

P-MOD-SUB  
P07-00654  
021-400-002  
8/31/07



August 31, 2007

County of Napa  
Conservation, Development and Planning  
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[www.bremerfamilywinery.com](http://www.bremerfamilywinery.com)

RE: Minor Modification for Use Permit U-697879

Proposed Cave  
Bremer Family Winery  
APN# 021-400-002

Dear Members of the Conservation, Development & Planning Department,

Enclosed, please find documents with information regarding our desire to build an 11,685 square foot cave on our existing winery property. We barrel age our red wines 30 months and need to increase our storage capacity. We have decided to improve our property through:

1. Expanding our existing storage into a cave which is energy-efficient with low view shed.
2. Moving barrel storage from the exiting winery building to the caves will free up the existing winery building. This allows us to move inside our fermentation tanks that are currently stored outside giving the winery a neater appearance and improve the energy efficiency of the tanks.

Please do not hesitate to contact us if you need further information.

Kindest Regards,

Laura Bremer  
Bremer Family Winery

County of Napa  
Conservation, Development and Planning

Bremer Family Winery would like to apply for a Minor Modification Plan for the building of an 11,685 square foot cave built into the Northern Hillside area of the property immediately adjacent to the existing winery building.

**Current Use Permit**

Bremer Family Winery's current permit allows for an annual production of 14,400 gallons. There have been no modifications to the winery's Use Permit since it's issuance in 1979.

In our wine making practice, we barrel age our red wines for 30 months and our white wines for a minimum of 15 months. Our current annual production is 10,500 gallons.

1. We need an additional barrel storage area so that our facility is not required to stack wine barrels 4 high. With the addition of the cave, we will be able to stack one to two barrels high providing our winemaker with a safer, less physically taxing and more efficient work place.
2. Bremer Family Winery would like the ability to always have the room to store all of our current case goods as well as our library wines within our own facility.
3. We would like the added interior space to be able to house our production equipment and tools.

Plans for the 11,685 square feet of Type 1 Cave Space

1. The cave plans include approximately 1,200 square feet of case goods storage.
2. The cave plans include approximately 700 square feet of library storage.
3. The cave plan includes approximately 9800 square feet of barrel storage
4. The cave is completely underground and built into the contour of the hillside with the exception of the exterior portal. The construction of the portal will be concrete and native stone with a steel and wooden door. The other portal opens to the back of the existing winery building.
5. The cave spoils will be approximately 7,690 yards. Application for a grading permit has been made to the Department of Public Works, County of Napa (copy attached) to enlarge an existing house pad on an

A large, stylized handwritten signature in dark ink, likely reading "Bremer Family Winery", is written vertically along the right margin of the page. The signature is fluid and cursive, with the name "Bremer" being the most prominent part.

- adjacent parcel. We are the owners of this adjacent parcel and the house pad contains our existing primary residence.
6. The existing winery waste system/leach fields and tanks will not be impacted by this cave addition. We are not increasing production. We are not adding any bathroom facilities. There will be no additional sewage waste.

## Site Specifics

### Existing

Total Existing footprint of all buildings and all aggregate paved or permeable rock drive or walkway surfaces on the 26.65 acres equals approximately 62,682 square feet/ 1.45 acres: approximately 5.5% of the total site.

Existing winery coverage including all building footprints, all aggregate paved and impervious surfaces of the production area, outside work, tank and storage areas, all paved areas including parking and loading areas, walkways, and access driveways, equals 57,368 square feet/1.35 acres or 5.1% of the total site.

Existing Production Area: The total square footage of all winery crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities and employee-designated bathrooms = 45,839 square feet

Existing Accessory Area: Tasting rooms, offices, etc= 2911 square feet/6.35% of Production Facility

### Existing Footprint with competed building of the cave

Existing production area of the winery (45,839 sq. feet) and the new production area/barrel storage in the proposed cave (11,685 sq. feet) = 57,524 square feet of total production area.

There will be no change to the Existing Accessory Area.

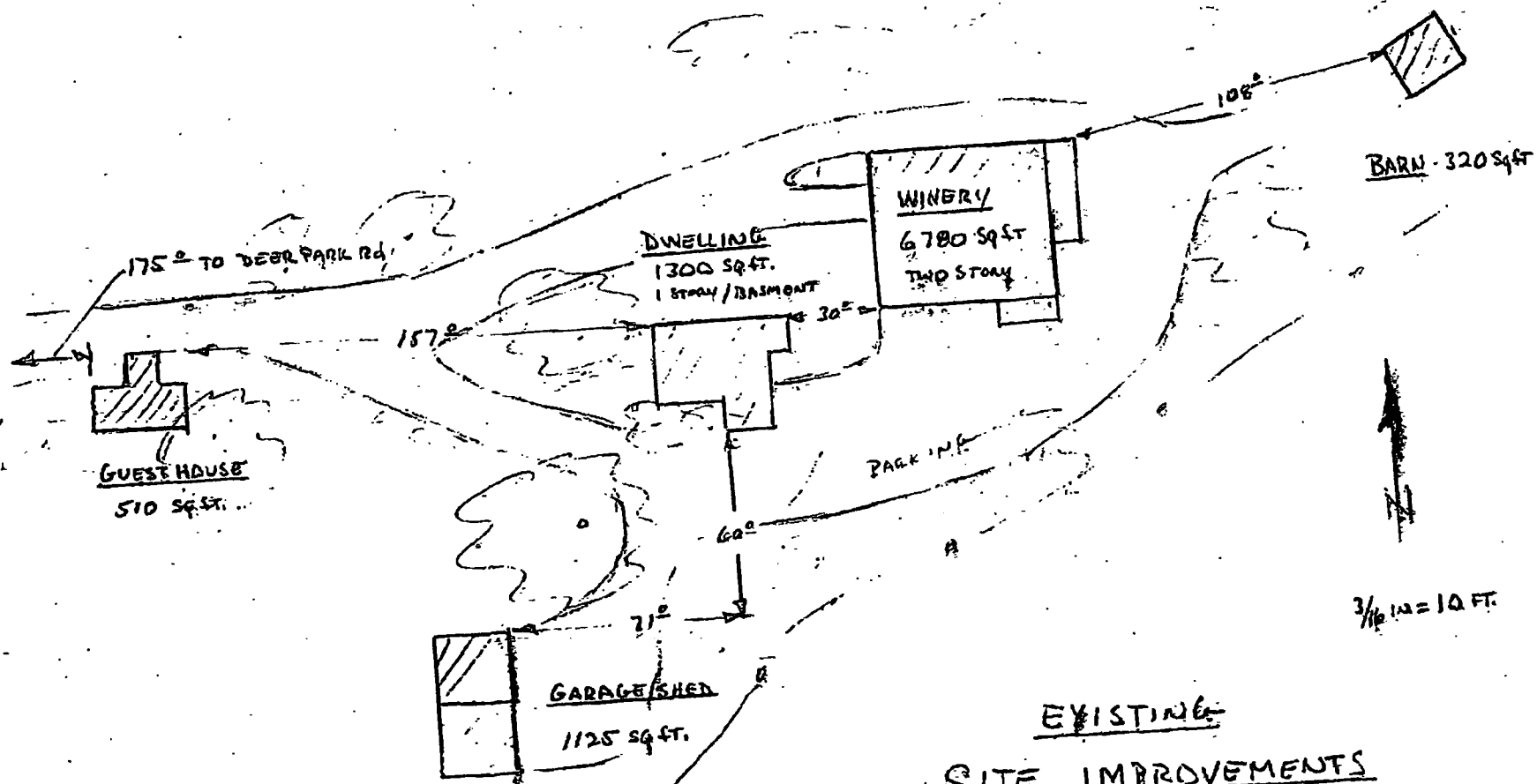
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Attachment to Application For Land Use Permit; DAVID S CLARK et al

JUN. 17. 2002

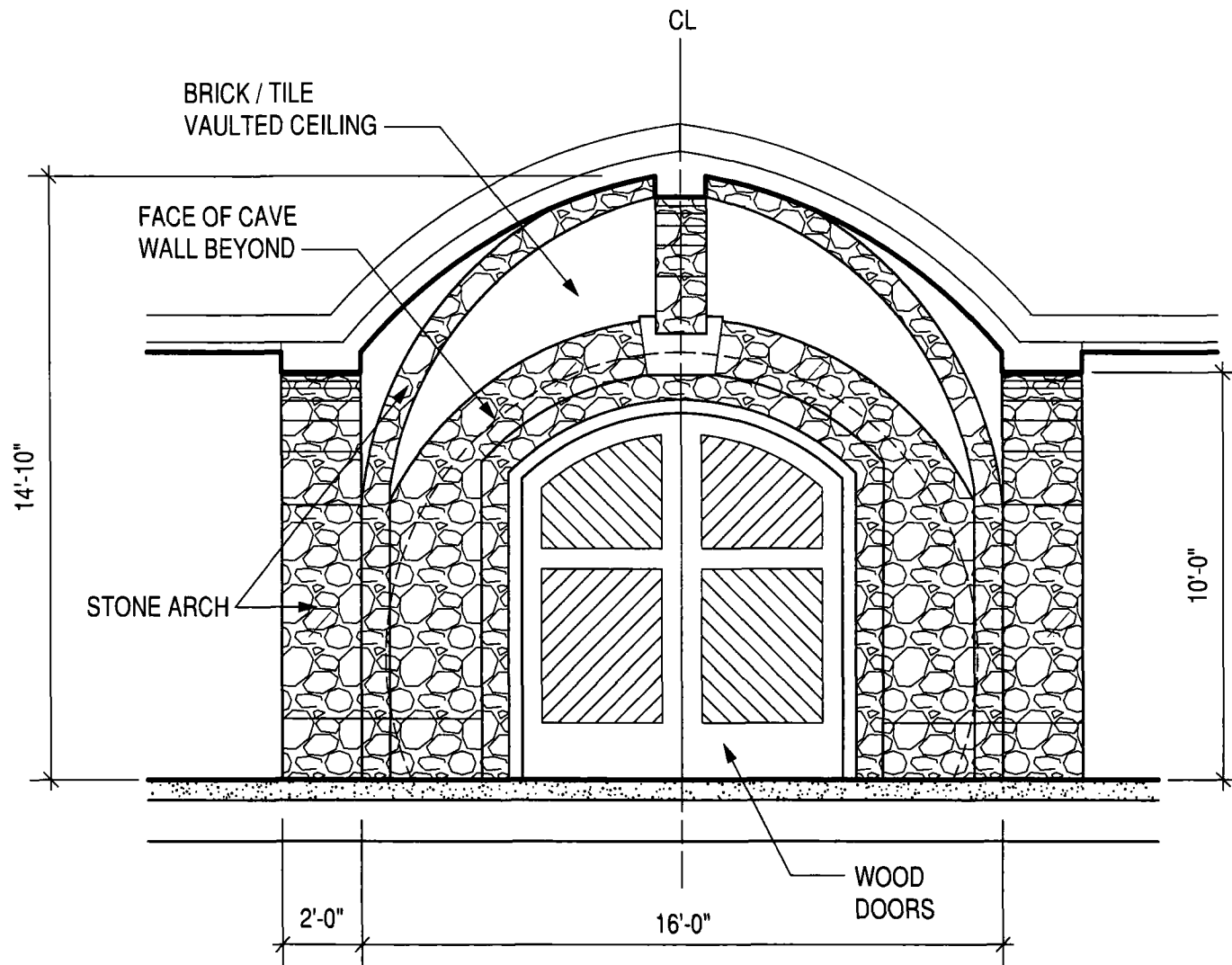
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PACIFIC UNION ST. HELENA



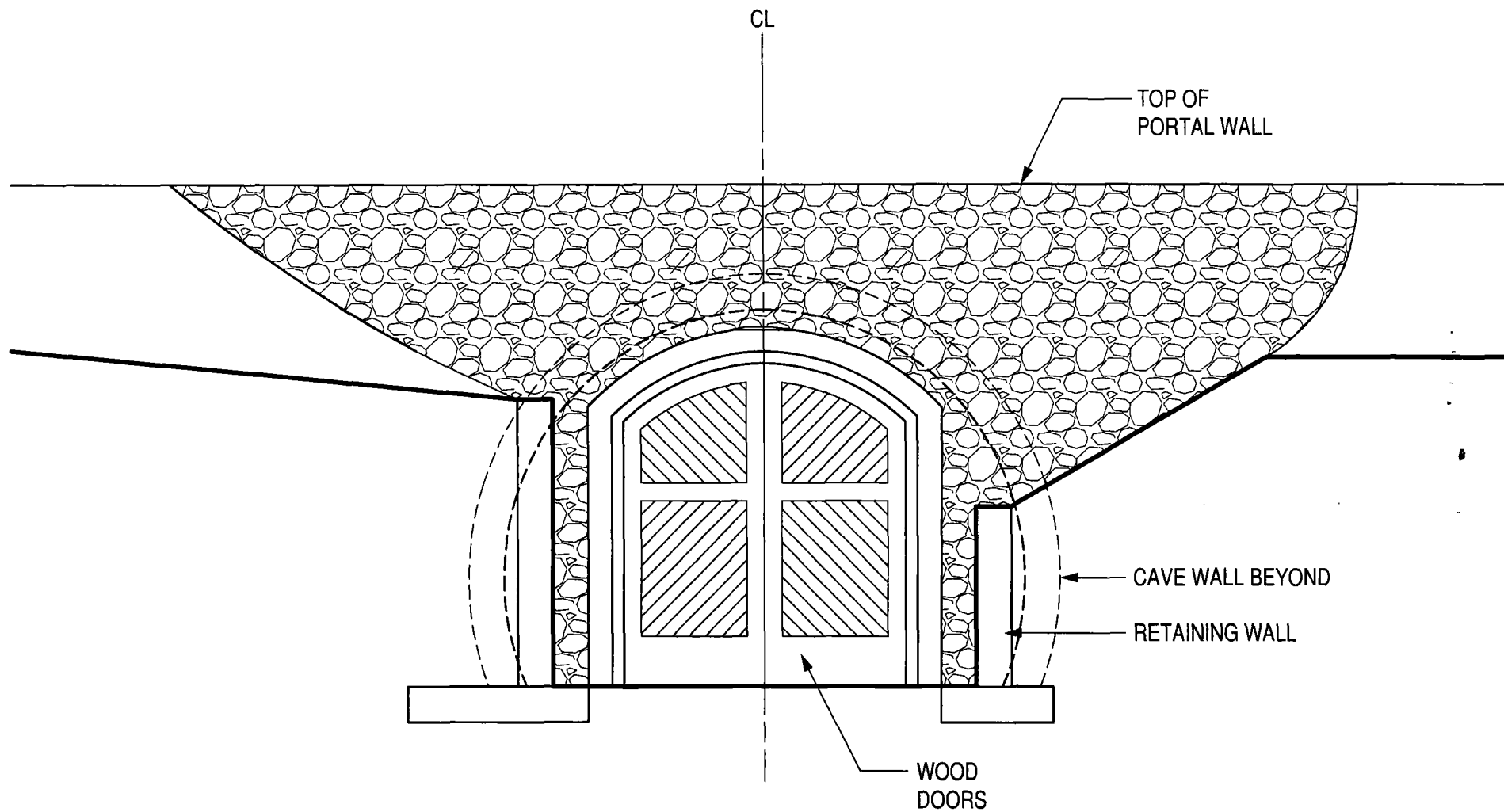






ANTEROOM SECTION - LOOKING NORTH

1/4"=1'-0"



CAVE PORTAL - LOOKING NORTHEAST

1/4"=1'-0"