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## Public Comments

**From:** [Parker, Michael](#)  
**To:** [Trippi, Sean](#)  
**Subject:** FW: Angwin Development  
**Date:** Monday, June 15, 2026 12:43:37 PM

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**From:** ruralangwin <[kelliegato@gmail.com](mailto:kelliegato@gmail.com)>  
**Sent:** Wednesday, June 10, 2026 1:07 PM  
**To:** Cottrell, Anne <[anne.cottrell@countyofnapa.org](mailto:anne.cottrell@countyofnapa.org)>  
**Cc:** Bordona, Brian <[Brian.Bordona@countyofnapa.org](mailto:Brian.Bordona@countyofnapa.org)>; Amber Manfree <[admanfree@gmail.com](mailto:admanfree@gmail.com)>  
**Subject:** Angwin Development

[External Email - Use Caution]

Hi Anne,

Hope all is well.

Just writing to express my opposition to the recent developments proposed in the Angwin/Deer Park areas.

It's been a few years since the horrible fires and we seem to have lost site of those tragedies. The proposed projects all seek intensification of use in the highest fire severity zone in the county.

The Green Cemetery on Howell Mtn Rd. Deep in the coniferous forest

The D Vine winery on Las Posadas Rd. adjacent to grasslands and a forest

The Bremer Modification. Extreme danger due to chamise species and land contour/fire behavior

These projects put people into our forests and onto our roads. People are the number one cause of wild-land fires.

You have certainly read the recent SJ Mercury News article on fire evacuation routes in the Bay Area. Angwin is of course limited. A vehicle accident at either end could be a life threatening event should we be in evacuation mode.

<https://www.mercurynews.com/2026/06/08/is-your-community-wildfire-death-trap->

[study-deaths-number-escape-routes/](#)

While none of these projects have been appealed to the Board, it would be a good time to maybe pull together a few thoughts on Angwin in the General Plan.

There is just too much development pressure to not define and direct development with respect the community character and environmental values.

I am requesting that Angwin residents have a seat at any General Plan working group or advisory committees that are being developed.

Thank you caring for our Village.

Kellie Anderson

**From:** [Steven B](#)  
**To:** [Trippi, Sean](#)  
**Subject:** Public Comment – Bremer Winery Use Permit Modification – [Steven Burgess]  
**Date:** Thursday, May 28, 2026 6:42:22 PM

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[External Email - Use Caution]

RE: P22-00086-MOD, SCH2026040089 Bremer Winery

Dear Sean Trippi and Members of the PBES Department,

I am writing to express my strong support for the requested permit modification for Bremer Winery. I live only a few doors away from Bremer and was raised approximately a quarter mile from the property. I have known this area for most of my life and am familiar with the character of the neighborhood and its long agricultural history. I also serve as a firefighter at the station about half a mile away and have direct knowledge of the kinds of access, safety, and emergency conditions typical in this area. In my view, the request before you is modest in scale and appropriate for a small, boutique winery.

While I understand that some neighbors have concerns, I respectfully believe the Commission should evaluate this application on its actual scale, operational history, and likely impacts. Based on my experience in the area, Bremer Winery is a small operation, and I believe the requested modifications can be evaluated fairly in that context.

There are several reasons to support Bremer Winery's continued operation and thoughtful evolution. The wine industry has changed significantly, and today's consumers increasingly value direct, firsthand experiences with the producers they choose to support. Allowing a limited expansion of this permit will not create a new wave of demand; rather, it will allow visitors to experience one of the area's distinctive wineries in a more meaningful way. Bremer is located within an unusually rare and important viticultural setting. As the author of the AVA for Napa Valley's only all-hillside appellation, where only two wineries operate, while many others source fruit from the area, I believe this landscape and its wines deserve responsible public representation. Our AVA is average in geographic size for Napa, yet because hillside viticulture is difficult to establish and maintain, only about 250 vine-acres exist—roughly 1% of the AVA's total area. By contrast, the valley floor contains the vast majority of grape production and many more public tasting opportunities. In that context, limited visitor access to a winery like Bremer helps represent an important and uncommon part of Napa Valley's agricultural identity. In addition, the Bremers have demonstrated stewardship of the land and a commitment to producing wines with integrity, classic character, and accessible pricing. For these reasons, I believe the requested permit modification would support both the local agricultural economy and the broader character of Napa Valley winegrowing.

Thank you for your time and consideration of this matter. I respectfully urge the

Commission to approve the requested permit modification for Bremer Winery.

Best regards,

Steven Burgess

PO Box 11

Deer Park, CA 94576

**From:** [Scott A Whitacre](#)  
**To:** [Trippi, Sean](#)  
**Cc:** [kelliegato@gmail.com](mailto:kelliegato@gmail.com); [scottwhitacre@hotmail.com](mailto:scottwhitacre@hotmail.com)  
**Subject:** Bremer Family Application  
**Date:** Monday, May 4, 2026 7:53:24 AM  
**Attachments:** [image001.png](#)

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[External Email - Use Caution]

Subj: Bremer Family Winery Application

Mr. Trippi –

I am writing this letter to you for consideration as you review the Bremer Family Winery application for a huge amount of water usage for its operations, the environmental impact to such operations and traffic congestion on the main thoroughfare into Angwin.

My wife and I moved to Angwin in 2022, settling into a bucolic area far away from bay area traffic, crime, polluted creeks and graffiti. We cherish the lifestyle and have set down roots for our retirement.

What concerns me with the Bremer application is that they will be tapping into the limited, finite Howell Mountain water supply that is only replenished by annual winter rains. My wife and I are very conscious of our water usage and water our plants, wash our dishes and take showers with this conservation in mind. If Bremer is to more than double their current allocation of water, their operations will endanger the delicate use of water for our family and the small water district that serves us.

Additionally, I have read that there will be runoff winery operations, questions about storage of wastewater (tanks) that could severely impact down mountain homes and their yards/vegetation.

Finally, the traffic patterns for Deer Park Road will be impacted with congestion, a strong possibility of drunk drivers leaving the winery that could lead to damaging or fatal car crashes.

In summary, I implore Napa County to review all aspects of this

application as granting Bremer Family Winery their wishes, without a strong governance oversight of their operations will be a tremendous negative impact to our small community.

Scott and Denise Whitacre  
Residents of Angwin

**Scott Whitacre**

Master Data to Pay, Supplier Enablement  
Supply Chain Services

(510) 318-4601 (mobile)  
Scott.X.Whitacre@kp.org

Upcoming OOO:



Supporting Veteran causes across the Greater Bay Area

Diablo Valley Veterans Foundation – Board Member

<https://diabloveterans.org/>

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Thank you.

**From:** [Elaine de Man](#)  
**To:** [Trippi, Sean](#)  
**Subject:** Bremer Family Winery Expansion  
**Date:** Monday, May 4, 2026 1:27:00 PM

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[External Email - Use Caution]

Hello,

I am writing to express concerns regarding the traffic study prepared in support of the proposed Bremer Family Winery Use Modification.

While the study concludes that the project will result in minimal traffic impacts, that conclusion relies on a series of assumptions and methodological limitations that warrant closer scrutiny.

First, the project proposes a substantial increase in production—from 15,000 to 50,000 gallons annually—along with additional employees and expanded marketing activities. Despite this, the study assumes no increase in visitation and only 16 net new daily trips. This appears inconsistent with the operational realities of a significantly expanded winery, particularly given the likelihood of increased deliveries, service traffic, and employee commuting.

Second, the study relies on generalized trip generation rates rather than site-specific data, and does not appear to fully account for seasonal peaks such as harvest and crush, when traffic volumes are known to increase materially.

Third, the analysis is limited to a single intersection and standard peak-hour conditions. This narrow scope does not reflect actual winery traffic patterns, which tend to peak outside traditional commuter hours and during special events. As a result, the study may understate localized congestion and safety impacts on Deer Park Road.

Fourth, the study acknowledges that the existing intersection has an accident rate higher than the state average, yet does not propose meaningful mitigation beyond signage and circulation changes that depend heavily on driver compliance. This raises concerns about whether safety impacts have been adequately addressed.

Fifth, the proposed reliance on visitation limits and transportation demand measures assumes a level of compliance and enforcement that has not consistently been achieved in Napa County. Without enforceable mechanisms and monitoring, these assumptions should not be treated as guarantees.

Given these concerns, I respectfully request that the County:

- Require a more comprehensive traffic analysis that includes peak winery activity periods, seasonal variations, and event-related traffic;
- Expand the study area to evaluate corridor-level impacts along Deer Park Road;
- Require site-specific trip generation data, including delivery and service traffic;
- Evaluate safety improvements in light of the documented collision history;
- Establish enforceable limits on visitation and event operations, with monitoring and penalties for non-compliance;
- Consider cumulative impacts from existing and proposed wineries in the area.

In its current form, the traffic study does not provide a sufficiently robust basis to conclude that the proposed project will have less-than-significant impacts.

Thank you for your consideration.

Elaine de Man

**From:** [JJ](#)  
**To:** [Trippi, Sean](#)  
**Subject:** Bremer Family Winery  
**Date:** Monday, May 4, 2026 11:43:05 AM

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[External Email - Use Caution]

Hello Sean,

As a resident of 895 Sanitarium Road for 27 years, I have witnessed the traffic more than triple with all the new wineries in Angwin. Allowing The Bremer Family Winery to engage in a more robust business with additional guests and larger footprint will only worsen the dangerous traffic that now exists.

Google has determined that the shortest route to Angwin is via Sanitarium Road (and not Deer Park Road). The former owners of my land granted an easement to the county for a road. That easement was 20 feet. Hence, many of our homes sit close to the road with our driveways entering directly onto Sanitarium Road. I enter from Gleffe Lane and it is on the extended curve of the road. There are blind curves in either direction. Both lanes of traffic are not visible to me until I am actually in the road. As well, down hill traffic has no warning of vehicles entering from the other side - the northern side.

Transit to our mailboxes has always been a challenge. We must walk on the shoulder to access our daily mail. Our trash bins need to be stationed in the shoulder as well. Setting them out and retrieving them is always a race back to safety. College students and distracted drivers have left their side mirrors and hubcaps, on multiple occasions.

I believe that the county needs to take a look at the safety burden additional traffic to Bremer would cause residents along Sanitarium. Once again, Google gives Sanitarium Road as the fastest route.

Thank you.  
Jolaine Martel  
895 Sanitarium Road  
Deer Park  
415-307-7100

**From:** [Chris Malan](#)  
**To:** [Trippi, Sean](#)  
**Cc:** [Brunzell, Kara](#); [Dameron, Megan](#); [Richmond, Pete](#); [Williams, Molly](#); [Brooks, Walter](#); [Cottrell, Anne](#); [Bordona, Brian](#)  
**Subject:** Bremer Winery Mitigated Negative Declaration CEQA comment submission  
**Date:** Monday, May 4, 2026 7:17:32 AM

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COMMENTS BY THE INSTITUTE FOR CONSERVATION ADVOCACY RESEARCH AND EDUCATION/ICARE

Bremer Family Winery California Environmental Quality Act Comments

Napa County Planning Building and Environmental Services  
Mitigated Negative Declaration/MND  
P22-00086 Bremer Family Winery  
Major Modifications  
925 Deer Park Rd.  
St.Helena, Ca.

Re: Bremer Mitigated Negative Declaration comments:

**This applicant, Bremer Family Winery, must do an Environmental Impact Report/EIR due to significant environmental impacts not discussed in this Mitigated Negative Declaration/MND and commented on here:**

1. *The Howell Mt. Water District's letter of 7.19.17 confirms they will serve water for the Bremer Family Winery needs of .68af/year to produce 15,000 gallons of wine then. Where is the letter from this water district approving an increase to 1.38ac/ft/year to increase production to 50,000 gallons for their winery needs per their application for expansion for this major modification to the winery?* Increasing water demand from .68ac/ft/year to 1.38ac/ft/year is substantial and may need a water availability study that includes Howell Water District's assessment of this increased need for winery water given: climate change and drought; freshwater harmful algal blooms causing a diminished source water supply; deliverability in competition with other district needs.
2. *Spraying off excess wastewater has this criteria: not allowed 24 hours prior to or 24 hours after a rain event. What is the environmental impact due to climate change increasing the magnitude of heavy and increased rain events in succession on their need to spray off wastewater? Shouldn't the MND have criteria for spraying off wastewater during prolonged and successional climate change conditions that shall be protective of water quality in Canon Creek?* This wastewater as runoff in long rain events can be harmful to listed species in the creek, therefore requires a narrative discussion in an EIR.
3. Steelhead inhabit Canon Creek and this MND does not discuss protections of them as a listed threatened species under the Endangered Species Act, along with California Fresh Water Shrimp and Western Pond Turtle (specie of concern). *Why doesn't the EIR discuss protected species and how this will impact listed species habitats in Canon Creek when Bremer sprays wastewater from producing wine?*
4. The Bremer Family Winery, must have a National Pollution Discharge Eliminations Permit/NPDES approved by the San Francisco Bay Regional Water Quality Control Board, but where is it? This application, Use Permit and MND does not include the NPDES permit. *Do the owners have their NPDES permit? During the EIR process this shall be available to the public for comments, right?*
5. *Canon Creek ( or the tributary) that runs through the Bremer property, is not properly shown on any of the application maps, therefore, can the environmental document improve this in the EIR such that the winery expansion will not impede the riparian zone and this important public resource?*
6. *Due to the existing winery and vineyards and other hard construction, Canon Creek habitats have been*

*degraded. Why does the MND neglect the current degraded conditions of the stream on the Bremer property? Shouldn't the MND disclose and discuss needed restoration mitigations due to previous development there? An EIR is needed to discuss past and present conditions and to open up discussions and problem solving to improve the stream, which will face environmental impacts due to the requested expansion?*

7. *Shouldn't the request by Bremer for an exception from installing a left turn on to Deer Park Lane, requires studies that address: wildfire escaping residents and visitors fleeing Bremer Family Winery? Is there an emergency escape traffic study for these impacts?*
8. The Mishewal Wappo of Alexander Valley inhabited the entire Napa River watershed lands. The Bremer Family Winery resides in this territory. ***Why wasn't this tribe consulted with during any of the construction of the Bremer Winery and vineyard?*** TekTekh Gababldon is the Tribal Preservation Officer. The EIR must notify her of this Bremer Family Winery Expansion according to statute to consult on tribal cultural uses.
9. ***Why doesn't the MND discuss groundwater dependent ecosystems mitigations?*** All streams are GDE.

ICARE looks forward to commenting on an EIR, never done on the vast illegal developments over the years of this ownership, corrected by use permits and county staff compliance governance due to illegal developing avoiding proper conservation regulations and permitting. This owner would rather build first and ask for forgiveness later, promoting an atmosphere of unfair business practices and avoidance of protecting special status species and water quality. Therefore, an environmental impact report, finally, is needed and appropriate to protect the environment.

[In Collective Protection of Mother Earth, So All May Live On,](#)

*Chris Malan*

Executive Director

Institute for Conservation Advocacy Research and Education

ICARE

icarenapa.org



707.322.8677

**From:** [Carolyn Sanders](#)  
**To:** [Trippi, Sean](#); [Carolyn Sanders](#)  
**Subject:** Bremer Winery Proposed Project  
**Date:** Tuesday, May 5, 2026 3:24:20 AM

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[External Email - Use Caution]

To The Planning Commission of Napa County,  
As a concerned citizen, and resident of Angwin since 1999 (and previously St Helena since 1990), the proposed expansion at Bremer Winery raises serious concerns for my family and community.

Please say NO to this expansion project.

My objections to the proposal includes, but is not limited to:

1) Traffic Safety-

~Coming downhill from the hairpin turn at the former Burgess Winery, cars pick up speed, and there is a right turn lane to go to the alternate route to Silverado Trail, intersection at Sanitarium Rd. Fast drivers gauge this all the time to get to the bottom of the hill faster. Both choices have VERY minimal (if any) shoulders or pullout zones for car malfunctions or emergencies. These roads are already safety nightmares, both up and down Deer Park Road and into Howell Mountain.

~Going uphill, cars get past the Foothills School zone, and accelerate at the 45 mph speed limit and beyond. Anyone turning onto Deer Park from Sanitarium, especially above the hospital, especially going left onto that stretch to Angwin, needs to look once, twice, three times to get safely onto Deer Park Rd as it is (the same holds true from Glass Mountain onto Sanitarium below).

~There is a hospital with emergency vehicles needing access to this zone.

The demographics of this expansion is a conflict for this necessary corridor.

~Construction would likely impact commuters to and from school (Angwin has no High school and we share, along with Pope Valley, the High Schools below this intersection, and many middle/elementary school students also commute to St Helena or Calistoga to attend school).

~New construction would add wear and tear to the already well travelled and vulnerable roads, as would future delivery trucks, employee vehicles, and visitors.

2). Conservation and Wildlife- Please make sure a comprehensive study is done in this sensitive area in regards to streams, flora and fauna! This an area sensitive to wildlife and erosion (the latter being another road safety consideration).

3). Fire/Emergency Evacuation- Howell Mountain Rd is our main evacuation for the entire Angwin Community and surrounding areas in case of emergency. It is already very limited in its capacity to serve in a crisis situation or evacuation, especially as it feeds into St Helena, with its own evacuation limitations on the valley floor, and especially after the county recently approved construction of a new hotel at Lodi Lane which has a history of flooding at the bridge over the Napa River.

4). Water Usage~ Howell Mountain Mutual Water Company has limited reserves to support its current customers and this expansion would potentially impact/compromise availability of water to homeowners in the HMMWC area, thus negatively affecting our community.

I must ask, what about this project is good for the upvalley, especially Deer Park, Angwin and

Pope Valley ? Would it benefit Napa County in a significant way, considering the potential negative consequences?

Thank you for your consideration.

Carolyn Sanders

**From:** [Oberschulte Oberschulte](#)  
**To:** [Trippi, Sean](#)  
**Subject:** Comment - Bremer Family Winery Permit Hearing  
**Date:** Sunday, May 3, 2026 6:08:53 PM

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[External Email - Use Caution]

To: Sean Trippi, Napa County Planning Commission  
Re: Bremer Family Winery  
Planning Commission Permit Hearing, May 6, 2026

Richard & Candace Oberschulte's Written Comment:

As Deer Park homeowners and neighbors to Bremer Family Winery let it be noted that we 100 percent oppose any further land use permits, building expansions, event expansions, production & water use expansions et al requested by Bremer Family Winery.

The Bremer's have a long history of dishonest practices actualized in significant legal battles i.e. Permit Violations; Illegal Construction; Environmental Damage; California Water Code Violation; Lawsuits & Settlements (including code enforcement lawsuit with Napa County).

Napa County filed its code compliance lawsuit against the Bremers in August 2017. In court papers, it called the winery "a continuing public nuisance." The list of alleged violations included holding unpermitted marketing events, having too many visitors, using the wine barrel storage cave for events & tastings, renting the winery for events, using a tractor storage shed and grounds for a pizza oven and bocce ball court and making various improvements without building permits."

When will Napa County learn that past behavior can equal future behavior especially by the privileged wealthy? In a statement made by Soda Canyon [Road.org](#), they stated "The Bremer Winery has become the poster child of good-life developer hubris and county impotence in dealing with it. The feeling that is better to ask forgiveness than permission is evident in all of the efforts the Bremers have taken to develop their wine county ambitions."

The settlement with Napa County in 2017 permitted Bremer Family Winery to host 3,600 visitors a year - or 300 visitors a month, and no more than 70 guests a day. Visits restricted between 8 am and 5 pm seven days a week.

Now, today, the Bremer Family Winery permit requests are excessive. Asking for 12,500 visitors a year, nine winery events per year and unrealistically an increase in 35,000 more gallons of wine every year from 15,000 gallons to 50,000 gallons. We have over 30 years experience in winery operation and know it takes a lot of water to make wine. The increase in wine production would also increase the amount of waste water generated. Where will additional water come from and how will the winery wastewater be properly treated? Also, more visitors means more domestic sewage, it seems unlikely the the current sewage system has the capacity. How will all of this affect the community of Deer Park? What would be the impact on Canon Creek?

Please consider:

- NO to all the extra traffic on our small - already dangerous - two lane roads.
- NO to the possibility of more drunk drivers
- NO to the added pollution
- NO to all the loud noise and dust of construction

(NOTE: Since the 2020 fires and drastic loss of trees, noise levels have increased for us)

- NO to turning us into an industrial zone, there is so much rock on their property that when they are preparing land for vineyard planting, it is more like they are operating a quarry.
- NO to proven liars

We are a small residential agricultural community, this is why we choose to live here.

Sincerely,  
Richard & Candace Oberschulte

We conclude with this:

In the Letter to Napa Planning Commission 6/23/2020 written by Grant Reynolds, Director, Water Audit California regarding Bremer Family Winery (Applicants), he CONCLUDED on page 23:

“The Applicants motivation is obvious, maximization of their investment. They apparently have no particular affection for the riparian way, and the law does not compel them to have one. The law only provides what they may do, or may not, and their only duty is to obey the law.

The planning department has a different role. They should apply the law to the facts and come to a fair and legal recommendation. It is not proper for a public employee to obfuscate. It is not their job to act as an advocate for the Applicants. There is a universe of highly compensated consultants available for that task. The planning department’s role is to act as the public’s advocate.

An inquiring mind is inevitably left with the unanswered question of the motive for all of this skullduggery, but Water Audit has concluded that for the moment the motive is of no matter. The Ordinances anticipate and provide precisely for this situation, and they make no provision for motive or party.

It is submitted that it is the duty of the Commission to conform the Applicants conduct to the law. The alternative is anarchy in this realm.”

**From:** [GREG PETERSCHMIDT](#)  
**To:** [Trippi, Sean](#)  
**Subject:** Comments on Bremer Winery permit  
**Date:** Sunday, May 3, 2026 8:01:30 PM

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[External Email - Use Caution]

We are writing as concerned citizens regarding this application for the expansion of Bremmer Winery, which is our immediate neighbor and their property abuts ours. Our concerns are these: They are proposing a significant increase to the volume of wine produced as well as increasing the number of visitors to the winery. This will undoubtedly increase their water usage while we remain in a drought situation. Even more concerning is the potential impact on traffic. Deer Park Rd. is a narrow, winding 2-lane Road, which services both Angwin and Deer Park communities and is the only meaningful usable road in and out of these communities on a day-to-day basis. Also, with the hospital close by, there are often ambulances traveling on that roads, as well as other emergency vehicles during times of wildfires. We have seen situations where traffic accidents have blocked Deer Park Road for hours.

The winery sits just across from the intersection of Sanitarium Road and Deer Park Road. This already can be a tricky intersection, and with increased traffic in and out of the winery, it can be even more treacherous. Without any additional left or right turn lanes, traffic could easily get backed up, and it increases the danger of people driving in and out of that Winery making left-hand turns onto Deer Park Rd or crossing directly onto Sanitarium.

All these issues would be accentuated by an increase in use permit, if granted, to Bremmer Winery at 975 Deer Park Rd. We believe this expansion is not in the best interest and safety of the surrounding communities and we oppose the granting of this permit as currently proposed.

Please let us know the outcome of your decision.

Most, sincerely,  
Kaaren & Greg Peterschmidt  
1155 Deer Park Rd. Deer Park, 94576

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PLANNING, BUILDING &  
ENVIRONMENTAL SERVICES

Dear Sean Trippi and Napa County Planning Commissioners,

My name is Herman Froeb and I have resided at 1021 Deer Park Road since 1985. The majority of my life has been in wine production including 25 years right up the street at Burgess Cellars, so I can say I know the Deer Park (94576) neighborhood fairly well. I've had a front row seat on the evolution of various ordinances including the Residential/Agricultural zoning ordinance.

After reviewing the site plan I noticed that my residence immediately adjacent to the property line, and the proposed waste water effluent spray field was NOT shown on the site plan application! Similar to the winery stream not being shown on their restroom permit application. My residence needs to be taken into account and the spray field relocated to another part of their property. The prevailing winds blow directly onto my home and it wouldn't take much to blow spray onto my house, garage, and cars. When the Bremers dug their caves, their dirt cave exhaust blew directly onto my residence, creating a fog and a daily layer of dirt. Their refusal to shut down after five grabbed my attention, and typifies their actions.

Their history of receiving a permit, building and altering the permitted work, and then applying for a modification appears in their history of red tags and litigation achieving their goals. The restroom on the stream bank stands as also do the two bridges. Their work needs to be monitored, and the dust controlled.

An Estate Winery needs to ferment the grapes it grows, or controls in the same AVA, and then bottle "estate". Estate in this case is either the Crystal Springs or Napa Valley, but not Howell Mountain AVA. The increase in gallonage is about the difference between 95 tons and 310 tons-about triple. Everything basically triples- refrigeration, electricity, winery waste, water use, grape deliveries, crushing, pressing, bottling, -in other words getting very close to industrial. The Residential in Residential/Agriculture zoning needs to be taken into account, and I really don't know where 12,500 visitors fit into Residential Agriculture neighborhoods, which also brings up how did they get permission for 3,600 visitors without a public hearing? Deer Park Road really does not need the extra traffic!

I'd like to see this permit tabled until the winery waste spray field location is relocated, the increase in visitors and special events kept as is, and a determination of the affects of the Bremer Winery on the water table.

Sincerely and Respectfully,

Herman Froeb

**From:** [Bernice McCrorie](#)  
**To:** [Trippi, Sean](#)  
**Subject:** BREMMER Letter for Planning Meeting  
**Date:** Saturday, May 2, 2026 5:52:06 PM  
**Attachments:** [Bremmer Letter.pdf](#)

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[External Email - Use Caution]

Good Morning, Sean,

We have written the attached letter to present to the Napa County Planning Board and are out of state and unable to attend the meeting this week.

Would you please read it and share it with the other board members and/or anyone else that should be aware of our comments and concerns? Is there someone that can read/present this letter at the meeting?

Being ADJOINING PROPERTY OWNERS to the Bremmer property we feel this newest proposal for their expansion would negatively affect us.

Thank you for alerting us to the changes that are proposed.

Please confirm receipt of this email.

Thank you for your help.

Hansel (Hank) and Bernice McCrorie

1000 Crestmont Dr.

Angwin, CA 94508

May 2, 2026

To Whom It May Concern:

We own 14 acres of property on Crestmont Drive directly above the Bremmer property.

For years when the Bremmer's were expanding their property by adding outbuildings and increasing the size of their vineyard the view below us was of a construction yard with heavy equipment, discarded pieces of projects...a complete trashy scene.

Our (and perhaps others) contacted the County people in charge of this sort of "dump site" and over a period of time it was corrected.

The proposed change and enlargement of this same property cause us considerable anxiety since these owners were negligent in their concern about how their neighbors were affected in the past. It was a shame that the County finally had to "step in" to correct an issue that should have been just neighborly thoughtfulness.

A major issue of course is the increase in ground water usage which is a major concern since the Crestmont community residents are dependent on their wells for household water.

Then there is the issue of increased activity including constructing additional buildings and adding to vineyards directly below us on Crestmont Drive which will cause dust, blasting noise and tremors, along with a huge increase of cars, buses, limos, people constantly coming and going will without doubt change the beautiful, serene view of the Valley directly below our homes. This gorgeous, peaceful valley view is one of the main reasons that we, along with the other residents, have purchased these properties and this major change on the Bremmer property below all of us can perhaps negatively affect all of our real estate values and the purchase/sale of these properties.

Another concern for the whole population in the Angwin community is how this change to making the Bremmer Winery a larger business operation to become a tourist destination is going to impact and further endanger driving on Deer Park Road. As it noted in the traffic evaluation study report that was done, an average automobile speed was shown to be faster than the required speed limit on this narrow, winding road. It is only common sense to realize what a new addition to an already challenging intersection and a turn lane will cause in the way of traffic and automobile accidents. There have already been automobile related deaths on this road.

Please be aware that there are MANY, MANY people who will be NEGATIVELY impacted if the Bremmer property proposal is allowed to be approved.

Hank and Bernice McCrorie

1000 Crestmont Dr.

Angwin, CA 94508

*Hank McCrorie*

*Bernice McCrorie*

**From:** [Thomas Northrop](#)  
**To:** [Trippi, Sean](#)  
**Subject:** Bremer Family Winery expansion  
**Date:** Monday, April 27, 2026 6:11:14 PM

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[External Email - Use Caution]

This expansion and use of our water is not realistic for our community. The impact of a production increase of 50,000 gallons a year of wine is not addressing the water used to grow the grapes. The septic system for this expansion would also use a huge amount of water. Not at this time please. The expansion is out of line with the use of wather alone. Thank you, The Northrop Family longtime residents.

**From:** [Patricia Damery](#)  
**To:** [Trippi, Sean](#)  
**Cc:** [Parker, Michael](#)  
**Subject:** Bremer Major Mod Hearing Public comment  
**Date:** Wednesday, April 29, 2026 5:26:39 PM

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[External Email - Use Caution]

Please submit to the Planning Commissioners

Dear Mr. Trippi,

This letter is in regard to the Bremer Winery Request for a Major Modification.

I am concerned about the cumulative impacts on the people of Angwin should this major modification be approved, which could be significant:

1. The project says it will get water from the Howell Mountain Municipal Water Company, a small company that relies on rainwater runoff from several small lakes. The system can be taxed already, according to resident users. The magnitude of this expansion and the water use it requires puts pressure on the water supply of current users.
2. The project includes a water availability analysis without any included well data. Where the water is coming from, and how much, is unclear.
3. The wastewater treatment facility is located near a well that supplies water to St. Helena Hospital and 600 nearby residents. This risks contaminating an important well.
4. The project itself is in a very-high-fire-severity zone. Increasing visitation threefold increases traffic in an area near several schools, including a college of over 1000 students. The schools themselves have varying degrees of school traffic.
5. Meanwhile, the request is for an exception to the Road and Street Standards that requires a left-turn lane. In such an area, the last thing needed is a Road and Street Standards exception. What about the safety of residents and students?

And last, but certainly not least, Bremer has had numerous violations. Can they be trusted to abide by the conditions of approval? They have caused the County a lot of trouble. Maybe it is time to just say NO!

I urge you to deny this request.

Patricia Damery  
3185 Dry Creek Road  
Napa 94558

**From:** [Merilyn Chaffee](#)  
**To:** [Trippi, Sean](#); [Brunzell, Kara](#); [Dameron, Megan](#); [Brooks, Walter](#); [Richmond, Pete](#); [Williams, Molly](#); [Cottrell, Anne](#)  
**Subject:** Bremer Winery Expansion  
**Date:** Tuesday, April 28, 2026 2:08:34 PM

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[External Email - Use Caution]

Dear Napa County,

I understand the Bremer winery is wanting to expand. I have concerns about this. I drive past this intersection daily and I think increased traffic without a turn lane being added could really be dangerous.

I also read that they will be using Howell mountain water which I think is a very bad idea. I've lived in the area for many decades... in fact my late uncle Victor Aaen was instrumental in designing the Howell mountain water system many years ago, and on years where we experience less rain this could mean people don't get enough water so that grapes can. I like the idea of prioritizing people.

Thank you for hearing my concerns,

Merilyn Chaffee

**From:** [mary\\_j\\_obrien@yahoo.com](mailto:mary_j_obrien@yahoo.com)  
**To:** [Trippi, Sean](#)  
**Subject:** Bremerton winery modification  
**Date:** Friday, May 1, 2026 8:59:40 AM

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[External Email - Use Caution]

Good morning Sean,

I live in Pope Valley and use Deer Park often. Where the turn lane is being proposed for Bremer is going to cause accidents. Now when drivers are coming down the hill will swerve into the oncoming uphill lane to pass drivers turning right down Sanatarium and I have witnessed many near misses and accidents.

Drivers going up the hill are trying to race to be ahead of the Drivers that are turning left from Sanatarium onto Deer Park.

A turn lane right there would make cars swerve around the cars exiting to the winery into oncoming downhill traffic or cars exiting Sanatarium going up the hill.

The issue is the straight away on that section of Deer Park has drivers going up to 80mph sometimes, unsafe passing there is common also.

The only safe way for this to happen would be a round about there but nobody seems to know how to use those either.

Just wanted to offer my perspective on the situation.

Thank you  
Mary

**From:** [Paul Moser](#)  
**To:** [Trippi, Sean](#)  
**Cc:** [Bordona, Brian](#); [Amber Manfree](#); [Cottrell, Anne](#)  
**Subject:** Proposed Bremer Winery Expansion P22-00086-MOD  
**Date:** Tuesday, April 28, 2026 1:18:42 PM

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[External Email - Use Caution]

Dear Mr. Trippi--

I am writing to oppose the expansion request of Bremer Winery. As someone who worked in Napa Valley winemaking for more than 30 years and lived in Angwin for 17 years, I certainly appreciate that, as the lifeblood of the county's economy, winery requests for expansion/improvement should be given all consideration. Still, this particular situation raises very serious red flags, and in my view should be soundly rejected.

I have driven Deer Park Road thousands of times and am as aware as anyone of the dangers of this expansion project in a spot just below a hairpin turn on a narrow two-lane road. It is not sensible to contemplate the proposed expansion in produced gallonage and in yearly visitors on this site, even were a turn lane to be included in the plan. The fact that such a turn lane is not included makes what are clearly powerful objections (water usage, parking, etc.) into a potential horror story. I hope that the needs of the community as a whole will prevail over this misguided attempt to expand a business in a location that is chancy in terms of both public safety and the environment.

Sincerely,

Paul Moser  
39 Culbertson Court  
Napa

**From:** [Parker, Michael](#)  
**To:** [macellaoneill@gmail.com](mailto:macellaoneill@gmail.com)  
**Cc:** [Trippi, Sean](#)  
**Subject:** PUBLIC COMMENT: Bremer Winery major Modification request  
**Date:** Tuesday, April 28, 2026 7:08:44 AM

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Good morning - Thank you for submitting public comment. Confirming receipt and forwarding it to Sean Trippi, cc'd here, who is the assigned project planner for this proposed project.

Thank you,  
Michael

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**From:** macellaoneill@gmail.com <macellaoneill@gmail.com>  
**Sent:** Tuesday, April 28, 2026 05:46  
**To:** Parker, Michael <Michael.Parker@countyofnapa.org>  
**Subject:** Bremer Winery major Modification request

[External Email - Use Caution]

I am writing on behalf of both myself and my mother to oppose any accommodation whatsoever for Bremer Winery . Given their history of violations & behaving as poor neighbors & worse stewards of their property , we would like to see them forced to repair what damages it is even possible to repair that they have already inflicted upon the land & their unfortunate neighbors , to say nothing of their disrespect for the laws that are supposed to govern us all. Laws put in place to safeguard water, public safety etc & that reflect the will of the people .  
Macella O'Neill

**From:** [Heidi Pfeifle](#)  
**To:** [Trippi, Sean](#)  
**Subject:** Bremer Family Winery expansion  
**Date:** Thursday, April 30, 2026 6:45:09 PM

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[External Email - Use Caution]

Dear Mr. Trippi,

I am writing to express my concerns regarding the proposed changes associated with the Bremer Family Winery's operations, specifically the addition of a second driveway, the anticipated increase in visitor traffic, and the need for a dedicated left-turn lane.

While I understand and appreciate the role that wineries play in supporting our local economy, these particular changes raise significant safety and quality-of-life concerns for nearby residents. The introduction of a second driveway will increase traffic flow in an area that cannot safely accommodate higher volumes of vehicles entering and exiting. As a person that uses this road several times a day, this is not a place that would be safe for people pulling out, or people turning into the winery. As I have to deal with our winery visitors on the Silverado trail as well, and frequently are delayed to appointments due to them searching for the entry of wineries, I see this happening on this road as well. Increasing the volume on this road not only is a hazard for when there are emergencies but just for general everyday commuting.

Additionally, any increase in the number of visitors to the winery will inevitably lead to more congestion, noise, and potential safety risks, particularly during peak hours and special events. Without proper infrastructure improvements, these impacts could extend beyond inconvenience and pose real hazards to drivers, and cyclists.

The proposed need for a left-turn lane further underscores the seriousness of the traffic impact. If such a measure is necessary, it suggests that current road conditions are already insufficient to handle existing or projected traffic levels. I urge the county to carefully evaluate whether the surrounding roadway infrastructure can safely support these changes before granting approval. The other issue is our county already has a problem taking care of their county roads. In the 29 years that I have lived here, the road has been paved once. Yet there are somewhere County roads that sections get paved yearly.

I respectfully request that the county do not give this permit to the Bremer Family Winery.

Thank you for your time and consideration of this matter.

Sincerely,  
Resident of Angwin  
Heidi Pfeifle  
72 Cold Springs Rd, Angwin

To: Napa County Planning Commission

Re: Bremer Family Winery User Permit Major modification # P22-00086 MOD & Exception to the Napa County Road and Streets Standards

From: Larry Vermeulen  
670 Crystal Springs Road  
Deer Park

April 30, 2026

Dear Planning Commissioners,

One of things lacking in all traffic studies is a local familiarity with the roads and traffic patterns in question. Consultants are hired to perform an analysis. They research the relevant records, and at some point they send some interns or junior engineers out with counters and clipboards to count cars, pedestrians, and bicycles for a couple of days. Upon conclusion of their count, they think they understand the traffic patterns of the neighborhood. But they invariably miss the mark. Such is the case with the Traffic Study for this project.

According to the Study, the County requires two Friday intersection counts (4:00-6:00pm) and two Saturday afternoon counts (1:00-3:00pm). Section 2.1.2 says, "New peak period multi-modal counts were conducted as the Bremer Family Winery driveway at Deer Park Road intersection in January 2022." However, the footnote says the counts were performed in January 2023, so already one must question the accuracy and attention to detail of the study.

Table 2.1 illustrates "Pedestrian and Bicycle Volumes, Friday PM and Saturday Midday Peak Hours". But the footnote indicates that the data is based on counts made on January 20 and 21, 2023. That's only one Friday and one Saturday. What happened to the requirement for two Friday and two Saturdays?

Based upon this limited count, the consultants arrived at the conclusion that few people ride bicycles on this road. Had they contacted local bike clubs they would have learned that the challenging climb from the Napa Valley to Angwin is a popular ride. The descent down the hill from Angwin to the Silverado Trail is thrilling and a bit dangerous, given the lack of designated bike lanes and the upper Sanitarium Road/Deer Park Road intersection, opposite the Bremer Family Winery driveway.

In fact, this intersection can be dangerous for vehicles as well. The downhill straightaway below the hairpin curve on Deer Park Road is sometimes used, illegally, for passing by impatient drivers who have been bottled up in slow-moving downhill traffic. The right turn lane to Sanitarium is short in length and those making that turn often catch the high speed traffic behind them unawares, leading to aggressive braking, or swerving around the right-turning vehicle, into the opposite lane, to avoid rear-ending the vehicle slowing to make the turn.

Section 2.2 of the Traffic Study, Collision Analysis, states, ‘the intersection is experiencing a collision rate higher (*almost double*) than the 2019 California average for smaller facilities.’ It goes on to state, “The majority of the collisions (5) were either ‘rear-end’ or ‘broadside.’”

Section 7.1.1 says, “Radar speed surveys of Deer Park Road were conducted for the roadway in the project area. 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 area is 45 MPH.”

One must conclude that if 85% of all vehicles are traveling at or below 52 MPH, the remaining 15% must be traveling at greater than 53 MPH. No mention is made of maximum speeds observed but I have observed speeding in the range of 60+ MPH along this stretch of road numerous times.

One of the significant factors that was missed by the consultants is the fact that Pacific Union College in Angwin is an Adventist facility. They observe the Sabbath from sundown on Friday to Sundown on Saturday. This is very quiet time on the college campus and in the community in general. But after sundown on Saturday, many of those college students leave Angwin and head down to Napa to enjoy fast food, movies, and other entertainment not available in Angwin. These are younger, less-experienced drivers, and many of them have fast cars. There have been frequent wrecks on Deer Park Road involving college students who take those curves too fast and lose control.

The Traffic Consultants concluded that a left-turn lane was warranted at the Bremer Family Winery driveway, but the applicant managed to convince them that none of their visitors would be coming down the hill from Angwin. While the majority of their visitors may indeed come from the Napa Valley, it is not unlikely that some will come down the hill. There are wineries in Pope Valley and in Angwin so it’s not unlikely that Bremer Family Winery would be another stop in a tour of that area and could be visited by tourists returning to the Napa Valley for the night.

The applicants also overlook the fact that a great deal of reasonably-priced rental housing exists in Angwin and some of their regular and/or seasonal employees may live there.

Simply put, one cannot say that “nobody” will need to make a left-hand turn into the winery from Deer Park Road.

Nonetheless, should the Commission agree with the applicant, that doesn't eliminate the need to make the driveway a safe entrance. The approach for right-turning vehicles coming uphill has a limited turnout area and requires a fairly sharp right turn into the driveway due to the mailbox and utility pole on the south side of the driveway. I am concerned that a larger vehicle turning right into the driveway would swerve left, crossing the center of Deer Park Road to facilitate their turn. Given that the driveway is at the intersection of Sanitarium Road and the Traffic Study has documented the hazardous nature of the intersection, improvements to facilitate safe right-hand turns are warranted.

The applicants have argued that they don't want to move their historic mailbox, but this is a relatively simple matter. The adjacent utility pole should be moved too, though this is a greater challenge. Nonetheless, in the interest of safety, improvements must be made to ensure that larger vehicles can safely make the right turn with further endangering the intersection.

The plans relating to access for fire equipment show a Type 1 Engine. These are approximately 35 feet in length. But a charter bus, like one that might be used to transport guests to one of the 100-person, or 50-person events, is 45 feet long. It's going to be very difficult for a vehicle of that length to make the right turn, and then align with the narrow, 13-foot-wide gate, without swinging wide toward the center line of Deer Park Road. This is the perfect recipe for a head-on collision. No amount of protest from the applicant should allow conditions like that to be approved.

Respectfully submitted,

Larry Vermeulen

5-1-2026

Dear Chair Brunzell and Planning Commissioners,

Please accept my Comments and **request for denial** of the proposed Bremer Winery modification. P-22-00086-MOD and Exception to Road and Street Standards.

### **Existing conditions**

**#1** Current permitted visitation of 3,600 was never subjected to public notice or public hearing. This number was part of the lawsuit settlement agreement between Napa County and Bremer. Permitted visitation prior to settlement agreement was 1 visitor per day.

<https://www.winebusiness.com/news/article/188729>

“The 1979 use permit allows one visitor per day and up to six per week and no public tours or tastings, according to the complaint.”

**#2** During the history of Bremer vineyard development, unpermitted encroachments occurred on two unnamed blue line streams.

One encroachment was the subject of a Regional Water Quality Control Board Clean Up and Abatement Order.

[https://www.waterboards.ca.gov/sanfranciscobay/water\\_issues/hot\\_topics/Bremer/WaterBdEnforcement/\(6\)%20Final\\_CAO\\_Bremer\\_Family\\_Vineyard%20-%207-17.pdf](https://www.waterboards.ca.gov/sanfranciscobay/water_issues/hot_topics/Bremer/WaterBdEnforcement/(6)%20Final_CAO_Bremer_Family_Vineyard%20-%207-17.pdf)

But important to Planning Commission consideration, is a second stream encroachment violation and is the subject of a County of Notice of Noncompliance issued November 4, 2015. This violation occurred on project parcels APN #021-400-002 & 021-420-027.

Correction of this violation was required by a revision to Erosion Control Plan P11-00317-ECPA 7-31-2012 and was specific as to required stream restoration work summarized below.

The Revegetation Plan included Mitigation Measure BR-1.c **"Shall include a stream setback restoration component to restore areas within required County stream setbacks resulting from existing vineyard development encroaching into the designated stream setbacks as required by Mitigation Measure BR-4a along the southern side of the blue line tributary located on APN# 021-400-002. The plant pallet of the re-vegetation plan shall include native ground cover, shrubs and a minimum of 25 oak trees typically found in this area and are compatible with/consistent with the area to be restored. "**

Mitigation Measure BR-1c.iv requires:

**“Following implementation of the revegetation plan, a monitoring report shall be provided to the County annually until which time a minimum 80% survival rate has been reported. Monitoring reports shall include the success of planting, number of replacements necessary, photographs, and other information that illustrates the condition and location of any failed plantings.”**

County staff kindly submitted a public Records Request on my behalf (to locate on monitoring reports and restoration success) but to date have not provided verification that the **required stream restoration work has been completed.**

The required monitoring reports must be provided to the Planning Commission to verify stream restoration work was completed on project parcels.

**#3** As a result of the Glass Fire, most adjacent parcels are vacant and owners are likely unaware of this project. The Glass Fire destroyed the heart of Deer Park, burning not only many homes but the Foothills School, The Community Hall and the Adventist Community Services Center (The Haven Thrift). Most of the Deer Park population has not returned and many homes have not been rebuilt.

While other parcels adjacent to the project are owned by the St. Helena Hospital and are vacant as many hospital owned homes are being sold off. However, traffic and water impacts of the project extend to the greater Deer Park, Angwin, and Pope Valley areas.

**#4** The St. Helena Hospital water system provides potable water not only to the hospital campus but to 600 area residents. **The location of the hospital well, proximate to the proposed winery waste fields is omitted from the project plans.** Following the Glass Fire, Congressmen Thompson presented the Hospital with a \$1,840,000 check for water infrastructure and water storage upgrades with the potential to serve residents of St. Helena. Have impacts of the proposed winery waste systems to the St. Helena Hospital well been evaluated?

**Items of concerns not addressed by Mitigated Negative Declaration per project documents**

**#1** the project includes a Water Availability Analysis which does not include any well data for the well located on APN 021-400-005.

What other obligations currently encumber the 'project well'? Planted vineyard? Future approved but unplanted vineyard? The approved but unbuilt home? Well use should be evaluated in its entirety.

Is there a 24 hour pumping test? Is there a well completion report?

The project should show the well locations and include well production data that is supportive of the proposed winery expansion.

Simply stating a reduction in well water usage will occur is inadequate due to the well location proximate to the Canon Creek Channel.

**#2** Is the project well located within 1,500 feet of a “significant stream”? Is the well location provided on any plans in relation to Canon Creek? Is Canon creek a direct tributary to the Napa River? Are there additional protections due Canon Creek? What are the implications to surface water flows from increased draw down on ground water? What are the impacts to water dependent species?

**#3** Are other wine brands being made at the winery currently? If so what is their production quantity and water usage? Has this been included in the Water Availability Analysis? (A Google search notes one other wine brand uses this address).

**#4** The request for Road and Street Standards exception is unsupported by traffic conditions at the Deer Park Rd. and Sanitarium Rd. intersection. The project simply does not fit the site. The exception states the required turn lane would require significant grading (an activity Bremers seem to be quite expert in!) and further states the several significant trees would be required to be removed. ***The project simply overwhelms the site with or without the turn lane and makes the intersection more dangerous than current conditions.***

**#5** The Planning Commission will want to explore what possible impacts a proposed new driveway may have on existing winery leach lines and septic system and reserve area. Will this system be reduced in size? (See Site Plan J Graphics pg. 2.) (See Page 40 Winery Waste Water Analysis.)

**#6** The initial Study Checklist page 11 incorrectly states “All proposed improvements are on previously developed and or disturbed areas.” That is false. The waste water tanks are proposed for a natural area with oaks trees, understory vegetation and a spring. Project Co-mingling makes enforcement of the convoluted thread of ever morphing project conditions impossible for County Staff to enforce.

The statement that the 4 X 5,000 water tanks are “**replacing**” anything is inaccurate. This is project co-mingling of a previous ECPA which again makes this Commissions’ ability to evaluate impacts impossible without reviewing that P11-00317—ECPA. That would be an ECPA from 2011! (Ok let’s see it).

The project documents are inadequate in detail to evaluate required grading for winery waste storage tanks (4x 5,000 gallons). **Deer Park Road is a view shed protected roadway per the Napa County General Plan.** What road building, deep ripping, tree removal, dry stack rock building walls etc. would be required? What are the visual impacts of water tanks to neighbors? To surrounding landscape? Without specific

grading details the project impacts cannot be analyzed by Planning Commission or the public. If ripping and rock removal occurs, where will rocks be stored and for how long?

**#7** The current winery waste system (see blue .87 acres vine rows Winery Wastewater Feasibility Study pg. 41) area on plan is the current location of the mixed winery and domestic waste system. Will this also be the location of additional winery waste applied via drip as vineyard irrigation? Will this excessively burden this area with winery waste? How close is this system to unnamed blue line stream?

<https://www.pbcs.cloud/index.php/s/jbozqqpMXnK5nmM?dir=/&editing=false&openfile=true>

**#8** How much grading and rock removal, earth moving, rock wall development and spoils transportation and storage are required for preparation of .83 acre and .20 waste water disposal areas? How many oak trees and other trees species (that survived the fire) are required to be removed for .20 acre winery waste field? Why no photos of proposed new winery waste disposal area included? Why no biological analysis of tree species in the proposed winery waste disposal area?

The area on the plan (pink area .83 acres and grey stripe .20 acres) is already approved for vineyard development in prior ECPA. Will these vines be removed? What modifications to existing ECPA would occur? **Could approved acreage be relocated and planted elsewhere?** Would a resubmitted ECPA or modification be required? How would reconfigured vineyard impact watershed hydrology and runoff calculations of approved erosion control plan? This is an example of continued co-mingling of multiple projects. How would modification of approved vineyard plans impact the Froeb Family home?

**#9** What is the proposed method of winery waste dispersal in the new treated winery waste cover crop areas? (See .83 acres shaded pink on Page 40 WWA .20 acres striped grey area.) **Will the waste be sprayed or will a sub-surface leach system be employed?**

What are the impacts of winery waste dispersal system on adjacent neighbors? Are adjacent land uses shown on project plans?

Why are these two cover crop waste areas (.83 acres and .20 acres) differentiated on the project plans?

**The conditions of approval call for not using waste disposal fields 24 hours before or after forecasted rain.** Who is the meteorologist on Bremer staff? Who at Napa County monitors this mitigation? What are the realities of long term rain events and months long surface flows. This condition of approval does nothing to protect surface water or adjacent wells during the rainy season where tumults of surface water flowing down the watershed and across the road are easily observable from many

points on Deer Park Rd. Waiting 24 hours to dump winery waste is not an adequate mitigation and is unenforceable.

Do the proposed new cover crop treated winery waste areas require a reserve area? Or can this new waste volume use the reserve area of the existing leach lines? Has this been evaluated in septic plans?

**#10** The project proposes additional delivery of potable water from the private Howell Mountain Mutual Water Company located in Angwin. The reservoirs and watershed of the Friesen Lakes were burned over in the Glass Fire. The HMMWCO is currently seeking a General Manager/Chief Operator and has no onsite Manager Operator at this time. HMMWCO does miracles with what they have! The following from LAFCO:

### **Profile Report on Mutual Water Companies LAFCO of Napa County**

#### **Howell Mountain Mutual Water Company**

**This mutual water company was formed in 1976 with an approximate service area of 345.6 acres located in the unincorporated community of Angwin. They currently provide domestic water service entirely for residential uses with 377 total connections resulting in an estimated resident service population of 1,500. Water is drawn from a network of nine man-made reservoirs collectively identified as “Friesen Lakes” as well as two emergency groundwater wells.**

HMMWCO is user owned and is not connected to any back up water source. Member/users recently received a 25% water rate increase. We are naturally protective of our sole water source which supports the Village of Angwin. Per Howell Mountain Mutual Water Company, the amount of water requested by Bremer is **not a cap** but rather the number requested on the Will Serve Letter requested by the County.

**# 11** Cumulative traffic impacts are not fully analyzed. Three approved wineries are located on winding Deer Park Rd. very near Bremer, including Viader, Burgess (Ink Grade which was destroyed by the Glass Fire and an unnamed, unbuilt winery Vineyard 22). What are the cumulative impacts when these two wineries are built?

Additionally, both above and below Bremer are two 15 mile per hour hairpin turns which cause a slowdown in traffic and a cause impatient drivers to pass on the straightway directly in front of the Bremer Winery.

Lastly, the MND fails to include reasonably know projects that will impact the traffic volume in front of the winery including the massive Lotus Land Resort project at the Lake / Napa County Line. Cumulative impacts to Deer Park Rd. from the Lotus Land Resort should be addressed in the MND.

<https://lakecountyfeatures.substack.com/p/under-the-hood-massive-guenoc-valley>

**#12** The MND should show the location of the Broman water tank easement on the Bremer project parcels.

**#13** Have biological studies been completed to determine the presence of special status species (Holly Leaf Ceanothus) at the location of proposed 4x 5,000 gallon winery waste tanks? How can the location of tanks be known pending such required studies? Is a 10 foot buffer zone around special status species adequate mitigation for impacts given the extent of grading and dust? Past vineyard development outside of permitted boundaries make the exact location of the proposed tanks essential prior to approval and to avoid “field changes”. How many trees are proposed for removal for development of tanks and access road?

**#14** The project documents lack **photos** to depict the current road and drive way conditions. No photos are provided of the Deer Park Rd. @ Sanitarium Rd. intersection where sight lines are limited. The area of the proposed drive way has several large oak trees. It is unclear, either with or without a turn lane how these oak trees would be retained.

The MND should include **photos** of the current planted vineyard and undeveloped hillside proposed for conversion to winery waste water disposal filed, the front entrance and areas proposed for new drive showing oak trees fronting on Deer Park Rd.

**#15** The Angwin and Deer Park communities are educationally rich and focused on youth activities. In addition to Pacific Union College there are two supporting private Adventist primary schools, and a private high schools, as well as the public Howell Mountain Elementary. The makeup of traffic traveling past the Bremer winery includes large buses of kids traveling to school programs from across the state and beyond from other Adventist and public colleges. The PUC campus has an enrollment of 1080 students and Deer Park Rd. is the main route for college kids traveling to jobs on the valley floor. The MND and request for turn lane exception seeks to rely on site lines while ignoring the unique make up and intensity of road use. **In plain language there are busloads of kids and student drivers traveling on Deer Park Rd.**

PUC and Angwin areas have countless youth events include:

- Choir Competitions
- Jazz Ensembles
- Youth Symphonies
- Theater Performances
- Youth Sports Camps
- Bible Camps

- Star Gazing at the Young Observatory
- High School Mountain Biking Programs
- Graduation Ceremonies
- Alumni events and Homecoming
- Angwin Food Bank
- Public School bus transporting Pope Valley students and Angwin students down to St. Helena Schools.

Additionally Deer Park Rd. supports agricultural equipment traffic, PG&E construction crews, tree trimming crews, and vineyard workers. Recreational traffic includes motorcycle and car rallies and well as road biking events. Deer Park Road is also traveled by recreational users of Linda Falls Land Trust Preserve, the PUC Las Posadas Forest, users of Wild lakes Preserve in addition to recreational users towing boats to Lake Berryessa and Clear Lake.

**#16** How many total acres of vines are proposed to be removed for the winery waste system and roadways? 470 vines +2270 vines + unquantified acreage for cover crop waste field. What is total vine /acreage count?

**#17** The Bremer earth moving equipment looks like it came off the Alaska Pipeline! How are BAAQMD conditions, which are incorporated into the County Conditions, enforced except via complaint?

“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](http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf) or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.”

**#18** The project cannot be analyzed independently from other ongoing approved Bremer projects. The years long commingling of projects is a never ending game of catch me if you can. More than a decade of earth moving, road building, rock moving, rock grinding, dirt trucking, on the Bremer parcels have subjected the Deer Park Community to noise, vibrations, dust and general disturbance, every day of the week.

<https://sodacanyonroad.org/article.php?p=2068>

The lack of finite time to complete a project, including the requests for modifications after the fact, the Clean Up and Abatement Order, the approved by not yet completed vineyard development, the unfinished home rebuild, the ugly scar from the approved exception to view shed and road and street standards for new driveway {not to avoid not important natural land form or significant trees, but to avoid the reality of the existing access to the Bremer home rebuild requiring driving through a lower income neighborhood of burned homes and vacant parcels}, multiple large pieces of earth moving equipment (resembling a Fresno auction yard), and the ever present, ever moving rock and dirt piles **have resulted in a landscape resembling an open pit strip mine.**

Approval of this winery modification will only extend and complicate the interwoven, co-mingled and impossible to regulate series of never ending rock ripping, boulder smashing, choking dirt and noise.

I request you deny the entire modification request as the parcel is already overburdened. The MND does not provide decision makers or the public with substantial evidence sufficient to understand the projects true impacts to ground water, winery waste disposal, removal of oak trees, impacts to special species plants, traffic safety, view shed, significant streams, to St. Helena Hospital well, and cumulative impacts of reasonably know pending projects.

Please deny this project.

Respectfully,

Kellie Anderson  
Angwin

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

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**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](mailto: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](mailto:meetingclerk@countyofnapa.org)

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.napacounty.gov](http://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  
**Phone:** 707-253-4417  
**Email:** [meetingclerk@countyofnapa.org](mailto:meetingclerk@countyofnapa.org)  
1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

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**From:** RICHARD W SVENDSEN <[rsvendsen@sbcglobal.net](mailto:rsvendsen@sbcglobal.net)>  
**Sent:** Friday, June 27, 2025 8:27 AM  
**To:** MeetingClerk <[MeetingClerk@countyofnapa.org](mailto: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](mailto:MeetingClerk@countyofnapa.org)>

wrote:

*P22-00086 BREMER FAMILY WINERY*

Kind Regards,

<image001.png>

**Napa County – Meeting Clerk - AV**  
Planning, Building, & Environmental Services  
Napa County  
**Phone:** 707-253-4417  
Email: [meetingclerk@countyofnapa.org](mailto:meetingclerk@countyofnapa.org)  
1195 Third Street, Suite 210  
Napa, CA 94559  
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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

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[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](mailto: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](mailto: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

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[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

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[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

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[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>

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

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

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[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

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[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

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[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](mailto: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

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[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

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[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](mailto:ruralangwin)  
**To:** [Trippi, Sean](mailto:Trippi, Sean)  
**Subject:** Fwd: Bremmer  
**Date:** Thursday, April 16, 2026 9:35:16 PM

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[External Email - Use Caution]

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

From: **Randy Dunn** <[randy@dunnvineyards.com](mailto:randy@dunnvineyards.com)>

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

Subject: Bremmer

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

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[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](mailto: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](mailto:walter.brooks@countyofnapa.org); Richmond,  
[molly.williams@countyofnapa.org](mailto: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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