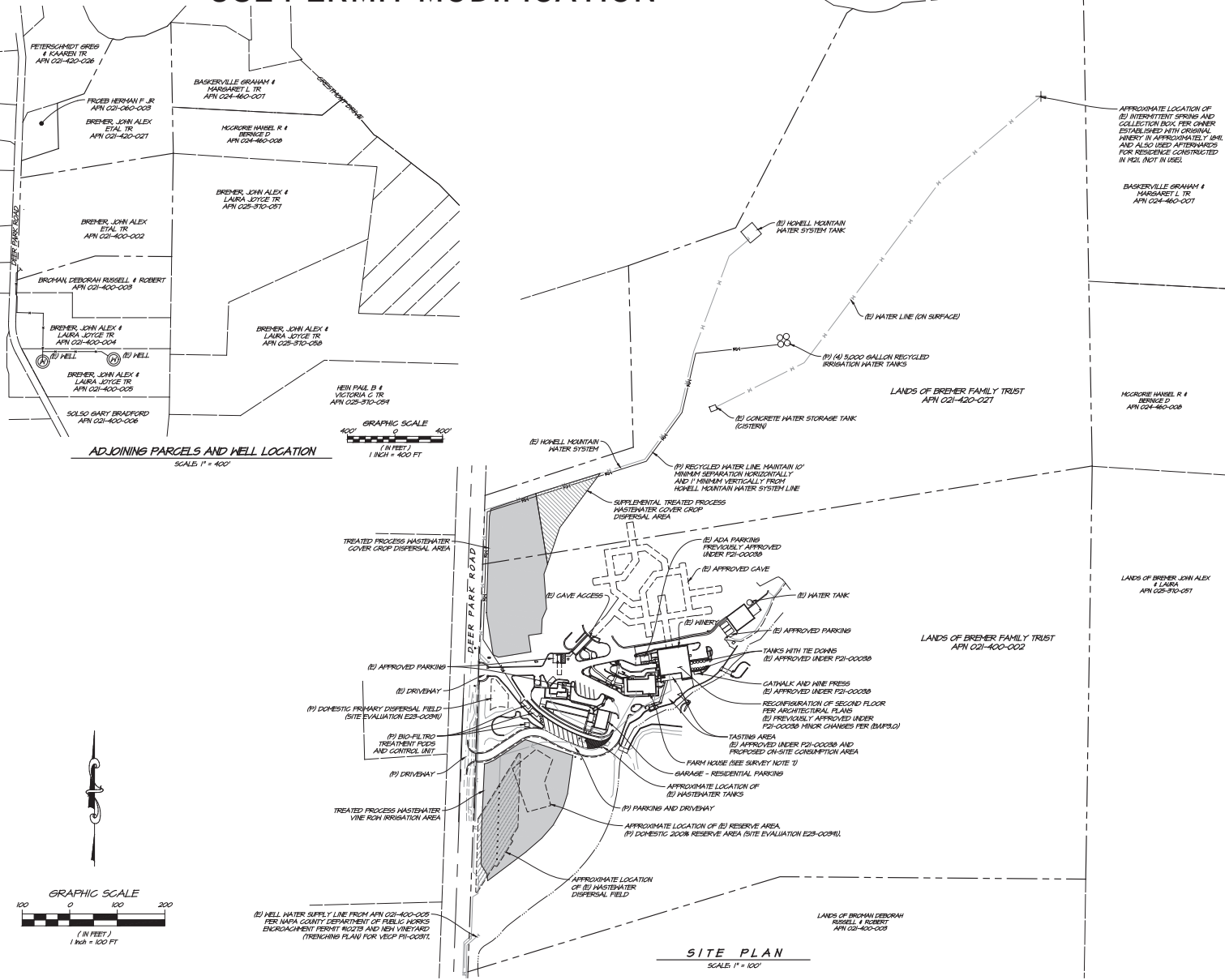


“J”

Graphics

# BREMER FAMILY WINERY USE PERMIT MODIFICATION



**LOCATION MAP**  
SCALE: 1" = 4,000'

**PROJECT INFORMATION**

**OWNER:** BREMER FAMILY WINERY  
16400 DANSON CANYON ROAD  
GORONA, CALIFORNIA 92283

**SITE ADDRESS:** 475 DEER PARK ROAD  
ST HELENA, CALIFORNIA 94594

**PARCEL NO. & AREA:** 021-400-002 & 021-420-021 (41.014 ACRES)  
(ONE LEGAL PARCEL)

**EXISTING USE:** WINERY

**PROPOSED USE:** WINERY

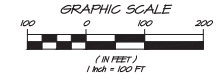
**EXISTING ZONING:** AM

- SURVEY NOTES**
1. THIS MAP DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA. PROPERTY LINES WERE RECEIVED IN A CAD FILE FROM TERRA FIRMA SURVEYS ON JUNE 26, 2024.
  2. THIS MAP IS BASED ON A FIELD SURVEY BY TERRA FIRMA SURVEYS, INC. ON 8/1, 8/2, 8/14, 8/15, 8/20, 8/22, 8/28 & 7/5/2017 AND SUPPLEMENTARY TOPOGRAPHIC SURVEY DATED 3/24/2024.
  3. NO TREES WERE LOCATED BETWEEN THE CREEKSIDE WALLS AND THE CREEK FLOWLINE.
  4. NO ORNAMENTAL TREES WERE LOCATED ON THE WINERY SITE.
  5. THE HORIZONTAL AND VERTICAL DATUM OF THIS MAP IS BASED ON AERIAL MAPPING RECEIVED FROM BREMER FAMILY WINERY IN FEBRUARY 2011.
  6. SITE IMPROVEMENTS NOT WITHIN THE APPROVED WINERY DEVELOPMENT AREA ARE NOT SHOWN AS REQUESTED BY COUNTY OF NAPA IN APPLICATION COMPLETENESS LETTER DATED APRIL 16, 2021 FOR PERMIT P21-00038.
  7. ONLY OFFICE AND BATHROOM IN LOWER FLOOR OF FARMHOUSE AS SHOWN ON UFS.0 ARE INCLUDED IN THIS APPLICATION. APPROVED UNDER PERMIT P21-00038.
  8. NO HELLS LOCATED ON THIS PARCEL.

- SYMBOL LEGEND**
- EXISTING**
- SANITARY SEWER FORCE MAIN
  - WATER MAIN LINE
  - STORM DRAIN / PROCESS WASTE WATER DRAIN LINE
  - - - PROPERTY LINE
  - - - EDGE OF GRAVEL
  - APPROXIMATE WELL LOCATION
- PROPOSED**
- SANITARY SEWER FORCE MAIN LINE
  - PROCESS WASTEWATER LINE
  - SANITARY SEWER GRAVITY LINE
  - RECYCLED WATER LINE

**SHEET INDEX**

UF1.0	COVER SHEET
UF2.0	COVERAGE AND DEVELOPMENT
UF2.1	PARKING, LAYOUT AND DIMENSION
UF2.2	GRADING PLAN
UF2.3	FIRE ACCESS PLAN
UF2.4	EXISTING DRAINAGE AND UTILITY PLAN
UF3.0	PRODUCTION AND ACCESSORY



**SITE PLAN**  
SCALE: 1" = 100'

USE FOURTH STREET MAPS, CALIF. #4559 OFFICE (707) 252-3301 www.zacpac.com

**RSA+**  
REGISTERED PROFESSIONAL ENGINEER - SURVEYORS

**BREMER FAMILY WINERY COVER SHEET**  
ST HELENA, CALIFORNIA

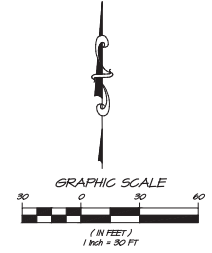
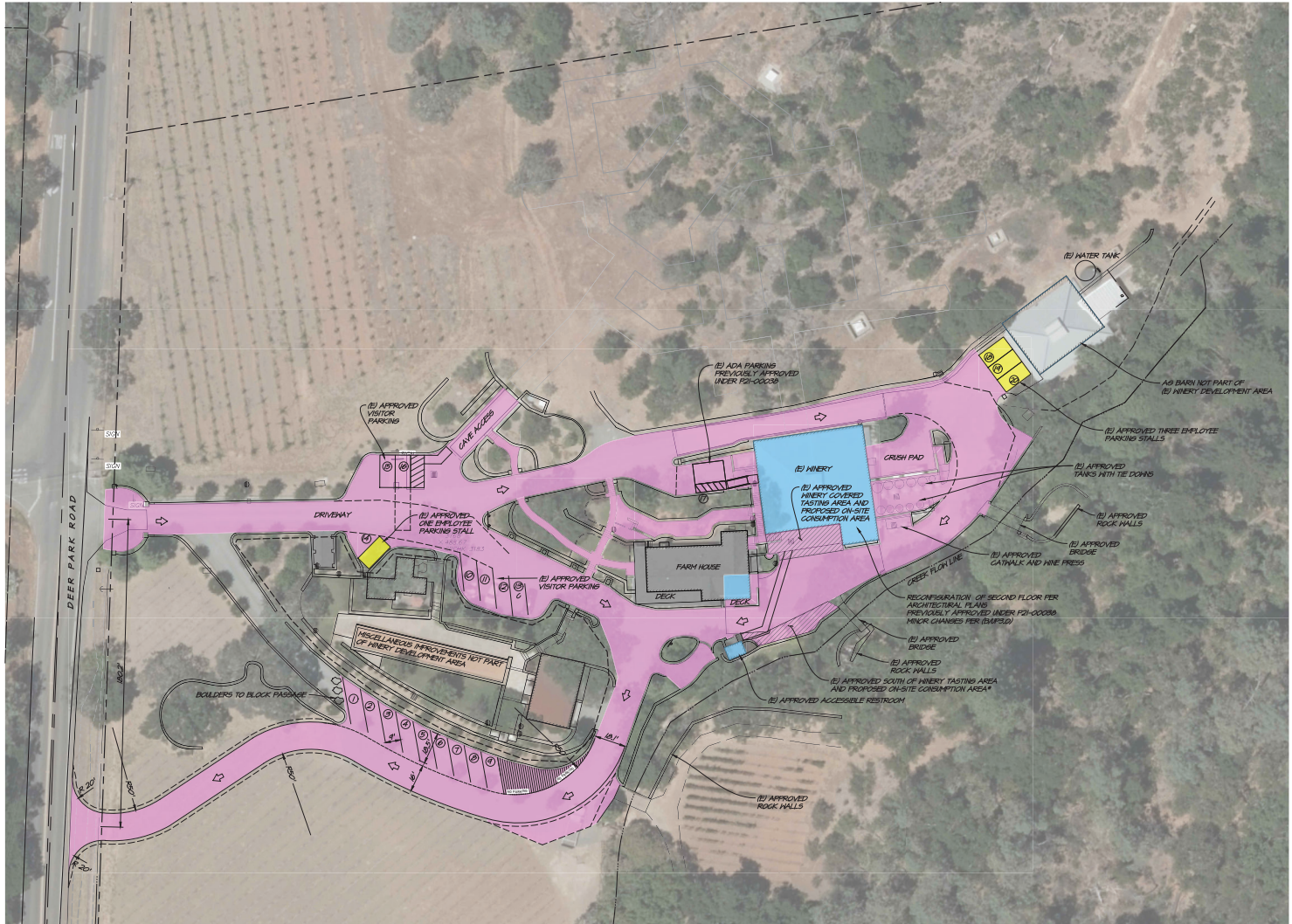
DATE: JULY 16, 2025  
DRAWN: DCB  
DESIGNED: DPL  
CHECKED: BWP

JOB NO: 49005LD  
SHEET NO: **UP1.0**  
1 OF 7 SHEETS

**\*TASTING AREA NOTE:**  
 ANY AND ALL VISITATION ASSOCIATED WITH ON-PREMISES  
 CONSUMPTION SHALL BE SUBJECT TO NO. 16407974 NO.  
 1671-00064-NOD, NO. 1671-00126-NRM, AND SETTLEMENT  
 AGREEMENT NAPA COUNTY SUPERIOR COURT, JUDGMENT  
 DATED FEBRUARY 6, 2014, CASE NO. 17EVC000004.

**LEGEND:**

	STRUCTURES = 4,182 S.F.		
	EMPLOYEE PARKING = 640 S.F.		
	PAVED/GRAVEL AREAS = 40,194 S.F.		
TOTAL PARCEL AREA = 47.1 ACRES			
	+	DEVELOPMENT AREA = 4,822 S.F.	
	+	+	COVERAGE AREA = 44,834 S.F.
COVERAGE AREA AS A PERCENTAGE OF PARCEL = 28			
	OUTDOOR VISITATION / TASTING AREA 1,832 S.F.		



**COVERAGE AND DEVELOPMENT**  
 SCALE: 1" = 30'

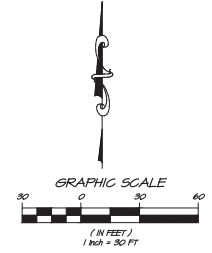
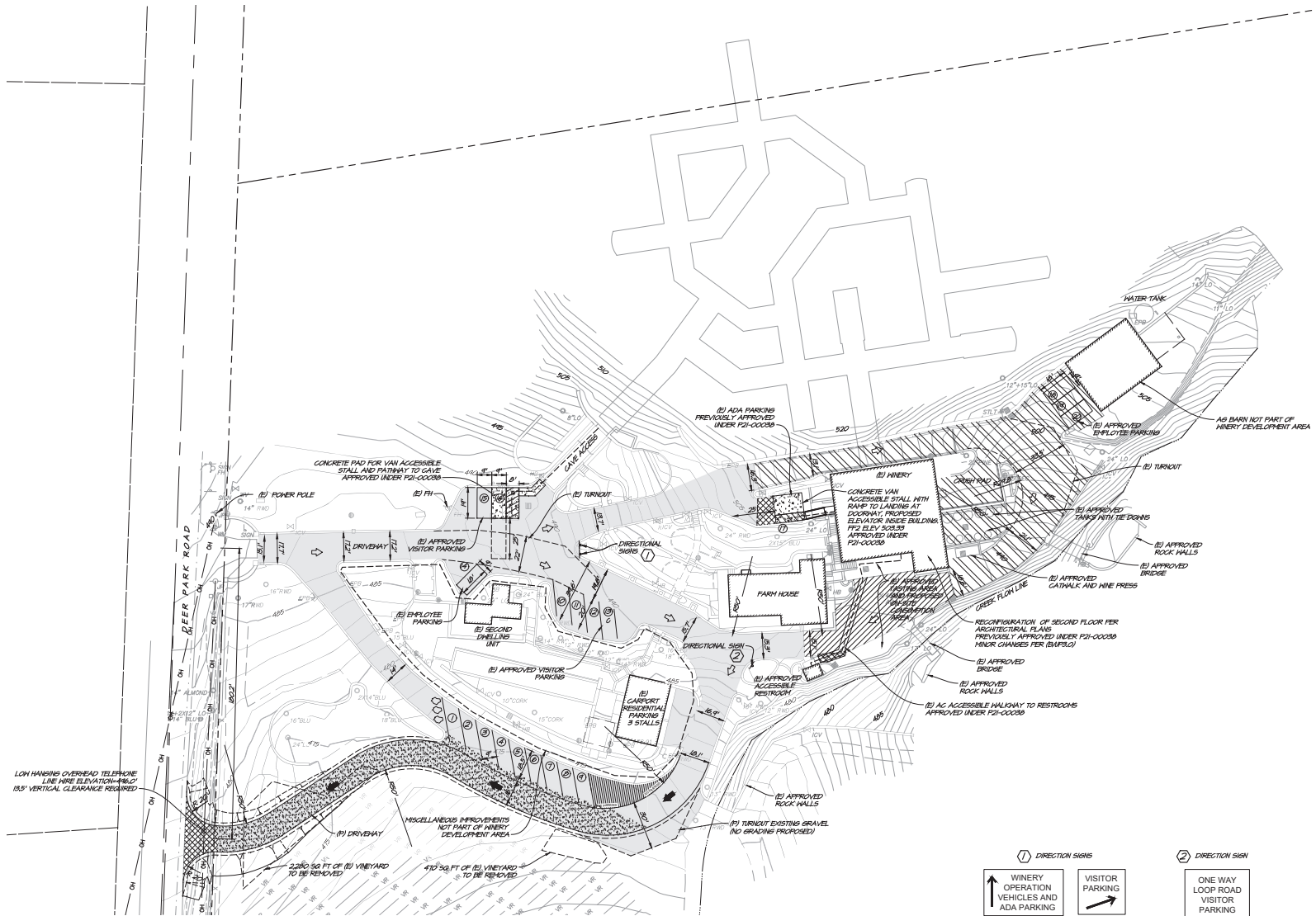
USE COURTS & STREET MAPS, CALIF. 94559 OFFICE (707) 252-3301 www.rsa.com  
**RSA+**  
 RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1900

**BREMER FAMILY WINERY**  
**COVERAGE AND DEVELOPMENT**  
 ST HELENA CALIFORNIA



DATE	JULY 7, 2025
DRAWN	DCB
DESIGNED	ERL
CHECKED	BNP
JOB NO.	4910025.0

SHEET NO. **UP2.0**  
 2 OF 7 SHEETS



- LEGEND**
- ACCESSIBLE PATH OF TRAVEL
- HATCH LEGEND**
- [Hatched pattern] EXISTING CONCRETE
  - [Hatched pattern] EXISTING AG
  - [Hatched pattern] EXISTING GRAVEL
  - [Hatched pattern] PROPOSED CONCRETE
  - [Hatched pattern] PROPOSED AG
  - [Hatched pattern] PROPOSED GRAVEL
- ◀ EXISTING DIRECTION OF TRAVEL
- ▶ PROPOSED DIRECTION OF TRAVEL

**PARKING COUNT**

2	ADA VAN ACCESSIBLE
18	STANDARD
1	COMPACT
4	EMPLOYEE
25	TOTAL



**PARKING, LAYOUT & DIMENSION PLAN**  
SCALE: 1" = 30'

USE FOURTH STREET  
MAP, CALIF. 94559  
OFFICE (925) 252-3301  
www.rsacalifornia.com

**RSA+**  
RSA+ CONSULTING CIVIL ENGINEERS • SURVEYORS • 1906

NO. DATE RECORDS

**BREMER FAMILY WINERY**  
**PARKING, LAYOUT & DIMENSION**  
ST HELENA CALIFORNIA



DATE: JULY 14, 2025

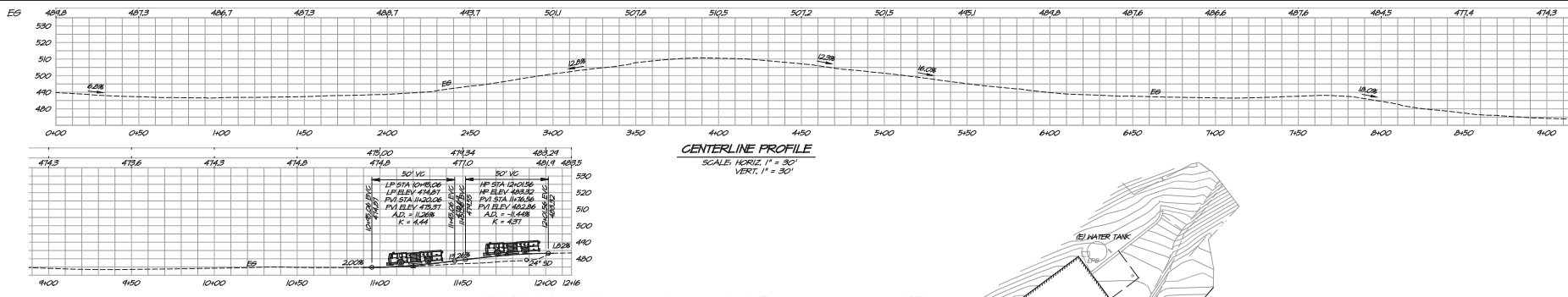
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DESIGNED: ERL

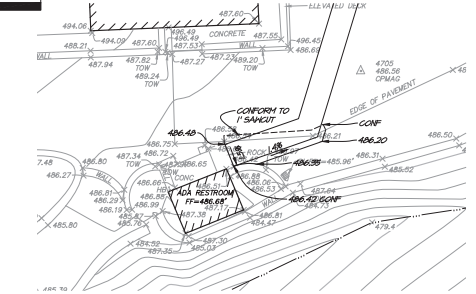
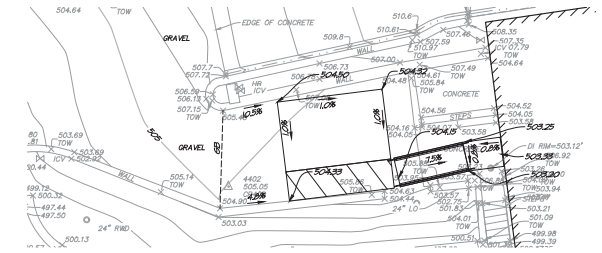
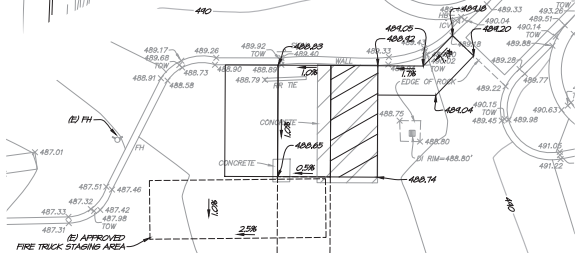
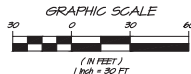
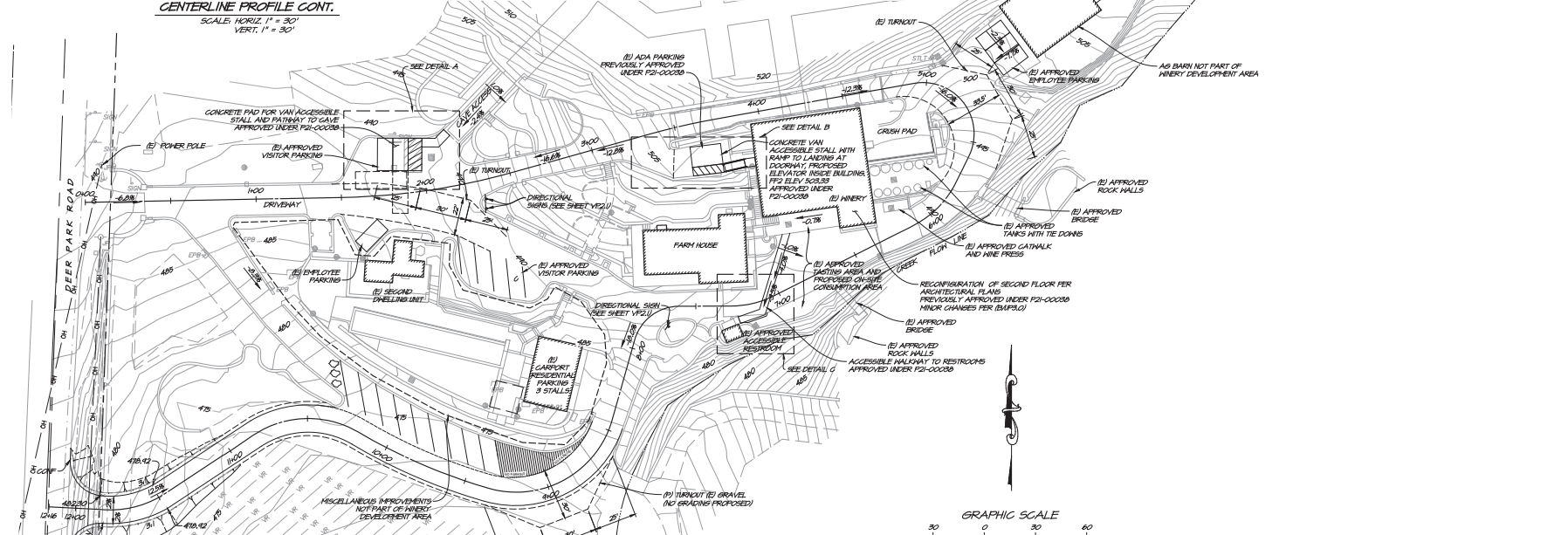
CHECKED: BNF

JOB NO.: 491003.0

SHEET NO.: **UP2.1**  
3 OF 7 SHEETS



**CENTERLINE PROFILE CONT.**  
SCALE: HORIZ. 1" = 30'  
VERT. 1" = 30'



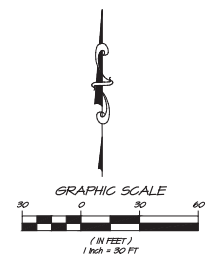
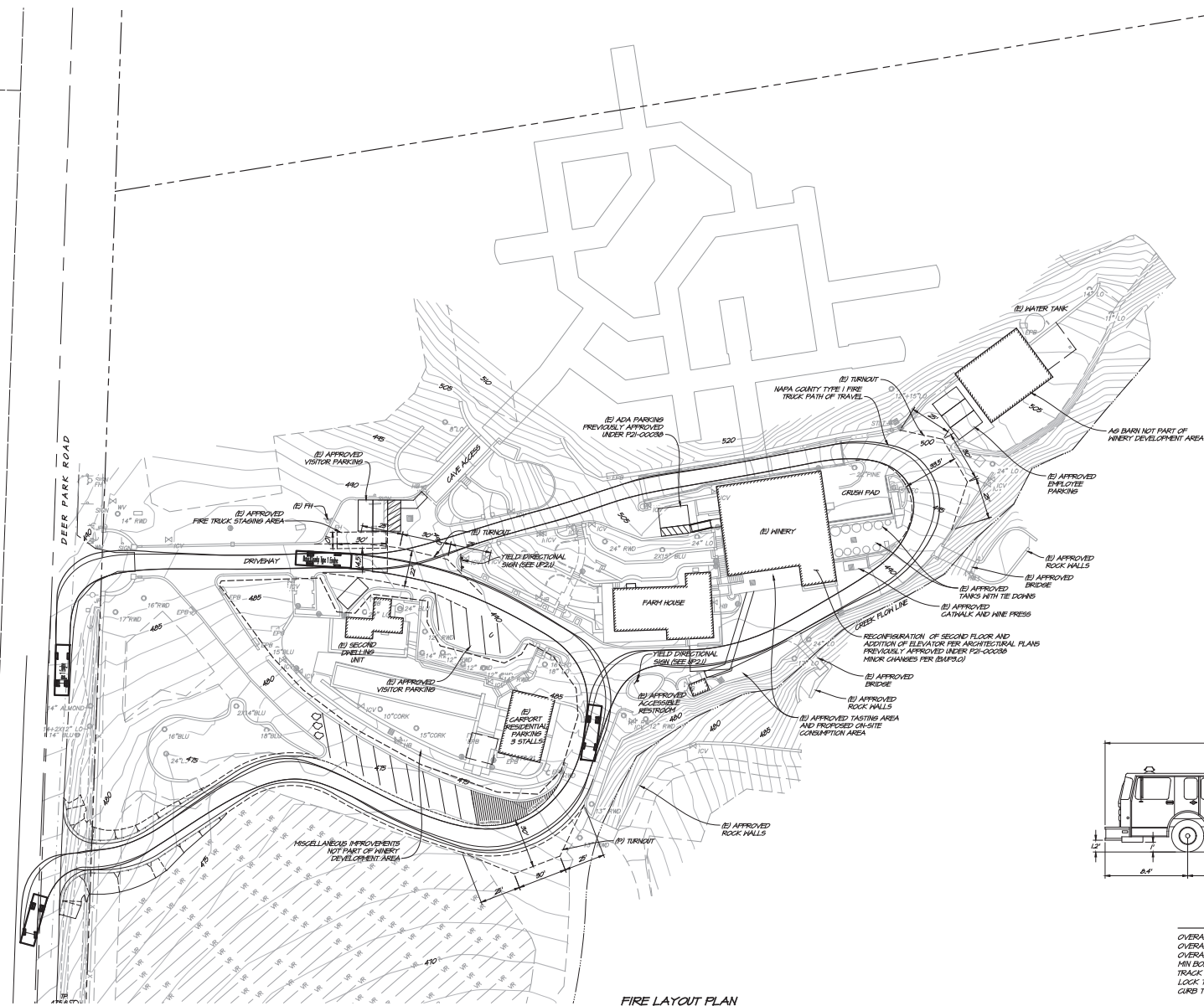
NO.	DATE	REVISIONS

USE COURTESY STREET MAPS, CALIF. #4559 OFFICE #0702823001 www.rsacalifornia.com

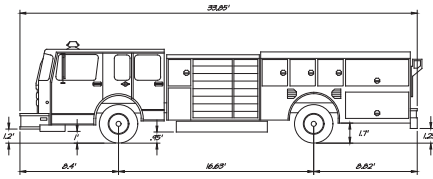
**RSA+**  
RS&T CONSULTING CIVIL ENGINEERS • SURVEYORS • 1900

**BREMER FAMILY WINERY GRADING PLAN**  
CALIFORNIA  
ST HELENA

PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA  
No. 7186  
BREMER FAMILY WINERY GRADING PLAN  
DATE: JUL 14, 2025  
DRAWN: DCB  
DESIGNED: DPL  
CHECKED: BFP  
JOB NO.: 4900010  
SHEET NO.: UP2.2  
4 OF 7 SHEETS



- NOTES**
1. FIRE WATER SUPPLY FROM HONELL MOUNTAIN WATER DISTRICT.
  2. SEPARATE SUBMITTALS FOR FIRE SPRINKLERS, FIRE ALARM, AND RESPONDER RADIO COVERAGE FOR THE GAVE WILL BE APPLIED FOR AT TIME OF BUILDING.



**TYPE I ENGINE**

OVERALL LENGTH	33.82 FT
OVERALL WIDTH	8.50 FT
OVERALL BODY HEIGHT	10.54 FT
MIN BODY GROUND CLEARANCE	0.180 FT
TRACK WIDTH	8.500 FT
LOCK TO LOCK TIME	7.00 S
CURB TO CURB TURNING RADIUS	24.700 FT

**FIRE LAYOUT PLAN**  
SCALE: 1" = 30'

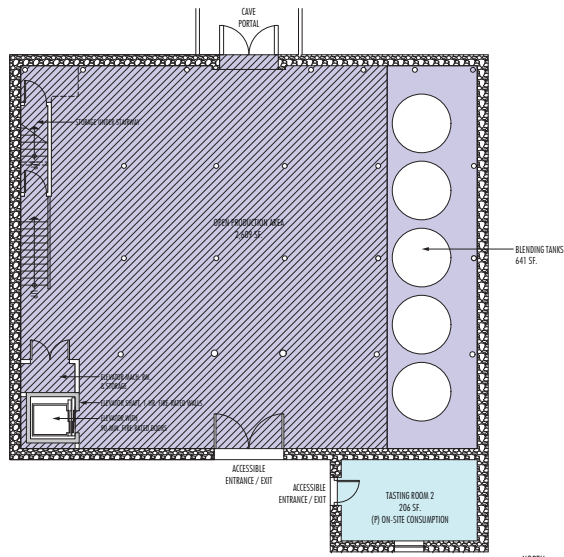
**BREMER FAMILY WINERY**  
**FIRE LAYOUT PLAN**  
ST HELENA CALIFORNIA



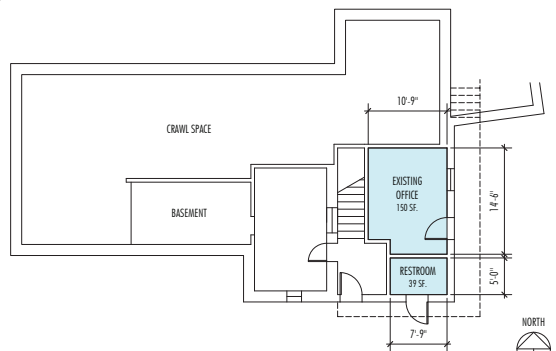
DATE	JULY 14, 2025
DRAWN	DCB
DESIGNED	DRL
CHECKED	EPF
JOB NO.	49100250
SHEET NO.	UP2.3
	5 OF 7 SHEETS

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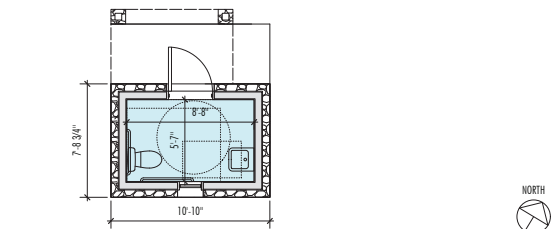




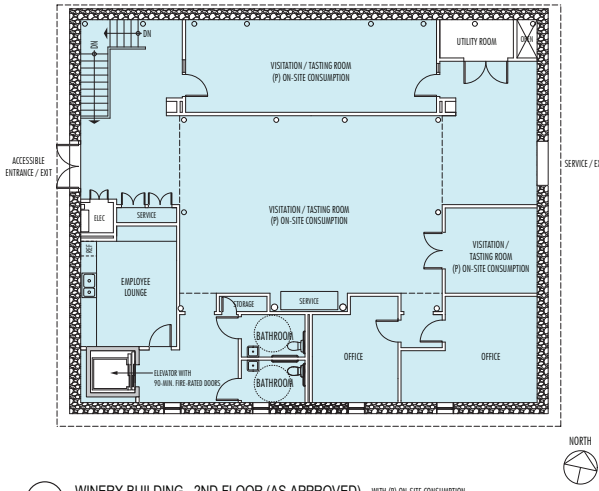
**A** WINERY BUILDING - 1ST FLOOR (AS APPROVED) WITH (P) ON-SITE CONSUMPTION  
SCALE: 1"=8'-0"



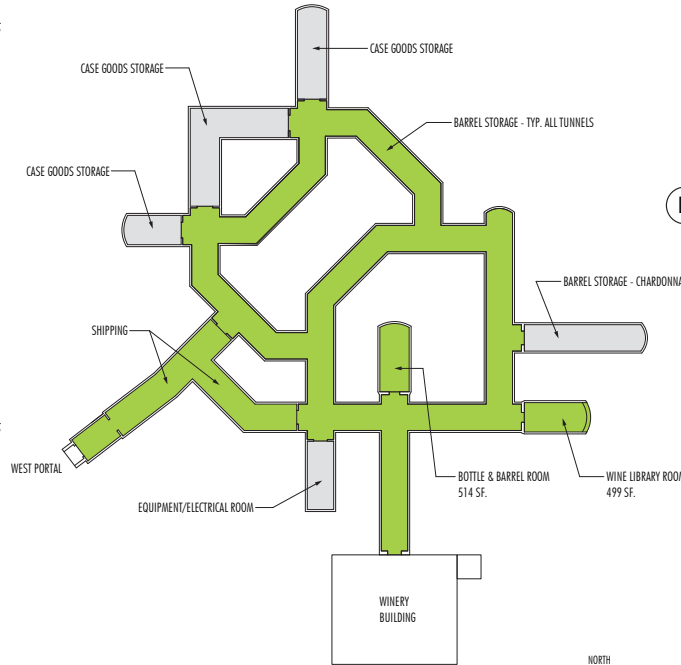
**E** FARMHOUSE - LOWER FLOOR  
SCALE: 1"=8'-0"



**F** ACCESSIBLE BATHROOM FLOOR PLAN  
SCALE: 1"=4'-0"



**B** WINERY BUILDING - 2ND FLOOR (AS APPROVED) WITH (P) ON-SITE CONSUMPTION  
SCALE: 1"=8'-0"



**G** CAVE FLOOR PLAN  
SCALE: 1"=30'-0"

**NOTES REGARDING WINERY FIRST FLOOR**

OPEN BARREL STORAGE ROOM IS USED AS A WINERY PRODUCTION AREA FOR BLENDING WINES, AND TEMPORARY STORAGE OF WINE IN BARRELS. ON EVENT DAYS, THERE WILL BE NO PRODUCTION ACTIVITIES IN THE BARREL ROOM. LOCATION OF ELEVATOR HAS CHANGED AND STAIRS TO UPPER LEVEL ADDED TO THE PLAN.

**NOTES REGARDING WINERY SECOND FLOOR**

LOCATION OF ELEVATOR HAS CHANGED AND STAIRS TO LOWER LEVEL ADDED TO THE PLAN.

**COUNTY NOTES:**

4.10 AMPLIFIED MUSIC  
THERE WILL BE NO AMPLIFIED SOUND SYSTEM OR AMPLIFIED MUSIC UTILIZED OUTSIDE OF APPROVED, ENCLOSED WINERY BUILDINGS.

6.3 LIGHTING  
ALL EXTERIOR LIGHTING, INCLUDING LANDSCAPE LIGHTING, SHALL BE SHIELDED AND DIRECTED DOWNWARD; SHALL BE LOCATED AS LOW TO THE GROUND AS POSSIBLE, ON TIMERS, AND SHALL UTILIZE MOTION DETECTION SENSORS TO THE GREATEST EXTENT PRACTICABLE. ALL LIGHTING SHALL BE SHIELDED OR PLACED SUCH THAT IT DOES NOT SHINE DIRECTLY ON ADJACENT PROPERTIES OR IMPACT VEHICLES ON ADJACENT STREETS. NO FLOOD LIGHTING OR SODIUM LIGHTING OF THE BUILDING IS PERMITTED, INCLUDING ARCHITECTURAL HIGHLIGHTING AND SPOT LIGHTING. LOW-LEVEL LIGHTING SHALL BE USED IN PARKING LOTS, AS OPPOSED TO ELEVATED HIGH-INTEGRITY LIGHT STANDARDS. LIGHTING UTILIZED DURING HARVEST ACTIVITIES IS EXEMPT FROM THIS REQUIREMENT.

**C** PROJECT & COUNTY NOTES  
SCALE: 1"=8'-0"

**KEY TO BUILDING USE AREAS**

- WINERY PRODUCTION AREA
- WINERY PRODUCTION AREA USED FOR EVENTS
- WINERY ACCESSORY AREA
- 'EMPLOYEES ONLY' AREAS - OFF-LIMITS TO PUBLIC
- PROPOSED AREAS FOR GUIDED TOURS - BY APPOINTMENT ONLY, AND GUESTS ESCORTED BY WINERY STAFF.

**D** COLOR CODES FOR BUILDING AND CAVE USE AREAS  
SCALE: NONE

**SUPPLEMENTAL WINERY AREA CALCULATIONS:**

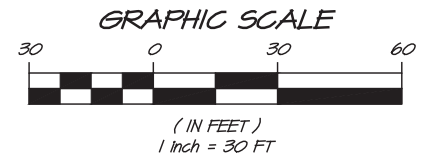
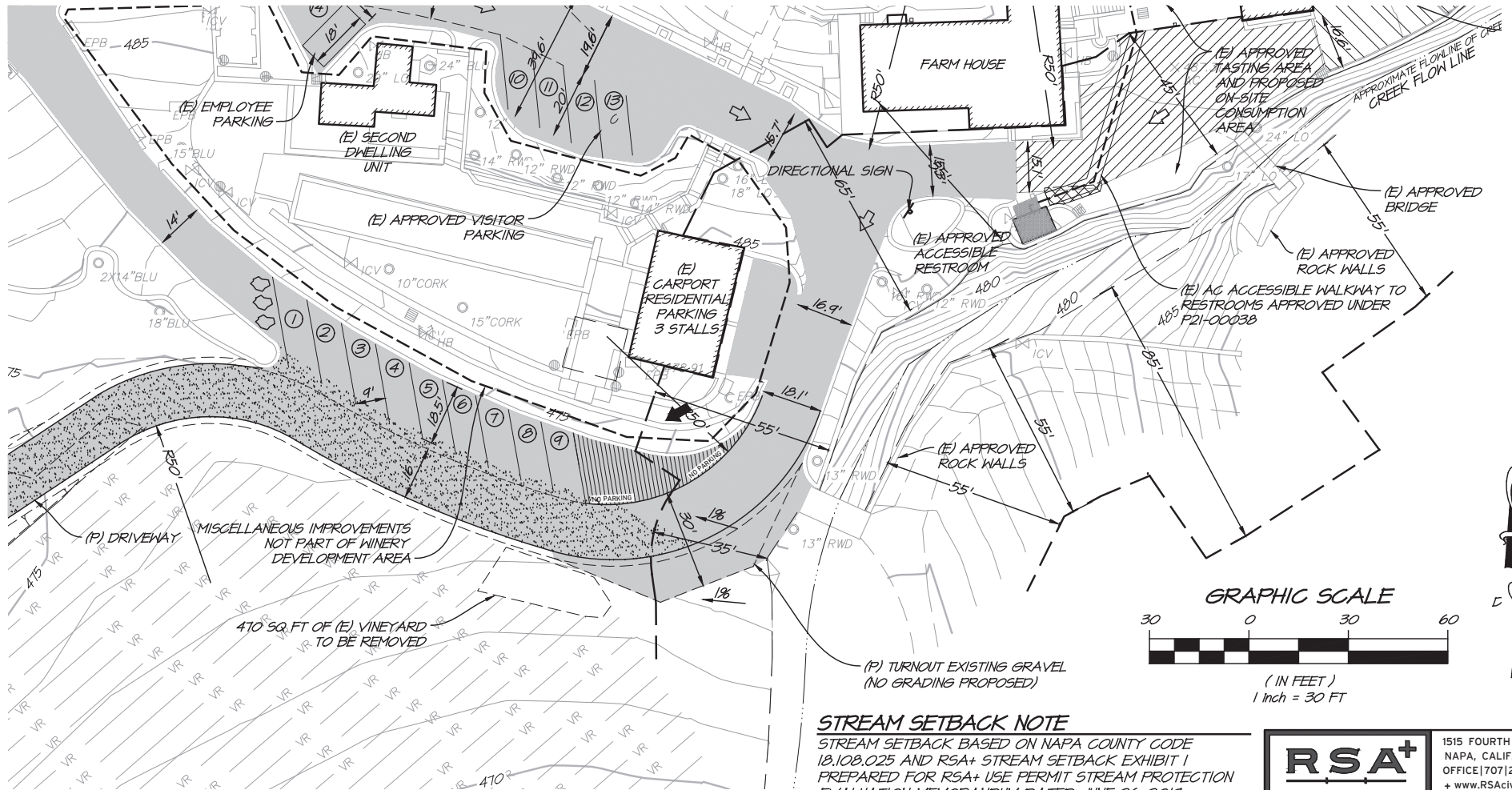
AREA DESCRIPTION	EXISTING APPROVAL	PROPOSED - NORMAL DAY	PROPOSED - EVENT DAY
<b>PRODUCTION FACILITY AREA</b>	<b>22,519 SF. TOTAL</b>	<b>22,519 SF. TOTAL</b>	<b>19,910 SF. TOTAL</b>
WINERY BUILDING, 1ST FLOOR			
BARREL STORAGE ROOM	3,250 SF.	3,250 SF.	641 SF.
WINERY BUILDING, 2ND FLOOR			
OPEN STORAGE ROOM	16,839 SF.	16,839 SF.	16,839 SF.
CAVE - PRODUCTION AREAS	2,430 SF.	2,430 SF.	2,430 SF.
TANKS & CRUSH PAD			
<b>ACCESSORY USES AREA</b>	<b>3,699 SF. TOTAL</b>	<b>3,699 SF. TOTAL</b>	<b>6,302 SF. TOTAL</b>
WINERY BUILDING, 1ST FLOOR			
TASTING ROOM	206 SF.	206 SF.	206 SF.
BARREL STORAGE ROOM			2,409 SF.
WINERY BUILDING, 2ND FLOOR			
OFFICES, TASTING ROOMS, KITCHEN, & RESTROOMS	3,250 SF.	3,250 SF.	3,250 SF.
FARMHOUSE, LOWER FLOOR			
OFFICE & RESTROOM	189 SF.	189 SF.	189 SF.
ACCESSIBLE RESTROOM	48 SF.	48 SF.	48 SF.
OUTDOOR TASTING AREAS			
<b>ACCESSORY / PRODUCTION RATIO</b>	<b>16.4% (EXISTING APPROVAL PER P21-00038)</b>	<b>16.4% (NO CHANGE PROPOSED ON NORMAL DAY)</b>	<b>31.7%</b>

**H** SUPPLEMENTAL WINERY AREA CALCULATIONS  
SCALE: NONE



# BREMER WINERY LAYOUT WITH CREEK SETBACK EXHIBIT

NAPA COUNTY CALIFORNIA



**STREAM SETBACK NOTE**  
 STREAM SETBACK BASED ON NAPA COUNTY CODE 18.108.025 AND RSA+ STREAM SETBACK EXHIBIT 1 PREPARED FOR RSA+ USE PERMIT STREAM PROTECTION EVALUATION MEMORANDUM DATED JUNE 26, 2019. SETBACK EXTENDED SOUTH ON THE WEST SIDE OF THE CREEK TOWARDS THE PROPOSED DRIVEWAY.

<b>RSA+</b>	1515 FOURTH STREET NAPA, CALIF. 94559 OFFICE   707   252.3301 + www.RSAcivil.com +
	est. 1980

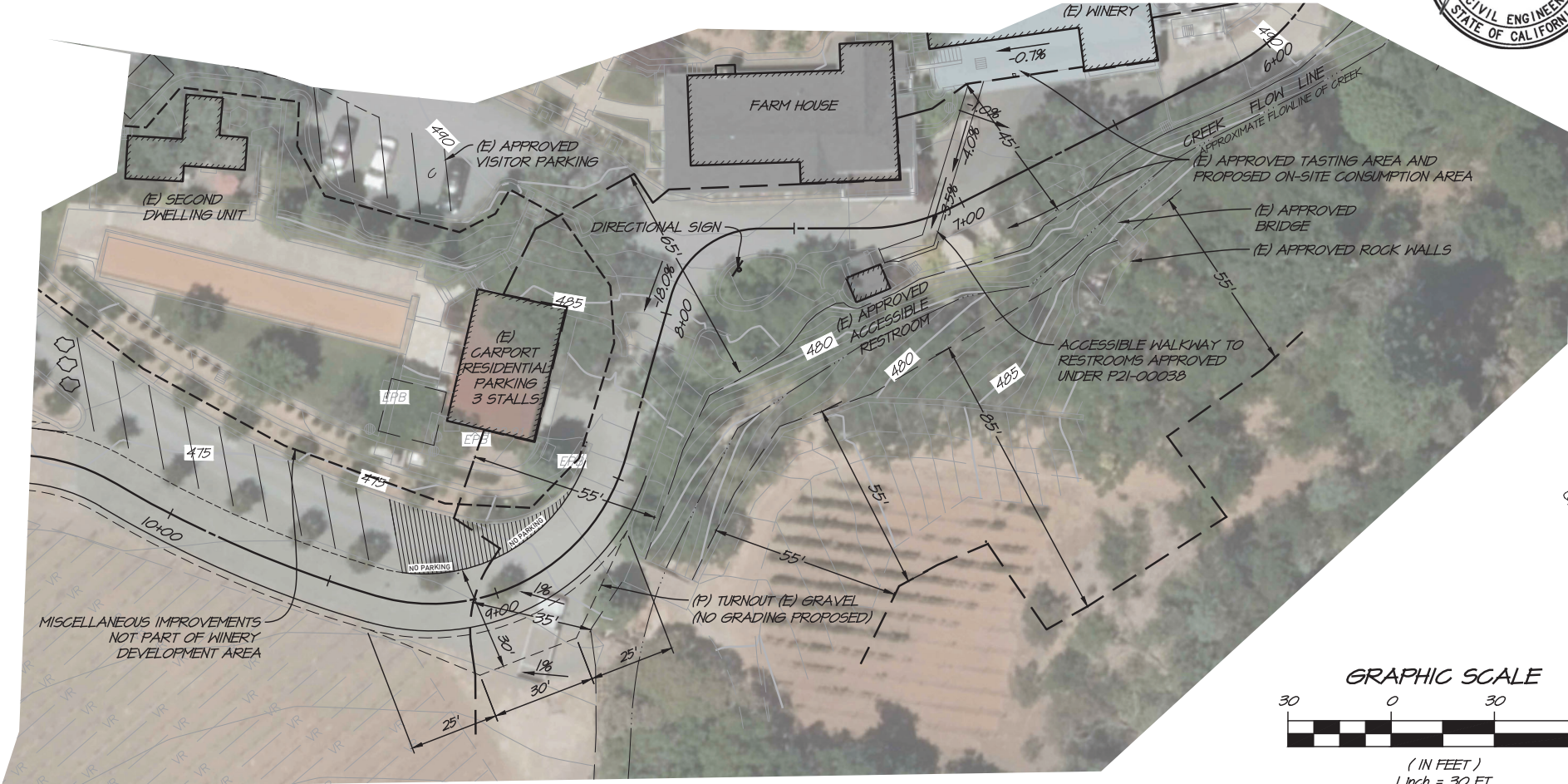
R:\2021\1119005.0\_Bremer\_Winery\_Use\_Permit\_Modification\DESIGN (DESIGN 3D)\Exhibits\Exhibit 1 of 4 bidg creek setback-Layout.dwg 01/24/2025



# BREMER WINERY

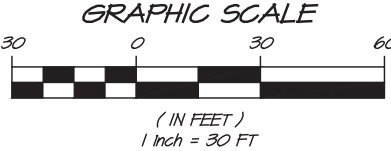
## GRADING WITH CREEK SETBACK EXHIBIT

NAPA COUNTY CALIFORNIA



**GRADING PLAN**  
SCALE: 1" = 30'

**STREAM SETBACK NOTE**  
 STREAM SETBACK BASED ON NAPA COUNTY CODE 18.108.025 AND RSA+ STREAM SETBACK EXHIBIT 1 PREPARED FOR RSA+ USE PERMIT STREAM PROTECTION EVALUATION MEMORANDUM DATED JUNE 26, 2014. SETBACK EXTENDED SOUTH ON THE WEST SIDE OF THE CREEK TOWARDS THE PROPOSED DRIVEWAY.



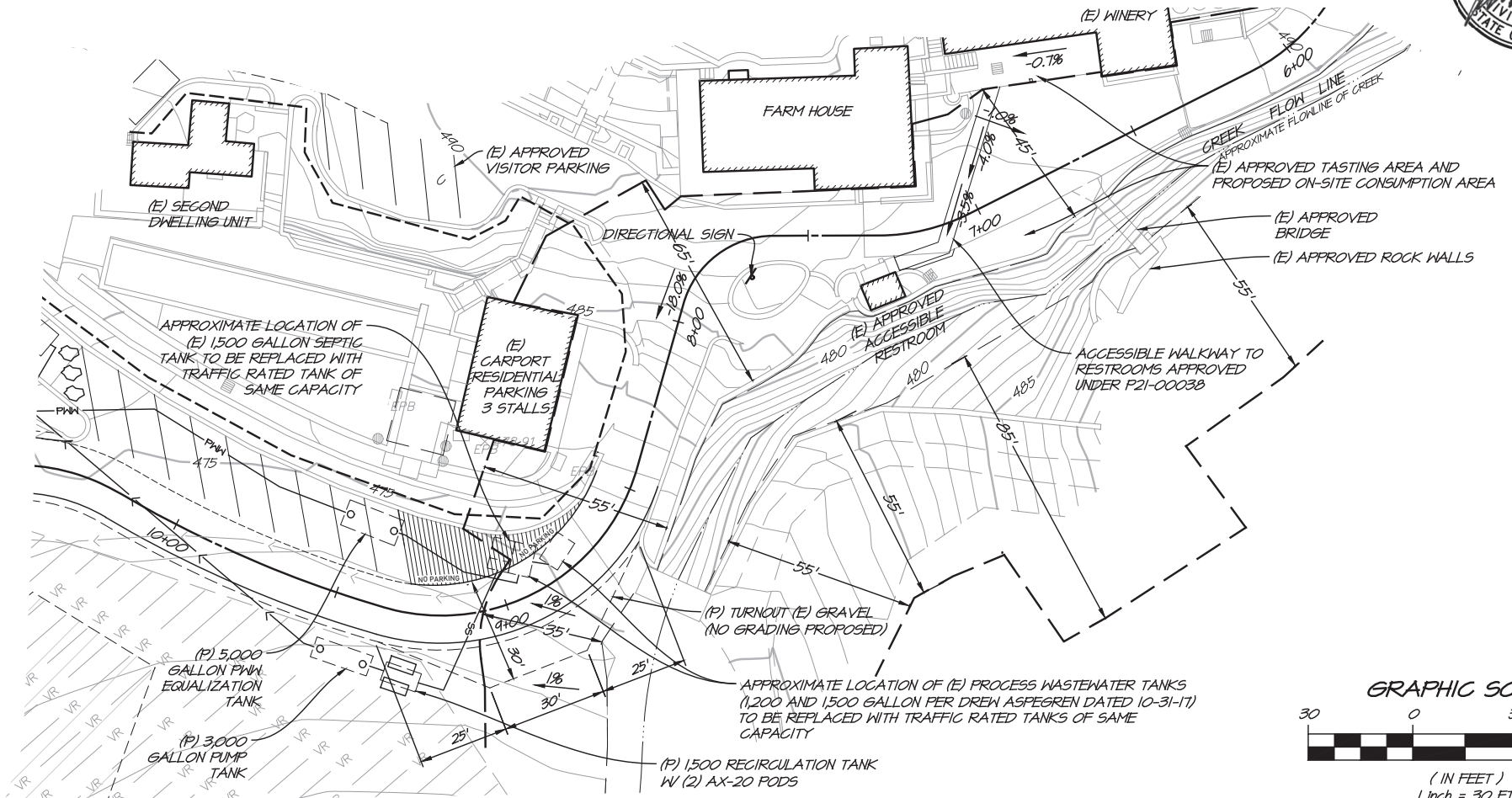
**RSA+** 1515 FOURTH STREET  
 NAPA, CALIF. 94559  
 OFFICE | 707 | 252.3301  
 + www.RSAcivil.com +

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 JANUARY 24, 2025 4119005.0 SHEET 3 OF 4

# BREMER WINERY

## UTILITY WITH CREEK SETBACK EXHIBIT

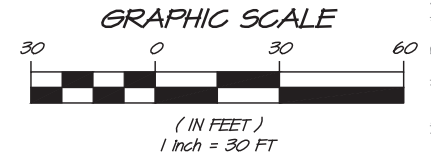
NAPA COUNTY CALIFORNIA



**UTILITY PLAN**  
SCALE: 1" = 30'

**STREAM SETBACK NOTE**

STREAM SETBACK BASED ON NAPA COUNTY CODE 18.108.025 AND RSA+ STREAM SETBACK EXHIBIT 1 PREPARED FOR RSA+ USE PERMIT STREAM PROTECTION EVALUATION MEMORANDUM DATED JUNE 26, 2019. SETBACK EXTENDED SOUTH ON THE WEST SIDE OF THE CREEK TOWARDS THE PROPOSED DRIVEWAY.



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R:\20\1\1119005.0\_Bremer\_Winery\_Use\_Permit\_Modification\DESIGN (DESIGN 3D)\Exhibits\Exhibit-4 of 4\_bldg\_creek\_setback-utility.dwg 01/24/2025