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Public Comments

From: [Peter Collins](#)
To: [Balcher, Wyntress](#)
Cc: [Kathy Collins \(kkcollns@napanet.net\)](mailto:kkcollns@napanet.net)
Subject: Benessere Vineyards - Use Permit Modification
Date: Thursday, June 08, 2017 7:19:41 PM

Ms. Wyntress Balcher,

I am writing and sending this email on behalf of my mother, Kathleen Kelly Collins, and myself.

We run Collins Family Vineyards LLC, with our ranch and driveway located on Big Tree Lane, just down from Cal-Fire, and on the way to Benessere Vineyards.

We have learned from both the General Manager of Benessere and the County of Napa that Benessere Vineyards is seeking to modify their County Use Permit and we fully support that initiative.

We recognize that the proposal:

- allows visitors to the winery by prior appointment with a maximum of 60 guests on any given day with a maximum of 300 per week – a slight increase over current levels.
- means an average of four small events per month, such as dinners with wine tasting for 10 to 25 guests. The winery may also have a few larger events, with up to 80 guests 4 times a year and 4 events with up to 150 guests, the last being for events such as our annual harvest celebration and participation in county wide activities such as Auction Napa Valley and the Napa Valley Film Festival.
- includes physical improvements proposed to the winery of the addition of a small outdoor tasting area next to the winery and reconstruction of a deck above an existing carport that would be available for tastings.

This summer our family celebrates fifty years of farming Collins Holystone Vineyards on Big Tree Lane. As long-time farmers and residents, we appreciate both the care and consideration that Benessere Vineyards brings to their operations and to the community.

Benessere Vineyards and its employees are wonderful neighbors and we strongly encourage Napa County Planning to approve the proposed modifications to the Benessere Vineyards Use Permit at your earliest convenience.

Respectfully,

Kathleen K Collins and, Peter J Collins
Managing Members, Collins Family Vineyards, LLC

PETER J. COLLINS – PRINCIPAL
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