



A Tradition of Stewardship
A Commitment to Service

MEMORANDUM

To: Planning Commission	From: Charlene Gallina, Supervising Planner
Date: November 18, 2020	Re: Shadybrook Estate Winery #P20-00158-MOD Agenda Item 7B - Supplemental Information

The Planning Commission Staff Report prepared for the Shadybrook Estate Winery project provided a compliance report for satisfying conditions of approval associated with P18-00450-MOD. Provided in Attachment K is a chart summarizing the applicant's compliance activities along with photographs on completed items.

At this time, the applicant's representative (David Gilbreth) has requested that a copy of the Joint Groundwater Use Report identifying that groundwater usage for both Shadybrook Winery and Rapp Equestrian is less than the combine water use allocation of 7.57 af/yr, and a copy of the Transportation Demand Management Program plan, which provides suggested measures to the winery for reducing vehicular traffic also be provided to the Commission for review and presentation by the applicant.

Furthermore, the applicant's representative has requested that staff forward a copy of the Declaration of Phil Rapp and Nancy Rapp associated with the Rapp Equestrian Center for his presentation. In response to this information, Staff has also included a copy of the final approval letter for Rapp Equestrian Center P18-00197-UP for reference purposes.

Attachments:

1. Joint Groundwater Use Report, dated October 14, 2020
2. Transportation Demand Management Plan for Shadybrook Winery, dated March 12, 2020
3. Declaration of Phil Rapp and Nancy Rapp Dated and Received December 13, 2019
4. Rapp Equestrian Center Revised Approval Letter for Use Permit P18-00197-UP



JOINT GROUNDWATER USE REPORT

SHADYBROOK ESTATE WINERY
100 RAPP LANE
NAPA, CA
APN 052-170-019

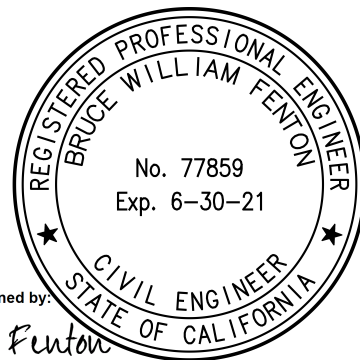
RAPP EQUESTRIAN CENTER
100 RAPP LANE
NAPA, CA
APN 052-170-018

Property Owner:

David & Alice Alkossier
PO Box 662
Napa, CA 94559

Project# 4118019.0

October 14, 2020



DocuSigned by:

Bruce Fenton

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INTRODUCTION

This report reviews the Napa County approved Joint Groundwater Usage for the Shadybrook Estate Winery and Rapp Equestrian Center.

The Napa County approved Joint Groundwater Usage consists of a total of 7.57 af/yr. This report confirms that the Joint Groundwater Usage is in compliance with the Napa County Use Permit requirements and does not exceed Joint Water Usage of 7.57 af/yr. The actual Joint Groundwater Usage for the specified year is 5.42 af/yr, which allows the aquifer to be recharged by 2.15 af/yr which is substantial.

As a component of the Napa County approved Joint Groundwater Usage, Shadybrook Estate Winery (APN 052-170-019 with an area of 11.37 acres) has a permitted groundwater usage of 3.41 af/yr per UP Mod P06-01095-UP, and Rapp Equestrian Center (APN 052-170-018 with an area of 11.97 acres) under common ownership, has a permitted groundwater usage of 4.16 af/yr per Napa County Groundwater Permit 90-00051.

Pursuant to the Napa County approved Joint Groundwater Usage, the well on the Shadybrook Estate Winery parcel has been serving the water needs jointly for both parcels since mid-August 2019.

JOINT GROUNDWATER USE

Below are the meter readings for the Shadybrook Estate Winery and the Rapp Equestrian Center parcel wells from June 2019 to June 2020. The Meter readings for Shadybrook Estate Winery and Rapp Equestrian Center parcel wells for July, August and September 2020 are also set forth below. Meter readings were taken at the end of each month. Meter readings were provided by the client on October 9, 2020.



Shadybrook Estate Winery Parcel (052-170-019)	
Date	Well Meter Reading (gal)
Jun 2019	700,600
Jul 2019	925,800
Aug 2019	1,126,700
Sep 2019	1,281,900
Oct 2019	1,509,600
Nov 2019	1,623,800
Dec 2019	1,757,400
Jan 2020	1,849,200
Feb 2020	1,942,700
Mar 2020	2,056,600
Apr 2020	2,131,200
May 2020	2,199,800
Jun 2020	2,319,000

Rapp Equestrian Center Parcel (052-170-018)	
Date	Well Meter Reading (gal)
Jun 2019	122,500
Jul 2019	263,100
Aug 2019	271,600
Sep 2019	271,600
Oct 2019	271,600
Nov 2019	271,600
Dec 2019	271,600
Jan 2020	271,600
Feb 2020	271,600
Mar 2020	271,600
Apr 2020	271,600
May 2020	271,600
Jun 2020	271,600

Joint Groundwater Use	
Date	Monthly Groundwater Use (gal)
Jun 2019	-
Jul 2019	365,800
Aug 2019	209,400
Sep 2019	155,200
Oct 2019	227,700
Nov 2019	114,200
Dec 2019	133,600
Jan 2020	91,800
Feb 2020	93,500
Mar 2020	113,900
Apr 2020	74,600
May 2020	68,600
Jun 2020	119,200
Total	1,767,500

Shadybrook Parcel Estate Winery (052-170-019)	
Date	Well Meter Reading (gal)
Jul 2020	2,598,500
Aug 2020	2,759,200
Sep 2020	2,905,800

Rapp Equestrian Center Parcel (052-170-018)	
Date	Well Meter Reading (gal)
Jul 2020	271,600
Aug 2020	271,600
Sep 2020	271,600

Joint Groundwater Use	
Date	Monthly Groundwater Use (gal)
Jul 2020	279,500
Aug 2020	160,700
Sep 2020	146,600

Appendix 1 contains photos of the water meters for both parcels taken on October 9, 2020. The Shadybrook Estate Winery parcel meter has a reading of 3,200,400 while the Rapp Equestrian Center parcel has a reading of 271,600.

Since there is seasonality for Joint Groundwater Usage, only actual 12 months of Joint Groundwater Usage should be considered for compliance. The Joint Groundwater Usage for both parcels combined in the 12-month period from July 2019 to June 2020 is 1,767,500 gal/yr which equates to 5.42 af/yr. This is less than the combined water use allocation of 7.57 af/yr.



CONCLUSION

This report demonstrates that the Napa County approved Joint Groundwater Usage consists of a total of 7.57 af/yr. This report confirms that the Joint Groundwater Usage is in compliance with the Napa County Use Permit requirements and does not exceed Joint Water Usage of 7.57 af/yr. The actual Joint Groundwater Usage for the year is 5.42 af/yr, which allows the aquifer to be recharged by 2.5 af/yr which is substantial.



APPENDIX 1

Current Well Meter Photographs



Figure 2: Meter reading at well on Shadybrook Estate Winery parcel (APN 052-170-019) taken on October 9, 2020 at 6:30 pm.



Figure 1: Meter reading at well on Rapp Equestrian Center parcel (APN 052-170-018) taken on October 9, 2020 at 6:30 pm.



Transportation Demand Management Plan for the Shadybrook Winery

Prepared for the County of Napa

Submitted by
W-Trans

March 12, 2020



**TRAFFIC ENGINEERING
TRANSPORTATION PLANNING**
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Table of Contents

Transportation Demand Management (TDM) Plan..... 1

Study Participants and References 4

Appendices

- A. Resource Materials





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Transportation Demand Management (TDM) Plan

The following section describes the proposed Transportation Demand Management (TDM) program for employees and visitors of Shadybrook Winery. It should be noted that although most measures described below are intended for employees and can be implemented relatively easily, typically the bulk of vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions are generated by visitors. This group represents a greater opportunity for reductions, but their respective measures can be more challenging to employ.

Ridesharing Program

Carpooling is one of the most common and cost-effective alternative modes of transportation and one which commuters can adopt part-time. There are numerous benefits to ridesharing. Carpooling can reduce peak-period vehicle trips and increase commuters' travel choices. Further, it reduces congestion, road and parking facility costs and pollution emissions. Carpooling tends to have the lowest cost per passenger-mile of any motorized mode of transportation, since it makes use of a vehicle seat that would otherwise be empty. Carpooling also provides consumer financial savings by decreasing fuel and parking costs.

Ridematching

The greatest barrier to workplace carpooling is often simply being able to identify and travel with other nearby employees. Fortunately, there are many services that can assist in pairing employees within the same organization or across organizations. The most basic publicly available service is 511.org's free ridematching service. There are also various private ridematching providers (e.g. Zimride, RideAmigos, Via, Scoop) that can effectively create carpool networks while making them safe and convenient for their users. The Napa Valley Transportation Authority (NVTA) uses RideAmigos as a resource for local employers as part of its V-Commute program. Appendix A includes information on a variety of programs offered through V-Commute, 511.org, and the Napa Valley Forward pilot project currently being tested by the Metropolitan Transportation Commission and NVTA.

Priority Parking

An easy way of promoting ridesharing is to designate priority employee parking spaces for carpools and vanpools. The cost of this improvement is limited to the paint or sign used and can help market ridesharing as a priority in the organization.

Tele-Work/Compressed/Flex Schedules

Telework (i.e. working from home), compressed schedules (i.e. working more than eight hours each day and shortening the work week), and flex schedules (i.e. varying arrival and departure times to avoid peak commute hours) are three of the most commonly employed scheduling means to reduce vehicle trips. They are effective at reducing vehicle trips to work, particularly during peak commute hours.

Guaranteed Ride Home Program

Guaranteed Ride Home (GRH) is a program that provides a “back-up” ride to employees who use transit, carpool, biking/walking, or other alternatives as their commute mode; in Napa, it is provided by the NVTA. If an employee who carpools to work, so does not have their own vehicle, needs to leave work for an emergency, such as a sick child or other unexpected need, they will be redeemed for the cost of taxi ride to get them home. This is an important supportive measure to encourage employees not drive alone to work and often goes as a welcome, but unused benefit.

On-Site Amenities

Although it is not a transportation program in itself, on-site employee and visitor amenities serve to reduce vehicle trips. This can take many forms depending on the need. For example, providing lunch or food options on-site allows workers and visitors to forgo midday trips.

Cash-Out

A cash-out program operates when employers pay their employees a cash incentive for the days they use an alternative mode of transportation (transit, bike, walk, or carpool to work) to help reduce vehicle commute trips and emissions. The cash value of the subsidy can be equal to the cost they would otherwise incur for travel and would be offered to both employees who carpool to provide an equitable benefit.

Education, Outreach & Marketing

Transportation Coordinator

The presence of a staff person dedicated part-time to overseeing and managing the TDM program will be helpful in ensuring the ongoing success of these programs. This would not be a distinct position, but instead would be a role that is integrated into the on-site manager. The duties can include:

- Create and distribute employee transportation information welcome packets
- Maintain and update a bulletin board or other physical source of transportation information
- Distribute Napa Bicycle Coalition maps
- Monitor bicycle facilities
- Administer the cash-out program
- Oversee and manage the Guaranteed Ride Home program
- Promote the ride-matching program

Welcome Packet for New Employees

New employees should be provided with a welcome packet containing relevant transportation information. The packet could include maps and information from Vine Transit and the NVTA as well as material regarding the organization’s ride-matching services, the guaranteed ride home program, and the cash-out program.

Visitor Transportation Information

Providing guests with on-line information regarding transportation options for travel to the winery can help encourage guests to consider non-auto or rideshare options. This information should be emailed or mailed to guests as part of their registration confirmation process providing guests with the information early on to assist in their logistics planning. Guests making appointments for four or more persons should be encouraged to use private vans or a shuttle for their entire group.

Monitor Performance

It is important to continually monitor the performance of a TDM program and adjust measures as necessary to ensure its success. Employers should conduct mode split and VMT surveys before the implementation of a TDM program and each year thereafter to both make adjustments and use as marketing material. Employee satisfaction surveys are also an effective way of ensuring a quality TDM program.

Bicycle Benefits

Bicycle Parking

The provision of both short-term and long-term bicycle parking is important. Secure long-term parking (e.g. bike lockers) is a critical component in encouraging employees to bike to work as the lack of secure parking is often cited by employees as a deterrent. Short-term parking (e.g. bike racks) can be utilized by employees or visitors and is generally an inexpensive way to accommodate travelers traveling between wineries.

Changing & Shower Facilities

Bicycling to work can be an attractive option for employees, but it is less so if the employee appears sweaty or unkempt after a long ride. By offering a basic shower and changing facility, employers give workers the reassurance that they can still bike to work and appear presentable to visitors.

Shared Bicycles & Maintenance Tools

Many businesses have experience in providing one or more vehicles on-site for employee use during work hours. Today, many employers are offering the same benefit in the form of shared bicycles for employee or guest use. These bicycles are ideal for short trips and are a cost-effective way of providing a new mobility option to nearby wineries or other destinations during the workday. Bicycles that are shared or used by individuals can be serviced with simple tools such as a pump and tire patches that are kept on-site.

Study Participants and References

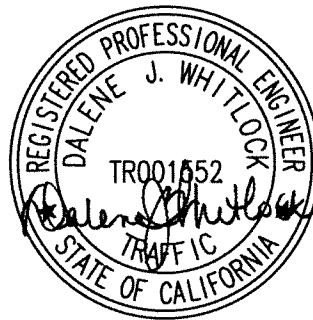
Study Participants

Principal in Charge	Dalene J. Whitlock, PE, PTOE
Transportation Planner	Brian Canepa
Editing/Formatting	Katia Wolfe
Quality Control	Dalene J. Whitlock, PE, PTOE

References

Commuter Benefits Program Highlights, 511.org, accessed March 2, 2020, <https://511.org/employers/commuter-benefits-program/news>
V-Commute, Napa Valley Transportation Authority, accessed March 2, 2020, <https://vcommute.org/>

NAX149-1



Appendix A

Resource Materials





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WELCOME TO V-COMMUTE



IMPROVING THE WAY NAPA VALLEY COMMUTES

Welcome To V-Commute

The Napa Valley Transportation Authority (NVTA) V-Commute Program (Formerly Solano Napa Commuter Information-SNCI) is here to help you understand what programs are available to you and help you find alternative transportation options for a better commuting experience.

[GET STARTED HERE](#)



How to: START A CARPOOL PROGRAM

A carpool is two or more individuals who drive together to work on a regular basis. In many areas, carpooling is the most affordable, convenient, flexible and sustainable of all the commute options available to employees.

A company-organized carpool program can help to reduce parking demands, save employees' time and money, and can be an economical way for your company to offer an additional employee benefit. It is also an easy and low-cost program to coordinate.

Steps to Get Started

- Begin with an evaluation of your company's and employees' needs, and identify potential carpoolers.

Develop Your Program

Carpool programs may include an online ridematching site, incentives and rewards, preferential parking, and a guaranteed ride home program. To get started, develop policies and rules, and then design program materials such as a transportation page on your intranet or website and registration forms. You may also want to design carpool tags.

- The 511 RideMatch Service gives your employees the option to limit their match results to company-only employees, or to expand their search to all regional matches.
- Consider developing a carpool reward program including preferred parking for carpoolers as well as prizes, and offer referrals to other employers who already have successful programs for advice.
- Offer a Guaranteed Ride Home program (GRH), internally or through an existing county program, to ensure that in the event of an emergency, carpoolers have a free ride home.



Get the Word Out

The next step is to begin marketing your program by offering a transportation page on your company's intranet, promoting your program through your employee newsletter and in your new-hire employee packets. Consider the following marketing options:

- Posting your program on the intranet site you develop.
- Free customized flyers and sample newsletter articles.
- 511's representatives will participate in select events to promote carpooling and vanpooling at your worksite.
- Announce the program at company meetings via email, on electronic signs and bulletin boards, and by any other means available to you.
- Explain that carpooling is not a commute that employees are obligated to make everyday day. One or more times a week still makes a difference.

Employer Benefits

- Reduces traffic congestion within existing parking areas.
- Improves employee morale and enhances your employee benefits package.
- Increases productivity and reduces absenteeism and tardiness.
- Provides an effective, low cost recruitment and retention tool.
- Improves community relations by reducing neighborhood traffic and parking demands and helps to improve local air quality.
- Assists companies to qualify for Green Business Certification or enhanced LEED certification.

Employee Benefits

- Saves money on commuting costs such as bridge tolls, gas, and wear and tear on personal vehicles.
- Reduces stress - arrive refreshed, relaxed, and ready to work.
- Establish new friendships with co-workers.

Community Benefits

- Reduces traffic congestion
- Reduces parking demand
- Improves local air quality
- Conserves fuel and resources

511 OFFERS FREE SERVICES AND TOOLS FOR EMPLOYERS

Want to help your employees find more efficient and economical ways to get to work? 511 offers a variety of services and tools to help you assemble a successful Transportation Demand Management (TDM) program at your worksite. This service is provided at no cost to your organization by the Metropolitan Transportation Commission. Services include:

ONLINE RIDEMATCHING

With just a few clicks on 511.org, the RideMatch Service instantly matches your employees with other people making a similar commute.

VANPOOL FORMATION AND SUPPORT

Vanpooling may be an option at your worksite, and we can help you set up vanpools from start to finish.

COMMUTE INCENTIVES

Employees who use commute alternatives to driving alone can benefit from a variety of incentives, including commuter tax breaks, free bridge tolls, carpool lanes and other financial incentives.

WORK SITE EVENTS

511's representatives will participate in select events to promote carpooling and vanpooling at your worksite.

Having a good marketing strategy is essential to the success of your transportation program. You can have the best transportation program in the world, but if your program does not meet your employees' needs or they do not know it exists, you will have wasted your time.

Individualized marketing empowers employees to make the best decisions regarding their commute options.

A marketing plan helps you estimate program costs, create realistic timelines, and monitor your progress. Organizations with successful transportation programs report that marketing strategies help them boost average vehicle ridership (AVR).

What is Employer Individualized Marketing?

Put simply, individualized marketing is an efficient marketing approach that is proven to affect travel behavior change. It targets people who are willing and able to change their travel behavior.

In addition, statistical data is gathered to support evidence that companies offering commuter benefits can reduce parking demand, mitigate traffic and change employee commuting behavior.

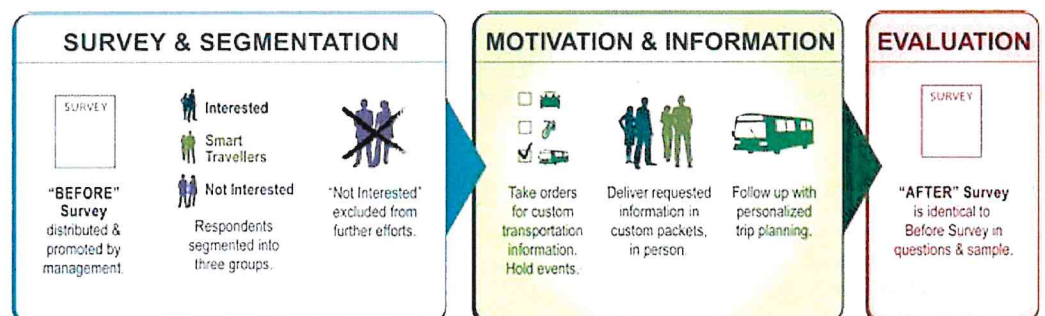
What are the benefits?

More and more companies are exploring "green" initiatives these days; not just to be environmentally responsible, but also to increase cost savings. The good news about Employer Individualized Marketing is that it is offered at no cost to your organization, and it puts valuable information directly into the hands of your employees helping to improve their productivity and quality of life. Your organization will advance to the cutting edge of sustainable transportation. Other benefits include the reduction of your organization's carbon footprint and your contribution to a clean and sustainable environment.

How does it work, and what is required from us?

From an employer's standpoint, this process requires minimal effort. The key element to a successful Employer Individualized Marketing campaign is employee communication. Therefore, the program will require a few hours of staff time to assist in tasks such as posting and distributing information, and securing space and resources for on-site events. You may consider providing the campaign with company giveaways as incentives.

The following steps are the basic framework to follow in implementing the program at an organization:



"Before" Survey – This survey is conducted to find out how employees are currently getting to/from work, and who would be interested in using commuting alternatives or receiving information.

Segmentation – Respondents are then separated (or "segmented") into groups based on their survey responses. Those who are interested are more likely to participate or change their behavior, so from this point forward all efforts will be focused on them. Employees who are not interested will still have access to the information, but will not be pursued further.

Motivation – Participants should be asked to fill out an order form requesting the specific type of information they'd like. This can include transit schedules, bike brochures, maps, and pedestrian info, as well as materials from specific regional organizations based on where each employee lives. On-site events may be held such as pizza parties, information fairs, or ice cream socials to promote the campaign, answer employee questions, and reward participants.

"After" Survey (Evaluation) – Some time afterwards all employees as surveyed again – those who participated and those who didn't – to capture any measureable change in commuting behavior that might have occurred. An evaluation and final report are then generated assessing project and documenting company-specific behavior changes.

What are the next steps?

- Schedule a meeting with your company marketing team.
 - If your company has a Green initiative or other corporate goals, that message should be incorporated into your promotional materials.
- Consider the following strategies if your staff is interested in:
 - Saving time and money, your marketing message should focus on the indirect benefits of time savings; use a picture of people playing Frisbee with their kids or pet.
 - If the indirect benefit is cost savings; a picture with someone or a family laying on a beach in Hawaii.
 - If the indirect benefit is less stress; use a picture of healthy living.
- Schedule a meeting to customize the campaign strategy and design for employees.
- Market your program in multiple employee-facing ways:
 - New-hire packets
 - Payroll stuffers E-mails
 - Company newsletters
 - Company meetings
 - Employee bulletin boards
 - Social media, tweets, selfie pictures
 - Testimonials from program participants
 - Company benefits, health and safety or environmental fairs
 - Communication from upper management supporting the program.
 - Develop a commute program information page on your company intranet and provide the link in your communications.

[SAMPLE generic and seasonal emails links](#)

511 OFFERS FREE SERVICES AND TOOLS FOR EMPLOYERS

Want to help your employees find more efficient and economical ways to get to work? 511 offers a variety of services and tools to help you assemble a successful Transportation Demand Management (TDM) program at your worksite. This service is provided at no cost to your organization by the Metropolitan Transportation Commission. Services include:

ONLINE RIDEMATCHING

With just a few clicks on 511.org, the RideMatch Service instantly matches your employees with other people making a similar commute.

VANPOOL FORMATION AND SUPPORT

Vanpooling may be an option at your worksite, and we can help you set up vanpools from start to finish.

COMMUTE INCENTIVES

Employees who use commute alternatives to driving alone can benefit from a variety of incentives, including commuter tax breaks, free bridge tolls, carpool lanes and other financial incentives.

WORK SITE EVENTS

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511

How to: START A GUARANTEED RIDE HOME PROGRAM

Guaranteed Ride Home Programs (GRH), also called Emergency Ride Home Programs (ERH), provide employees with a free ride home from work when an unexpected occurrence prevents them from using their normal alternative commute mode.

GRH programs encourage more employees to leave their cars at home because they no longer have to worry about being stranded at work in the event of an untimely incident such as a personal emergency or unexpected overtime.

Transportation is generally provided by cab or by car rental agencies. Costs for the cab or car rental are either paid for directly by the program, or employees pay for the expense and are later reimbursed. Restrictions are typically placed on the types of emergencies that qualify for the service, and on how often employees may use the service throughout the year.

Benefits

A GRH program may benefit employers by assisting employees to feel secure in participating in an alternative commute program at their worksite. The convenience of the program can help reduce any objections that employees may have to riding public transit or to using a carpool and/or vanpool. Employees can benefit from GRH programs by taking advantage of an economically viable commute alternative without the concern of being stranded at work in the event of an emergency.

Implementation

Employers should establish a program that is customized to their needs. Businesses that maintain vehicle fleets may allow employees to drive those cars as part of its GRH program. Companies should consult with their internal insurance manager when utilizing their own vehicle fleet for the GRH program.



Depending on availability, other organizations could utilize cab and rental car companies. The employer would determine if rental car vouchers or reimbursements will be used. Employees would be subject to the same rental car eligibility guidelines as any person renting a car, and if the employee cannot rent a car, a cab service should serve as a back-up.

When using cabs, several payment methods may be considered. Employees could pay for the cab fare and submit a receipt for reimbursement. Or, employers could develop an agreement with a local cab company that would allow employees to pay with a voucher. The cab company would later invoice the employer for any vouchers collected. Agreements may also include a pre-determined tip amount for the driver.

Guidelines and Procedures

Implementation should include guidelines on the following topics:

- Program administration
- Qualifying employees
- Guidelines and definitions of emergencies
- Limits on frequency (typically 3-5 times per year), and cost and/or distance
- Payments, vouchers, accounting and logistics

A GRH program should only be used for unforeseen circumstances such as an illness (personal or family), unscheduled overtime, and when a carpool or vanpool driver cannot take passengers home. GRH programs would not include transportation to medical or personal appointments, or overtime requested in advance.

Once guidelines are established, a billing system is needed. If a company fleet is used, GRH charges should be added to fleet billing codes. If a cab or car rental company is used, the program administrator should meet with that company to discuss invoicing.

Some other billing considerations are whether employees will give the cab driver a voucher or submit the expense for reimbursement, whether tips are to be rendered at the time of service, or if billing will occur per ride or monthly.

Program Maintenance

- Contractual agreements with external transportation service providers
- Internal promotion of the GRH program
- Updated employee registration lists
- Surveys or feedback forms on the success of your GRH program

Marketing the Program

Based on most studies, GRH programs are not used that frequently by employees, yet they provide a “safety net” for employees who use an alternative commute mode. Therefore, when marketed correctly, it can be an essential asset to your company’s commuter program, and might even be considered one of your program’s most valuable selling points. You can use the GRH program to engage employees in further discussions regarding all of your commute programs, and place it in the forefront when you advertise using any commute alternative. Some of the methods you can use to market your GRH program are:

- Including it as a benefit in orientation packets
- Providing articles about it in company newsletters
- Emailing all employees to promote and explain the GRH program
- Making special presentations at employee events and meetings
- Displaying special GRH posters and fliers throughout common areas

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How to: START A TELEWORK PROGRAM

Teleworking is working from home or at another location closer to home. It is an option which permits employees to work away from their company's primary location with the assistance of technology.

It is a rapidly growing alternative to the daily commute, and a result of today's changing economy.

One of the best attributes of teleworking is that it eliminates the need to commute to and from work.

511 Employer Service Representatives can guide you through the implementation process and provide you with the resources that are necessary to design a successful telework program that best suits your company.

Teleworking Can Benefit Both Employers and Employees

Although telework may not be appropriate for all jobs and all employees, it can prove mutually advantageous for both employers and employees. When implemented properly, a telework program can reduce expenses by decreasing the need for costly parking and office space, and can also save the time and resources spent on commuter programs and benefits. Telework can also eliminate the cost and valuable time spent on commuting for telework employees. Furthermore, telework can reduce the overall impact of commuting on the environment. In addition to the cost savings and environmental benefits, studies have shown that telework programs may actually increase productivity, reduce illness, improve retention, and raise morale.



Implementation Steps

- Obtain management commitment
- Assign a program coordinator and forming a steering committee
- Identify program objectives
- Establish selection criteria
- Analyze technology needs and costs
- Draft teleworking policies and developing teleworker agreements
- Define a system for program reporting and evaluation
- Train managers in how to oversee employees working remotely
- Train employees and providing any additional equipment needs
- Evaluate and troubleshooting the program

Keys to a Successful Teleworking Program

The best telework programs are flexible and adaptable to meet the needs of your company's existing culture. Your company can execute a successful, dynamic, and cost-saving telework program by following these key elements:

- Implementing telework policies and agreements
- Training for managers and employees
- Offering support to staff during the pilot program implementation process
- Offering support to staff with the transition from a pilot to a permanent program
- Analyzing an overall telework cost-savings analysis
- Compiling data regarding trip and pollutants reduction

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How to: START A VANPOOL PROGRAM

Vanpooling is a simple, sustainable and cost-effective method of commuting to work. A vanpool consists of 7 to 15 passengers who commute together on a regular basis. Vanpool programs vary, but vans may be leased, company-owned, or member-owned and operated.

Leasing vans through a third party vendor is the choice of many companies. In addition to leasing the vehicle, a third party agreement includes insurance coverage, a maintenance program, and 24-hour roadside assistance. The third party vendor will also help to establish the vanpool itself, provide marketing materials and help fill vacant seats whenever necessary. Third party vans are leased to employees in the vanpool on a month-to-month basis and the vans are employee-driven and operated.

Steps to Get Started

To offer a vanpool program at your business or organization, contact your local 511 Vanpool Consultant. They will help you assess your company's and employee's needs and identify potential vanpoolers. They can provide:

- Referrals to vanpool vendors. 511 Vanpool Consultants work closely with regional vanpool vendors and can help you set up a vanpool information session with a vendor of your choice.

Develop Your Program

Vanpool programs may include preferential parking, subsidies and rewards, and a guaranteed ride home program. To get started, develop policies and rules, and then design program materials such as a transportation page on your intranet or website to promote available vans, and registration forms for riders to join vanpools. A 511 Vanpool Consultant can help you with:

- Information on start-up subsidies and assistance with parking permits, free motor vehicle reports and FasTrak® toll tags (for registered vans).
- Offer a Guaranteed Ride Home (GRH) program, (internally or through an existing county program) to ensure that in the event of an emergency, vanpoolers have a free ride home.
- Create a preferential parking program.
- Develop contests or incentive programs to encourage your employees to join a vanpool.



Get the Word Out

The next step is to begin marketing your program by offering a transportation page on your intranet, promoting your program through your in-house newsletter, and in your new-hire employee packets. Contact a 511 Vanpool Consultant to help you promote and maintain your vanpool program. They can help you:

- Coordinate and promote educational sessions for your employees to learn more about vanpooling, and to help you recruit riders and drivers.
- Define routes, times, meeting locations and vanpool procedures for all participants.

- Design flyers and compose newsletter articles.
- Organize an on-site health and benefit fair or event so employees can speak directly with a 511 transportation expert about commute options.

Sustainable for the Earth... Vanpools help reduce vehicle-caused air, water, and noise pollution, and conserve fossil fuels.

Vanpooling is Sustainable for Your Employees

- May reduce maintenance and insurance costs for each member's own vehicle
- Shared cost of gas
- Lower parking costs (when available)
- Toll-free bridge passage (registered vanpools with 10-15 seats and FasTrak®)
- Subsidies are available
- May be free for the driver (depending on vendor)
- Based on IRS Ruling 132 (f), employees can set aside up to \$130 per month as tax deductible.

Vanpooling is Sustainable for Your Business

- Increase employee retention and attract new employees
- Increase productivity: employees in vanpools are less tired and less stressed
- Employees are more likely to arrive on time and use fewer sick days
- Consider WiFi-equipped vanpools for increased productivity
- Enhance corporate image with green commuting options
- Reduce need to provide parking
- Expense deductions by subsidizing employee costs
- Reduce payroll taxes with a commuter tax benefit program
- Deduct van depreciation on company-owned vehicles
- Provide a higher return on overall emission reduction

511 OFFERS FREE SERVICES AND TOOLS FOR EMPLOYERS

Want to help your employees find more efficient and economical ways to get to work? 511 offers a variety of services and tools to help you assemble a successful Transportation Demand Management (TDM) program at your worksite. This service is provided at no cost to your organization by the Metropolitan Transportation Commission. Services include:

ONLINE RIDEMATCHING

With just a few clicks on 511.org, the RideMatch Service instantly matches your employees with other people making a similar commute.

VANPOOL FORMATION AND SUPPORT

Vanpooling may be an option at your worksite, and we can help you set up vanpools from start to finish.

COMMUTE INCENTIVES

Employees who use commute alternatives to driving alone can benefit from a variety of incentives, including commuter tax breaks, free bridge tolls, carpool lanes and other financial incentives.

WORK SITE EVENTS

511's representatives will participate in select events to promote carpooling and vanpooling at your worksite.

For More Information, Contact a 511 Vanpool Consultant:

Michelle Mah

510-273-3648

mahmi@rideshare.511.org



How to: START A VARIABLE WORK HOURS PROGRAM

A Variable Work Hours Program is an alternative to the traditional 8 hours a day, 5 days a week work schedule. It is a program that gives employees more flexibility and control over both their work and personal time.

When used in combination with other 511 Rideshare components, a Variable Work Hours Program can be a cost effective commute alternative. It could also serve as an effective method of reducing commute trips to the work site thus decreasing traffic congestion and improving air quality.

Variable Work Hours can be implemented in three ways:

Flextime

With a flextime schedule, employees work five 8-hour days per week and have the option to choose what time their days start and end, as well as the length of their lunch break. However, it is usually required that employees remain available during what are considered “core hours” in order to attend meetings and company-wide events.

Compressed Work Week

In a compressed work week employees work more hours per day, but fewer days per week. The most typical arrangements are the 4/40 and the 9/80 schedules. In the 4/40 schedule, employees work four 10-hour days a week and then take the fifth day off. In the 9/80 schedule, employees work 9-hour days but are off an alternate weekday.

Staggered Work Hours

When using the staggered work hours schedule, employers stagger the employees’ arrival and departure times from 15 minutes to two hours, thus resulting in reduced congestion in the parking lots, building entrances, elevators, and streets adjacent to the work site.



Employer Program Benefits

- Increased productivity
- Improved employee morale and lower staff turnover
- Reduced tardiness and absenteeism
- Extended customer service hours
- Recruitment incentives
- Reduced parking demand and work site congestion

Employee Program Benefits

- Improved job satisfaction
- Flexibility in managing personal and professional schedules
- Reduced commute times and stress
- More transportation options including public transit, bicycling and ridesharing
- Fewer logistical problems with child-care pick-up and drop-off arrangements
- Reduced traffic congestion and improved air quality

Implementation Steps

- Appoint a project coordinator
- Determine the departments or positions for consideration
- Draft written policies and procedures

- Consult with union representatives, if appropriate
- Provide information to management and employees
- Announce and market the program to employees

During the implementation process, be sure to address any concerns regarding:

- Scheduling
- Holidays
- Management issues
- Employee issues
- Staffing coverage
- Consideration of federal and California specific labor laws¹

¹Labor legislation generally supports variable work hours programs. However, prior to implementation, your legal counsel should review the labor laws that affect California Labor Codes and the Federal Labor Standards ACT. For further information refer to California Labor Codes, Labor Code Section 500-558.

511 OFFERS FREE SERVICES AND TOOLS FOR EMPLOYERS

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Vanpooling may be an option at your worksite, and we can help you set up vanpools from start to finish.

COMMUTE INCENTIVES

Employees who use commute alternatives to driving alone can benefit from a variety of incentives, including commuter tax breaks, free bridge tolls, carpool lanes and other financial incentives.

WORK SITE EVENTS

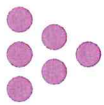
511's representatives will participate in select events to promote carpooling and vanpooling at your worksite.



Commuting in the Valley just became enjoyable!

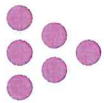
We're excited to announce **the launch of the Napa Valley Forward (NVF) Program on January 27, 2020!** Informed by our employer one-on-ones and the employee commute surveys, we designed the program to help Napa Valley employees find better, faster, enjoyable, healthier, greener, and more affordable ways to get to work.

Here's what you need to know:



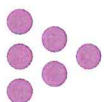
Will we receive any promotional materials?

Absolutely! We will send a Launch Toolkit the week of January 27th with bilingual information brochure, promotional fliers and posters, and advertising signage.



How can my employees register?

All employees with email addresses on the employee roster you provided will be sent an email with registration instructions during the week of the launch. They will then use their usernames to log in.



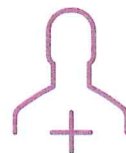
How else can I help?

In addition to promoting the program to your employees and providing quarterly rewards for your employees, you will be asked to provide an updated employee roster on a quarterly basis to capture employee turnover. If you have concerns with providing this information, we can also send you your worksite's current employee roster and you can just let us know if any of them are no longer employees and should be deactivated.



Will new hires be able to participate?

Yes! The employee roster will be updated on a bi-weekly basis. Please, send the list of new hires by the first and third Friday of the month to NapaValleyForward@steergroup.com.



More information about the program?

Contact Jenny Hong, Program Administrator at Steer, at NapaValleyForward@steergroup.com; or Nicola Szibbo, Program Manager at MTC, at Nszibbo@bayareametro.gov



Commuting in the Valley just became enjoyable!

We have lots planned for your employees!

- ❖ Employees can sign up for a **free transit pass** to try transit!
- ❖ Each participant who submits a request for a transit pass on the NVF site will receive a **31-day transit pass**.
- ❖ If they log at least 10 round-trip transit trips in the first month, they will receive a **second 31-day transit pass**.
- ❖ Carpoolers who register their carpools and log at least 10 round-trip carpool trips per month can get **\$50 gas cards** per carpool for up to two months.
- ❖ We will also be running a **Waze Carpool Pilot** – more details to follow!
- ❖ Vanpoolers can get **\$350 off the cost of their vanpool**.
- ❖ Employees who enroll into rewards and log their trips can earn **gift cards and other rewards**. The more trips they log, the more rewards they can earn!
- ❖ The individual who logs the most trips in a single month will receive a **premium local experience** (wine tasting, gift certificate, dinner, class, etc.).
- ❖ We have partnered with Lyft to ensure all participants have **Guaranteed Rides Home (GRH)** in case of an emergency or unscheduled overtime. Employees are eligible for up to four (4) GRH redemptions per year with a max fare coverage of \$125 per trip.

Napa Valley Forward also provides helpful information on each worksite, resources for planning a trip, and help finding a carpool or vanpool!



VISIT
NAPA
VALLEY

NVTA
NAPA VALLEY TRANSPORTATION AUTHORITY

More information about the program?

Contact Jenny Hong, Program Administrator at Steer, at NapaValleyForward@steergroup.com; or Nicola Szibbo, Program Manager at MTC, at Nszibbo@bayareametro.gov



The Metropolitan Transportation Commission (MTC) and our partners are pleased to announce the **Napa Valley Forward Program**, an initiative to assist Napa Valley employees to try alternative options for their commutes to work. The pilot program will run for two years with funding support from the MTC, the Napa Valley Vintners (NVV), and Visit Napa Valley (VNV).

The goal of the program is to address persisting traffic congestion on Highway 29 and the Silverado Trail by **promoting the use of sustainable modes of transportation to get to work**, such as carpooling, vanpooling, biking, walking, and taking transit into the valley.

Why participate in Napa Valley Forward?



Understand your own employer transportation challenges



Offer economic benefits + cost savings for both employers and employees



Attract and retain talent: "Keep Napa Competitive"



Move people in fewer cars through Highway 29 and Silverado Trail



Take advantage of today's emerging technologies



Equip employers with tools and data



Experiment, learn, adjust and repeat



Core Objectives



Employer Participation

All Napa employers in the hospitality or winery industries are invited to participate in the two-year pilot.

Once an employer volunteers for the program, they will be asked for the following:



Sign a simple one-page contract with Luum to establish the privacy and security protocols;



Provide basic employee information for set up purposes, including their first and last names, worksite, email address, and employee ID;



Provide their insights regarding their employee's transportation challenges, the best ways to communicate with their employees, and any commute-related benefits or initiatives they've attempted at their worksite;



Remain engaged throughout the two-year pilot, such as their assistance in hosting and promoting on-site events. The Napa Valley Forward project team will plan, organize, and host the events.

Project Components

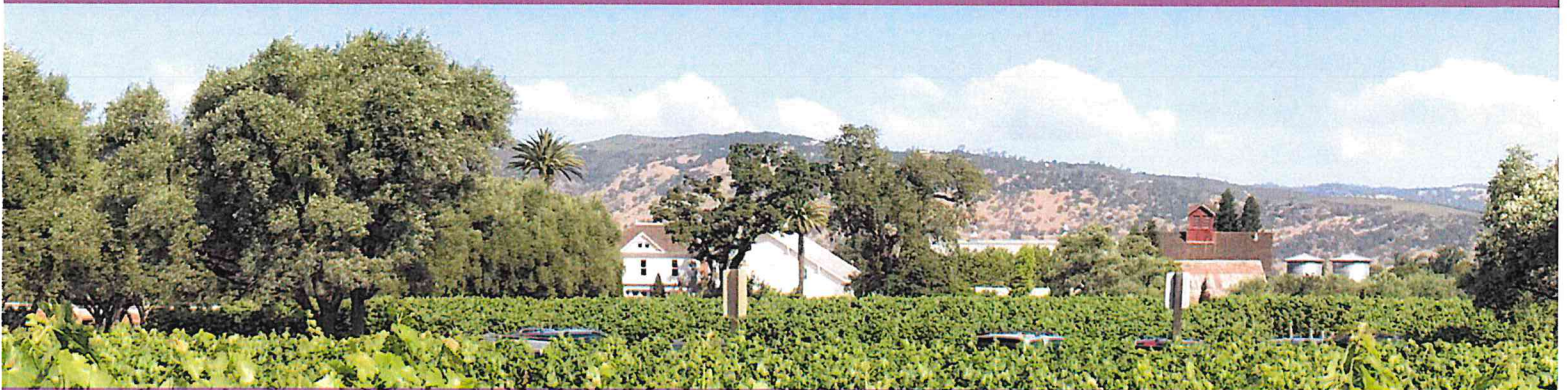
The Luum platform will serve as the foundation for the pilot program. The platform will consolidate all relevant travel information, collect carpool and vanpool interest, and house incentives for employees who log their trips on the website. To ensure we reach all employee groups, the platform will be available in Spanish and English. A mobile app is also available for easy logging and reward redemptions.

With support from the participating employers, the first year of pilot program will be an experiment to test out the different outreach approaches, incentive structures, and new mobility options. Employers are welcome to share their ideas for effective strategies to assist their employees get to work.

Project Team



The project will be led by the Metropolitan Transportation Commission (**MTC**), in coordination with **Steer** who will manage the development and implementation of the commute management platform, including liaising with participating employers throughout the pilot period. **Luum** will provide technical support with the development of the commute management platform.



Ready to learn more about the program?

Contact Nicola Szibbo, Program Manager at MTC, at Nszibbo@bayareametro.gov; or Jenny Hong, Program Administrator at Steer, at Jenny.Hong@steergroup.com

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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.

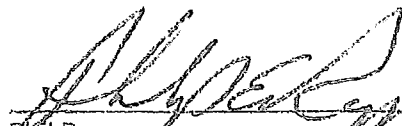
At all times we believed that we had all the proper permits from Napa County and we were in full compliance with those permits. We reasonably relied on all of those permits, and had no reason to think otherwise, especially since we were advertising extensively and were known in the community and in the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

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

Dated: 12/13 _____, 2019



Nancy Rapp



Phil Rapp

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."

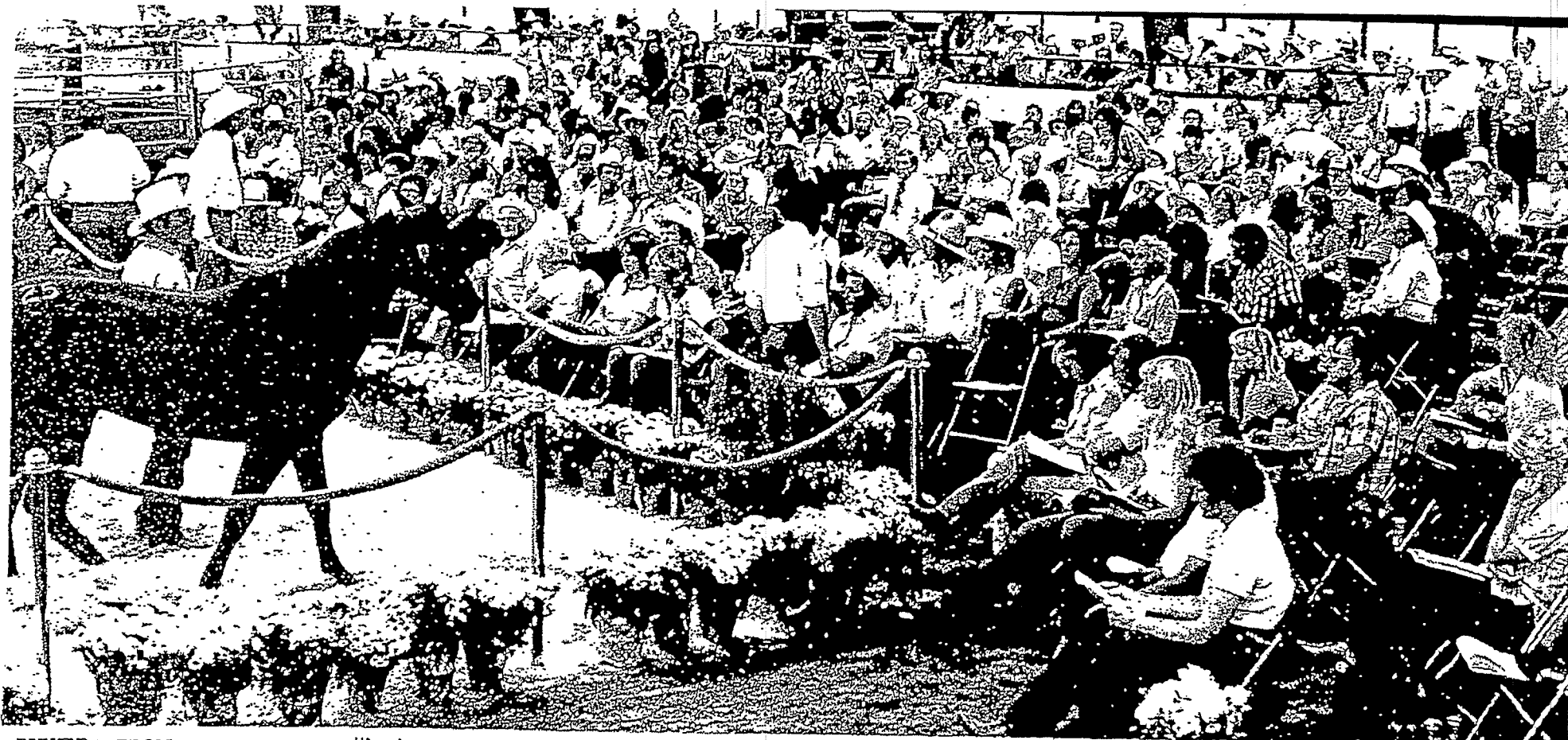
The AJQHA Convention will be held in conjunction with the show, with directors meeting in various committee sessions to conduct the business of the largest youth horse association in the world. The 1983-84 AJQHA officers will be elected to represent the 8,000 plus members of the AJQHA.

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.



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.)

Trip To The Rodeo Launches Family's Ranch Of Champions

With the purchase of Miss Two D Two and Pistolito, Jerry Rapp is well on his way to establishing his place as a premier breeding ground for champion cutting horses. Rapp paid \$100,000 for Miss Two D Two and \$100,000 for Pistolito. The 100 mares, who have already failed 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 already knew horses and breeding like most boys know baseball statistics.

Phillip was not satisfied just watching the rodeo. He wanted to meet a rodeo star. Rapp took Phillip days in the chute area and introduced him to Leo Camarillo and a friend who bred horses.

Camrillo let Phillip ride his horse, Slick, and introduced him to the ways of a rodeo star. It was a busy day for the boy and his father. The boy had a horse and 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 talent for his ability.

Two years ago, they purchased a 34-acre ranch on Chateau Lane off Second Avenue in Napa. 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 both 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 a thrilling sport to watch and the prizes are astronomical. The prize for a single event can be as much as \$100,000. That's why Jerry Rapp was willing to pay \$100,000 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.

Pistolito Holly also has been successfully bred to Mr. Gunsmoke. The result of the coupling was Mr. Hollywood Smoke, again a champion. With 10 many champions between the two mares, it is good that any future foals will also be champions.

Rapp recently purchased a share of Mr. Gunsmoke. He paid \$100,000 for the right to breed Mr. Gunsmoke with up to 10 mares a year.

The Rapp's have 34 horses and plans call for expanding that herd to provide the premier breeding ground of cutters in the country.

The three purchases of Miss Two D Two and Pistolito Holly was part of that plan. It was not an ordinary Dileon horse auction. Comedian Red Skelton warmed up the bidders before the auction began and Rapp bid to outbid William Shatner, the star of Star Trek, for the two horses.

Rapp was the high bidder at the auction. In return for his donation, he was awarded a seatbill 100 Rolls Royce Bentley. Rapp plans to sell the car for about \$50,000, but not before he has some fun with it.



AT \$100,000, Miss Two D Two is one of the best and most expensive - equine in the Jerry Rapp family's string of champion cutting horses. It all began six years ago when son Phillip, 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 7:30, St. Helena City Hall.
YOUNGVILLE TOWN MEETING - Tonight at 7:30, Youngville Town Hall.
HAPA COUNTY BOARD OF EDUCATION - Tonight at 7:30, 601 Main St., Napa.
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CREATIVE LIVING CENTER - Things to Do - Wednesday 10 a.m. to 12 p.m., Community Center, 1207 Washington St., Napa.
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CLUB MEETINGS AND ACTIVITIES
NATIONAL ASSOCIATION RETIRED FEDERAL EMPLOYEES - No meeting Wednesday.
CREATIVES OPEN HOUSE EXPERIENCES FOR DEDICATED SINGLES (COEDS) - Wednesday, 7:30-10:30 p.m., 1033 Main St., Napa.
YOUNG LADIES INSTITUTE - Wednesday, 7:30-9:30 p.m., 1033 Main St., Napa.
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10:30 p.m., Wilcox Orange Hall, 3215 Hagen Road, Napa.
WINE AND ALCOHOLICS ANONYMOUS - Wednesday at 10:30 a.m., 1033 Main St., Napa.
NAPA WOMEN'S FOLK DANCE CLASS - Wednesday at 10:30 a.m., 1033 Main St., Napa.
ALCOHOLICS ANONYMOUS - Wednesday at 10:30 a.m., 1033 Main St., Napa.
ALCOHOLICS ANONYMOUS - Wednesday at 10:30 a.m., 1033 Main St., Napa.
ALCOHOLICS ANONYMOUS - Wednesday at 10:30 a.m., 1033 Main St., Napa.



Marionettes For All Ages
 "The colorful Kasper," a marionette comedy for young and old alike, will be presented by Theatre Picaro of Sausalito in the Victory room at Hotel Picaro. Winey Friday, at 7:30 p.m. Picaro is a traveling puppet and marionette company formed by Stephen Carter and Chris Trowley, graduates of Napa High School in the early '60s. What provides family entertainment in the form derived from its name - please mention appropriate racial and regional. Tickets at the door will be \$1 for adults and \$1 for children under 12. A wine tasting will be held at intermission.

WOMEN OF THE MOOSE - Meeting Wednesday at 8 p.m., Moose Hall, Brown Valley Road.
SILVERADO BOOK CLUB GROUP OF ALCOHOLICS ANONYMOUS - Tonight at 7:30, Presbyterian Church, 1114 Spring St., St. Helena.
ST. HELENA WOMEN'S GROUP OF ALCOHOLICS ANONYMOUS - Meeting Wednesday at 11:30 a.m., Catholic Church, 601 Washington St., Napa.
ST. HELENA AL ANON GROUP - Wednesday at 10:30 p.m., meeting room, Grace Episcopal Church, Spring and Oak streets.
OVEREATERS ANONYMOUS - Wednesday at 7:30 p.m., Dan Foster Park, 401 Main St., Napa.
ALANON FAMILY GROUP - Wednesday at 8 p.m., Quonset building, 1133 Pueblo Ave. Information call 927-7111.
BOOTS AND BELLES - Square dancing every Wednesday, 8-

TEACHINGS OF THE ASCENDED MASTERS - Wednesday at 11:30 p.m., information call Margaretta Alcolini, 355-5547.
PARTICIPATION GROUP OF ALCOHOLICS ANONYMOUS - Wednesday at 11:30 p.m., Quonset building, 1133 Pueblo Ave.
HOKINER HALL GROUP OF ALCOHOLICS ANONYMOUS - Tonight at 7:30, Section B, Veterans Home, Youngville.

Less Violence In X-Rated
 COLUMBUS, Ohio (UPI) - They may be rexy, but X-rated movies have less violence than any category of motion picture, shows a study by an Ohio State University sociologist. Mitchell W. Layton, 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% violent acts per movie hour, while PG had nearly eight per hour and G had more than nine violent incidents per hour. He said R movies had the violence list with more than 10 acts per hour. Layton also recorded the

NAPA ANTIQUE CENTER
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 1111111

NO GROWTH
 is a Depression Word
 David D. Mulligan, President
 McGraw-Hill Publishers, Inc. 425 Freeway Drive
 Napa, California 94558 (707) 233-6732

Duplicate Bridge
 Ethel and Roy Woodhill played first each week, and last week they were first again. Their bridge game held at the Napa Restaurant Club.
 Second place winners were Cynthia Glen and Lillian Selzer and Helen and Melvin Ward. Third north-south were Nora Jacobson and Bertha

TRUCKLOAD CEILING FAN TRUCKLOAD SALE
 Held over by popular demand thru Saturday, August 29th
 Triple 52" Ceiling Fans / list price \$480.00 to \$570.00
 SALE \$189.95 to \$254.95
 Choice of polished, antique or finish wood, real wood blades, light kit, reversible speed, reverse airflow, 3" V.V. Warranty, Made in USA.
 Special in Napa Valley
ALL HOMESTEAD WHISPER FANS NOW 40 - 50% OFF
Napa Electric
 Since 1929
 2240 Brown St. NOW OPEN MONDAY THRU SATURDAY 232-0611

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
 2332 Jefferson St. 232-2987 THE GRAVEYARD

Unlicensed Flagpole

AKRON, Ohio (UPI) - A couple have been ordered to appear in federal court for refusing to dismantle their flagpole or buy a \$15 license to fly the American flag at their summer cottage. Donald and Dorothy Seaback of Westmore were ordered to buy the license after a surveyor 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 fly all about," Mrs. Seaback said. "I'm sorry, 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 government land around the site 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 others agreed to pay the \$15 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 licensed."

Under-ice Crossing
 On Aug. 3, 1958, the Nautilus, under Capt. William R. Anderson, became the first ship to cross the North Pole beneath the Arctic ice.
SUZAN TODD
 1921 Redwood St., Napa
 232-1100
 Professional Graphic Arts
 Photo Engraving

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 2209, Yreaville, CA 94597



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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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.

It's a good business and we can help you get in it.

For more information, call or write:



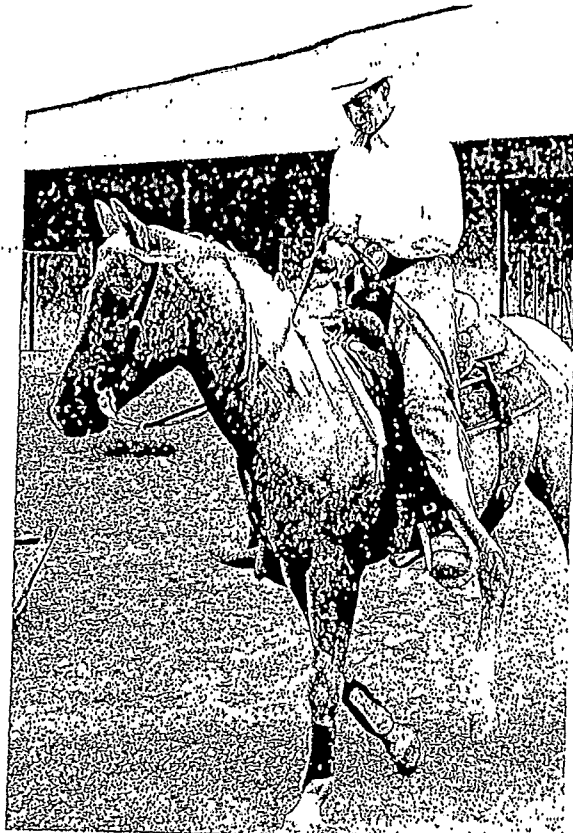
RQHR — the largest and newest stallion center on the West Coast:

Jerry Rapp
Rapp's Quarter Horse Ranch
100 Rapp Lane, Napa, CA 94558
(707) 253-2600

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His heroes have always been cowboys

By STAN VALGREN
Register Staff Writer



IN JUST three years, Rapp's Phil Rapp has established himself as one of the top cutting horse riders in the country. Last summer the 15-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 teachers of trainers Willey Harlick and Todd Blinn; the encouragement of his parents, Jerry and Nancy Rapp, and the facility of a winning attitude by Clarence Tye, the former varsity baseball coach at Vantage High, who works at the Rapp Ranch on Wednesday afternoons. (Register photos by Dick Wildebrand)

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 Casperillo (former world champion reyer and all-around cowboy)," recalls the 15-year-old Nepon. "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."

There 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, Tappeppota Peppy, to 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 a finalist in the open Non-Pro competition — coming away with a saddle, two silver belt buckles and \$1,000.

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 1,350 entries from 10 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 80 points, with 70 being average. It 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 rein.

"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 Tappeppota 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 apple 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 \$18,000 on his showstunt career, all of it put back in entry fees and training costs. "I get to see the checks," he says with a grin.

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 Stakes 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, 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 riding in one of the practice arenas, pulling as many as four young horses through tight gates with the cattle. Then there's dinner, more homework and lights out by 9:30 p.m.

It 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 cutting, 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 in his public, 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 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 says.

Jerry Rapp bought the property at the end of Second Avenue in 1918 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 1978.

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 "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 \$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.



UNION BAY

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CHECK OUR SALE ROOM FOR SAVINGS OF 30%-75% OFF

TOLLEPPIN

1327 Main St.
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Octoberfest
Celebration

FRIDAY - SEPT. 20
8-5:30

Come be our guests for food!

- German Hot Dogs
- Sauerkraut
- Sparkling Cider
- Pretzels

AND ALL THE TRIMMINGS

German Music!

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CITICORP SAVINGS RATES

Effective through September 24, 1985

Accounts	Effective Annual Yield %	Rate Compounded Daily %
Money Market Savings Account	6.97	6.65
6 Month CD	8.06	7.65
1 Year CD	8.78	8.30

CITICORP SAVINGS
We put you ahead.

**Rapps
Quarterhorse
Ranch**

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

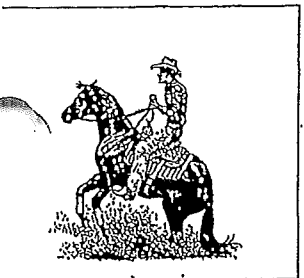
SD
COV



Cutting Horses



Reined Cow Horses



Reining Horses



Mares and Foals

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

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.

*Rapps
Quarterhorse
Ranch*

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

January 17, 1983

Page 2



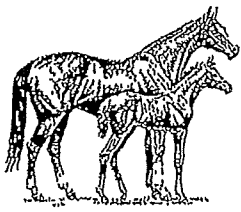
Cutting Horses



Reined Cow Horses



Reining Horses



Mares and Foals

Rapp's
Quarter
Horses
Do It All!

- 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

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. 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 Napa 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 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 Code is amended to as follows:

Sec. 5299. Timing of Building Permit.
The provisions of this Code shall first be satisfied by the applicant's expenditure of the fee for the issuance of a building permit for said dwelling.
SECTION SEVEN: The provisions of ordinance of the County of Napa in conflict herewith are hereby repealed, effective upon the date this ordinance becomes effective.

SECTION EIGHT: This ordinance shall take effect 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 31st 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

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 give estimates. Call at 252-4239.

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

COUNTY OF NAPA
INTERDEPARTMENTAL CLEARANCE

DATE: 5-28-82

RE: A.P. FILE No. 52-170-18

FROM: Bldg. DEPARTMENT

NAME Luall Rapp

TO: E. Health DEPARTMENT

ADDRESS 20 Chateau Dr.

FORM BY: [Signature]

TYPE OF DEVELOPMENT 28,000 sq' Arena & Stables FLOOD PRONE AREA YES NO

REMARKS

Sewer/water location

RECEIVED

MAY 28 1982

DIVISION OF ENVIRONMENTAL HEALTH

Site

only

5-6-1-8-2
Ken Wilkins
APPROVED BY: _____



NAPA COUNTY

CONSERVATION-DEVELOPMENT AND PLANNING DEPARTMENT - BUILDING DIVISION
 JAMES H. HICKEY - DIRECTOR
 DONALD W. JONAS - BUILDING CODES ADMINISTRATOR

CONSTRUCTION APPLICATION AND PERMIT

DEPARTMENT USE ONLY

PERMIT NO. **30442**
 PARCEL NO. **52-170-18**
 DATE ISSUED **June 1, 1982**

B	X	E	X	P	X	M	G	D	Others
PROCEDURE								BY	DATE
Plans not Required									
Plans Received								JL	5-21-82
Site Checked									
Plans Checked								CE	5-28-82
Application Approved								 Validated By _____ Date 6-1-82	

Building Address **#20 Chateau Lane**
 Owner **RAPP: Gerald** Phone **255-7650**
 Mailing Address _____

CONTRACTORS	LIC. NO.	PHONE
General Self		
Address _____		
Electrical _____		
Plumbing _____		
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.

DESCRIPTION OF WORK

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

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.

(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
 Sec. 7053-Employee Working for Wage Only

Date **6-1-82** Owner **Gerald 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 **Gerald 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 **Gerald Rapp**
 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.

FEES

Valuation \$ **308,000**

	AMOUNT	
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. JONES
 BUILDING CODES ADMINISTRATOR

**CONSTRUCTION
 APPLICATION AND PERMIT**

DEPARTMENT USE ONLY

PERMIT NO. **30742**
 PARCEL NO. **52-170-19**
 DATE ISSUED **August 2, 1968**

PROCEDURE	BY	DATE
Plans Not Requested		
Plans Received	JD	7-2-68
Site Checked		
Plans Checked	JD	7-2-68
Application Approved		

Validated By _____
 Date _____

Building Address **211 Avenue B, Lima, 110**

Owner **EARL, Gerald**

Mailing Address _____

Address _____

CONTRACTORS

General	NAME	LIC. NO.	PHONE
	Bole		

Address _____

Permitting _____

Mechanical _____

Electrical _____

Plumbing _____

Other _____

Address _____

ISSUE CLEARANCE

Final Work	Date
Finishing	Date
Fire Dept.	Date
Environmental Health Dept.	Date

VARIANCE NO. _____ YES NO

USE PERMIT NO. _____ YES NO

DESCRIPTION OF WORK

NEW AND REPAIRS, CONVERSION

Size _____ No. of _____

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 of the Revised Code (Section 7300) 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 License Law for the following reason:

() I, as owner of the property, or my employees or agents or their sure commission, will do the work, and a 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. 7049 Minor Work Under \$100 Sec. 7063 Employee Working for Wage Only

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of compliance with the provisions of the Workers' Compensation Insurance and Certification Act.

Party for _____

() Certificate of Compliance

() Certificate of Compliance with the County Building Department

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

If this certificate is not completed, the permit is for one hundred dollars (\$100) only.

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 Workers' Compensation Law of Colorado.

Date _____ Applicant _____

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 both provisions of this permit that be deemed required.

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 all claims, judgments, suits and expenses which may in any way arise against said County in consequence of the granting of this permit.

Signature of Applicant _____ Date _____

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.

FEEES

Description	AMOUNT
Building Permit	_____
Plan Check	_____
Electrical Permit	_____
Plumbing Permit	_____
Mechanical Permit	_____
Grading Permit	_____
Construction Permit	_____
Strong Motion Tax	_____
Plan Retention	_____
Inspection Fees	_____
Late Fees	_____
TOTAL	735.00



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
Director

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

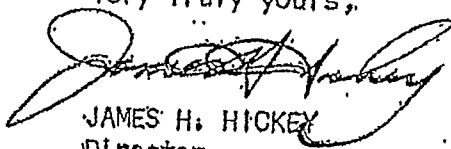
August 18, 1982

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)

Very truly yours,


JAMES H. HICKEY
Director

JHH:pm

Enclosure



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

October 8, 2020

David & Alice Alkosser
Rapp Ranch Estates, LLC
20 Chateau Ln
Napa, CA 94558

**Re: Revised Conditions of Approval
Use Permit P18-00197-UP; Rapp Equestrian Center
100 Rapp Lane, Napa; APN 052-170-018**

Dear Mr. & Mrs. Alkosser:

Please be advised that Use Permit #P18-00197-UP was approved by the Napa County Planning Commission (hereafter "Commission") on January 15, 2020, subject to the attached REVISED final conditions of approval, Napa County Department comments, and all applicable Napa County regulations. In approving the above application, the Commission found the project Categorically Exempt, which is on file with the Planning, Building, & Environmental Services Department. Please note that the Planning Division has revised these conditions where noted and underlined herein pursuant to your request to clarify the scope of the project and intent of required agreements to be submitted to the County.

You are hereby further notified that the ninety-day period, established by California Government Code §66020(d)(1), in which to protest the imposition of any fees, dedications, reservations, or other exactions, which may have been adopted as conditions of approval had previously commenced upon approval of your project. Please note that additional fees will be assessed if a landscaped plan, erosion control plan, or a mitigation-monitoring program is required by this approval.

EXPIRATION DATE: JANUARY 15, 2022

Pursuant to Napa County Code §18.124.080, the approved use permit must be activated within two years of the approval date, or it will automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration of your permit.

Mr. & Mrs. Alkossler, Rapp Equestrian Center
Use Permit P18-00197-UP
October 8, 2020
Page 2

If you have any questions about this letter, please feel free to contact me at (707) 299-1355 or via email at charlene.gallina@countyofnapa.org.

Sincerely,

Charlene Gallina

Charlene Gallina
Supervising Planner

Attachment

cc: David Gilbreth, Attorney (Via Email)
Napa County Dept. GIS; J. Tuteur (Assessor)
Project File

PLANNING COMMISSION HEARING – JANUARY 15, 2020
REVISED FINAL CONDITIONS OF APPROVAL

RAPP EQUESTRIAN CENTER
USE PERMIT APPLICATION #P18-00197-UP
100 RAPP LANE, NAPA
APN 052-170-018

This Permit encompasses and shall be limited to the project commonly known as **Rapp Equestrian Center**, located at 100 Rapp Lane, Napa. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as “Reserved” and, therefore, have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 PROJECT SCOPE

This Permit encompasses and shall be limited to:

- 1.1** Approval of a Use Permit to recognize and remedy existing building code violations associated with a commercial horse boarding, riding, and lessons facility with existing employees and horse related events as follows:
- a. Use of an existing 29,144 sf English-style barn with an indoor arena with box stalls, storage, and grooming bays, stalls with outdoor paddocks, five outdoor paddocks, and an outdoor arena with lighting; [Revised by the Planning Division]
 - b. Use of an existing 2,811 sf Western-style barn with indoor stalls, an outdoor arena, and 12 outdoor paddocks; [Revised by the Planning Division]
 - c. A maximum of 60 horses on the property at any one time;
 - d. Visitation and horse-related events as set forth in Conditions of Approval (COA) Nos. 4.12(b) through 4.12(e);
 - e. Seven full-time and two part-time existing employees;
 - f. Daily (Monday-Sunday) hours of operation from 8:00 am to 8:00 pm for guests. Stable hands (two-three employees) to arrive at 6:30 am for feeding and stall cleaning before guests arrive;
 - g. Use of and reconfiguration of the existing nine parking spaces;

- h. Construction of a 1,800 sf American with Disabilities Act (ADA) compliant office/tack room and bathroom;
- i. Authorize commercial horseback riding within the vineyards on APN 052-017-019 (Shadybrook Estate Winery); and [Added by the Planning Division]
- j. Authorize joint parking access and a joint water and wastewater system with APN 052-170-019 (Shadybrook Estate Winery). [Added by the Planning Division.]

The horse facility shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved. Any expansion of or change in use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

3.0 MONITORING COSTS

All Staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions of approval and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the property owner or permittee. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the permittee's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the project:

4.1 GROUND WATER MANAGEMENT – WELLS [RESERVED]

4.2 AMPLIFIED MUSIC

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, buildings.

4.3 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (4:00 p.m. – 6:00 p.m. weekdays and 1:45 p.m. – 2:45 p.m. on weekends). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.4 PARKING [RESERVED]

4.5 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

Please contact the Building Division with any questions regarding the following:

In accordance with the California Building Code (CBC), no change shall be made in the use or occupancy of an existing building unless the building is made to comply with requirements of the current CBC as for a new building.

4.6 FIRE DEPARTMENT – TEMPORARY STRUCTURES

Please contact the Fire Department with any questions regarding the following:

The permittee and/or designee shall obtain a tent permit from the Fire Department for any temporary structures utilized for authorized events allowed per COA No.1.0 above.

4.7 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM [RESERVED]

4.8 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, MECHANICAL EQUIPMENT, AND TRASH ENCLOSURE AREAS

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County.
- b. All landscaping shall be permanently maintained in accordance with the landscaping approved by the County.
- c. All outdoor screening, storage, mechanical equipment and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.
- d. The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in

paint color that differs from the approved building permit. Highly reflective surfaces are prohibited.

- e. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.9 NO TEMPORARY SIGNS

Temporary off-site signage, such as “A-Frame” signs are prohibited.

4.10 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies’ requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division operational conditions as stated in their Memorandum dated November 14, 2019.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated December 27, 2019 (as Revised).
- c. Fire Department operational conditions as stated in their Inter-Office Memo dated May 30, 2019.
- d. Building Inspection Division plan operational conditions as stated in their Memorandum dated June 4, 2018.
- e. Public Works (Groundwater) operation conditions as stated in their Memorandum dated January 22, 2019.
- f. Public Works (Traffic) operation conditions as stated in their Memorandum dated December 4, 2019.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

4.11 OPERATIONAL MITIGATION MEASURES [RESERVED]

4.12 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. The parcel shall be limited to a maximum of 4.16 acre-feet of groundwater per year for all water consuming activities on the parcel. A Groundwater Demand Management Program shall be developed and implemented for the property as outlined in COA 6.15(a) below.

In the event that changed circumstances or significant new information

provide substantial evidence¹ that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

- b. Daily and Weekly Visitation
 - 1. Frequency: 7 days per week, Monday through Sunday
 - 2. Maximum number of persons per day: 50
 - 3. Maximum number of persons per week: 350
 - 4. Hours of visitation: 8 a.m. to 8 p.m.
 - 5. Daily visitation shall not occur on days when horse related events are held.

- c. Horse Related Events including horse shows and equestrian training sessions as set forth in Exhibit A below.
 - 1. Event Type: (Demonstration and Interactive Participation)
Frequency: six (6) events per year
Maximum number of persons: 30

 - 2. Event Type: (Demonstration and Interactive Participation)
Frequency: six (6) events per year
Maximum number of persons: 50

 - 3. Event Type: (Demonstration and Interactive Participation)
Frequency: six (6) events per year
Maximum number of persons: 100

 - 4. Time of Day: 8 a.m. to 8 p.m.
All event activity, excluding quiet clean-up, shall cease by 8 p.m.

- d. No winery related event activities shall occur on this parcel or in conjunction with any winery operations or marketing events for Shadybrook Winery as set forth in Major Modification P18-00450-MOD.

¹ Substantial evidence is defined by case law as evidence that is of ponderable legal significance, reasonable in nature, credible and of solid value. The following constitute substantial evidence: facts, reasonable assumptions predicated on facts; and expert opinions supported by facts. Argument, speculation, unsubstantiated opinion or narrative, or clearly inaccurate or erroneous information do not constitute substantial evidence.

- e. Rapp Equestrian Center (APN 057-170-018) visitation and horse-related events combined with the Shadybrook Estate Winery (APN 057-170-019) visitation, tours and tastings and marketing, and all employees from both parcels shall be managed so the wastewater generated from both the Rapp Equestrian Center and the Shadybrook Estate Winery parcels does not exceed the combined wastewater capacity of 1,165 gallons per day (Rapp Equestrian Center Wastewater Feasibility Report dated December 4, 2018, Shadybrook Estate Winery Wastewater Feasibility Report dated December 26, 2018, and Supplemental Letter dated December 13, 2019). Maximum visitation and horse-related event allowances have been provided in COA 4.12 (b) and (c) above. [Revised by the Planning Commission.]
- f. Within 30 days of permit approval, the permittee shall submit a Traffic Demand Management Plan to the Planning Division and the Public Works Department for review and approval which includes, but not limited to, the following measures that will reduce peak-hour vehicle trips program such as encouraging guests to carpool or use a shuttle or van measures, promoting employee carpooling, implementing a Guaranteed Ride Home (GHR) program, and providing lunch on-site. Such plan shall be implemented upon County authorization and may be subject to submittal of annual reporting requirements upon request in response to the County development of a Vehicle Mile Traveled (VMT) Reduction Program.
- g. The permittee shall continue to remove manure from the site (at least two times per month). Any future request to keep or compost manure on site may require further environmental review and may require a Use Permit modification or permitting from other divisions.
- h. The location of visitor parking, horse trailer, truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any). Parking shall be limited to approved parking spaces only and shall not occur along access or public roads. In no case shall parking impede emergency vehicle access or public roads.
- i. All visitors and employees shall take access via the Rapp Lane access road as depicted on the project plans, dated November 20, 2019. No equestrian center access or parking or horseback riding is authorized on Chateau Lane. [Revised by the Planning Commission]
- j. **Residence Structures**
Unless specifically authorized by this permit or a previously approved permit, the single-family and second residence and garage shall not be used for commercial purposes or in conjunction with the operation and/or visitation/event program for the equestrian center. If the residence is rented, it shall only be rented for periods of 30 days or more, pursuant to the County Code.
- k. ~~Reciprocal~~ **Joint Parking Agreement**
Within 30 days of permit approval, the permittee shall submit for review and approval by the Planning, Building and Environmental Services Department an agreement to grant a reciprocal parking easement or an

agreement between Rapp Equestrian Center and Shadybrook Estate Winery for reciprocal parking, shuttle and horse trailer drop-off and pick-up, horse trailer parking and horseback riding. The signed agreement shall be filed in the PBES Department ~~with the Department within 30 days after authorization~~. [Revised by the Planning Commission and the Planning Division.]

- I. Outdoor Arena
All lighting associated with the outdoor arena located adjacent to the English-Style barn shall be shut off by 8 p.m. or after last use of the outdoor arena whichever occurs first. Any new, replaced or additional light fixtures shall comply with COA# 6.3 below.

4.13 PREVIOUS CONDITIONS [RESERVED]

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition environmental, building and/or other applicable permit applications:

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated November 14, 2019.
- b. Environmental Health Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated December 27, 2019 (as revised).
- c. Fire Department plan review/construction/preoccupancy conditions as

stated in their Inter-Office Memo dated May 30, 2019.

- d. Building Inspection Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated June 4, 2018.
- e. Public Works (Groundwater) review/construction/preoccupancy conditions as stated in their Memorandum dated January 22, 2019.
- f. Public Works (Traffic) operation conditions as stated in their Memorandum dated December 4, 2019.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

Please contact the Building Division with any questions regarding the following:

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the CBC or any State or local amendment adopted thereto.
- b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a “J” number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.
- c. All areas of newly designed and newly constructed buildings, facilities and or site improvements must comply with the CBC accessibility requirements, as well as, American with Disabilities Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

6.3 LIGHTING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.
- b. All exterior lighting, including landscape lighting, shall be shielded and directed downward; located as low to the ground as possible; the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be

utilized in parking areas as opposed to elevated high-intensity light standards.

6.4 LANDSCAPING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division’s review and approval prior to the issuance of any building permit associated with this permit. The plan shall be prepared pursuant to the Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.
- b. Plant materials shall be purchased locally when practical, and, to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner’s office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.
- c. No trees greater than 6” diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio and shown on the landscaping plans for the Planning Division’s review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with project development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.
- d. Evergreen screening shall be installed between the industrial portions of the operation (e.g., tanks, crushing area, parking area, etc.) and any off-site residence from which these areas can be viewed.
- e. All landscaped areas and sidewalks shall be separated from parking and drive aisle areas by a minimum 6-inch raised concrete curb.

6.5 COLORS

The colors used for the roof, exterior walls and built landscaping features of the equestrian facility shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

- a. Details of outdoor storage areas and structures shall be included on the building and landscape plans. All outdoor storage of equipment shall be screened from the view of residences of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No stored item shall exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible

from public roads and adjacent parcels.

- b. New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character Element of the General Plan and the County Code) shall be placed underground or be made virtually invisible from the subject roadway.

6.7 MECHANICAL EQUIPMENT

- a. Roof mounted equipment shall be screened by a parapet wall of equal or greater height than the highest piece of roof mounted equipment or vent. Equipment may be screened by a separate roof screen that is architecturally integrated with the building if screening by a parapet wall is not feasible or is architecturally undesirable. When separate roof screens are used, roof equipment should be organized into major groups screening a smaller number of units rather than multiple areas. The PBES Director may approve exceptions for solar equipment. All screening is subject to review and approval by the PBES Director. Any skylights shall be subject to review and approval by the PBES Director prior to the issuance of building permits.
- b. The term "equipment" includes roof mounted equipment or vents, electrical equipment, gas meter, communication antennas, irrigation valves, storage tanks, or other mechanical equipment. The manner of screening shall be as follows: Communications equipment, including microwave equipment, may remain unscreened if visually integrated with the building design through color, location, and construction; all building mounted equipment, including but not limited to louvers, pipes, overhead doors or service doors, access ladders, downspouts, conduit, and electrical/service boxes, shall be painted consistent with the color scheme of the building.
- c. Ground mounted equipment shall be screened by walls or landscaping to the satisfaction of the PBES Director.
- d. Exterior equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.8 TRASH ENCLOSURES

Adequate area must be provided for collection and loading of garbage and recyclables generated by the project. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the pedestrian and vehicle access needed for the collection site. The garbage and recycling enclosure shall meet the minimum enclosure requirements established by staff and the franchised hauler, which shall be included in the building permit submittal.

6.9 ADDRESSING

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office. The PBES Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of numbers. For multi-tenant or multiple structure projects, this includes building

permits for later building modifications or tenant improvements.

6.10 HISTORIC RESOURCES [RESERVED]

6.11 DEMOLITION ACTIVITIES [RESERVED]

6.12 VIEWSHED – EXECUTION OF USE RESTRICTION [RESERVED]

6.13 PERMIT PREREQUISITE MITIGATION MEASURES [RESERVED]

6.14 PARCEL CHANGE REQUIREMENTS [RESERVED]

6.15 FINAL MAPS [RESERVED]

6.16 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

- a. Groundwater Demand Management Program
 1. The permittee shall install a meter on each well serving the parcel. Each meter shall be placed in a location that will allow for the measurement of all groundwater used on the project parcel. Prior to the issuance of a grading or building permit for the equestrian use or any operations as approved under this permit, the permittee shall submit for review and approval by the Director of Public Works a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on all wells serving the parcel.
 2. The Plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.
 3. The Plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.
 4. As a groundwater consuming activity already exists on the property, meter installation and monitoring shall begin immediately and the first monitoring report is due to the county within 120 days of approval of this modification.
 5. For the first twelve months of operation under the Use Permit, the applicant shall read the meters at the beginning of each month and provide the data to the Public Works Director monthly. If the water usage on the property exceeds, or is on track to exceed, 4.16 acre-feet per year, or if the permittee fails to report, additional reviews and analysis and/or a corrective action program at the permittee's expense shall be required and shall be submitted to the Public Works Director and the PBES Director for review and action.

6. The permittee's wells shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.
7. At the completion of the reporting period per 6.16(a)(5) above, and so long as the water usage is within the acre-feet per year as specified above, the permittee may begin the following meter reading schedule:
 - i. On or near the first day of each month the permittee shall read the water meter, and provide the data to the Public Works Director during the first weeks of April and October. The Public Works Director, or his designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.
 - b. Within 90 days of this permit approval, the permittee shall submit properties for processing by the Public Works Department a Lot Line Adjustment application between the Shadybrook Winery (APN 052-170-019) and Rapp Equestrian Center (APN 052-170-018) to address access issues between the two properties.
 - c. All improvements required by other divisions shall be completed prior to execution of any new entitlement approved under this Use Permit.
 - d. Within 30 days of permit approval, vehicular driveway signage for the Rapp Equestrian Center shall be installed at the intersection of Chateau Lane and Rapp Lane to ensure compliance with COA 4.12(i) above.
 - e. Within 30 days of permit approval, project addressing of structures on the parcel shall be corrected in response to COA 4.12(i) above to ensure adequate response to emergency management services for the Rapp Equestrian Center and existing residences.

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENT

Please contact Engineering Services with any questions regarding the following:

- a. **GRADING & SPOILS**
All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.
- b. **DUST CONTROL**
Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not

occur when average wind speeds exceed 20 mph.

c. **AIR QUALITY**

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.
2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.
3. Cover all haul trucks transporting soil, sand, or other loose material off-site.
4. Remove all visible mud or dirt tracked onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
5. All vehicle speeds on unpaved roads shall be limited to 15 mph.
6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required State Regulations). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfaq_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

d. **STORM WATER CONTROL**

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the State Regional Water Quality Control Board.

7.2 ARCHEOLOGICAL FINDING

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

7.3 CONSTRUCTION NOISE

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities only shall occur daily between the hours of 8:00 AM to 5:00 PM.

7.4 CONSTRUCTION MITIGATION MEASURES [RESERVED]

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL [RESERVED]

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES

A Temporary Certificate of Occupancy (TCO) may be granted pursuant to the County Code to allow specific limited use of the project (barn/bathroom) prior to completion of all project improvements. Permittee shall comply with the following before a TCO is granted:

8.1 TEMPORARY OCCUPANCY

All life and safety conditions shall be addressed prior to issuance of a TCO by the County Building Official. TCOs shall not be used for the occupancy of hospitality buildings and shall not exceed the maximum time allowed by the County Code which is 180 days. In special circumstances, Departments and/or Agencies with jurisdiction over the project are authorized as part of the TCO process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit

activities to commence:

9.1 FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.

9.2 SIGNS

Detailed plans, including elevations, materials, color, and lighting for any project identification or directional signs shall be submitted to the Department for administrative review and approval prior to installation. Administrative review and approval is not required if the signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this permit approval. All signs shall meet the design standards as set forth in the County Code. Any off-site signs allowed shall be in conformance with the County Code.

9.3 GATE/ENTRY STRUCTURES

Any gate installed at the project entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required pursuant to the County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this permit approval.

9.4 LANDSCAPING [RESERVED]

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS [RESERVED]

9.6 DEMOLITION ACTIVITIES [RESERVED]

9.7 GRADING SPOILS

All spoils piles shall be removed in accordance with the approved grading permit and/or building permit.

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY [RESERVED]

9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

- a. All required meters shall be installed and all groundwater usage monitoring required in COA 4.12(a) and 6.16(a) shall commence prior to final occupancy.

EXHIBIT A

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.



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David Morrison
Director

MEMORANDUM

To: Charlene Gallina, Planning	From: Jeannette Doss, Engineering JD
Date: November 14, 2019	Re: Rapp Equestrian Center Use Permit – Engineering CoA 20 Chateau Lane, Napa, CA 94558 P18-00197 APN: 052-170-018-000

The Engineering Division received a referral for comment on a new use permit. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

RECOMMENDED APPROVAL CONDITIONS: OPERATIONAL CHARACTERISTICS

1. All roadway, access drive, and parking area improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit.

PREREQUISITES FOR ISSUANCE OF PERMITS

2. **Prior to issuance of a building or grading permit** the owner shall demonstrate on the plans that all roadways, access driveways, and parking areas serving the project either currently meet the requirements and/or how they will be improved to meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development at the time of approval of this application. The property owner shall obtain a permit for all proposed roadway improvements.
3. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and grading permit documents at the time of permit application. A plan check fee will apply.

P18-00197

Rapp Equestrian Center Use Permit

Engineering Division – Recommended Conditions of Approval

Page 2 of 2

4. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
5. **Prior to issuance of a building permit and/or grading permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December
6. **Prior to issuance of a building or grading permit** the owner shall prepare a Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.
7. **Prior to issuance of a building permit**, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the property owner must legally record the "Operation and Maintenance Agreement", approved by the Engineering Division in PBES.

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

8. All roadway, access drive, and parking area improvements shall be completed **prior to** issuance of temporary occupancy of any new and/or remodeled structures.

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

9. Operations and Maintenance Agreement for any required post-construction Stormwater facilities must be legally recorded.
10. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items, please contact Jeannette Doss from Napa County Planning, Building, and Environmental Services Department, Engineering and Conservation Division, at (707) 259-8179 or by email at Jeannette.Doss@countyofnapa.org



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David Morrison
Director

MEMORANDUM

To: Charlene Gallina, Project Planner	From: Kim Withrow, Environmental Health Supervisor <i>KW</i>
Date: November 21, 2019 Revised – December 27, 2019	Re: Rapp Equestrian Center 20 Chateau Lane Assessor Parcel # 052-170-018 Permit# P18-00197

Environmental Health staff has reviewed revised applications requesting approval to recognize and authorize existing employees and marketing events for a commercial operation offering horse boarding, riding and lessons as described and depicted in application materials. This Division has no objection to approval of the application with the following conditions of approval:

Prior to issuance of building permit(s) or within 60 days of use permit approval:

1. Plans for the proposed modification of the alternative sewage treatment system as identified in the Wastewater Feasibility Report dated December 4, 2018 shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division.
2. A permit to modify the existing wastewater system and connect the Equestrian Center to the system on the neighboring parcel must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
3. Since all or part of the proposed wastewater disposal system is to be installed on a separate parcel from the facility it is to serve, an agreement to grant a sewage easement or an approved sewage easement must be filed with this Division prior to issuance of the construction permit required in condition #2.
4. The small public water system serving Shadybrook Winery will be expanded to accommodate the horse boarding facility according to application materials. This will require the water supply and related components to comply with the California Safe

Drinking Water Act and Related Laws. This will require plan review and approval prior to approval of building permits or within 60 days of use permit approval. The technical report must be completed by a licensed engineer with experience in designing water systems. The preliminary technical report must be submitted to the Regional Water Quality Control Board staff a minimum of six (6) months prior to beginning any water-related improvement in accordance with the California Health and Safety Code, Section 116527. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Division. The applicant must comply with all required monitoring and reporting.

5. Since the proposed water system exists on a separate parcel from the facility it is to serve, an agreement to grant a water easement or an approved water easement must be filed with this Division prior to approval of a building permit.

Upon final occupancy and thereafter:

6. Proposed food service will be catered; therefore, all food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.
7. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business shall be submitted to <http://cers.calepa.ca.gov/> and approved by this Division.
8. 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 1165 gallons per day in accordance with the Wastewater Feasibility Report by RSA+ dated December 4, 2018 and Planning Division conditions of approval.
9. The use of the absorption field/drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc.
10. The applicant has indicated manure will be hauled to Napa Recycling and Waste for composting. Manure being stored prior to hauling must be kept so it doesn't create a nuisance or odors or impact the storm water conveyance system. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
11. Adequate area must be provided for collection of recyclables and compostables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The designated area shall remain available and be properly maintained for its intended use.



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Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1125 3rd Street
Napa, CA 94559

Office: (707) 299-1461

Garrett Veyna
Fire Marshal

MEMORANDUM

TO:	Planning Department	DATE:	5/30/19
FROM:	Adam Mone, Plans Examiner	PERMIT #	P18-00197
SUBJECT:	Rapp Equestrian Center	APN:	052-170-018-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above proposed project. The Fire Marshal approves as submitted and requires the following conditions to be incorporated as part of permit issuance.

1. **NOTE:** The "equestrian center" building is currently exempt from the fire sprinkler requirements because it is exclusively a Group U agricultural building as defined in Appendix C of the Building Code (see of Napa County Municipal Code Section 15.32.090 exception 2).

The "proposed catering area" is not Group U use. The equestrian center will therefore no longer be exclusively Group U and an approved NFPA 13 **fire sprinkler system will be required throughout the structure**. This is also true if the building is used for any "assembly" purposes (such as banquets or spectator equestrian exhibitions), even if only as a temporary event.

Note that in order for the NFPA 13 sprinkler system to be approved, the water storage system will need to be upgraded to provide the volumes required by 2016 California Fire Code Appendix B section B105.3.

The tack room does not trigger this requirement, provided that the Building Division is satisfied that the proposed fire separation would classifies it as a separate building (building).

2. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of Building Permit issuance.
3. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested and finaled.
4. The permittee and/or designee shall obtain a permit from the Fire Department for any temporary structures/canopies/tents utilized for authorized events.



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Garrett Veyna
Fire Marshal

MEMORANDUM

5. Projects shall have an approved water supply for fire protection be made available as soon as combustible material arrives on the site. All underground fire lines, pump and tank plans are required to be a separate submittal from the building or civil plans.
6. Separate submittals required for Underground Fire Lines, Fire Pump, Automatic Fire Sprinklers, Fire Alarm Systems, Kitchen Hood Extinguishing Systems, High Piled Storage (any combustible stored over 12 feet in height).
7. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards.
8. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.
9. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.
10. Roadways shall be a minimum of 20 feet in width with a 2 foot shoulder and 15 foot vertical clearance.
11. Driveways shall be a minimum of 10 feet in width with a 4 foot shoulder and 15 foot vertical clearance.
12. Turnouts shall be a minimum of 12 feet in width, 30 foot in length and 25 foot taper on each end.
13. Turnarounds are required on driveways and dead end roadways.
14. Grades for all roadways and driveways shall not exceed 16 percent.
15. Roadway radius shall not have an inside radius of less than 50 feet. And additional surface width of 4 feet shall be added to curves of 50-100 feet radius and 2 feet to curves of 100-200 feet radius.



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Fire Marshal

MEMORANDUM

16. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5 and the Napa County Road & Street Standards and CA Fire Safe Regulations for projects within SRA.
17. Commercial - Approved steamer hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested and maintained per NFPA 24 2013 edition.
18. Commercial - Fire Department Connections (FDC) for automatic sprinkler systems shall be located fully visible and recognizable from the street or fire apparatus access roads. FDC shall be located within 50 feet of an approved fire hydrant.
19. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24, 2013 edition for the installation of Underground Fire Protection Mains
20. An automatic fire sprinkler system shall be installed in accordance with provisions set forth in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.
21. All buildings shall comply with California Fire Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware and exit illumination.
22. Provide 100 feet of defensible space around all structures.
23. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.

Please note that the comments noted above are based on a Fire Marshal's Office review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Napa County Fire Marshal's Office Development Guidelines can be found @ www.countyofnapa.org/firemarshal. Should you have any questions of me, contact me at (707)299-1466 or email at adam.mone@countyofnapa.org.



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David Morrison
Director

To: Charlene Gallina, Project Planner	From: Marie Taylor, Building Inspector
Date: June 4, 2018	Re: Use Permit – Rapp Equestrian Center File # P18-00197 Address: 100 Rapp Lane Napa, Ca. 94558 APN: 052-170-018

Building Inspection Division; Planning Use Permit Review Comments

The plans provided for the Use Permit application P18-00197 do not provide enough information in sufficient detail to determine code requirements. A complete plan check will be performed at the time of application and plan submittal to the building division for required permits. The following are provided to prepare the applicant for some standard submittal requirements for the plan review of the building permit process.

Any existing structures and/or buildings on the property that will be demolished require a separate demolition permit issued by The Napa County Building Division prior to demolition. The applicant will be required to provide a J number form Bay Area Air Quality Management District at the time of application for the permit.

The site and associated buildings are required to be accessible to persons with disabilities. This includes but not limited to, parking, accessible path of travel from parking to all buildings and areas on site that are available to employees and the public. Plans must also include all accessibility features for the interior work. An Accessible Upgrade Worksheet must be submitted with plans as a part of the permit process.

Occupant load will determine occupancy types, exiting requirements, and restroom facilities.

Any change in occupancy or use will require building to comply with the requirements of the California Building Code for a new occupancy or use.

Should you have any questions, please contact Marie Taylor at (707) 299-1359

Standards (Revised September 26, 2017 (Resolution 2017-156)). Please include the dimensions on the plans.

6. Please illustrate the access drive from the nearest public access road to the site.
7. The emergency vehicle turnaround areas shown on the plans appear to be partially located on the adjacent parcel. Please clarify how the internal circulation for the site works and if there is overlap with the winery access. Please verify that the emergency turnaround areas are within 50 feet of the structures and that they are less than 5% cross slope in all directions.
8. Please include information on any gated entries on the plans. Please include an elevation plan view of the gate and note the height, width, direction of swing, setback from the publicly maintained road, etc.
9. Please provide additional information on the dumpsters. Are they newly proposed? Are they covered? Is there a drain inlet in the bin area? If so, please identify where the drain is plumbed to.
10. Please provide drainage information for the site on the plans?

- **Other Information as Required**

Please be advised that once we receive the above information issues may arise requiring further submittal items that have not yet been identified or specified above.

If you have any questions or need additional information, please contact Jeannette Doss at (707) 259-8179 or jeannette.doss@countyofnapa.org



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Department of Public Works

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Steve Lederer
Director

GROUNDWATER MEMORANDUM

DATE: January 22, 2019

TO: Planning, Building, and Environmental Services

FROM: Phillip M. Miller, PE, Deputy Director
Phone: 707-259-8620
Email: phillip.miller@countyofnapa.org

SUBJECT: Rapp Equestrian Center, APN# 052-170-018, P18-052-170-018

The applicant requests recognition and authorization of existing employees, horses, visitors and events. The project is located on Rapp Lane in Napa, CA. The project parcel is located in the groundwater deficient Milliken-Sarco-Tulocay (MST) region and is not currently participating in the MST recycled water community facilities district. All water demands are proposed to be met with groundwater which indicates the need for caution, and for best management practices, to be implemented on this project. The applicant has also proposed to consolidate the public water system with the adjacent Shadybrook Estate Winery (P18-00450-MOD).

COMMENTS:

1. The existing use on the 11.97 acre parcel is estimated to consume 4.16 acre-feet of groundwater per year, based on estimates from the applicant's engineer. Estimates are used because the well water usage on the property is not currently being reported as required.
2. The parcel currently contains a residence, equestrian center and a vineyard.
3. We have reviewed the water availability analysis (RSA+—September 18 2018) for the project parcel. The parcel is located in the MST groundwater deficiency area, so designated because of concerns over potential groundwater depletion. In order to ensure "a no significant impact" under CEQA the project must demonstrate a "no net increase" in groundwater usage.

The existing usage has been estimated at 4.16 AF/Year, and the project as proposed estimates groundwater use will remain at 4.16 AF/year.

4. We believe that it is possible for the proposed project to not have a significant impact on groundwater levels or agriculture in the groundwater basin, since the project proposes no increase groundwater use on the property. Given that the current water use amount is based on estimates (due to the applicant's delinquency in reporting groundwater use), Public Works is recommending that a buffer be established between the current use estimates and the planned use after approval, and that actions be implemented to ensure compliance with all conditions.

RECOMMENDED CONDITIONS:

1. We believe it is possible to keep groundwater use at a minimum, and below that proposed by the applicant, with the use of best available technology and best management water conservation practices. These practices include the use of sprinkler timers, xeriscape landscaping techniques, bubblers and drip irrigation, and avoiding broadcast sprinklers to the greatest extent possible in areas of landscaping. Best management practices also require that the applicant utilize water efficient appliances and fixtures throughout the existing residence and winery. With these best management practices in place and with the use of best available technology, we believe that it will be possible to accomplish the project, and stay at a reasonable threshold for the parcel.
 - a. The applicant should join the MST Recycled Water community facilities district and use recycled water for irrigation.
 - b. The applicant shall apply best available technology and best management water conservation practices throughout the parcel.
 - c. The applicant shall apply best management water conservation practices where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.
 - d. The parcel shall be limited to the projected use for all groundwater consuming activities on the parcel listed in the application: **4.16 acre-feet per year**.
 - e. If not present already, the applicant shall install a meter on ALL wells serving the parcel. The meters shall be placed in a location that will allow for the measurement of ALL groundwater used on the project parcel. The location and the configuration of the installation of the meter shall conform to a drawing prepared by the applicant and reviewed and approved by the Director of Public Works ***prior*** to installation.
 - f. As a groundwater consuming activity already exists on the property, meter installation, monitoring and reporting shall begin immediately.
 - g. For the first twelve months of operation under the use permit, the applicant shall read the meters at the beginning of each month and provide the data to the Public Works Director monthly. If the water usage on the property exceeds, or is on track to exceed, 4.16 acre ft. per year, or if the applicant fails to report, additional reviews and analysis at the applicant's expense shall be required.

- h. The applicant's wells shall be included in the Napa County Groundwater Monitoring program if the County finds the wells suitable.
- i. At the completion of the reporting period per f. above, and so long as the groundwater usage is within the 4.16 acre-ft limited as specified above, the applicant may begin the following meter reading schedule:
 - i. On or near the first day of each month the owner shall read the water meter, and provide the data to the Public Works Director during the first weeks of April and October. The Public Works Director, or his designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.



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Steven Lederer
Director

Planning Commission Mtg.

DEC 04 2019

Agenda Item # 7D

MEMORANDUM

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

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

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

I. Encroachment Permit Required

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

II. Marketing Events

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

III. Daily Guests

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

IV. Transportation Demand Management Plan (TDM)

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

V. Landscaping Maintenance

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

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