



A Tradition of Stewardship
A Commitment to Service

AGC: APP
APN: 021-420-027
FILE # 713-00344

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
WILLIAMSON ACT AGRICULTURAL CONTRACT APPLICATION

FOR OFFICE USE ONLY

Zoning District: AW Date Filed: 10-7-13
General Plan Designation: AWOS
Property within a mile of a city: No ☒ Yes ☐ City of _____
Contract Type: H
Agricultural Commissioner's Comments Appears to comply with Rule 6 (A):
property has been used for a bonafide agricultural purpose.
Signature of Agricultural Commissioner/Deputy: [Signature] Date: 10/23/2013

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

Property Owner's Name: THE BREMER FAMILY TRUST
Assessor's Parcel #(s): 021-420-027 Parcel size(s): 20.44 AC
Site Address/Location: 975 DEER PARK RD ST. HELENA CA 94574
No. Street City State Zip
Owner's Mailing Address: 10490 DAWSON CYN RD CORONA CA 94574
No. Street City State Zip
Telephone #: (951) 638-1000 Fax #: (951) 638-1001 E-Mail: LAURA@bremerfamilywinery.com
Applicant's Name: LAURA BREMER
Mailing Address: 975 DEER PARK ROAD ST. HELENA CA 94574
No. Street City State Zip
Telephone #: (707) 963-1214 Fax #: () E-Mail: LAURA@Bremerfamilywinery.com
Status of Applicant's Interest in Property: OWNER
Agent for Notice (person designated by Owner to receive any and all notices and communications from Napa County during the life of this Contract; Owner shall notify County in writing of any change of designated person or change of address prior to or during the term of the Contract) Name: Bremer Group / Pam VALKMAN
Mailing Address: 10490 DAWSON CYN RD CORONA CA 92833
No. Street City State Zip
Telephone: 951-638-1000 Fax #: () E-Mail: _____

I certify and declare under penalty of perjury that all the information contained in this application, including but not limited to the information sheet, is complete and accurate to the best of my knowledge and that the primary use of the property is devoted to agricultural production. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Conservation Division for preparation of reports related to this application, including the right of access to the property involved.

[Signature] 10/4/13
Signature of Property Owner Date
LAURA BREMER
Print Name

[Signature] 10/4/13
Signature of Applicant Date
LAURA BREMER
Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Application Fee \$ 661.93 Receipt No. 98502 Received by: [Signature] Date: 10-7-13

WILLIAMSON ACT AGRICULTURAL CONTRACT APPLICATION
SUPPLEMENTAL INFORMATION

I. Land Tenure:

A. Is the property: Owner-Operated/Occupied ☒ Leased ☐ Other ☐

II. Agricultural Income: The following information is required in order to determine eligibility for the Agricultural Preserve Contract and demonstrate that there is a bona fide agricultural use occurring on the subject property (use additional sheets as necessary);

A. Describe the agricultural use of the property for the last five (5) years. Indicate crops grown and acres devoted to each crop, type and number of livestock or poultry, or any other agricultural income producing activity:

Wine Grapes

B. Describe if the property fenced and are fences maintained:

Fenced + fence is maintained

C. For animal husbandry, describe any range management practices used to improve or maintain range. Examples might be fertilizer practices, weed management practices, land clearing, etc.:

N/A

D. Provide the gross annual income for the last five (5) years received from sale of agricultural crops produced or livestock raised on the subject property:

E. Provide the source and gross income derived from uses other than agricultural on the subject property for the same period:

F. For ranching uses (grazing and/or livestock) or vineyards/orchards that have not started producing agricultural commodities, provide documentation such as but not limited to contracts, invoices, sales receipts, etc. associated with the development or on-going maintenance of the agricultural use occurring on the subject property (use additional sheets as necessary):

G. Please indicate if the following exists on the subject parcel:

Use Permit # _____
Agricultural Erosion Control Plan # P11-00317 ECPA
Certificate of Legal Non-Conformity # _____

III. Type C Contract: The following information is required in order to determine eligibility for a Type C Agricultural Preserve Contract (see page 9 of this application form for additional details);

A. Proved the acreage and percentage of the parcel that is in commercial agricultural (attach maps as necessary):

B. Describe the commercial viability of the agricultural use(s) on the subject property and how it constitutes a longstanding community resource:

C. Describe how the agricultural use(s) occurring on the subject property demonstrates a unique commitment to sustainable farming practices and contributes to the diversity of crops raised in Napa County:

IV. Contract Applications Associated with a Lot Line Adjustment: The following information is required in order to determine if a lot line adjustment of contracted parcel(s) complies with Government Code Section 51257;

A. Provide the current agricultural contract number, the lot line adjustment (LLA) application number, and copies of the LLA plat maps:

7/A

B. Describe whether there will be a net increase or decrease in contracted land as a result of the LLA (there cannot be a net reduction in restricted acreage as a result of an LLA):

C. Describe the amount of originally contracted land will remain under contract as a result of the LLA (at least 90% of the originally contracted land needs to remain under contract as a result of the LLA):

D. Describe the agricultural use(s) occurring on the subject property as a result of the LLA:

RECORDING REQUESTED BY

First American Title Company of Napa

AND WHEN RECORDED MAIL TO

Name: JOHN ALEX BREMER
Street Address: 2677 VALLEY VIEW AVENUE
City, State, Zip: NORCO, CA 92860

Order No. 00094914-L B



2002-0040140

Recorded
Official Records
County Of
NAPA
JOHN TUTEUR
Recorder

REC FEE 20.00
TAX 3826.90

08:00AM 08-Oct-2002 EV Page 1 of 7

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
APN(S) 021-420-027 021-400-002

Documentary Transfer Tax is \$ ~~3,826.90~~ 3,826.90
☒ computed on full value of interest or property conveyed, or
☐ full value less value of liens or encumbrances remaining at the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DAVID S. CLARK AND KINTA S. CLARK, HUSBAND AND WIFE, AS COMMUNITY PROPERTY AND CLARK ROBERT KNAPP, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY AND MARTA KNAPP ALLIGOOD, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY hereby GRANT(s) to

JOHN ALEX BREMER AND LAURA JOYCE BREMER, TRUSTEES OF THE BREMER FAMILY 1995 LIVING TRUST DATED AUGUST 23, 1995

the following real property in the County of Napa, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AND DESIGNATED AS EXHIBIT "A"

Dated: August 20, 2002

CLARK ROBERT KNAPP

DAVID S. CLARK

MARTA KNAPP ALLIGOOD

KINTA S. CLARK

STATE OF CALIFORNIA)

) ss.

COUNTY OF SAN DIEGO)

On September 10, 2002 before me, Jennifer Workman,

a Notary Public in and for said County and State, personally appeared CLARK ROBERT KNAPP

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

FOR NOTARY SEAL OR STAMP



THIS DOCUMENT HAS BEEN SIGNED IN COUNTERPART

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END OF DOCUMENT

EXHIBIT A

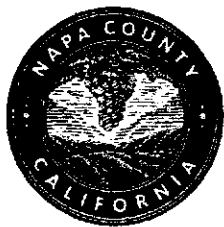
Escrow Number: 00094914-001-L B

A portion of the Southeast quarter of the Southeast quarter of Section 12, and a portion of the Northeast quarter of the Northeast quarter of Section 13, all in Township 8 North, Range 6 West, M.D.B. & M., being in the Carne Humana Rancho, and more particularly described as follows:

BEGINNING at the northeast corner of said Section 13, and running thence along the East line thereof, South $0^{\circ} 26' 15''$ West to an iron pipe marked "R.E. 8709", marking the northeast corner of the land described in the Deed to Melvin A. Nelson, et ux, et al, recorded in Book 624 at page 444 of Official Records of Napa County, said point being North $0^{\circ} 26' 15''$ East 1702.52 feet from the southeast corner of said Section 13; running thence West 643.02 feet; thence South $72^{\circ} 36'$ West 682.15 feet to an iron pipe on the easterly line of Deer Park County Road; thence northerly along said East line to its intersection with the southeast line of the land described in Deed to Otis J. Boyer, et ux, recorded in Book 509 at page 64 of Official Records of Napa County; thence along said southeast line, North $73^{\circ} 29'$ East 320.46 feet; thence North 382.11 feet to an iron pipe at the northeast corner of said Boyer parcel; thence North $72^{\circ} 04' 50''$ East 239.15 feet to an iron pipe; thence North $28^{\circ} 51' 40''$ East 508.17 feet to a hub set by the County of Napa Engineer Station 47+88.93 of the survey of Deer Park Road dated January 19, 1961; thence North $54^{\circ} 38' 40''$ East 400.90 feet; thence North $23^{\circ} 22' 40''$ East 319.37 feet to an iron pipe on the east line of Section 12 of said Township and Range; thence along said East line southerly 1458.53 feet, more or less, to the point of commencement.

EXCEPTING THEREFROM all that portion contained in the Deed to the County of Napa, recorded May 7, 1980 in Book 1163 at page 225 of Official Records of Napa County.

APN 021-420-027 and 021-400-002



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

Hillary Gitelman
Director

April 10, 2013

Laura Bremer
Bremer Family Winery
975 Deer Park Road
St. Helena CA 94574

RE: Bremer Family Winery Vineyard, Agricultural Erosion Control Plan #P11-00317-ECPA
881 and 975 Deer Park Road: APNs 021-400-002, -004, -005, 021-420-027, and 025-370-057, -058

Dear Ms. Bremer:

The above-referenced erosion control plan for the earthmoving associated with the development of approximately 32.7 gross acre vineyard (± 26 net vine acres) has been reviewed by Napa County in order to assure its conformance with the goals and standards contained in Napa County's Conservation Regulations (Chapter 18.108 of the County Code). Furthermore, the underlying project (i.e. the removal of the vegetation currently present, re-contouring of the site, the installation and maintenance of erosion control measures, the planting of vines, and subsequent operation), has been reviewed in compliance with the California Environmental Quality Act (CEQA). Based on this review, a Mitigated Negative Declaration has been prepared and adopted on this date. This action documents the fact that your project as modified will not have a significant effect on the environment.

The subject erosion control plan has been approved this date. The approved plan, P11-00317-ECPA and narrative, consists of 7 plan sheets dated March 26, 2013 (Date Stamped March 28, 2013), prepared by Drew Aspegren (R.P.E. #31418). The approved plans are stamped 'APPROVED'. Please be advised that this approval become effective at 5:00 PM on **April 29, 2013**, unless an appeal to the Board of Supervisors is filed in accordance with Chapter 2.88 (Appeals) of the County Code. Under no circumstances may you begin work before such time. You will be notified if a timely appeal is filed. However, you may initiate the required pre-construction surveys and install required construction fencing as outline below and contained in the ECPA.

This approval is contingent upon the owner and the owner's agents adhering to the following conditions:

1. Strictly conform to all provisions of approved Agricultural Erosion Control Plan #P11-00317-ECPA, and maintaining the cover crop as specified in the plan and narrative.
2. Complying with the four (4) Mitigation Measures pertaining to Biological Resources in the attested Project Revision Statement and adhering to the Mitigation Monitoring and Reporting Program (attached).
3. Complying with the environmental commitments identified in the application and Initial Study/Mitigated Negative Declaration.