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## Public Comments



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Napa County Planning, Building &  
Environmental Services

November 8, 2022

Emily Hedge  
Planner III  
Planning, Building, & Environmental Services  
County of Napa | 1195 Third Street, Room 210 | Napa, CA 94559

Re: Bella Union Use Permit #U-168687

Dear Ms. Hedge,

I am writing to you in support of Bella Union's use-permit modification. As we will share a common boundary, we sincerely appreciate that they reached out to us prior to any notices being sent.

We have been shown the various renderings of the project and are pleased with the improvements to be made on the current structures and after careful review, have no concerns about the modifications that are proposed. Its neutral exterior color will allow it to blend into the surrounding landscape and keeping with Far Niente's history of being great land stewards the visual impact from the highway will be a significant enhancement.

It is my understanding that a great deal of environmental study has gone into this project and that the owners have taken every proactive measure they can for minimal environmental impact, coupled with the proposed increased sustainability measures.

We feel this location with direct Highway 29 access and clear from forested hillsides and residential neighborhoods is exactly the kind of project that should be supported by the county. In keeping with the Ag Preserve and the agricultural tradition of the Napa Valley, good projects and good stewards should be supported to ensure our agricultural future.

Far Niente Wine Estates is known for its long-standing commitment to the Napa Valley community, its thoughtful renovations of highly visible properties, long-term environmental stewardship, and over forty years of producing quality wines from Napa Valley fruit. We have confidence that Bella Union Winery will continue these traditions.

Please feel free to contact me if you have any questions.

Sincerely,

Greg Pestoni  
General Manager and Owner  
Pestoni Family Estate Winery