

Date

Neighbor
Street
Saint Helena, California

Dear [Neighbor],

I would like to take a moment to introduce myself. I am Andy Rogers, and my family owns the property located at 970 Conn Valley Road. We own and live on other properties in the area, but I am writing to inform you of our plans to restore the historic winery located on our property at 970 Conn Valley Road.

We are very excited about the restoration of this historic winery, which we see as a compliment to Conn Valley's other historic wineries. The winery structure on our property was built by Abran Alsip as the Mountain Cove Ranch winery in the 1880's. When we purchased the property, the winery had been converted into a residence. We have applied to Napa County for the necessary permits to restore the winery to its original use. We have not proposed any new structures, and the modest production and visitation qualifies the winery as a "small winery" under County regulations.

You will be receiving a formal notice from the County in the coming weeks informing you of my family's winery application. If you have any questions or concerns regarding our application, please contact me, and I would be happy to discuss it with you in depth.

Best Wishes,

Andy Rogers
510.899.7910