



# Martha's Vineyard

January 7, 2014

Shaveta Sharma, Planner III  
Napa County Planning  
Building & Environmental Services Department  
1195 Third Street, Suite 210  
Napa, CA 94559

RE: Paradigm Winery - Use Permit Major Modification # P13-00298

Dear Planner Sharma,

We are writing to comment on the proposed use permit major modification for Paradigm Winery. As long-time residents on Dwyer Road, we have many concerns about the proposed project.

As we recall, the original request for a winery had the driveway placed very near the pool and home of Mr. and Mrs. Holmes, the only residence in the area. We think it was supposed to be "near the well." We requested a move and Mr. Harris did move the building to get it on the County road. Mr. Harris told us that it was to be a sort of "tractor shed", very inconspicuous. That "tractor shed" is now a two-story building with a cupola which we believe extends higher than the County limit for two stories.

Then a request was made to increase the size of the building to make room for offices, so the original area was extended and the addition was added. Again, a request was made to have additional space for equipment and crushing and pressing, which necessitated another add-on. With all of the additions and add-ons, it is now unclear how many more square feet have been added to the original project, while removing vines in the process. There appears to be space for probably 10 or so cars at this time.

We believe this new request is rather like the old adage about the "camel getting his nose under the tent." Pretty soon you have the whole camel inside. The original Use Permit 99280-UP allowed for 15 visitors per week. What was the definition of a "visitor?" The new proposal speaks to "persons." Under the original Use Permit, if one defines a visitor as a person, there would have been 15 visitors per week, or possibly 7 cars per week. Under the new proposal, the application seeks an increase of 20 persons per day, or possibly 10 cars per day, with 120 persons per week by appointment, or possibly 60 cars per week – 10 cars per day – by appointment. This could total as many as 20 cars per day, for a possible total of 140 cars per week, a far cry from the original use permit of "15 visitors per week." This is assuming the winery is open 7 days a week. If only open 5 days per week, the traffic increases markedly.

Another major concern is who will be monitoring the number of persons visiting per day and/or week? It would be extremely difficult to verify these numbers. By putting a possible 140 cars at the winery every week, that could equate to 200-300 people "loose" on Dwyer Road, an extremely narrow County road without sidewalks or adequate walking space. The traffic on Highway 29 is also problematic during many times of the day. Trying to leave the winery could have a major impact on eastbound cars on Dwyer Road, as well as being a safety issue.

Therefore, we are requesting a re-evaluation of the above proposed Major Modifications in Use Permit #P13-00298 before any final approval is passed. Thank you.

Sincerely,

*Martha U. May* *Thomas H. May*  
MARTHA and THOMAS MAY

THM/krg

CC: Napa County Planning Commission