

Howell Mountain Elementary School District



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Notice:

Any person wishing to speak to any item on the agenda will be granted a hearing at the time the item appears on the agenda. In the case of a non-agenda item, suggestions, comments, and requests will be heard under Community Participation. Any comments by the public may be subject to a three-minute time limit.

**Howell Mountain
Elementary School District**
525 White Cottage Rd. N.
Angwin, CA 94508

T: 707.965.2423

F: 707.965.0834

www.hmesd.k12.ca.us

Our Vision: Howell Mountain Elementary School strives to be a dynamic force within its small, ethnically diverse, rural community. We endeavor to prepare our children to be successful, responsible, environmentally sensitive citizens. Our students will possess excellent academic skills and a life-long love for learning. We aspire to be a progressive school that emphasizes active learning and creative problem solving.

April 16, 2013

Mr. Chris Cahill

Planner III

Napa County Dept. of Planning, Building & Environmental Management

1195 Third Street, Suite 200

Napa, CA 94559

SUBJECT: WHITE COTTAGE RANCH WINERY USE PERMIT MODIFICATION

Dear Mr. Cahill:

I am writing to you as Superintendent/Principal of the Howell Mountain Elementary School District, about a winery that is an immediate neighbor to our Howell Mountain Elementary School. Our school district has always had an excellent relationship with this winery and its previous owners, as well, and we hope to continue this fine relationship with the new owners, Mr. and Mrs. Steve Adams and Larry Fairchild. As you know, this winery has been operating for approximately ten years now and we have never experienced any problems during that period.

Last week, several members of our staff and I attended a meeting at the winery, where the winery planning and design team and Larry Fairchild advised us of the plans for modifying the winery and grounds. We were very enthusiastic about the aesthetics of their plans for landscaping the smaller parcel and adding a very attractive tasting room there. We believe that the changes in the winery marketing plan will not create any problems or safety or disruption for the school.

To summarize, the Howell Mountain Elementary School District supports the plans for winery improvements and we look forward to a continuation of the very pleasant relationship that the school has always had with this winery and its owners. We encourage the Planning Commission to approve the use permit modification for White Cottage Ranch Winery, which will now be known as Adams VS Winery. Thank you for this opportunity to comment on the project.

Sincerely,

Thomas Stubbs

Superintendent/Principal

Howell Mountain Elementary School District

WHITE COTTAGE RANCH

HOWELL MOUNTAIN ESTATE WINES
NAPA VALLEY

April 1, 2013

Mr. & Mrs. Randall & Lorelee Dunn
P.O. Box 886
Angwin, CA 94508

Dear Mr. & Mrs. Dunn,

We are writing as your neighbors at White Cottage Ranch Winery, located at 501 White Cottage Road North in Angwin, to let you know we have filed for a modification to our winery use permit with Napa County. The details of our request to modify the winery are contained in the project description and drawings included with this letter. We are not requesting an increase in production, but we are asking for a reasonable increase in the tours/tastings and marketing plan, in keeping with the importance of direct marketing for wine promotion and sales. An explanation of the revised Winery Marketing Plan is included in the project description.

The nature of the use permit modification is the addition of a small tasting room, to be located on the small parcel that fronts onto White Cottage Road North at the intersection of College Avenue. The majority of this area will be landscaped using native landscape materials. In addition to the new tasting room, we are asking for some minor modifications to the winery production structure that is located up the hill.

The enclosed site plans reflect the changes we are requesting, which we believe will make the winery more attractive and more efficient. Elevations of the new tasting room are also included with this letter.

We would like the opportunity to discuss our permit modification with you, our neighbor, and are happy to meet with you. Please contact me at (707) 965-0555 ext. 200 to set up a meeting or to discuss the project.

We anticipate a hearing in early May before the Napa County Planning Commission. We look forward to hearing from you between now and that time should you have any questions or concerns. Thank you for your consideration of our request to modify the winery use permit. Please be assured that our objective is to continue being a good neighbor to the residences and other businesses in this area.

Sincerely,

Lawrence D. Fairchild
General Manager