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Applicant Response to Comments

DAVID B. GILBRETH

Attorney at Law
1152 Hardman Avenue
Napa, CA 94558
(707) 337-6412

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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 were 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
!age 6

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>	4.16	4.16

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>	0	-1.83
<i>Winery Total</i>		3.41	2.41

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.)

Substantial Tax Benefits

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



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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, "Tappopyka 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 sheppard 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 40 and 120 points, with 70 being average. 74 considered excellent and anything higher rare. "Cutters lose live 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 Tappopyka 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 10 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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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.

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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 \$100,000 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 saw some horses and breeding like most boys know baseball statistics.

Phillip was not satisfied just watching the rodeo. He wanted to ride. He wanted to see the horses. He wanted to see the way a rodeo star. It was a hard day for the youth and his father's spilled over into his father, who owned a major hotel at the San Francisco Airport.

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

Two years ago, they purchased a 24-acre ranch on Chalk Hill off Second Avenue in Sausalito. The Rapp's 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 5 p.m., 1111 Napa St. Open 9 a.m. to 12 p.m. Bay Day at noon.

CLUB MEETINGS AND ACTIVITIES
NATIONAL ASSOCIATION RETIRED FEDERAL EMPLOYEES - No meeting Wednesday.
CREATIVE LIVING CENTER - Every Wednesday from 10 a.m. to 1 p.m., Community Center, 1207 Washington St.
YOUNG LADIES INSTITUTE M. YLI - Meeting Wednesday. Information call Vera Kunnas, 255-1133.
YOUNG 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 113 - 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 252-0707.
BOOTS AND DRESSES - Squaredancing every Wednesday, 8

10:30 p.m., Welcome Orange Hall, 3215 Hague Road. Alkie 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 at 8:30 a.m. to noon, Senior Center, 1500 Jefferson St., Dixon structure.
TOPS, C.A. 1318 - Wednesday at 10:30 a.m., Quonset building, 1035 Pueblo Ave.
WOMEN'S FOLK DANCE CLASS - Wednesday at 8:30 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 at 11:30 p.m., Information call Virginia 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 Kaspar," 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 Taylor, graduates of Napa High School in the early '40s, that provides family entertainment in the form derived from its name - piccolo meaning sharp-tongued rascal and rascal. Tickets at the door will be \$4 for adults and \$3 for children under 12. A wine tasting will be held at intermission.

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.

NAPA ANTIQUE CENTER
 252-4125
 1035 Pueblo Ave.
 Open daily 10:30-5:00

NO GROWTH
 is a Depression Word
 David D. Mulligan, President
 Microfilm Publishers, Inc. 438 Broadway Bldg.
 Napa, California 94950 (707) 235-4312

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

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 Seabek 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. Seabek said. "This flag, and my flagpole, I don't want to give it up."
 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 Seabeks, Gill said. Some removed the poles and agreed to pay the \$75 fee to license the flagpole for the next five years.
 The Seabeks, 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. Seabek said. "But I won't pay to get it licensed."

"I want to help you save money on homeowners insurance."
 Use a good broker. Start from Napa.

SUZAN TODD
 2222 Redwood Rd., Napa, CA 94950
 252-1109
 Equal Opportunity Company

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.

Duplicate Bridge
 Ethel and Roy Woodfill played first north-south, and Lyle and John Hartman, in east-west, there was a three-day bridge game held at the Claire Ferry and Fran Malheur. Fred Dautsch and Ed O'Donnell and Jean and Nick Nary.
 Game time is 12:30 every Friday afternoon at the multi-use room on Sirelow Drive in Napa. Jacobson and Beale J.P. Kennedy Park.

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

 Tropic 57" Ceiling Fans / List price \$480.00 to \$570.00
SALE \$189.95 to \$254.95
 Choice of polished, antique or French brass, real wood blades, light kit, 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. Napa, CA 94951 252-6611
 NOW OPEN MONDAY THRU SATURDAY

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.
Stride Rite®
Small World Fashions
 Napa's Only Children's Department Store
 2323 Hillcrest St. 252-2997 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 at least one thousand (3000) 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 unit.

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-
NY, County Clerk
By: **/s/ AGNES DEL ZOMPO**
Clerk of the Board

RECEIVED

DEC 13 2019

Napa County Planning, Building
& Environmental Services**Use and Marketing**

The applicant is proposing to increase production from 30,000 gallons per year to 70,000 gallons of wine per year with an increase in full-time employees from 2 to 9, part time employees from 1 to 2, and visitors from 21 to 50 per day. The applicant proposes no additional parking but a reconfiguration of the existing parking and landscaping. Also proposed is an increase of winery production area in a portion of an existing barn. The winery accommodates the workers and visitors including water usage and wastewater capacity and clearly accommodates the proposal.

The approved events are 8 events per year with 30 visitors and 1 wine auction event per year with 30 visitors. The applicant proposes 6 events per year with 30 visitors, 6 events per year with 50 visitors, and 6 events per year with 100 visitors. Marketing event hours are from 11am to 10pm. Events with 50 visitors or more will be in house catered. Larger events will be off site catered.

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.

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



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HUGH LINN, PE, QSD, QSP PRINCIPAL + PRESIDENT		CHRISTOPHER TIBBITS, PE, LS PRINCIPAL + VICE PRESIDENT		
hLinn@RSAcivil.com		cTibbits@RSAcivil.com		RSACivil.com

#4118019.0
December 13, 2019

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DEC 13 2019

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

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



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PRINCIPAL + PRESIDENT

hLinn@RSAcivil.com

CHRISTOPHER TIBBITS, PE, LS
PRINCIPAL + VICE PRESIDENT

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