

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 express my support of the Bella Union Use Permit modification. I am appreciative that they have taken the time to share the design, details and vision with me and I have no objections to their upcoming project.

The Nickel family, along with their business partners, have been a formative part of the history of the Napa Valley. Not only have they proven to be good stewards of the land, reliable and responsible employers, and considerate of their neighbors, but they have consistently made superior wines to the benefit of Napa County's well-known reputation. The Nickel family has also made an invaluable contribution to the historic fabric of our area, having restored two historic properties, and repurposed them as beautiful wineries. I look forward to seeing the enhancements they will make to this currently very visible property.

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.

Please consider the requests for responsibly expanding their operations and visitor experiences as being entirely appropriate in terms of scale, history and location.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Hall", with a stylized, cursive script.

Chris Hall, CEO

LMR Wine Estates LLC

1796 St Helena Hwy South, Rutherford