

“C”

## CEQA Memorandum

Rapp Equestrian Center P18-00197-UP  
Planning Commission Hearing – January 15, 2020



A Tradition of Stewardship  
A Commitment to Service

**Planning, Building, & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

**David Morrison**  
Director

|     |                     |       |                                       |
|-----|---------------------|-------|---------------------------------------|
| To: | Planning Commission | From: | Charlene Gallina, Supervising Planner |
|-----|---------------------|-------|---------------------------------------|

|       |                  |     |   |
|-------|------------------|-----|---|
| Date: | January 15, 2020 | Re: | Rapp Equestrian Center<br>Use Permit #P18-00197-UP<br>100 Rapp Lane, Napa 94558<br>APN: 052-170-018 |
|-------|------------------|-----|---|

**Background**

Pursuant to Section 303 of Napa County's Local Procedures for Implementing the California Quality Act (CEQA), the Planning Building and Environmental Services Department has prepared this environmental evaluation for the Rapp Equestrian Center Use Permit application (#P18- 00197) located at 100 Rapp Lane, Napa, California.

A Notice of Violation was issued by the County's Code Compliance Division on January 10, 2018, for the commercial horse boarding and/or training stables operating in the Agricultural Watershed (AW) zoning district without approval of a use permit. In addition, the applicant was notified that a code violation exists or has occurred at the property without benefit of permits for the following: 1) The horse riding arena had new insulation installed and had been reroofed; and 2) horse stalls connected to the riding arena had been rebuilt, new insulation had been installed and the structure had been reroofed. The property owners met with Code Compliance Division, and discussed submission of a use permit. The property is located in the AW Zoning District. Napa County Code Section 18.20.030 provides that "horse boarding and/or training stables" may be permitted within the AW district, but only upon grant of a use permit. On May 18, 2018, the use permit application was filed.

The project proposes approval of a Use Permit to recognize an existing commercial horse boarding, riding, and lessons facility with existing employees and horse related events as follows:

**A. COMPONENTS NECESSARY TO REMEDY EXISTING VIOLATIONS**

- 1) Recognition of the use of an existing 29,114 sf English-style barn with an indoor arena, stalls with outdoor paddocks, five outdoor paddocks, and an outdoor arena with lighting;
- 2) Recognition of the use of an existing 2,800 sf Western-style barn, an outdoor arena and 12 outdoor paddocks;
- 3) Recognition of a maximum of 60 horses on property at any one time;
- 4) Recognition of a daily visitation of 50 guests per day with a maximum of 350 per week;

- 5) Recognition of horse related events including horse shows and equestrian training sessions of six events per year @ 30 guests maximum; six events per year @ 50 guests maximum; and six events per year @ 100 guests maximum;
- 6) Recognition of existing seven full-time employees and two part-time employees;
- 7) Recognition of daily (Monday-Sunday) hours of operation 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;
- 8) Recognition and reconfiguration of existing nine parking spaces; and
- 9) Recognition of the installation of Rapp Equestrian Center signage on the Shadybrook property

**B. EXPANSION BEYOND EXISTING OPERATIONS:**

- 1) Construction of a 1,800 sf American with Disabilities Act (ADA) compliant office/tack room and bathroom

**Existing Setting**

The project is located on an approximately 11.97 acre site located within the AW (Agricultural Watershed) zoning district on the north end of Second Avenue at the intersection with Chateau Lane; 100 Rapp Lane, Napa, CA 94558; APN 052-170-018.

Development on the property includes a single-family residence, a garage, a swimming pool a residential duplex, the Rapp Equestrian Center which includes an existing English-style barn with an indoor arena, stalls with outdoor paddocks, outdoor paddocks, and an outdoor arena with lighting; and an existing Western-style barn, an outdoor arena, and outdoor paddocks, parking spaces; a well; and 5.1 acres of vineyards. The property is accessed via Rapp Lane, which is a gated private road. The nearest residence to the facility's outdoor arena is approximately 1,022 feet to the northwest.

**Past History**

Staff review of County building permit records for the parcel revealed that the existing single-family residence and garage was constructed in June 1978 along with a 2,292 sf barn. In August 1980, a 1,280 sf barn was also constructed. In June 1982, a 28,000 sf arena and stall barn was constructed. A duplex was constructed in November 1982. It should be noted that the property was located in the R-1:A:B-1 (Single-Family Residence with Special Agricultural Combining District) during this period. On August 17, 1982, the Board of Supervisors approved a rezoning request to rezone three parcels of land totaling 70.5 acres from R-1:A:B-1 (Single-Family Residence with Special Agricultural Combining District) to AW (Agricultural Watershed) District approximately 1,600 feet northwest of Second Avenue/North Avenue intersection (Assessor's Parcels 052-170-008, -018 and -019). Given this zone change, there were no records found concerning the formal establishment, through the issuance of a use permit, for a commercial horse boarding, riding, and lessons facility with existing employees and horse related events until the use permit (P06-00195-UP) for the Shadybrook Winery (formerly named D'Ambrosio Vineyards) was approved in June 2007. With this entitlement, a condition of approval was added to the winery project that the operator submit an application to modify the applicable horse-boarding facility use permit to eliminate such operations from the project site (APN 052-0170-019) ultimately transferring such activities to APN 052-170-0018 (the subject parcel). It should be noted that staff found no record of compliance with this condition. In

response to the code violations noted above, a use permit application was filed with the County on May 18, 2018.

In February 2016, the winery was purchased by the Alkossers and renamed Shadybrook Estate at Rapp Ranch. The Rapp Ranch Equestrian Center located on APN 052-170-018 was also purchased by the Alkossers. This facility is currently requesting a use permit from the County (P18-00197-UP) for recognition of existing commercial operations and construction activities conducted on the property since new ownership and to remedy existing code compliance violations as described below.

#### CEQA Exemption Criteria and Analysis

As described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018, the subject application was found to be substantially conforming prior to the submittal deadline of March 29, 2019 at 2:00 PM. Accordingly, the County may use the equestrian center's existing development and operations as the environmental baseline for the CEQA analysis related to this application. No expansion of current operations is requested as part of this application.

Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA. This project proposed construction activities that qualifies as an exempt activity under three sections of Article 19: CCR §15301 (Class 1, Minor Alteration to Existing Facilities), which exempts any exterior alterations that were identified as a code violation such reroofing of structures and the reconstruction of outdoor paddocks, §15303 (Class 3, New Construction or Conversion of Small Structures), which exempts minor construction such as the proposed new ADA office/tack room and bathroom, and §15304 (Class 4, Minor Alterations to Land), which exempts reconfiguration of parking spaces and adding of a handicapped space, and any access driveway improvements on land with a slope of less than 10 percent. The project site is not located on any of the lists of hazardous material sites compiled pursuant to Government Code Section 65962.

The project expansion as presented would involve no grading in a waterway, in any wetland, in an officially designated (by federal, state, or local government action) scenic area, or in officially mapped areas of severe geologic hazard such as an Alquist-Priolo Earthquake Fault Zone or within an official Seismic Hazard Zone, as delineated by the State.

Water and Wastewater - The addition of the office/tack room and bathroom has sufficient water and waste water capacity. The applicant, who owns both parcels, has requested consolidation of the required public water system and the wastewater system for the Rapp Equestrian Center (APN-052-170-018) with the Shadybrook Estate Winery (APN 052-170-019), which is concurrently processing a Use Permit Major Modification P18-00450-MOD.

A Water Availability Analysis (WAA) for both projects was completed by RSA+, dated September 18, 2018 (Rapp Equestrian Center) and July 9, 2018 (Shadybrook Estate Winery). The

project site is located in the designated Milliken-Sarco-Tulocay (MST) Groundwater Deficient Area. The Rapp Equestrian Center has an area of 11.97 acres and the benefit of a groundwater usage of 4.16 af/yr per Napa County Groundwater Permit 90-00051 conditionally approved by the County in 2003. At the time, 30 horses (one half of the Rapp Ranch horse facility) were recognized on the subject parcel.

Based upon the WAA, the Equestrian Center currently irrigates with the existing well water on the property. Groundwater demand is as follows: residential – domestic (2 units) – 0.83 af/yr; equestrian center – employees, visitors, events, horses, and landscaping - 1.80 af/yr; and vineyard irrigation - 1.53 af/yr for a total of 4.16 af/yr. The proposed modifications to the Rapp Equestrian Center (a new 1,800 sf office/tack room and bathroom) will result in no change in the use of groundwater.

As for Shadybrook Estate, the winery parcel has an area of 11.37 acres and there is an existing well on the property. A Groundwater Permit #90-00069 was granted in 2003 for water storage tanks, existing residential uses, 30 horses on the property (one half of the Rapp Ranch horse facility) and 5.9-acre feet/year (af/yr) water use. In 2007, this ground water permit was revised pursuant to Use Permit Modification P06-01095-MOD to 3.41 af/yr. The winery has an approved Domestic Water Supply Permit for a Public Water System with State ID# 28-00046. The parcel is also participating in the MST recycled water community facilities district in which some of the vineyard irrigation demand is met with 1.00 af/yr of recycled water. Therefore, the proposed modifications to Shadybrook Winery will result in a net decrease in the use of the groundwater by 1.0 af/yr for a total water demand at the Winery to be 2.41 af/yr (residential - 0.50 af/yr; winery - process 1.07 af/yr, domestic 0.33 af/yr, and landscaping 0.32 af/yr; vineyard - 0.19 af/yr [1.83 irrigated from MST recycled water]).

The resultant groundwater demand for both parcels will be less than the associated ground water permits and use permit allocation. The equestrian center and winery, as part of their entitlements would be subject to the County's groundwater standard condition of approval requiring well monitoring, as well as, the potential to modify/alter permitted uses on site should groundwater resources become insufficient to supply the use.

With respect to wastewater generated by the equestrian center and the winery, process wastewater and sanitary wastewater would be treated on-site using the existing treatment systems with minor improvements located on the winery property (Rapp Equestrian Center Wastewater Feasibility Report dated December 4, 2018 and Shadybrook Estate Winery Feasibility Report dated December 26, 2018, as prepared by RSA+). As designed the wastewater system cannot exceed the capacity of 1,165 gallons per day between the both facilities. Therefore, a condition of approval has been added to the project restricting the maximum number of employees to 11 together with any combination of visitors between the winery and the equestrian center totaling 100 to ensure compliance with the maximum wastewater approved daily capacity. With water and wastewater treatment facilities provided on-site, the proposed project requires no determination of service or will-serve letters from water or wastewater treatment service providers. The equestrian center and winery is proposed to include self-treating and self-retaining areas, as well as, bioretention areas that in combination would serve as both stormwater quality and runoff management measures.

Traffic – The Rapp Equestrian Center would continue to be accessed via the existing Rapp Lane, which is a gated private road located at the north end of Second Avenue. The Rapp Lane approach to the intersection with Second Avenue and Chateau Lane includes a stop sign for vehicles exiting the site. Chateau Lane is another private road, which provides access to three existing single-family residences and the Covert Estate Winery (formerly known as Chateau 15). There is also an access easement for the existing residences located on Rapp Equestrian Center and the Shadybrook Estate Winery properties.

The applicant submitted a Traffic Impact Study (TIS) prepared by W-Trans, dated September 11, 2019. This study was prepared for both the Shadybrook Estate Winery and the Rapp Equestrian Center. The study area for the TIS analyzed the intersections of First Avenue and Second Avenue and North Avenue and Coombsville Road. The study revealed that all four intersections currently operate at acceptable service levels overall (LOS A or B) and on the minor street approaches during peak hours and would be expected to continue doing so with the proposed project. Under anticipated future volumes with and without project-generated traffic, the intersections are expected to operate acceptably at LOS A and B overall and on the stop-controlled approaches during both peaks. Access to the site occurs via Rapp Lane. Sight lines along Second Avenue from the project access roadway have been determined adequate. Left-turn lanes have been determined not warranted, and therefore, not recommended at the project's access on Second Avenue.

Furthermore, the Rapp Equestrian Center currently generates 64 daily trips, with 24 trips during the p.m. peak hour and 36 trips during the weekend peak hour; this would not change as result of the Conditional Use Permit being requested at this time. For the Shadybrook Estate Winery, the County's winery trip generation assumptions identified that the proposed project would be expected to generate an average of 46 new weekday trips, with 17 trips during the p.m. peak hour, and 44 net new weekend trips, with 25 trips during the weekend peak period.

Although the TIS prepared for the project did not reveal any significant impacts in traffic generation as a result of increase winery activity nor the existing operation of the Rapp Equestrian Center, it was recommended for the winery that applicant incorporate a Traffic Demand Management Plan which includes the following: when reservations are made for a group, staff should encourage the guests to carpool or use a shuttle or van, reduce peak-hour vehicle trips by promoting employee carpooling, implementing a Guaranteed Ride Home (GHR) program and potentially providing lunch on-site. To ensure that some of these activities are also conducted with operation of the Equestrian Center especially during horse related events, staff has included a project specific condition to ensure that a TDM plan is also implemented.

Parking - The equestrian center has only nine (9) parking spaces accommodating seven full-time and two part-time employees and up to 50 guests per day. Furthermore, horse related events proposed consist of six events per year at 30, 50 and 100 guests. The applicant's

representative has revised the project plans to identify a horse trailer drop-off and pick-up zone as well as a shuttle drop-off and pick-up zone. Both these areas are located on the winery parcel (APN 052-170-019). The applicant will prepare an agreement to grant a reciprocal parking easement between Rapp Equestrian Center and Shadybrook Estate Winery for reciprocal parking, shuttle and horse trailer drop-off and pick-up. Staff has added a project specific condition to ensure agreement is filed within 30 days of project approval. Staff also added a condition prohibiting visitation at the equestrian center when horse related events are scheduled.

Under CEQA Guidelines Section 15300.2, Class 3 and 4 Categorical Exemptions cannot be used if the project substantially affects mapped or designated environmentally sensitive areas or resources. Class 1 Exemptions are permissible within mapped and designated environmentally sensitive areas. There are no environmentally sensitive resources (source: Napa County Geographic Information System including California Natural Diversity Database layer) on the subject property. According to the County's resource maps, there are no scenic resources, hazardous waste sites, nor historic resources identified on the site. The project does not result in substantial effects to mapped or designated environmentally sensitive areas or resources. No native trees or native vegetation will be removed to construct the project. As noted above, the Use Permit Application also requests recognition of existing commercial horse boarding, riding, and lessons facility with existing employees and horse related events. Although not initially permitted under a Use Permit, these activities are already occurring at the subject site and no intensification of these activities is requested as part of this application. Therefore, based upon the above analysis, there is no reasonable possibility that the project would have a significant effect on the environment or damage scenic resources because there will be only minor changes to the existing structure and minimal physical changes to the project site. Based on the proposed project describe above, the Rapp Equestrian Center Use Permit Application meets the criteria for eligibility as a Class 1, Class 3, and Class 4 Categorical Exemptions from CEQA.