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**Recommended Conditions of Approval
and Final Agency Approval Memos**

**PLANNING COMMISSION HEARING – MAY 6, 2026
RECOMMENDED CONDITIONS OF APPROVAL**

**Bremer Family Winery – Use Permit Major Modification & Exception to the Napa County Road
and Street Standards, Application No. P22-00086-MOD
975 Deer Park Road, St. Helena
APN’s 021-400-002 (winery property) & 021-420-027 (vineyard property)**

This permit encompasses and shall be limited to the project commonly known as Bremer Family Winery, located at 975 Deer Park Road, St. Helena. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as “Reserved” and therefore have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 PROJECT SCOPE

The permit encompasses and shall be limited to:

- 1.1 An exception to the Napa County Road and Streets Standards (RSS), as detailed in the request dated November 26, 2025, waiving the requirement to provide a left turn lane on Deer Park Road at the project ingress driveway.
- 1.1 Approval to modify an existing 15,000 gallon per year winery to allow the following:
 - a. increase annual wine production to 50,000 gallons;
 - b. increase daily tours and tastings by appointment only and marketing events as set forth in Conditions of Approval (COA) 4.1 through 4.3, below;
 - c. increase staff from four (4) full-time and two (2) part-time, to eight (8) full-time and two (2) part-time;
 - d. on-premises consumption of wines produced on site in the tasting areas (indoor and outdoor) in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5, as set forth in COA No. 4.4, below;
 - e. a new one-way loop driveway connection to Deer Park Road consistent with the Road and Street Standards;
 - f. nine (9) new parking spaces for a total of 20 spaces;

- g. replacement of the existing conventional commingled wastewater system with separate process and domestic wastewater treatment systems to utilize state-of-the-art environmental processes; and,
- h. install four (4) water storage tanks for vineyard irrigation, each with a capacity of 5,000 gallons in place of the , modifying the number of three (3) water storage tanks previously approved under Erosion Control Plan P11-00317-ECPA.

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or change in winery use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

3.0 MONITORING COSTS

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions of approval and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the property owner or permittee. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee’s contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant’s expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the winery:

4.1 GENERAL PROVISIONS

Consistent with the County Code, tours and tastings and marketing may occur at a winery only where such activities are accessory and “clearly incidental, related, and subordinate to the primary operation of the winery as a production facility.”

Tours and tastings (defined below) may include food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery and is incidental to the tasting of wine. Food service may not involve menu options and meal service such that the winery functions as a café or restaurant.

Retail sales of wine shall be permitted as set forth in the County Code.

4.2 TOURS AND TASTINGS/VISITATION

Tours and tastings shall be by appointment only and shall be limited to the following:

- a. Frequency: 7 days per week, Monday through Sunday
- b. Maximum number of people per day: 70
- c. Maximum number of people per week: 490
- d. Maximum number of people per year: 12,500
- e. Hours of visitation: 10:00 AM to 5:00 PM
- f. Shuttle service shall be provided for groups of 15 or more people.

“Tours and tastings” mean tours of the winery and/or tastings of wine, where such tours and tastings are limited to persons who have made unsolicited prior appointments for tours or tastings. To the maximum extent feasible, scheduling of visitors shall not occur during peak travel times between 2:30 and 3:30 p.m. on weekdays or between 2:00 and 3:00 p.m. on Saturdays.

A logbook (or similar record) shall be maintained to document the number of visitors to the winery (for either tours and tastings or marketing events), and the dates of the visits. This record of visitors shall be made available to the Planning, Building and Environmental Services (PBES) Department upon request.

4.3 MARKETING

Marketing events shall be limited to the following:

- a. Marketing Event
 1. Frequency: Two (2) times per year
 2. Maximum number of guests: 100
 3. Time of Day: between 10:00 a.m. and 10:00 p.m.
- b. Marketing Event
 1. Frequency: Three(3) times per year
 2. Maximum number of guests: 50
 3. Time of Day: between 10:00 a.m. and 10:00 p.m.
- c. Marketing Event
 1. Frequency: Two (2) times per year

2. Maximum number of guests: 25
3. Time of Day: between 10:00 a.m. and 10:00 p.m.
- d. Daily visitors on event days shall be limited as follows:
 1. On 100 guest event days, 25 daily visitors.
 2. On 50 guest event days, 20 daily visitors.
 3. On 25 guest event days, 45 daily visitors.
 4. During production in the barrel room, there will be no visitation or events in the barrel room.
- e. Food service shall be provided by offsite catering only
- f. Shuttle service shall be provided for events with up to 100 guests.

"Marketing of wine" means any activity of a winery which is conducted at the winery on a prearranged basis for the education and development of customers and potential customers with respect to wine which can be sold at the winery on a retail basis pursuant to the County Code. Marketing of wine may include cultural and social events directly related to the education and development of customers and potential customers provided such events are clearly incidental, related and subordinate to the primary use of the winery. Marketing of wine may include food service, including food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery.

Business events are similar to cultural and social events, in that they will only be considered as "marketing of wine" if they are directly related to the education and development of customers and potential customers of the winery and are part of a marketing plan approved as part of the winery's Use Permit. To be considered directly related to the education and development of customers or potential customers of the winery, business events must be conducted at no charge except to the extent of cost recovery, and any business content unrelated to wine must be limited.

Careful consideration shall be given to the intent of the event, the proportion of the business event's non-wine-related content, and the intensity of the overall marketing plan (County Code).

All marketing event activity, excluding quiet clean-up, shall cease by 10:00 p.m. If any event is held which will exceed the available on-site parking, the permittee shall prepare an event-specific parking plan which may include, but not be limited to, valet service or off-site parking and shuttle service to the winery.

Auction Napa Valley (ANV) events need not be included in a participating winery's marketing plan because they are covered by ANV's Category 5 Temporary Permit. The winery may utilize any ANV event authorized in this permit for another charitable event of similar size.

4.4 ON-PREMISES CONSUMPTION

In accordance with State law and the PBES Director's July 17, 2008, memo, "Assembly Bill 2004 (Evans) & the Sale of Wine for Consumption On-Premises," on-premises consumption of wine produced on-site and purchased from the winery may occur solely in

the two tasting rooms and previously approved outdoor tasting areas. Any and all visitation associated with on-premises consumption shall be subject to the maximum per person weekday and weekend daily tours and tastings visitation limitation and/or applicable limitations of permittee's marketing plan set forth in COA Nos. 4.2 and 4.3 above.

4.5 RESIDENCE OR NON-WINERY STRUCTURES

Unless specifically authorized by this permit or a previously approved permit, the existing main residence (the Farmhouse), a second dwelling unit, residential carport, an agricultural barn, shall not be used for commercial purposes or in conjunction with the operation and/or visitation/marketing program for the winery. If the residence is rented, it shall only be rented for periods of 30 days or more, pursuant to the County Code.

4.6 GRAPE SOURCE

At least 75% of the grapes used to make the winery's still wine or the still wine used by the winery to make sparkling wine shall be grown within Napa County provided that the winery's 15,000 gallons of production are not subject to the County's 75% grape source rule. However, if the winery expands beyond its winery development area, at least 75% of the grapes used to make the winery's still wine or sparkling wine that is produced as a result of the expansion shall be grown within Napa County. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the annual production is from Napa County grapes. The report shall recognize the Agriculture Commission's format for County of origin of grapes and juice used in the Winery Production Process. The report shall be provided to the PBES Department upon request, but shall be considered proprietary information and not available to the public.

4.7 COMPLIANCE REVIEW

Permittee shall obtain and maintain all permits (use permits and modifications) and licenses from the California Department of Alcoholic Beverage Control (ABC) and United States Tax and Trade Bureau (TTB), and California Department of Food and Agriculture (CDFA) Grape Crush Inquiry data, all of which are required to produce and sell wine. In the event the required ABC and/or TTB permits and/or licenses are suspended or revoked, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are reinstated.

Visitation logbooks, visitor reports, custom crush client records, and any additional documentation determined by Staff to be necessary to evaluate compliance may be requested by the County for any code compliance. The permittee (and their successors) shall be required to participate fully in the winery code compliance review process.

4.8 RENTAL/LEASING

No winery facilities, or portions thereof, including, without limitation, any kitchens, barrel storage areas, or warehousing space, shall be rented, leased, or used by entities other than persons producing and/or storing wine at the winery, such as alternating proprietors and custom producers, except as may be specifically authorized in this Permit or pursuant to the Temporary Events Ordinance (County Code Chapter 5.36).

4.9 GROUND WATER MANAGEMENT – WELLS **[RESERVED]**

4.10 **AMPLIFIED MUSIC**

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.

4.11 **TRAFFIC**

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (4:00 to 5:00 p.m. on weekdays and 1:00 to 2:00 p.m. on Saturdays and Sundays). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.12 **PARKING**

The location of visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any).

Parking shall be limited to approved parking spaces only and shall not occur along access or public roads or in other locations except during harvest activities and approved marketing events. In no case shall parking impede emergency vehicle access or public roads.

4.13 **BUILDING DIVISION – USE OR OCCUPANCY CHANGES**

Please contact the Building Division with any questions regarding the following:

In accordance with the California Building Code (CBC), no change shall be made in the use of occupancy of an existing building unless the building is made to comply with the requirements of the current CBC for a new building.

4.14 **FIRE DEPARTMENT – TEMPORARY STRUCTURES**

Please contact the Fire Department with any questions regarding the following:

The permittee and/or designee shall obtain a tent permit from the Fire Department for any temporary structures utilized for authorized marketing events allowed per COA No. 4.3 above.

4.15 **NAPA COUNTY MOSQUITO ABATEMENT PROGRAM [RESERVED]**

4.16 **GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS**

a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.

b. All landscaping and outdoor screening, storage, and utility structures shall be permanently maintained in accordance with the landscaping and building plans

approved by the County. No stored items shall exceed the height of the screening. Exterior winery equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.

- c. The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site-specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint colors that differs from the approved building permit. Highly reflective surfaces are prohibited.
- d. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.17 NO TEMPORARY SIGNS

Temporary off-site signage, such as "A-Frame" signs, is prohibited.

4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division operational conditions as stated in their Memorandum dated June 23, 2025.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated November 8, 2024.
- c. Department of Public Works operational conditions as stated in their Memorandum dated August 21, 2024 (updated March 9, 2026), and December 22, 2025.
- d. Fire Department operational conditions as stated in their Inter-Office Memo dated July 1, 2025.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

4.19 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. The permittee shall not implement any increases to production, employees, tours and tastings and marketing events, as described in COA Nos 1.1 and 4.2 and 4.3 herein, prior to completion of the improvements to the wastewater systems, driveway and parking improvements as detailed here and in County Division memorandums.
- b. Greenhouse Gas Best Management Practices – Operational items checked on the attached Voluntary Best Management Practices Checklist for Development Projects, dated February 26, 2021, by the applicant, shall be implemented and evidence of implementation shall be provided to staff upon request.

4.21 PREVIOUS CONDITIONS

The permittee shall comply with the following previous conditions of approval for the winery use as consolidated into the attached document as Exhibit A. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent condition shall control.

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

No building, grading or sewage disposal permits shall be issued, or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition, environmental, building and/or other applicable permit applications.

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies’ requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated June 23, 2025.

- b. Environmental Health Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated November 8, 2024.
- c. Department of Public Works plan review/construction/ preoccupancy conditions as stated in their Memorandum dated August 21, 2024 (updated March 9, 2026), and December 22, 2025.
- d. Fire Department plan review/construction/ preoccupancy conditions as stated in their Inter-Office Memo dated July 1, 2025.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the California Building Code (CBC) or any State or local amendment adopted thereto.
- b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a “J” number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.
- c. All areas of newly designed and newly constructed buildings, facilities and on-site improvements must comply with the CBC accessibility requirements, as well as American with Disability Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

6.3 LIGHTING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.
- b. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light

standards. Lighting utilized during harvest activities is exempt from this requirement.

6.4 LANDSCAPING – PLAN SUBMITTAL **[RESERVED]**

6.5 COLORS

The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site-specific vegetation. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

- a. Details of outdoor storage areas and structures shall be included on the building and landscape plans. All outdoor storage of winery equipment shall be screened from the view of residences of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No stored item shall exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.
- b. New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character Element of the General Plan and the County Code) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.
- c. Exterior winery equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.7 TRASH ENCLOSURES

Adequate area must be provided for collection and loading of garbage and recyclables generated by the project. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the pedestrian and vehicle access needed for the collection site. The garbage and recycling enclosure shall meet the minimum enclosure requirements established by staff and the franchised hauler, which shall be included in the building permit submittal.

6.8 ADDRESSING **[RESERVED]**

6.9 HISTORIC RESOURCES **[RESERVED]**

6.10 DEMOLITION ACTIVITIES **[RESERVED]**

6.11 VIEWSHED – EXECUTION OF USE RESTRICTION **[RESERVED]**

6.12 PERMIT PREREQUISITE MITIGATION MEASURES

Mitigation Measure BIO -1

- a. Prior to commencement of any earthmoving activities, a floristic survey of the water

storage tank area shall be conducted by a qualified biologist or botanist, for any special-status plant species. Any special-status plants or populations found shall be mapped. To the fullest extent practicable, removal of special-status plants shall be avoided through adjustments to the location of the water storage tanks to avoid and provide special-status plants/populations and provide them with a minimum 10-foot buffer. In accordance with NCC Section 18.108.100, Vegetation preservation and replacement) any special-status plants/populations that cannot be avoided shall be replaced on-site at a ratio of 2:1 at locations within similar habitat. For such removal, a replacement plan shall be prepared by a qualified botanist, ecologist or the like for review and approval by the Director prior to installation of the water storage tanks. The replacement plan shall include i) a site plan showing the locations where replacement plants will be planted, ii) a plant pallet composed of the special-status plant species being removed including sizes and/or application rates: seed mixes shall not contain species known to be noxious weeds and any non-native grasses should be sterile varieties, iii) planting notes and details including any recommended plant protection measures, iv) invasive species removal and management specifications, v) an implementation schedule, vi) performance standards with a minimum success rate of 80%, and vii) a monitoring schedule for a period of at least five years to ensure success criteria are met.

- b. In accordance with Napa County Code Section 18.108.100 (Erosion hazard areas – Vegetation preservation and replacement) any special-status plants/populations inadvertently removed as part of development authorized under #P21-00206-ECPA shall be replaced on-site at a ratio of 2:1 at locations with similar habitat. For such removal a replacement plan shall be prepared by a qualified botanist or ecologist for review and approval by the Director prior to vineyard planting. At a minimum, the replacement plan shall include i) a site plan showing the locations where replacement plants will be planted, ii) a plant pallet composed the special-status plans specie(s) being removed including sizes and/or application rates, iii) planting notes and details including any recommended plant protection measures, iv) invasive species removal and management specifications, v) an implementation and monitoring schedule, and vi) performance standards with a minimum success rate of 80% to ensure the success of re-vegetation efforts. Any replaced special-status plants shall be monitored for a period of at least three years to success criteria are met.
- c. Prior to any earthmoving activities, temporary fencing shall be Installed a minimum of 10 feet from the outer boundary of Holly-leaf Ceanothus plants/populations proposed for retention. The precise locations of the protection fencing shall be Inspected and approved by the Planning Division prior to the commencement of any earthmoving activities. No disturbance, including grading, placement of fill material, storage of equipment, etc. shall occur within the designated areas for the duration of erosion control plan installation, vineyard installation and/or installation of the water tanks. All fencing shall be maintained for the duration of vineyard and/or water tank construction.

Responsible Agencies: California Department of Fish and Wildlife & PBES

6.13 PARCEL CHANGE REQUIREMENTS [RESERVED]

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS **[RESERVED]**

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

a. **GRADING AND SPOILS**

All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.

b. **DUST CONTROL**

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

c. **AIR QUALITY**

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.
2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.
3. Cover all haul trucks transporting soil, sand, or other loose material off-site.
4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
5. All vehicle speeds on unpaved roads shall be limited to 15 mph.

6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

d. **STORM WATER CONTROL**

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the California Regional Water Quality Control Board.

7.2 **ARCHEOLOGICAL FINDING**

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

7.3 **CONSTRUCTION NOISE**

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged,

loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 am to 5 pm.

7.4 CONSTRUCTION MITIGATION MEASURES

The permittee shall comply with the following construction mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project,

- a. The permittee shall comply with Mitigation Measure BIO-1 as listed in COA No. 6.12 above.

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL [RESERVED]

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES [RESERVED]

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES [RESERVED]

9.1 FINAL OCCUPANCY [RESERVED]

9.2 SIGNS

Detailed plans, including elevations, materials, color, and lighting for any winery identification or directional signs shall be submitted to the Department for administrative review and approval prior to installation. Administrative review and approval are not required if signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this permit approval. All signs shall meet the design standards as set forth in the County Code. At least one legible sign shall be placed at the property entrance with the words “Tours and Tasting by Prior Appointment Only” to inform the public of same. Any off-site signs allowed shall be in conformance with the County Code.

9.3 GATES/ENTRY STRUCTURES

Any gate installed at the winery entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required pursuant to the County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this permit approval.

9.4 LANDSCAPING

Landscaping shall be installed in accordance with the approved landscaping plan.

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS [RESERVED]

9.6 DEMOLITION ACTIVITIES [RESERVED]

9.7 GRADING SPOILS

All spoils shall be removed in accordance with the approved grading permit and/or building permit.

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**

9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**

Exhibit A

**Paloma Vineyard
Use Permit Major Modification
Application No. P19-00386-MOD
4013 Spring Mountain Road, St. Helena
APN 022-150-008**

PREVIOUS CONDITIONS

- 4.21 The permittee shall comply with the following previous conditions of approval for the facility as consolidated in this document. To the extent there is a conflict between a previous condition of approval identified in this document and the Recommended Conditions of Approval, the more stringent condition shall control.

A. USE PERMIT NO. 98368-UP (RICHARDS WINERY)

- COA No. 1 The Use Permit shall be limited establishing an 10,000 gal/yr winery ~~in two phases consisting of a 1600 sq. ft. "cut and cover" barrel storage building and a 1693 sq. ft. winery building with a 1720 sq. ft. crush pad, consistent with the attached application and related materials.~~ This winery operation is to be an Estate Bottled wine.

The Annual Production shall average not mor than 10,000 gallons pr year over any three years, and in any one year shall bot exceed 12,000 gallons.

Any other expansions or changes in use, construction or design shall be subject to the approval of the Zoning Administrator or the County Planning Commission.

Wording struck through replaced by #99439-MOD Condition of Approval COA No. 1

- COA No. 2 ~~Visitors to the winery for tours and tasting are limited to prior appointment only and a maximum of 2 persons per day. Retail sales of the wine produced will be permitted at this site. No other retail sales are permitted. Hours of operation shall be limited to 7:30 AM to 4:30 PM.~~

Wording struck through replaced by P19-00386-MOD Condition of Approval 1.1(a)(b), 4.1 & 4.2

- COA No. 3 Marketing activities are limited to a Harvest Party once a year for 50 persons plus two lunches per year for 25 persons. Outdoor facilities can be used for these approved marketing activities, ~~but shall not be used for drop in or by appointment visitors.~~ All marketing activity shall end by 11:00 PM.

Wording struck through replaced by P19-00386-MOD Condition of Approval 1.1(e) & 4.4

~~COA No. 4 — The cut and cover building may be rotated to fit into the terrain and avoid trees only with Department review and approval prior to any building permit issuance and grading activity.~~

~~**Replaced by #99439-MOD Condition of Approval COA No. 1**~~

~~COA No. 5 — The applicant shall comply with all applicable building codes, and requirements of various County Departments and agencies, including:
the Department of Public Works dated Feb. 26, 1999;
the Department of Environmental Management dated Mar. 18, 1999;
the Building Division dated Feb. 22, 1999;
the County Fire Dept. dated Mar. 3, 1999;~~

~~Note: The Commission modified the Public Works Department conditions regarding the road surfacing to read: the existing access road shall be maintained in a passable condition year round, based on findings of environmental sensitivity, winery size and the number of visitors.~~

~~COA No. 6 — At least 75% of the grapes used to make the winery's still wine shall be grown within the County of Napa. The applicant shall report to the Department every year by December 31 the source of grapes verifying that 75% of his approved production is from Napa County grapes. The report shall include the Assessor's Parcel Number and grape tonnage. The report shall be proprietary and not available to the public. For the public record, the applicant shall annually submit to the Department for the file a statement regarding compliance with the sourcing requirement and indicating the percentage of Napa County grapes utilized.~~

~~**Wording struck through replaced by P19-00386-MOD Condition of Approval 4.7**~~

~~COA No. 7 — Plans for any new outdoor signs shall be submitted to the Planning Department for administrative review and approval. If and when a winery identification sign is installed, a sign shall be placed at the property entrance reading "No Public Tours or Tasting." The only off site signs allowed shall be in conformance with the County Code.~~

~~**Replaced by P19-00386-MOD Condition of Approval 9.2**~~

~~COA No. 8 — During winery construction, all construction equipment muffled to not cause off site disturbance in compliance with the County Code Chapter 8.16 regarding noise. All winery machinery or equipment not located inside a structure shall be within an acoustical enclosure to reduce noise off site.~~

~~**Replaced by P19-00386-MOD Condition of Approval 7.3**~~

~~COA No. 9 — No winery facilities, nor portions thereof, shall be rented, leased or used by entities other than the on-site winery itself, except as may be specifically authorized pursuant to the Temporary Events Ordinance, Sec. 5.36.010.~~

~~**Replaced by P19-00386-MOD Condition of Approval 4.8**~~

~~COA No. 10 — A detailed landscaping plan which includes all outdoor lighting shall be submitted to the Department for review and approval indicating names and locations of plant materials along with the method of maintenance prior to~~

~~the issuance of the building permits for the first phase, and all plant material shall be planted prior to the completion of each phase as appropriate. Landscaping shall be permanently maintained in accordance with the approved landscaping plan. Exterior lighting shall be the minimum necessary for operational and security needs only. All light fixtures shall be kept as low as possible and shall be shielded and designed to deflect down and away from adjacent properties and roadways.~~

~~**Replaced by P19-00386-MOD Condition of Approval 6.3 & 6.4**~~

~~COA No. 11 All mechanical and electrical equipment and storage areas shall be screened from view.~~

~~**Replaced by P19-00386-MOD Condition of Approval 6.6**~~

~~COA No. 12 If any historic or prehistoric material is encountered during any grading or excavation activity, all work in the vicinity shall cease until a qualified archaeologist has examined the find and made a recommendation. Recommended mitigation measures, if any, shall be followed and a report shall be filed with the Department.~~

~~**Replaced by P19-00386-MOD Condition of Approval 7.2**~~

~~COA No. 13 All staff costs associated with monitoring compliance with these conditions, previous use permit conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.~~

~~**Replaced by P19-00386-MOD Condition of Approval 3.0**~~

B. USE PERMIT MODIFICATION NO. 99285-MOD WAS RESCINDED BY USE PERMIT MODIFICATION NO. 99439-MOD. CONDITIONS BELOW ARE FROM 99439-MOD.

COA No. 1 This modification is a revision of the design and phasing of the winery project. It deletes the "cut and cover" barrel building approved by #98368-UP, adding a structure of the same size to the winery building, and adds 320 sq. ft. to the resulting 3283 sq. ft. winery building. The modification also establishes the winery in a single construction phase. Plans are as submitted through February 11, 2000.

COA No 2 The approved crush pad may be covered if required by another agency. Such written requirement shall be submitted to the Department prior to issuance of a building permit for the cover.

~~COA No. 3 The changes shall conform to the comments and requirements from the various County departments and other agencies, including the following:~~
~~(a) Department of Environmental Management memo dated 2/16/00;~~
~~(b) Building Division memo dated 1/21/00;~~
~~(c) County Fire Department memo dated 2/8/00.~~

~~COA No. 4 — Landscaping, according to the plan submitted and approved by the Department on April 7, 2000, shall be completed prior to the use of the new facilities, and shall be permanently maintained in accordance with the approved landscape plan.~~

Replaced by P19-00386-MOD Condition of Approval 6.4

~~COA No. 5 — An exterior lighting plan shall be submitted by the permittee and approved by the Department prior to issuance of a building permit. All exterior lighting shall be shielded and directed downward, kept as low to the ground as possible, and shall be the minimum necessary for security or operations.~~

Replaced by P19-00386-MOD Condition of Approval 6.3

COA No. 6 All conditions of the previous Use Permit not in conflict with these shall remain in force and effect.

~~COA No. 7 — All staff costs associated with monitoring compliance with these conditions shall be borne by the property owner(s), other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended.~~

Replaced by P19-00386-MOD Condition of Approval 3.0



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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Brian D Bordona
Director

MEMORANDUM

| | |
|---------------------------|--|
| To: Sean Trippi, Planning | From: Raulton Haye, Engineering |
| Date: June 23, 2025 | Re: P22-00086 Bremer Family Winery Condition of Approval & WAA Technical Adequacy APN: 021-400-002, 021-420-027 |

The Engineering Division has reviewed the use permit application P22-00086 for the Use Permit Modification for the Bremer Winery located on assessor's parcel numbers 021-400-002 and 021-420-027. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

1. Should the existing outdoor/uncovered loading/unloading areas and/or processing areas, including but not limited to wine grape crushing/pressing, juice fermentation, blending and fining, filtration and bottling, be modified, expanded and/or improved in the future, Napa County will require these area to be paved and performed undercover.
2. The facility is designated as a discharger that discharges stormwater associated with industrial activity to waters of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provision and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.

PREREQUISITES FOR ISSUANCE OF PERMITS

3. Any roadway, access driveway, and parking areas, proposed new or reconstructed shall meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development at the time of use permit approval. The property owner shall obtain a grading permit for all proposed roadway improvements.
4. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be

constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.

5. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
6. **Prior to issuance of a building permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.
7. **Prior to issuance of a building permit** the owner shall prepare a Regulated Project Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.
8. **Prior to issuance of a building permit**, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the property owner must legally record the "Operation and Maintenance Agreement", approved by the Engineering Division in PBES.

PREREQUISITES DURING PROJECT CONSTRUCTION

9. Required on-site pre-construction meeting with the Napa County PBES Engineering Division **prior to start of construction.**

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

10. All roadway improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification. **** If no temporary occupancy is requested, then this becomes a requirement prior to final occupancy.**

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

11. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

Any changes in use may necessitate additional conditions for approval.

WAA

The Engineering Division has reviewed the Water Availability Analyses (WAA) dated July 12, 2024 (Tier 1) by RSA, for the Bremer Winery – Major Modification, P22-00086, located on Assessor parcel numbers 021-400-002 and 021-420-027 at 975 Deer Park Rd. The proposed plan requests an increase in production, visitation and staff for the existing winery.

The Engineering Division has evaluated the project based on information provided by the applicant, its location, and available geologic and hydrologic information and has determined the WAA to be complete and reasonable. Engineering concludes the WAA technically adequate as it relates to Napa County's water use criteria pursuant to Napa County's WAA Guidelines, Governor's Executive Order N-7-22/N-3-23, Napa Valley Subbasin Groundwater Sustainability Plan, and the Public Trust Doctrine.

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Raulton Haye from the Napa County PBES Department Engineering Division at (707) 253-4621 or via e-mail at raulton.haye@countyofnapa.org.



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**Brian Bordona
Director**

MEMORANDUM

| | |
|--------------------------------------|--|
| To: Sean Trippi, Supervising Planner | From: Maureen S. Bown, Senior Environmental Health Specialist |
| Date: November 8, 2024 | Re: Bremer Winery 975 Deer Park Rd., St Helena APN 021-400-002-000 Use Permit: P22-00086 Major Modification |

This Division has reviewed an application requesting approval to increase production, visitation, marketing, and employees as depicted in application materials. This Division has no objection to approval of the application with the following conditions of approval:

Prior to issuance of building or onsite wastewater permits:

1. The proposed parcel(s) must be connected to the Howell Mountain Mutual Water System.
2. Treated process wastewater will be reused/irrigated to crop/land application on a separate parcel from the winery it is to serve, therefore, an agreement to grant a sewage easement, or an approved sewage easement must be filed with this Division prior to issuance of septic system construction permits.
3. Plans for the proposed sanitary waste subsurface drip sewage treatment systems and separate process wastewater treatment system(s), as described in the Onsite Wastewater Disposal Feasibility Report, dated July 12, 2024, shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist, and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division.
4. Permits to construct the sanitary wastewater treatment system and process wastewater treatment and reuse system must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
5. General Waste Discharge Requirements for Winery Process Water were adopted by the State Water Quality Control Board in January 2021, as such the applicant shall enroll for coverage under the General Order at the time the process wastewater system is approved and constructed whichever occurs first.

6. Proposed food service will be catered, therefore, all food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.
7. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal. The designated area shall remain available and be properly maintained for its intended use.

Prior to granting final occupancy:

8. An annual alternative sewage treatment system monitoring permit must be obtained for the sanitary wastewater subsurface drip onsite wastewater treatment system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
9. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.

Upon final occupancy and thereafter:

10. The applicant shall provide portable toilet facilities for guest use during events as indicated in the septic feasibility report/use permit application. The portable toilet facilities must be pumped by a Napa County permitted pumping company.
11. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business shall be submitted to <http://cers.calepa.ca.gov/> and approved by this Division.
12. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors, and odors.
13. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system, the plan submitted for review and approval must address bentonite disposal.



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Department of Public Works

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Main: (707) 253-4351
Fax: (707) 253-4627

Steven Lederer
Director

MEMORANDUM

| | | | |
|-----------------|----------------------|-------|---|
| To: | PBES Staff | From: | Anna Vickroy, P. E., T. E. TJKM Transportation Consultants |
| Date: | August 21, 2024 | Re: | Bremer Family Winery, P22-00086 |
| Updated: | March 9, 2026 | | Updated Conditions of Approval |

This memorandum on the Conditions of Approval (COA) is prepared at the request of Planning, Building, and Environmental Services (PBES) staff regarding the Use Permit/Major Modification Project Application for the Bremer Family Winery located at 975 Deer Park Road, (APN 021-400-002), in St. Helena, Napa County, CA.

To prepare this memorandum, the following documents were reviewed in addition to the documents in the prior submittal:

- Application Status letter dated May 3, 2022 prepared by Napa County
- Updated Traffic Study prepared by GHD dated August 12, 2025
- Response to County’s Second Review Application Status Letter dated July 15, 2024 prepared by Pioneer Law Group

After careful evaluation and review of the documents, we believe that the Updated Traffic Study dated July 12, 2024 provides sufficient information to develop conditions of approval for the project. However, the following corrections shall be made before finalizing the report:

Page 19 Left-Turn Lane Requirements – The Napa County standards require the following parameters be implemented for the left-turn lane analysis. The number of driveway trips shall include both the inbound and outbound trips, even though the trips are separated into two nearby driveways. Additionally, please update the calculation for the daily visitors to match the value shown in the Trip Generation Worksheet of 70 visitors per day. Based on these parameters, a left-turn lane is required for the inbound driveway.

The Department of Public Works established the following conditions of approval related to the Use Permit Application Number P22-00086

1. **Left-Turn Lane Requirement:** At the inbound project driveway on Deer Park Road, a southbound left-turn lane shall be constructed. Improvement plans shall be prepared by a Registered Civil Engineer in accordance with the Napa County Road and Street Standards, for approval by the Department of Public Works, Road Commissioner. Additional right-of-way shall be dedicated to the public as necessary to encompass the improvements. Improvement plans and right-of-way dedication, if needed, shall be completed prior to issuance of any permits.

Updated November 26, 2025: In connection with Application No. P22-00086, the applicant submitted a request for an exception to the County’s left-turn lane warrant requirement established under Section 17 of the Napa County Road and Street Standards (RSS). This request was made pursuant to Section 3 of the Napa County RSS, which authorizes the County to grant exceptions to RSS standards in certain circumstances, such as those presented by the Bremer Family Winery

project. The applicant's request was supported by the information summarized in the request letter and the Left Turn Constraints Exhibit prepared by RSA+, attached hereto as Exhibits A and B.

Updated December 22, 2025: In response to the applicant's request for an exception to the Napa County Road and Street Standards, the Director of the Public Works Department determined, based on the evidence provided in the November 26, 2025 request letter, that installation of a left-turn lane is not required for this project. The determination was based on Items 1 through 6 identified in the November 26, 2025 letter. The cumulative impacts, together with the very limited number of trips that would benefit from the installation of a left-turn lane, support the reasonable conclusion that the lane is not necessary for this project.

2. **Project Driveway:** Driveway access to the public right-of-way must conform to the latest edition of the Napa County Road and Street Standards. All driveways shall have STOP sign and STOP pavement markings at the intersection with the public roadway. Additionally, standard signage shall be installed indicating ENTRANCE ONLY and EXIT ONLY at the appropriate driveways, visible to traffic on Deer Park Road.
3. **On Street Parking:** Parking within the public right-of-way will be prohibited at all times, including large marketing and temporary events.
4. **Bicycle Facilities:** The applicant/permittee shall provide bicycle parking adjacent to visitor and employee entrances. Bicycle parking should be provided per the County of Napa Municipal Code.
5. **Encroachment Permit Required:** An encroachment permit will be required for any improvements in the County's Right-of-Way, such as the new driveway access. For the application submittal process contact the Roads Division at 707-944-0196. The improvements shall be constructed in compliance with the Napa County Road & Street Standards. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. Completion of improvements and certification shall be completed prior to occupancy or establishment of use.
6. **Transportation Demand Management:** The applicant/permittee shall implement the following TDM measures:
 - a. Financial incentives should be provided for employees to participate in carpools and vanpools.
 - b. Bicycle racks and lockers should be provided for the Winery employees and guests.
 - c. Employee work hours should be staggered to the extent possible in order to avoid congestion during the peak traffic hours.
 - d. Remote location and work-at-home opportunities should be offered to the extent possible.
 - e. Deliveries should be scheduled, to the extent possible, during times that avoid peak hour traffic.
 - f. Utilize bus and/or van transportation for guests of large marketing events.

If you have any questions or concerns on this matter, please contact Ahsan Kazmi, P. E. at ahsan.kazmi@countyofnapa.org or call (707) 259-8370 if you have any questions.



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Steven E. Lederer
Director

December 22, 2025

Ms. Andrea Matarazzo
Representative for Bremer Family Winery
975 Deer Park Road

Subject: Left Turn Exception Request; Bremer Family Winery Use Permit Major Modification Request #P22-00086; APNs 021-400-002 and 021-420-027

Dear Ms. Matarazzo:

Thank you for your letter dated November 26, 2025, requesting an exception from the Napa County Road and Street Standards, which would otherwise require installation of a left turn lane at the entrance to the project driveway at 975 Deer Park Rd. The requirement is prompted by the property owner's request for a Use Permit Modification (#P22-00086) to increase the intensity of use of the site.

Basis for Request:

In support of your request, you offer that:

1. A code compliant left-turn lane (LTL) will require impact to 21 trees, including Oaks. While none of the trees individually appear particularly significant, the cumulative collection is worthy of consideration.
2. The LTL will require grading of relatively steep rock slopes, and damage or remove their related trees. These slopes are also an important part of the aesthetic of this area.
3. The vast majority (>95%) of the traffic accessing the site would be coming from the valley floor via Deer Park or Sanitarium Roads; very few trips would be coming from uphill (the Angwin area) and using the left turn lane. Construction of a LTL that almost no one will use is not advisable.
4. For those cars that do need to make a left turn into the driveway, there is adequate sight distance to allow cars to see a turning vehicle and stop to avoid it. Additionally, the applicant has agreed to participate in procurement and installation of 2 radar feedback signs which will be installed on either side of the project driveway to help mitigate driver's speed near the project. The applicant will provide up to \$25,000 to procure the two signs, and the county will take full responsibility for installation and maintenance in perpetuity of the signs.
5. Construction would require relocation of a historic rock wall and mailbox.

6. Because of the location of the driveway relative to the intersection formed by Deer Park and Sanitarium roads, the geometry of the LTL would be awkward at best, and possibly be less safe than the current configuration

You also offer other information, which I find less determinative, as follows:

1. Construction of the LTL will require relocation of various utilities. This is common for many projects, and is not generally a reason for granting an exception.
2. Construction might require work outside of the existing right of way (ROW). While this could potentially be a factor, ROW issues can usually be worked out and are not in themselves an independent reason for granting a LTL.

Documents Reviewed

1. Exception Request Dated November 26, 2025
2. E-mail exchange with Andrea Matarazzo concluding on December 12, 2025, with 3 attachments:
 - a. Updated Constraints Exhibit
 - b. Historic Resources Survey -Ballentine
 - c. Historic Resources Survey-Bremer

Discussion:

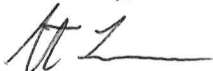
The standards for waiving a left turn requirement are difficult to meet. The County has one opportunity to ensure needed facilities are installed, even though the project will exist many decades into the future. As such the findings to waive the left turn requirement are challenging. Significant hardship needs to be showed, such as the presence of important environmental resources, steep slopes, geological features or heritage trees, etc. Neither minor earthmoving, reasonable cost, nor inconvenience is a factor to be considered.

Determination:

I tentatively find that based on the evidence provided that the left turn lane need not be installed for this project based on items 1 through 6 listed above. The cumulative impacts as further supported by the very few trips that would benefit by the installation of the left turn lane lead to the reasonable conclusion that the lane need not be installed.

This decision shall automatically become final upon the Planning Commission's final action on the underlying use permit, and this determination relies on the project's CEQA analysis. This decision may be appealed to the Board of Supervisors following the Planning Commission's decision on your project as a whole and based on the record before the Planning Commission. If you have any questions please feel free to contact me.

Sincerely,



Steven E. Lederer
Director of Public Works

Cc: Michael Parker, Deputy Planning Director
Sean Trippi, PBES Project Planner
Laura Anderson, Deputy County Counsel
Ahsan Kazmi, Public Works



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Napa County Fire Department
Fire Marshal's Office

951 California Blvd
Napa, CA 94559
www.countyofnapa.org
Main: (707) 299-1464

Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

| | | | |
|-----------------|---------------------------|-----------------|-----------------|
| TO: | Planning Department | DATE: | 7/1/2025 |
| FROM: | Jason Downs, Fire Marshal | PERMIT # | P22-00086 |
| SUBJECT: | Bremer Winery | APN: | 021-400-002-000 |

The Napa County Fire Marshal's Office has reviewed the submittal package for the above-proposed project. The Fire Marshal approves the project as submitted with the following conditions of approval:

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.
2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.
3. Where conditions listed in 2022 California Fire Code Section 105 are proposed, separate permits will be required before Building Permit issuance for:
 1. Automatic fire-extinguishing systems
 2. Fire alarm and detection systems and related equipment
 3. Fire pumps and related equipment
 4. Private Fire service mains and their appurtenances
 5. Gates and barricades across fire apparatus access roads
 6. Emergency responder radio coverage systems
4. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards
5. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.



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**Napa County Fire Department
Fire Marshal's Office**

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Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

6. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.
7. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5, the Napa County Road & Street Standards, and CA Fire Safe Regulations for projects within SRA. All residential properties with an electric gate are required to install a Knox Key Switch (Model 3501 or 3502). Manual gates shall be secured with a Knox Padlock.
8. Roadways shall be a minimum of 20 feet in width with a 2-foot shoulder and 15-foot vertical clearance.
9. Turnouts shall be a minimum of 12 feet in width, 30 feet in length, and 25-foot taper on each end.
10. Turnarounds are required on driveways and dead-end roadways.
11. Grades for all roadways and driveways shall not exceed 16 percent. The roadway grade may exceed 16 percent, not to exceed 20 percent, provided the provisions outlined in the NCRSS are met.
12. Roadway radius shall not have an inside radius of less than 50 feet. An additional surface width of 4 feet shall be added to curves of 50-100 feet radius and 2 feet to curves of 100-200 feet radius.
13. Commercial - Water storage (for buildings not served by a public water system) and fire flow calculations shall be provided by a Certified State Licensed Civil Engineer, C-16 licensed contractor, or registered engineer indicating compliance with California Fire Code Appendix B and the Napa County Municipal Code.
14. Commercial - Approved pressurized hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested, and maintained per NFPA 24.



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**Napa County Fire Department
Fire Marshal's Office**

951 California Blvd
Napa, CA 94559
www.countyofnapa.org
Main: (707) 299-1464

Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

15. Commercial - Fire Department Connections (FDC) for automatic sprinkler systems shall be located fully visible and recognizable from the street or fire apparatus access roads. FDC shall be located within 50 feet of an approved fire hydrant.
16. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains
17. An automatic fire sprinkler system shall be installed by provisions outlined in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.
18. All buildings shall comply with California Fire Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware, and exit illumination.
19. Emergency Responder Radio Coverage in New Buildings: All new buildings may be required to provide approved emergency responder radio coverage within the building. This requirement will be determined by the Fire Code Official based on the existing coverage levels of the jurisdiction's public safety communication systems at the exterior of the building. The purpose of this provision is to ensure that emergency responders have adequate radio signal strength throughout the building during emergency operations.
20. Provide and maintain a minimum 100-foot defensible space around all structures, in compliance with the Napa County Defensible Space Ordinance, the Napa County Fire Marshal's Defensible Space Guidelines, and California Public Resources Code Section 4291, as applicable. Defensible space shall be established prior to final project approval or occupancy and maintained in a fire-safe condition for the life of the project, subject to inspection by the Napa County Fire Marshal's Office.



A Tradition of Stewardship
A Commitment to Service

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21. Provide and maintain a minimum 10-foot defensible space on both sides of all roadways, driveways, and access routes leading to the facility, measured from the edge of the roadway surface. This defensible space shall comply with the Napa County Defensible Space Ordinance and the Fire Marshal's Defensible Space Guidelines and shall be always maintained in a fire-safe condition, subject to inspection and verification by the Napa County Fire Marshal's Office.

Please note the conditions of approval noted above are based on the Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application package. Napa County Fire Marshal's Office Development Guidelines can be found @ www.countyofnapa.org/firemarshal. Should you have any further questions please contact the Napa County Fire Marshal's Office by email at Fire.Marshall@countyofnapa.org.