

Edward Shenk
1238 2nd Avenue
Napa, CA 94558

November 12, 2020

Dear Planning Commissioners,

I am writing in regards to the SHADYBROOK ESTATE WINERY – Use Permit Major Modification No. P20-00158-MOD. My primary concern for the past several hearings on permits for this winery is the speeding traffic on the dead-end street of 2nd Avenue which leads into the Rapp Lane with a left turn at Chateau Lane.

This section of 2nd Ave from North Street to Rapp Lane, has a sign suggesting 15 mph when approaching walkers, but that is not the speed limit for this section of the street and it is very rarely followed. We would suggest a condition of any new permit that a 25-mph sign be installed and that the winery be required to install a digital speed warning sign that flashes for all visitors/employees to see their speed on this street. It may help to reduce the dangerous speeding. There should also be a sign indicating that cars and trucks may come out of the various side roads and driveways.

In consideration of the county's exploration of climate change actions and of the neighbors and walkers along Second avenue, I request that the number of vehicular trips to the winery be limited. Alternative transportation options such as passenger vans could bring visitors to the winery instead of single passenger cars.

I also believe that the number of visitors and marketing events are too many and should be reduced by two thirds. There should be a condition placed on any approved increase in visitors, especially for events, to require that visitors be bused in instead of allowing individual cars to drive through. Speeding is a huge continuing problem from workers and visitors. We also think that the visitors should be connected to the number of cars/buses that arrive at the winery. With the use of large passenger vans, the winery would be able to achieve the desired visitor numbers. In any case, the winery should be required to keep daily records on visitors and vehicles and submit the number to the county on bi-yearly basis to see if they are in compliance with the final decision. If the count exceeds the approved number, they should have the visitation number cut in half.

I understand that the use of the right of way on Chateau Lane has been approved by the county for the parking of horse trailers onto a pad owned by the winery. In consideration of Covert Winery and the property owners on Chateau Lane this area should be screened to improve the neighborhood appearance such as for the same reason that Shadybrook winery does not want the trailers seen by the Equestrian Center visitors nor when their own visitors enter their winery. I suggest this as another condition of approval.

In summary, I ask the commission as I did last year, that the visitor numbers remain as currently set or be converted to vehicles, including vans or other alternative transportation and that the number of winery events be cut in half to 3 at 30 guests ,3 at 50 guests , and 2 at 100 guests plus a Wine Auction events. They should be required to use passenger vans for transportation to and from each of these event. A screen should hide the trailers off Chateau Lane and speed warning digital sign should be erected in both directions on 2nd Avenue.

Thank you for your consideration,

Edward Shenk

(707) 255-6914

From: [Edward Shenk](#)
To: [Gallina, Charlene](#)
Cc: beverlyat@aol.com; [DAVE WHITMER WHITMER](#); [Edward Shenk](#)
Subject: Letter in regards to the Shadybrook Estate Winery Use Permit Major Modification No P20-00158-MOD
Date: Thursday, November 12, 2020 2:14:43 PM
Attachments: [shadybrook MOD Request.docx](#)

[External Email - Use Caution]

Charlene, Here is my letter in regards to the Shadybrook use permit request request. I hope that it can be included in the Commission's packet. As we talked, I will not be able to make the meeting due to a conflict with my Napa Valley Register Editorial Board meeting at 10 am on 11/18. Beverley Thompson, another neighbor impacted by the use permit may also submit some additional comments. Let me know if you will need anything else. I still think the bocce courts should be removed as requested in January by the Commission. Thank you for your advice on the submission process. Ed

November 16, 2020

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ELAINE JOHN
PRESIDENT/CEO

Dear Napa County Planning Commissioners,

I am writing to give my strong support for the application of Shadybrook Estate Winery to help them with their permit application which asks for more reasonable and necessary visitation and marketing plan. It is my opinion that this is especially critical because of the impact of the most recent fires and Covid.

David and Alice are wonderful people and great stewards of the land. They are involved in different charitable organizations including hosting the Queen of the Valley Hospital annual fundraising event. Where with their support the Queen was able to raise \$3M to expand and build a new neonatal unit for the Napa community.

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Most importantly they are sensitive to the use of water and other resources. As you may know, they have purchased MST water and are very careful with water and are actually allowing the aquifer to refill.

Please consider and approve their application as they are a supportive members of this community.

Thank you.

Regards,


Drea Foust
Philanthropy Officer

LARRY COOMES
*QVMC CHIEF EXECUTIVE
EX OFFICIO*

RACHELLE YEATES
*QVMC CHIEF MISSION
INTEGRATION OFFICER
EX OFFICIO*

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

Chairman Whitmer and Members of the Napa County Planning Commission
Napa County Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

RE: Neighbor Support for Rapp Ranch and Shady Book Winery
Hearing November 18, 2020 9 AM at the Board of Supervisors Chambers
1195 Third Street, Suite 305
Napa, CA

Dear Chairman Whitmer and Members of the Napa County Planning Commission,

My wife Anne and I are writing to provide our strong support for the recent and future improvements for the Rapp Ranch and Shady Brook Winery.

We have come to know the owners of the subject properties, David and Alice Alkossler, quite well. We were first introduced to the Alkossler's when they purchased their home in Napa which is just a stone's throw from our home --we live at 4297 East 3rd Avenue and Dave and Alice live at 4340 East 3rd Avenue. Thus, the Alkossler's are Coombsville neighbors both with their home and their winery and equestrian facility

First, let us say that we feel very fortunate that Alkossler's moved into our neighborhood! Dave and Alice are kind, generous, and very gregarious people. They are always there for their neighbors, want to help our community and are philanthropic. A great part of their success is that they had nothing when they got married over four decades ago. They worked extremely hard to raise their two daughters and son while taking risks and succeeding in their business. They are a perfect example of how one can achieve success in our great state and country through extremely hard work.

As you know, they hosted a Queen of the Valley event at Rapp Ranch/ Shady Brook Winery which was a great success for which they did not spare any expense to make it a success.

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

Robert and Anne Arns
4297 E. 3rd Avenue
Napa, CA 94558
707 224 3960
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We hope that you will approve their requests as they are also making the most of recycled water at the subject facilities.

Further, Dave and Alice are employing dozens of people, pay their increased property taxes, provide sales taxes and thus enhance the residents of Napa with full employment, better schools, more funds to help our immigrant population, etc.

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

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

Sincerely,
Bob and Anne Arns
4297 E. 3rd Avenue, Napa

November 16, 2020

Dear Napa County Planning Commissioners,

I am writing to let you know of my strong support for the application of Shadybrook Estate Winery which requests a more reasonable and necessary visitation and marketing plan. In my opinion this is especially critical because of the devastating impact of Covid 19 and fires on our community businesses and their employees.

David and Alice are wonderful people and continue the long tradition of agriculture in our neighborhood. They support many different charitable organizations including hosting the Queen of the Valley Hospital annual fundraising event.

Shadybrook is a caring steward of the land particularly with the use of water and other farming resources. The MST water use on the Shadybrook property helps conserve and recharge our neighborhood ground water aquifer.

I urge you to support our local businesses and their employees, including Shadybrook, during these challenging and uncertain economic times.

Thank you.

**Bruce Keiser
Shadybrook Neighbor
2nd Avenue**

November 16, 2020

Napa County Planning Commission
1195 Third Street
Napa, CA 94558

Dear Napa County Planning Commissioners,

We are writing in support of Shadybrook Estates permit application requesting consideration of increased visitation and a revised marketing plan. As local neighbors, fellow vintners and club members with years of both personal and professional ties with the winery, we believe this request is critical due to the unforeseen challenges imposed on their business due to the 2020 fires and COVID-19.

Since we are at the winery often, we can vouch for their dedicated adherence to the county's ever-changing guidelines for safety and visitation amidst the pandemic and the reduced access has severely impacted their normal course of business.

David and Alice are well-respected members of the community and are dedicated stewards of the estate. They are very careful with the use of water and it is our understanding they have purchased MST water, of which they allow the aquifer to be recharged.

This past year has been challenging to say the least for Napa's local businesses that rely on visitation to promote and sell their offerings, especially for small businesses that rely primarily on selling directly to consumers to support their businesses. We are hopeful the county will take these unprecedented challenges that this small, beloved neighborhood winery is facing into consideration during the assessment and approval of this application.

If you have any questions, please do not hesitate to contact us.

Our Best,



Laura Larson & Brian Doody
Proprietors
601 Cellars
707-927-3574

**R. Scott Zion
1075 Berry Lane
Napa, CA 94558**

Dear Napa Planning Commission,

My wife and I have lived on Berry Lane for more than 20 years. We have known David and Alice Alkossers since they moved to Napa and began Shadybrook Estate. We consider them to be very good stewards of the land and to be very respectful of all of their neighbors. We frequently walk down 2nd Avenue and into the Rapp Ranch property. It is obvious that the Alkossers have made significant improvements to the old Rapp Ranch.

I worked very hard as President of Napa Valley Country Club to get the Napa Sanitation District recycled water out to our area. I was delighted to see that Shadybrook Estate embraced the project and became users of the recycled water. They are doing their part to protect the fragile MST aquifer.

In addition, Shadybrook Estate has supported local charities to include hosting the Queen of the Valley Medical Center annual fund raising gala. As a trustee of the hospital I know that the event at the Shadybrook property was one of the hospital's most successful fund raising functions,

My wife and I strongly support the application of Shadybrook Estate Winery which calls for a more reasonable and necessary visitation and marketing plan.

Sincerely,

Scott and Julie Zion