

“L”

Public Comments

From: [MeetingClerk](#)
To: [Trippi, Sean](#)
Subject: FW: Napa County - Notice of Public Hearing
Date: Thursday, April 2, 2026 8:53:27 AM

From: RICHARD W SVENDSEN <rsvendsen@sbcglobal.net>
Sent: Thursday, April 2, 2026 8:52 AM
To: MeetingClerk <MeetingClerk@countyofnapa.org>
Subject: Re: Napa County - Notice of Public Hearing

[External Email - Use Caution]

Deer Park road DOES NOT NEED ANITHER WINERY!! Do people realize this area has had major fires recently? Vote NO.

Sent from my iPhone

On Apr 2, 2026, at 8:26 AM, MeetingClerk <MeetingClerk@countyofnapa.org> wrote:

BREMER FAMILY WINERY – P22-00086

<image002.png>

Napa County - Meeting Clerk - AR
Planning, Building, & Environmental Services
Napa County

Phone: 707-253-4417
Email: meetingclerk@countyofnapa.org

1195 Third Street, Suite 210
Napa, CA 94559
www.napacounty.gov

<P22-00086 Public Notice.pdf>

From: [MeetingClerk](#)
To: [Trippi, Sean](#)
Cc: [Quackenbush, Alexandria](#)
Subject: FW: Napa County Rev. Project Submittal Courtesy Notice
Date: Friday, June 27, 2025 2:53:14 PM
Attachments: [image001.png](#)

See public comment below.

Kind Regards,



A Tradition of Stewardship
A Commitment to Service

Napa County – Meeting Clerk - AV
Planning, Building, & Environmental Services
Napa County
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From: RICHARD W SVENDSEN <rsvendsen@sbcglobal.net>
Sent: Friday, June 27, 2025 8:27 AM
To: MeetingClerk <MeetingClerk@countyofnapa.org>
Subject: Re: Napa County Rev. Project Submittal Courtesy Notice

[External Email - Use Caution]

This is nuts. Increase this production from 15,000 gallons to 50,000 gallons plus the impact of visitors on a SMALL country road like Deer Park Road? What about water usage? Hasn't the county learned enough from the example of Dario Sattui's blatant overreach of water and visitation numbers at his Castle do Amoroso? Come on! Enough already. This is such a scam. A winery originally asks for a small gallon permit and then 5 years later desires a huge increase on the back of their original permit. We don't need more wineries in this county especially in developed residential neighborhoods
Sent from my iPhone

On Jun 27, 2025, at 8:07 AM, MeetingClerk <MeetingClerk@countyofnapa.org>

wrote:

P22-00086 BREMER FAMILY WINERY

Kind Regards,

<image001.png>

Napa County – Meeting Clerk - AV
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<P22-00086 Bremer Family Winery RevProject Courtesy.pdf>

From: [Carlo Calabi](#)
To: [Trippi, Sean](#)
Subject: Bremer winery expansion
Date: Tuesday, April 14, 2026 12:58:01 PM

[External Email - Use Caution]

I just want to say that the proposed Bremer winery expansion will make a very dangerous section of Deer Park Road even more dangerous, with or without a turn lane. I have personally witnessed three accidents at that corner with Sanitarium road.

I am very much opposed to the expansion.

Thanks,

Carlo Calabi

Angwin

Sent from my iPad

From: [Charlotte Williams](#)
To: [Trippi, Sean](#)
Subject: Re: Bremmer request for increases
Date: Monday, April 13, 2026 9:44:34 PM

[External Email - Use Caution]

Mr. Trippi,

Apologies! I misspelled your last name in my previous email.

Best,

Charlotte Williams

On Mon, Apr 13, 2026, 9:38 PM Charlotte Williams <cdevorak59@gmail.com> wrote:

Dear Sean Tripp,

Just say no.

Way too large an increase in each category. Unsafe ecologically and unsafe traffic-wise.

Adding to Kellie Anderson's list of Deer Park Road users is my truck and 20 ft gooseneck trailer full of grazing goats. That stretch near Bremmer is just about where my truck broke down. Very stressful. Would have been even worse with several additional (drunk) winery visitors having to detour around my rig.

And don't forget the various firetrucks that will almost certainly be up and down that road, especially after things dry up this summer.

(Kellie's list Deer Park Road users, in case you didn't see it already:

PUC Has 1,080 students [some of whom die due to excessive speed on that particular road...they really like those downhill straight stretches.]

Swimming pool, gym, tennis, library open to public on PUC campus

PUC Elementary

PUC Prep

School bus taking Angwin and PV kids to St. Helena

Angwin Dorcus

Haven Thrift

Three local Churches

Hansen Swimming Pool

Linda Falls Hiking Trails

PUC Forest Trails

Thunderbird Bicycle Club

People using the Laundry because Calistoga Laundry is closed

Dentist visit.

College Market Shoppers

Cal Fire Las Posadas Station

Angwin Air Port and associated hangers

Horse stables at PUC

Equine activities at Pope Valley Ropers and Riders Arena

People towing boats and trailers to Lake Berryessa and Clear Lake

St Helena Hospital employees

St. Helena Hospital patients and their families

Ambulance transports to St. Helena Hospital from other hospital campuses

Crest Wood psychiatric facility workers and various patient transport to facilities from throughout California. Note employees working on 24 hour shifts.

Vineyard and winery workers, Farm Labor Contractor worker vans.

Winery visitors

Trucks Transporting farming equipment and harvest trucks

People and horses evacuating.

And the vision that scares me the most is the many wonderful student activities that PUC holds throughout the year bringing bus loads of students from multiple Adventist Academies (Monterey Bay, Rio Linda, Paradise, Fresno etc.) Bus loads of kids attending Choir performances, symphony performances, graduation, Alumni Weekend, sports camps , various Bible camps, Thunderbird PathFinders gatherings.)

Thank you for all you do to keep this county safe and sane.

Best regards,

Charlotte Williams cdevorak59@gmail.com
59 View Road, Calistoga

From: [Kendace](#)
To: [Trippi, Sean](#)
Subject: Urgent Sanitarium Road Safety Concerns: Bremer Winery Expansion
Date: Tuesday, April 14, 2026 10:50:15 AM

[External Email - Use Caution]

Hello,

As 24-years+ homeowners on Sanitarium Road, in Deer Park, we are aghast contemplating how the Bremer Winery proposed expansion could be considered, on any level, as beneficial to our communities and neighborhoods.

We are a small, intimate family neighborhood who survived the Glass Fire by merely a measure of feet. Cars zoom downhill past our houses at freeway speeds all day long, killing countless dogs (my adjacent neighbor has had 4 dogs killed) and cats (3 that I personally knew) between upper Sanitarium and the St. Helena Hospital entrance. I have never seen any policing/sheriff citing presence at this—the most dangerous upper stretch of San Road—only the bottom of the hill, after the stop sign. Further, there is nothing to discourage downhill traffic from using San Road as a “short-cut” or speed bumps to slow traffic and help protect our human and animal residents.

Despite the negative environmental impacts of their project, how is it possible for any feeling human to overlook and accept the inherent safety risks associated with a substantial increase in unmanaged traffic?

We are adamantly opposed to the Bremer Winery expansion.

If Napa County will entertain formation of a resident task force to help address traffic concerns, we would be eager to participate.

Kendace O'Donnell and Scott Denman
894 Sanitarium Road

Sent from my iPhone

From: [M. Russo](#)
To: [Trippi, Sean](#)
Subject: Winery expansion
Date: Tuesday, April 14, 2026 8:22:57 AM

[External Email - Use Caution]

I am writing to help you understand from people that live in the area of Deer Park Road and Sanitarium that more traffic plus a turn lane would be a nightmare !!we go up and down the hill every day it's hard enough now because people come down the hill too fast and people are trying to turn on to Sanitarium. trucks, FedEx ,college students, hospital workers. it's already dangerous !please don't add another turn lane this is common sense .thank you. long time Angwin resident Marion Russo

From: [Corey Preston](#)
To: [Trippi, Sean](#)
Cc: [Brooks, Walter](#); [Williams, Molly](#); [Cottrell, Anne](#)
Subject: Re: Bremer Family Winery Use Permit Major Modification #P22-00086-MOD & Exception to the Napa County Road and Street Standards
Date: Tuesday, April 14, 2026 1:27:48 PM

[External Email - Use Caution]

Dear Mr. Trippi and Team,

I am writing to express my formal opposition to the exception request regarding the project referenced in the following NextDoor post and CEQA filing (<https://ceqanet.lci.ca.gov/2026040089>).

As a regular commuter along this corridor, I have observed that traffic is consistently hindered by ongoing roadwork and construction. While I appreciate the long-term goals of these projects, the current volume of activity already poses a significant daily challenge for residents.

I respectfully request that you deny this exception and require the necessary adjustments to ensure that the project does not further negatively impact local commuters.

Thank you for your time and consideration of this matter.

Sincerely,

Corey Preston

7650 Butts Canyon Rd.
Pope Valley, CA
<https://www.Corey-Preston.com>

From: [K Widad](#)
To: [Trippi, Sean](#)
Subject: RE: deer park road and winery expansion
Date: Wednesday, April 15, 2026 2:47:57 PM

[External Email - Use Caution]

I recently heard about the Bremer Winery request for a 300% expansion affecting Deer Park Rd and the water systems.

While everyone has a right to grow their business, mitigation of the negative effects on the community needs to be part of the process.

Ironically, this past weekend while driving to Napa from Angwin, I was stopped due to the cleanup of a serious rollover collision not far from the proposed massive traffic dump expansion.

The fact that Bremers are asking for an exception to the County Road and Street Standards to NOT build a County Required turn lane is dangerous and offensive to everyone who uses that road. Can you imagine stopping on that stretch of road to make a left hand turn?

If this is inevitable, I think that there should be a minimum requirement to build 2 roads, one for in and one for out and to expand to **2** turn lanes, one coming from the north, the other from the south.

I've lived in Angwin for 22 years. I've travelled that road to work for years and I regularly shop in Napa. I recently became a "senior" so I don't drive it as often as I used to but it is always with concern. Most times I am the "slow" one going only the speed limit as people are trying to get where they are going on time. I often pull over and let them pass. Other times, after following a large truck or service vehicle, I become late for a doctor's appointment and I am the one in a hurry. What I am saying is, for as many reasons as there are drivers, the road is already as hazardous as it is beautiful. Add to all of this the possibility of tripling the amount of awestruck, partying, or intoxicated tourists who aren't familiar with local driving conditions.

It sounds awful to me.

Angwin water is tolerable. It is often over chlorinated but not nearly as bad as St. Helena water. Why can't they use their own water resources? instead pressuring a small town system? And what if the next request is a hotel, with massive impervious cover and more resources gobbled up?

Thank you for allowing my input

Katherine Mattia
PO Box 557
Angwin Ca. 94508

From: richardcsf@comcast.net
To: [Trippi, Sean](#)
Subject: Support of Bremer Winery expansion
Date: Monday, April 13, 2026 2:38:12 PM

[External Email - Use Caution]

Dear Mr. Trippi,

Please be advised there are many local Napa Valley tax paying residents **who do approve & support of the Bremer expansion.**

This is an agricultural community and we must do everything to support its growth. These businesses support the local economy and allow for increased revenue for our towns.

We are too often persuaded by the local "nay sayers" and have done an injustice to the residents and communities who thrive from the tax revenue these businesses generate.

We ask that you please use good judgement in the decision making process and not be persuaded by the small percentge of residents who do nothing but hinder and complain about growth.

Again, ths is an agriultural community. Built round the wine industry hundreds of years ago. We must keep that in mind and support that.

Thank you for your consideration.

Richard C.

From: [beth brown](#)
To: [Trippi, Sean](#)
Subject: Bremer Family Vineyard
Date: Wednesday, April 15, 2026 8:26:06 AM

[External Email - Use Caution]

Dear Sean,

I'd like to voice my opposition to the Bremer Family Vineyard expansion, and, in particular, to the roadway issue.

The winery plans propose a new roadway entering Deer Park Rd. just south of the intersection of Deer Park and Sanitarium Roads, on the east side. A new road would dump more cars onto Deer Park Rd. in the straightaway below Sanitarium.

But Bremers are asking for an exception to the County Road and Street Standards to NOT build a County-required turn lane.

That very heavily-trafficked section of road moves very fast. With trucks, college kids, PG&E vehicles and Lake County commuters, there should NOT be a new road dumping traffic (after wine tasting) onto Deer Park Rd.

The traffic study indicated the following when radar speed surveys and field measurements were performed:

1. The "critical" vehicle speed (the speed at which 85% of all surveyed vehicles travel at or below) along Deer Park Road was measured at 52 mph at the project driveway. The posted speed limit in the project driveway area is 45 mph. Caltrans design standards indicate that these vehicle speeds require a stopping sight distance of 450-460 feet both north and south of the driveway measured along the travel lanes of Deer Park Road.
2. Based on field measurements, sight distance from the Bremer Family Winery driveway to the north on Deer Park Road is approximately 490 feet. Sight distance from the existing driveway to the south is in excess of 650 feet. Therefore, the sight distance recommendations would be met for the speed limit and measured vehicle speeds. Extending to the proposed south Bremer Family Winery driveway at Deer Park Road, the driveway would be

located approximately 185 feet south of the existing primary winery driveway opposite Sanitarium Road. Given a measured sight-distance in excess of 650 feet from the existing winery driveway would allow for 465 feet of vehicle sight distance from the new south winery driveway, which would be adequate based on Caltrans Requirements.

A considerate business model should put community safety first. The winery should not expand visitation that results in dumping vehicles onto Deer Park via a new road. Per the County, a turn lane is required, but the truth is that turn lane or not, the roadway is unsafe for additional winery traffic, and the treacherous traffic safety impacts cannot be mitigated in this location.

Thanks for your attention.

Beth Brown

Pope Valley

From: [Lynmari Calabi](#)
To: [Trippi, Sean](#)
Subject: Bremer Winery
Date: Thursday, April 16, 2026 10:56:12 AM

[External Email - Use Caution]

In regards to consideration to increase Bremer Winery usage ...

I drive Deer Park Rd on a regular basis. That particular area, perpendicular to Sanitarium Rd is DANGEROUS!

I have seen a number of close accidents at that entrance. Adding MORE and frequent cars attempting access to Deer Park Rd from the other side (Bremer side) will only put more people in danger!

DO NOT ALLOW THIS TO HAPPEN!!

Lynmari Calabi
Angwin

From: mekjian@pon.net
To: [Trippi, Sean](#)
Subject: Formal Opposition to Bremer Family Winery Expansion - Public Safety, Traffic, and County Liability Concerns
Date: Wednesday, April 15, 2026 10:33:14 AM

[External Email - Use Caution]

Dear Mr. Trippi,

I am writing to formally oppose the proposed Major Modification to the Bremer Family Winery (Use Permit #P22-00086-MOD), including the requested exception to Napa County Road and Street Standards.

As a 26-year resident and homeowner in Angwin, and as a parent of children who commute to St. Helena five days a week, I have firsthand, daily experience with the limitations and risks associated with Deer Park Road. This proposal raises serious and unacceptable concerns related to traffic safety, emergency evacuation, and the potential legal and financial exposure to Napa County should this project be approved.

Deer Park Road is a constrained, rural, two-lane roadway with limited sightlines, minimal shoulders, and no meaningful capacity to absorb additional traffic. It already serves as a critical connector for residents, school traffic, leisure travelers and emergency services between Angwin/Pope Valley/Lake county and St. Helena. The proposed increases in production, visitation, employees, and on-site consumption will substantially intensify traffic volumes, turning movements, and congestion along this corridor. The applicant's request for an exception to avoid installing a left-turn lane further exacerbates these hazards by knowingly allowing unsafe traffic conditions to persist and worsen.

Of even greater concern is the project's direct impact on emergency evacuation. Deer Park Road is one of the primary evacuation routes for Angwin and surrounding communities during wildfire events. In recent years, Napa County has experienced multiple catastrophic fires, underscoring the life-or-death importance of maintaining clear, efficient evacuation corridors. Any increase in traffic—particularly from discretionary commercial uses such as winery visitation—creates foreseeable bottlenecks that could delay or prevent evacuation and impede emergency response.

Approving this project under these conditions exposes Napa County to significant liability. The risks are not speculative; they are well-documented and foreseeable. Should an evacuation be compromised, or should an accident occur as a result of increased traffic and inadequate roadway improvements, the County could face substantial legal exposure for having approved intensified use while simultaneously granting an exception to established road safety standards. This is especially concerning given that safer alternatives—such as requiring full roadway improvements or denying increased intensity—are available.

Furthermore, the reliance on a Mitigated Negative Declaration appears inadequate and inconsistent with the scale and severity of these impacts. The cumulative effects on traffic, evacuation capacity, and public safety are significant and cannot reasonably be reduced to a less-than-significant level through mitigation alone. A full Environmental Impact Report is not only warranted, but necessary to properly evaluate and disclose these risks.

For these reasons, I strongly urge the Planning Commission to deny the requested modification and exception. At a minimum, the County must require a comprehensive Environmental Impact Report that fully analyzes traffic congestion, evacuation constraints, and associated public safety risks before any consideration of approval.

The safety of residents, including families like mine who rely on Deer Park Road every day, must take precedence over the expansion of private commercial operations.

Thank you for your careful consideration of these serious concerns.

Sincerely,
Anna Mekjian
Angwin, CA Resident (26 years)

From: [buckyswisher](#)
To: [Trippi, Sean](#)
Subject: No on Bremer expansion
Date: Wednesday, April 15, 2026 3:25:41 PM

[External Email - Use Caution]

Dear Sean Trippi,

I am writing to formally express my concerns regarding the proposed modification for the Bremer Family Winery expansion, specifically the request to nearly triple annual visitation to 12,500 people and more than triple production to 50,000 gallons. The primary issue lies in the creation of a new roadway onto Deer Park Road combined with the winery's request for an exception to County Road and Street Standards regarding a required turn lane. Given that 85% of vehicles on this stretch travel at speeds up to 52 mph—exceeding the 45 mph limit—introducing a new traffic "dump" point for visitors without a dedicated turn lane poses a significant safety risk to local drivers, commuters, and students. Prioritizing a winery expansion over essential community safety infrastructure is unacceptable, and I urge the Commission to deny these exceptions and reconsider the scale of the expansion to protect the well-being of those who travel Deer Park Road daily.

Sincerely,

Elizabeth Swisher

Thomas Freeman

Pope Valley, California

Sent from my Galaxy

From: ruralangwin
To: Trippi, Sean
Subject: Fwd: Bremmer
Date: Thursday, April 16, 2026 9:35:16 PM

[External Email - Use Caution]

----- Forwarded message -----

From: **Randy Dunn** <randy@dunnvineyards.com>

Date: Thu, Apr 16, 2026 at 8:03 PM

Subject: Bremmer

To: Anne Cottrell <anne.cottrell@countyofnapa.org>, Brian Bordona <Brian.Bordona@countyofnapa.org>, Joelle Gallagher <joelle.gallagher@gmail.com>, Belia Ramos <belia.ramos@countyofnapa.org>, Liz Alessio <lalessio@cityofnapa.org>, Amber Manfree <admanfree@gmail.com>

Greetings, If you permit this expansion, you must make a turn lane mandatory. That intersection is very busy with fast moving traffic. Visibility is poor for vehicles turning from Sanitarium Rd. Come visit; sit there for 15 minutes and you will see what I mean. Especially during rush hours. I do not know much about liability law; but permitting this project without a turn lane is really sticking your neck out. My neck also, because I pay taxes that fund such County blunders.

I am sure that you cannot consider this guy's past, but, remember his ask for construction of a restroom adjacent to the creek! And, the creek was not even on his drawings! I have often wondered if they have a permit to haul in all the dirt that never seems to end.

In earnest,
R. Dunn
Sent from my iPad

From: [Weissmiller, Sandra Jane](#)
To: [Trippi, Sean](#); [Brunzell, Kara](#); [Richmond, Pete](#); [Dameron, Megan](#); [Williams, Molly](#); [Brooks, Walter](#); [Cottrell, Anne](#)
Cc: [ruralangwin](#)
Subject: Angwin Resident in response to Bremer Winery Modification
Date: Saturday, April 18, 2026 10:16:37 AM

[External Email - Use Caution]

Dear Planning Commissioners,

I am writing to express my concern and opposition regarding the proposed expansion of Bremer Family Winery, located just below the hairpin turn on Deer Park Road near Sanitarium Road. These are my concerns and understanding. I learned about this project through community discussion on Nextdoor and appreciate the increased public attention to decisions that directly affect safety, infrastructure, and quality of life in Angwin and Deer Park.

I am a pharmacist who serves this community. I have lived in Angwin for almost six years, and have enjoyed working here so much that I chose to purchase a home. Angwin is peaceful and beautiful, but it also has limited infrastructure and resources. Residents willingly accept reliance on non-city water systems and limited services in exchange for a quieter way of life. This proposal appears to disregard those realities by intensifying commercial activity in a location already constrained by infrastructure.

The project would significantly increase traffic that benefits only a private winery while transferring risk to the public. Deer Park Road is a known safety hazard, with steep grades, limited sightlines, frequent accidents, and repeated guardrail damage—especially near the Deer Park/Sanitarium intersection and hairpin turn. Increased visitation, production, employees, parking, and special events at this location pose safety risks and inconvenience to daily road users.

I am particularly concerned by the request to waive required road and street standards, including exemptions that avoid a required turn lane. These standards exist to protect public safety and ensure fairness. Granting waivers at such a concerning location sets a troubling precedent, especially when others are required to comply.

Water supply and protection are also major concerns. Note our water bill access has gone up by ~ 20% recently. The proposal to rely on additional water from the Howell Mountain Mutual Water

Company raises questions about long-term availability, reliability, and rising costs for Angwin residents. If existing wells on the property are inadequate to support this expansion, it is not appropriate to shift that burden to a limited community water system. As a hospital employee, I am also concerned about increased winery and sanitary waste in the vicinity of the community Hospital well and Angwin's water source. These resources deserve the highest level of protection.

Someone must consider cumulative impacts.

For these reasons, I respectfully urge the Commission to oppose this expansion because public safety, water protection for residents and the hospital, and fairness should take precedence over private benefit.

Thank you for your time and consideration.

Sincerely,

Sandra Weissmiller PharmD, BCPS,

Angwin Resident and Hospital Pharmacist

--

Sandra J. Weissmiller, PharmD, BCPS

Email: sweissmiller@gmail.com

Cell: (415) 301 9137

Education is a better safeguard of liberty than a standing army. ~Edward Everett

Attention: Brunzell, Kara ; Dameron,
Megan walter.brooks@countyofnapa.org; Richmond,
molly.williams@countyofnapa.org Supervisor: Cottrell,

RE: BREMMER FAMILY WINERY PROJECT—A THREAT TO OUR COMMUNITY.

Due to the odd location/configuration of this project, just below the hairpin turn on Deer Park Rd., and the fact that many homes in the area burned and have not been rebuilt, few people affected by this project will receive formal notice.

Yet folks driving on Deer Park Rd. (commuters, workers, parents transporting kids, college kids traveling up and down the hill) will be most negatively impacted.

#1 The project proposed an increase in visitors from 3,600 to 12,500 visitors turning off of Deer Park Rd. just below Sanitarium Rd. With the current traffic use and support this will cause a major traffic jam. Installing a 4-lane connecting hwy with off and on ramps would tear up the whole area and still not resolve the traffic issues which even now during high traffic times and events, extend clear to the St Helena Pope Street bridge and onto Hwy 29.

#2 An increase in wine production from 15,000 gallons to 50,000 gallons. Interesting that this project is being projected at a time when many vineyards are pulling out vines and not harvesting grapes. From where is the funding source? and a few more questions could be added to that subject!

#3 Increase in parking, special events, employees etc.

#4 The project also proposes to use additional water from the Howell Mountain Mutual Water Company in Angwin to satisfy the expanded water demand! Angwin take note! Angwin Water company is noted in the summertime as running low on water resources to take care of the community..we do not need another large user to complicate our water resources.

#5 Of concern is the increased winery and sanitary waste that will result and be discharged into the area not far from St. Helena Hospital well! How is this even considered?

#6 The applicant (Bremer Family Winery) is requesting an exemption to the road and streets standard that trigger the need for a turn lane! They don't want to build a required turn lane! The Hairpin corner is already a hazard, and the proposal will increase the hazard to the commute traffic for PUC, The Hospital, and the Angwin community. Even now due to the closure of old Howell Mtn Rd and increased population in Angwin find the Road traffic in this area is hazardous.

#7 Proposes a winery driveway entering Deer Park Rd. Just south of Sanitarium Rd! Even currently there have been close calls as traffic from this location turns on the property from Deer Park Rd. as well as vehicles accessing the both the downhill traffic as well as the uphill traffic. It Does not make sense to grant an exemption to road standards?

Does this make sense to expand visitation and production at this winery given the extremely dangerous intersection?

Should any expansion occur here at all? NO CONTEST...THIS PROJECT SHOULD NOT BE ALLOWED AND WILL BE A HAZZARD FOR EXISTING TRAFFIC, COMMUTER USE, AND CERTAINLY CAUSE TRAFFICE TIE-UP AND HAZZARDS FOR THE LOCALS, THE FREIGHT DELIVERY, AND THE ANGWIN POPULATION, LET ALONE THE HAZARD THAT WILL BE PRESENT WHEN THE CUMMUNITY HAS TODO AND EMERGENCY EGRESS. (REMEMBER PARADIS CA. FIRE)

Should our private HMMWCO provide water? Are the wells on the Bremer property inadequate to support the proposed expansion? Napa Valley, St Helena, Angwin, Deer Park, and the Hospital draw water from this area as well as Howell Mountain. There is no reason to add additional usage and put the current water users at risk.

As drivers on this stretch of Deer Park Rd. You all know how dangerous the traffic is! How many time are the guardrails taken out! How many crashes occur at the Deer Park/Sanitarium intersection? There is absolutely no reason to put our community at increased risk in this area.

Other factors to consider in traffic safety is the approved but yet unbuilt 10,000 sq ft. winery (Danica Patrick) above the hair pin turn on blind curve, and a presumed rebuild of Burgess Winery (now Ink Grade) at some point!

As this project is in unincorporated Napa County most of you who drive these roads but live outside of the immediate project area will NOT RECEIVE NOTICE!

Let's proactively keep our roads safe for local drivers! Please submit your comments now!

--



Roger Lutz, Jr. (Angwin resident)
-Direct Cell/Desk (707) 486 3204

From: [Chris Carmichael](#)
To: [Trippi, Sean](#)
Subject: No On Bremer
Date: Monday, April 20, 2026 10:52:51 AM

[External Email - Use Caution]

Dear Mr. Trippi,

I am writing to formally oppose the proposed Major Modification to the Bremer Family Winery (Use Permit #P22-00086-MOD), including the requested exception to Napa County Road and Street Standards.

As a 26-year resident and homeowner in Angwin, and as a parent of children who commute to St. Helena five days a week, I have firsthand, daily experience with the limitations and risks associated with Deer Park Road. This proposal raises serious and unacceptable concerns related to traffic safety, emergency evacuation, and the potential legal and financial exposure to Napa County should this project be approved.

Deer Park Road is a constrained, rural, two-lane roadway with limited sightlines, minimal shoulders, and no meaningful capacity to absorb additional traffic. It already serves as a critical connector for residents, school traffic, leisure travelers and emergency services between Angwin/Pope Valley/Lake county and St. Helena. The proposed increases in production, visitation, employees, and on-site consumption will substantially intensify traffic volumes, turning movements, and congestion along this corridor. The applicant's request for an exception to avoid installing a left-turn lane further exacerbates these hazards by knowingly allowing unsafe traffic conditions to persist and worsen.

Of even greater concern is the project's direct impact on emergency evacuation. Deer Park Road is one of the primary evacuation routes for Angwin and surrounding communities during wildfire events. In recent years, Napa County has experienced multiple catastrophic fires, underscoring the life-or-death importance of maintaining clear, efficient evacuation corridors. Any increase in traffic—particularly from discretionary commercial uses such as winery visitation—creates foreseeable bottlenecks that could delay or prevent evacuation and impede emergency response.

Approving this project under these conditions exposes Napa County to significant liability. The risks are not speculative; they are well-documented and foreseeable. Should an evacuation be compromised, or should an accident occur as a result of increased traffic and inadequate roadway improvements, the County could face substantial legal exposure for having approved intensified use while simultaneously granting an exception to established road safety standards. This is especially concerning given that safer alternatives—such as requiring full roadway improvements or denying increased intensity—are available.

Furthermore, the reliance on a Mitigated Negative Declaration appears inadequate and inconsistent with the scale and severity of these impacts. The cumulative effects on traffic, evacuation capacity, and public safety are significant and cannot reasonably be reduced to a less-than-significant level through mitigation alone. A full Environmental Impact Report is not only warranted, but necessary to properly evaluate and disclose these risks.

For these reasons, I strongly urge the Planning Commission to deny the requested modification and exception. At a minimum, the County must require a comprehensive Environmental Impact Report that fully analyzes traffic congestion, evacuation constraints, and associated public safety risks before any consideration of approval.

The safety of residents, including families like mine who rely on Deer Park Road every day, must take precedence over the expansion of private commercial operations.

Thank you for your careful consideration of these serious concerns.

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