Call Roy Barash, 253-7902.
YOUNG LADIES INSTITUTE 26, YLI — Meeting Wednesday. Information call Urja Kunaek, 255-2535.
YOUTH LIONS OF NAPA VALLEY — Wednesday at 7:30 p.m., Hopper Creek Inn, 614 Washington St.
AMERICAN LEGION POST 113 AND AUXILIARY UNIT — Meeting Wednesday at 7:30 p.m., American Legion Hall, Pearl and Randolph streets, Ruidesheim.
AMERICAN LEGION AUXILIARY POST 119 — Wednesday at 8 p.m., American Legion Hall, Oak and Madrone St., St. Helena.
WOMEN OF THE MOOSE — Meeting Wednesday at 8 p.m., Moose Hall, Browns Valley Road.
SILVERADO BOOK CLUB GROUP OF ALCOHOLICS ANONYMOUS — Tonight at 8, Presbyterian Church, 1428 Spring St., St. Helena.
MT. ST. HELENA WOMEN'S GROUP OF ALCOHOLICS ANONYMOUS — Meeting Wednesday at 11:30 a.m., Catholic Church, 90 Washington St.
ST. HELENA AL ANON GROUP — Wednesday at 8:30 p.m., meeting room, Grace Episcopal Church, Spring and Oak streets.
OVEREATERS ANONYMOUS — Wednesday at 7:30 p.m., Dan Foley Park, gold room, Vallejo. Information call Peggy, 224-8700.
AL ANON FAMILY GROUP — Wednesday at 6 p.m., Quonset building, 1455 Pueblo Ave. Information 253-0167.
BOOTS AND BELLES — Squaredancing every Wednesday, 8:

10:30 p.m., Welcome Grange Hall, 3275 Hagen Road. Mike Wright caller.
MENS STAG ALCOHOLICS ANONYMOUS — Wednesday at noon, 50 Hillcrest, Deer Park.
NAPA WOMEN'S FOLK DANCE CLASS — Wednesday from 9:30 a.m. to noon, Senior Center, 1500 Jefferson St. Class designed for women 50 years and over. June Schaal, 708-2226, instructor.
ROTARY CLUB — Wednesday at 12:15 p.m., Elks Lodge.
NAPA VALLEY FOLK DANCE CLASS — Tonight, 7:30-10:30 p.m., Kennedy Park multi-use room, Sirebrow Drive.
TOPS, CA, 1139 — Wednesdays at 2800 Sacral Ave.
ALCOHOLICS ANONYMOUS, HAPPY HOUR GROUP — Wednesday at 12:15 p.m., Quonset building, 1455 Pueblo Ave. Open meeting.
WEIGHT WATCHERS — Wednesday at 8:30 a.m. and 7 p.m., Napa Women's Clubhouse, 218 Franklin St.
NIPANYS OF GREATER NAPA — Wednesday at 7:30 a.m., Lyster's Coffee Shop.
TEACHINGS OF THE ASCENDED MASTERS — Wednesday at 7:30 p.m. Information call Marguerite McGuire, 255-5562.
PARTICIPATION GROUP OF ALCOHOLICS ANONYMOUS — Meeting tonight at 8, Quonset building, 1455 Pueblo Ave.
MCKINLEY HALL GROUP OF ALCOHOLICS ANONYMOUS — Tonight at 7:30, Section B, Veterans Home, Yountville.

Duplicate Bridge

Ethel and Roy Woodliff placed first north-south, and Lila and Binney Williamson were first east-west at last Friday's bridge game held at the Napa Recreation Club.

Second place winners were Cynthia Glen and Lillian Setzer and Helen and Melvin Ward. Third north-south were Nora Jacobson and Bessie J.F. Kennedy Park.

Unlicensed Flagpole

AKRON, Ohio (UPI) — A couple have been ordered to appear in federal court Sept. 11 for refusing to dismantle their flagpole or buy a \$75 license to fly the American flag at their summer cottage.

Donald and Dorothy Seabeck of Uniontown were ordered to buy the license after surveyors found the flagpole, erected in 1961, was located on federal land, just a few feet over their property line.

"I thought the government is what the flag is all about," Mrs. Seabeck said. "This is my flag, and my flagpole. I don't want to give it in."

Barbara Gill, a park ranger for the Army Corps of Engineers, said federal employees recently surveyed the land and found a lot of "unauthorized structures," including flagpoles.

Other flagpole owners were given the same choice as the Seabecks, Gill said. Some removed the poles and one agreed to pay the \$75 fee to license the flagpole for the next five years.

The Seabecks, however, refused to do either and they were served with a subpoena that ordered them to appear in federal court.

"I'll spend a night in jail if I have to rather than pay a fine," Mrs. Seabeck said. "But I won't pay to get it licensed."

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Under-Ice Crossing

On Aug. 3, 1958, the Nautilus, under Cmdr. William R. Anderson, became the first ship to cross the North Pole beneath the Arctic ice.



Marionettes For All Ages

"Miraculous Kasper," a marionette comedy for young and old alike, will be presented by Theatre Pizarro of Sausalito in the Vineyard room at Robert Mondavi Winery Friday, at 7:30 p.m. Pizarro is a traveling puppet and mask theater company formed by Stephen Carter and Chris Thwing, graduates of Napa High School in the early '60s, that provides family entertainment in the form derived from its name — pizarro meaning sharp-witted rascal and vanguard. Tickets at the door will be \$4 for adults and \$2 for children under 12. A wine tasting will be held at intermission.

Less Violence In X-Rated

COLUMBUS, Ohio (UPI) — They may be racy, but X-rated movies have less violence than any category of motion picture, shows a study by Ohio State University sociologists.

Michael W. Leyshon, who recently earned a master's degree in sociology from Ohio State, said R, PG and G-rated movies had more acts of violence than did X-rated movies.

X-rated movies registered 4 1/2 violent acts per movie hour, while PGs had nearly eight per hour and Gs called more than nine violent incidents per hour.

He said R movies led the violence list with more than 12 acts per hour.

Leyshon also recorded the types of violence featured in movies. R movies led in the number of acts using guns, knives, strangulations and beatings as well as verbal abuse and minor incidents of slapping and pushing.

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Choice of polished, onyx or finish brass, real wood blades, light kits, variable speed, reverse airflow, 5-Yr. Warranty. Made in USA.

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 NOW OPEN MONDAY THRU SATURDAY

Back-to-school shoes in a class by themselves.

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Stride Rite®

small World Fashions

Napa's Only Children's Department Store
 3272 Jefferson St. 333-3997
 THE GRAPE VINE

Light bomb (100 to 100)

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ORDINANCE NO. 721
AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, CHANGING THE BOUNDARIES OF THE AGRICULTURAL WATERSHED ZONING DISTRICT AND DIRECTING THE ENTRY OF SUCH CHANGE ON THE OFFICIAL ZONING MAP (RAPP-NORTH OF SECOND AVENUE).

The Board of Supervisors of the County of Napa does ordain as follows:

SECTION ONE: The following parcels are rezoned from R-1:A:B-1 to AW: 52-170-80, 52-170-18, 52-170-19.

SECTION TWO: The foregoing changes in zoning district boundaries shall be entered promptly on the Official Zoning Map of the County of Napa in accordance with the provisions of Napa County Code Section 12103.

SECTION THREE: Any provisions of ordinance of the County of Napa in conflict herewith are hereby repealed, effective upon the date this ordinance becomes effective.

SECTION FOUR: This ordinance shall be shall take effect thirty (30) days after its passage.

SECTION FIVE: This ordinance shall be published before the expiration of fifteen (15) days after its passage at least once in the Napa Register, a newspaper of general circulation printed and published in the County of Napa, together with the names of the members voting for and against the same.

The foregoing ordinance was read and passed at a regular meeting of the Board of Supervisors of the County of Napa, State of California, held on the 31st day of August, 1982, by the following vote:

SUPERVISORS MARTZ, MIKOLAJCIK, CHAPMAN, CHEW AND MOSKOWITE
NOES: SUPERVISORS NONE
ABSENT: SUPERVISORS NONE
/s/ **HAROLD MOSKOWITE**
Chairman of the Board of Supervisors

ATTEST:
FLORENCE W. CUNNY, County Clerk
By: /s/ **AGNES DEL ZOMPO**
Clerk of the Board

5294 of the aforesaid article, and title of County Code is repealed in its entirety
SECTION FIVE: S of the aforesaid chapter, and title of the Napa County Code is amended to as follows:

Sec. 5296. Storage.

An individual water system having a yield of less than 100 gallons per minute a water storage tank with a minimum capacity of one thousand (3000) gallons for each dwelling unit.

SECTION SIX: S of the aforesaid chapter and title of the Napa County Code is amended to as follows:

Sec. 5299. Timing of Building Permit
The provisions of this ordinance shall first be satisfied by the applicant's expenditure of the cost of the issuance of a permit for said dwelling.

SECTION SEVEN: The provisions of ordinance of the County of Napa herewith are hereby repealed, effective upon the date this ordinance becomes effective.

SECTION EIGHT: This ordinance shall take effect on October 1, 1982.

SECTION NINE: This ordinance shall be published before the expiration of fifteen (15) days after its passage at least once in the Napa Register, a newspaper of general circulation printed and published in the County of Napa, together with the names of the members voting for and against the same.

The foregoing ordinance was introduced and read at a regular meeting of the Board of Supervisors of the County of Napa, State of California, held on the 10th day of August, 1982, and passed at a meeting of the Board of Supervisors held on the 10th day of August, 1982, by the following vote:

AYES: SUPERVISORS MARTZ, MIKOLAJCIK, CHAPMAN, CHEW AND MOSKOWITE
NOES: SUPERVISORS NONE
ABSENT: SUPERVISORS NONE
/s/ **HAROLD MOSKOWITE**
Chairman of the Board of Supervisors

ATTEST:
FLORENCE W. CUNNY, County Clerk
By: /s/ **AGNES DEL ZOMPO**
Clerk of the Board

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