

St. Claire, Linda

From: St. Claire, Linda
Sent: Thursday, November 01, 2007 2:40 PM
To: 'Laura Bremer'
Subject: RE: Cave Permit Number P07-00654

Hello Laura,

Thanks again for responding so quickly with the necessary information. I finished going over the Bio study today and see that Scott visited only the site where the spoils are coming from. According to the Department of Fish and Game study the site at 150 Pine Place also shows three possible plant species and possible Spotted owl habitats. Will you please ask Scott to prepare a Bio study for 150 Pine Place?

The Portal location changes are noted in your letter but the portal appears to be in the setback in the most recent drawing sent along with your letter dated Oct 26th. Will you please provide an updated site plan which shows the cave portal outside the required 300 foot setback?

Please feel free to call or reply by email if you have any more questions.

Thank you,

Linda

*Linda St. Claire
Planner II
County of Napa
Conservation, Development & Planning Department
707-299-1348 - Direct*

Do not seek after what you yearn for, seek the source of the yearning itself.

From: Laura Bremer [mailto:Laura@bremerfamilywinery.com]
Sent: Wednesday, October 31, 2007 11:03 AM
To: St. Claire, Linda
Cc: lcurryburt@aol.com
Subject: Cave Permit Number P07-00654

Hello Linda-

I wanted to clarify wording on the barrel study submitted by Luke Curry of Alf Burtleson Construction. Luke referred to an area in the cave that would be utilized for "Misc. Storage." I wanted to clarify that this area would not be used for storage of any combustible items.

Please let me know if you have any additional questions.

Regards,
Laura Bremer
Bremer Family Winery

11/01/2007

St. Claire, Linda

From: Laura Bremer [Laura@bremerfamilywinery.com]
Sent: Wednesday, October 31, 2007 11:03 AM
To: St. Claire, Linda
Cc: lcurryburt@aol.com
Subject: Cave Permit Number P07-00654

Hello Linda-

I wanted to clarify wording on the barrel study submitted by Luke Curry of Alf Burtleson Construction. Luke referred to an area in the cave that would be utilized for "Misc. Storage." I wanted to clarify that this area would not be used for storage of any combustible items.

Please let me know if you have any additional questions.

Regards,
Laura Bremer
Bremer Family Winery

10/31/2007



LINDA

RECEIVED

OCT 26 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Bremer Barrel Study

Production: 14,400 gallons per year or estimated 240 barrels per year.

Barrels are stored for 30 months.

The proposed total cave area is 11,685 square feet.

- A total of seven intersections with a total square footage of 910 square feet cannot be used for barrel storage.
- A wine library of approximately 530 square feet cannot be used for barrel storage.
- An estimated 500-700 square feet will be used for miscellaneous storage within the cave and therefore cannot be used for barrel storage.

The remaining square footage of the cave for barrel storage will be +/- 9,645 square feet.

There will be three vintages in the cave at any given time. Three vintages x 240 barrels = 720 barrels needed to be stored.

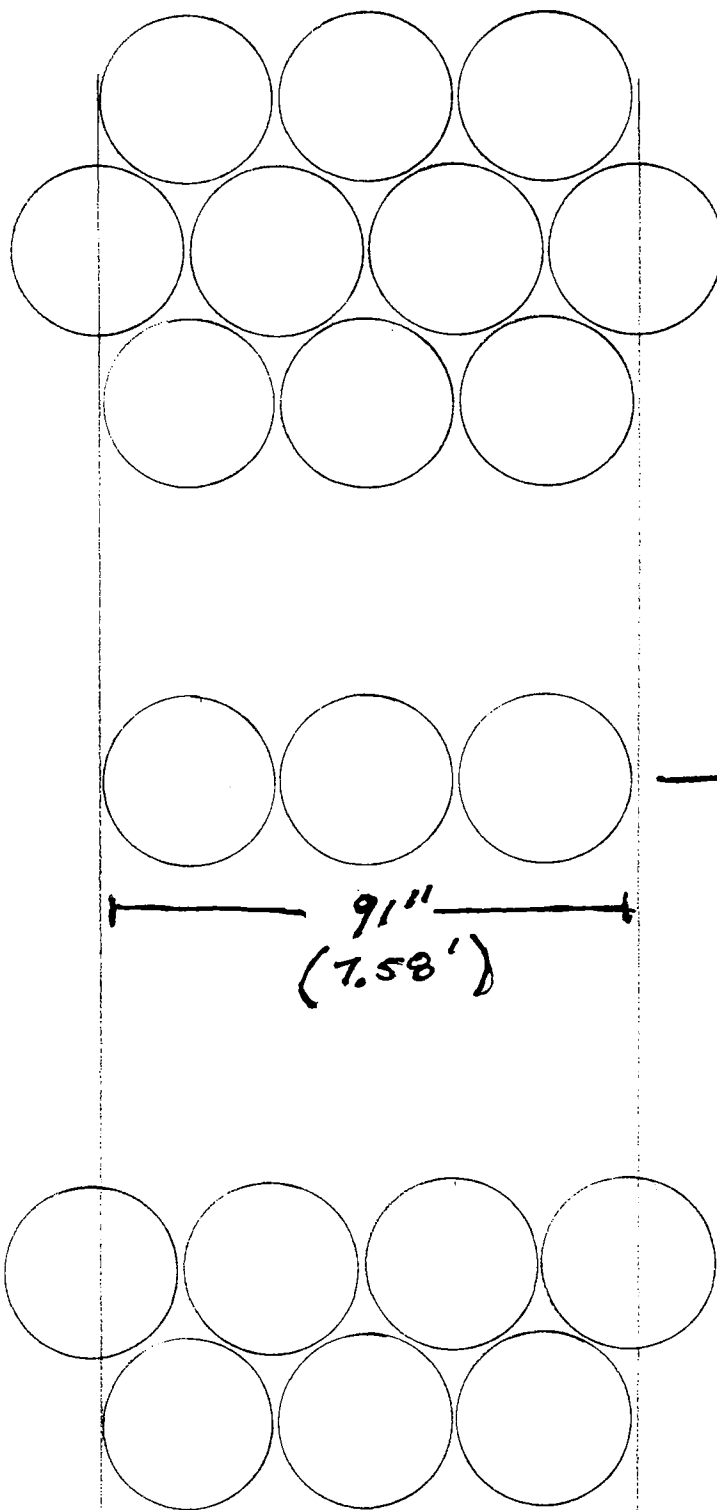
A study was completed using a three (3) barrel cross section. The cross section is 91" in length or 7.58'. Multiply 7.58' x 13.5' wide cave = 102.33 square feet.

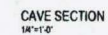
One barrel high would be 102.33 square feet/ 6 barrels (both sides of cave) = 17.05 square feet per barrel.

9,645 square feet/ 17.05 square feet per barrel = 566 barrels stored.

In order to adequately store barrels stacked one high the Bremer's would need approximately 12,620 square feet of area for barrel storage alone excluding intersections, storage, and library.

06

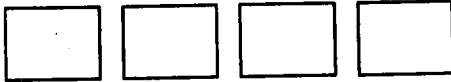
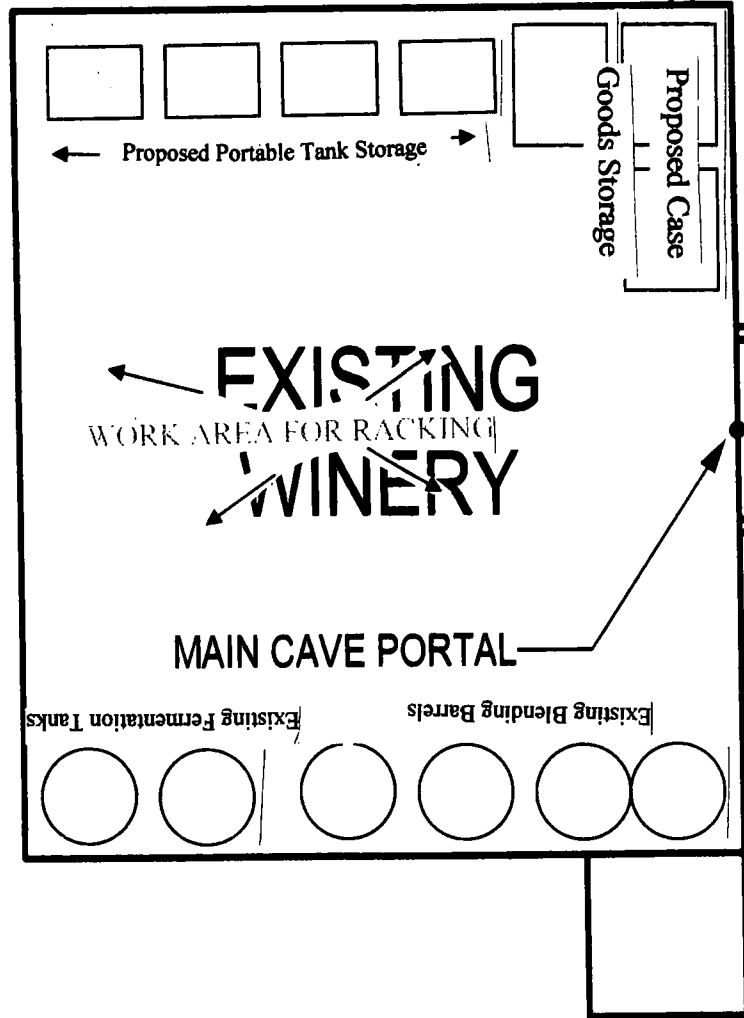




WINE STORAGE CAVE

SEPTEMBER 5, 2007





← Proposed Portable Tank Storage →

Goods Storage

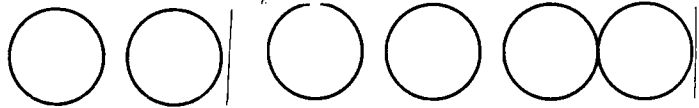
Proposed Case

EXISTING
WORK AREA FOR RACKING
WINERY

MAIN CAVE PORTAL

Existing Fermentation Tanks

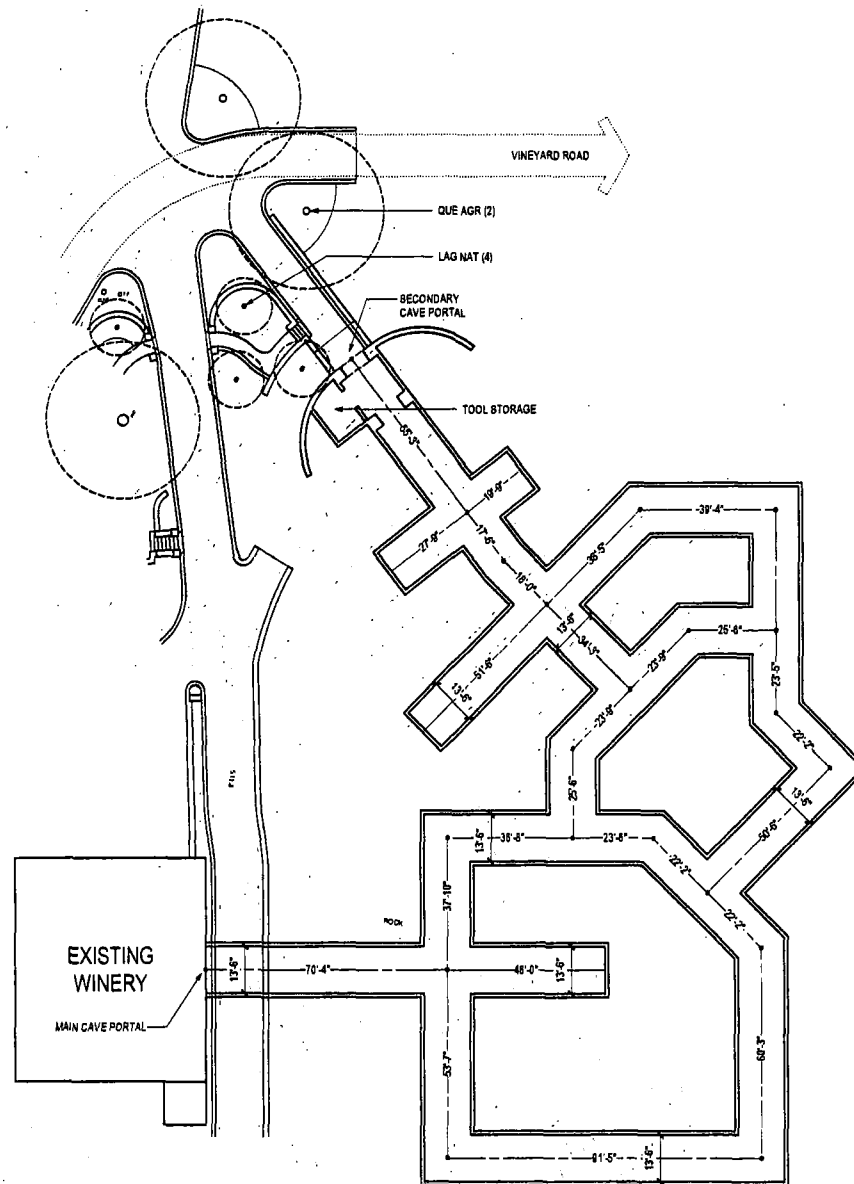
Existing Blending Barrels



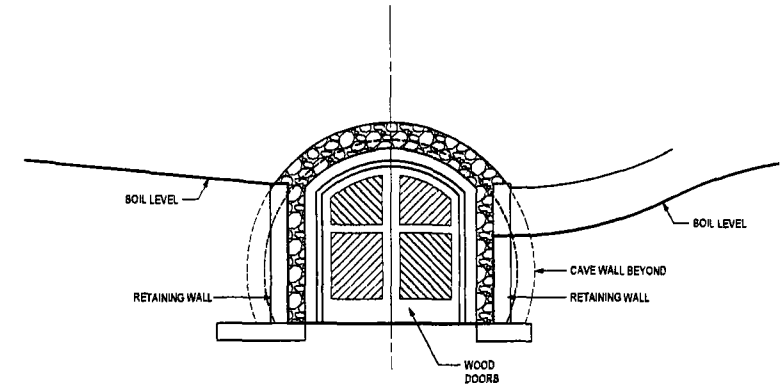
11.3

13'-6"

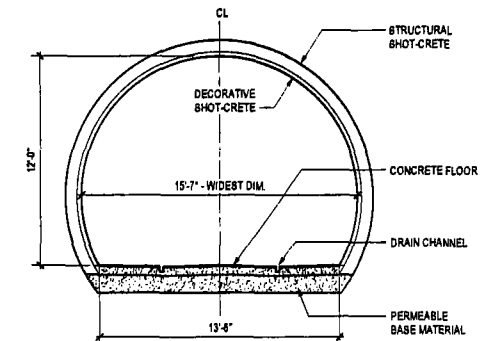
70'-4"



TOTAL CAVE AREA 11,685 SF.



SECONDARY CAVE PORTAL - LOOKING NORTHEAST
1/4"=1'-0"

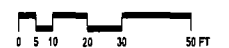


CAVE SECTION
1/4"=1'-0"

Bremer
FAMILY WINERY
975 DEER PARK ROAD, ST. HELENA, CA 94574

WINE STORAGE CAVE

OCTOBER 17, 2007





HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

October 18, 2007

John and Laura Bremer
150 Pine Place
St. Helena, CA 94574
~~Napa, CA 94559~~

RE: Bremer Family Winery Modification P07-00654 & Grading Permit W07-00895
APN: 021-400-002-000

Dear Mr. and Mrs. Bremer,

I am corresponding with you today in an effort to clarify the processing of your applications currently under review in our offices. You submitted a minor modification, but as proposed the project does not appear to meet the qualifications. To be processed as a minor or very minor modification a project must fall under this Napa County Zoning Ordinance:

18.124.130 Use permit and small winery exempt modifications—Procedure—Size limitation.

B. Upon receipt of a written request from the holder of a small winery exemption certificate or a use permit, the zoning administrator may approve minor, non-controversial modifications to the exemption certificate or approved use permit with public notice, but without a public hearing in regard to project design or permit conditions which do not affect the overall concept, density, intensity or environmental impact of, or substantially alter or delete any environmental mitigation measure for the project. If any member of the public requests a public hearing during the comment period, then the zoning administrator will properly notice and conduct a hearing. The zoning administrator may approve changes in location of approved structures or portions thereof, so long as the total square footage of the structures is less than or equal to the total square footage approved as part of the use permit or the small winery exemption certificate. However, the zoning administrator shall not consider or approve a minor modification if the result of the approval of the requested minor modification would result in any structure, except for an approved relocation as described in this paragraph, being increased more than twenty-five percent in size or one story in height based on the size approved under the original exemption certificate or use permit. Equipment enclosures whose permanent installation outdoors was approved by the original exemption certificate or use permit are not subject to this size limitation.

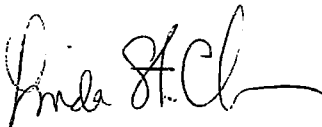
C. Upon receipt of a written request from the holder of a small winery exemption certificate or a use permit, the director may administratively approve very minor requests for changes, including, but not limited to, the following:

- 1. Additions of covers over previously approved pads;**
- 2. Small (less than ten percent) changes in square footage or building footprint;**
- 3. Realignment of internal circulation roads; and**
- 4. Similar items at the discretion of the director.**

In regards to your project:

- Grading – As proposed, you have 7,690 cubic yards of grading spoils created by the cave excavation. This amount of spoils increases the environmental impact, moving it out of a Minor Modification.
- Biological – The California Department of Fish and Game Natural Diversity Database and California Native Plant Society have indicated that special plant species are possibly located in your area. In order for the project to be a minor mod you would need to show that the changes you are proposing are not going to affect the sensitive species habitat. A biological report will be needed.
- Visual – Please provide documentation (photos with portal location indicated) that the cave portal (including all walls and associated improvements) will not be visible from Deer Park Road. Cave portals are required to meet the setback if the portal is visible from the applicable road. This would include the rock walls that you want to build on either side of the portal. I know we have discussed this in length; I wanted you to have as much information as possible in regards to the Napa County Codes. The code also states that If the associated entry pad outside the cave portal is used for winery functions (such as, but not limited to, placement of winery equipment, crushing, visitation, etc.), then the pad is also required to meet the winery setback requirements.
- Area – Your proposal would increase a 6,780 square foot winery to an 18,465 square foot winery in area. This is an increase of 170%. While there is some leniency in cave area expansions, this is beyond what can be considered under a minor modification. If you can reduce the expansion area, the department may be possible to process it as a Minor Mod.

Please feel free to call, 707.299.1348 or email lstclair@co.napa.ca.us me with any questions.

Sincerely, 

Linda St. Claire
Planner

Cc: file



October 10, 2007

Linda St. Claire
County of Napa
Conservation, Development and Planning
1195 Third St. STE 210
Napa, CA 94559

975 DEER PARK ROAD
ST. HELENA, CALIFORNIA 94574
707.963.5411 FAX 707.963.3541
1.877.BREMER3 (273.6373)

www.bremerfamilywinery.com

RE: Minor Modification P07-00654

Dear Linda;

This letter is in response to your letter dated October 3, 2007 requesting additional information for the Minor Modification application listed above.

Item 1 inquires about a grading permit. Please see Grading Permit Application number W07-00895.

Item 2 of your letter asks for a biological report of the cave area that included a survey of the trees that would need to be removed. No trees will need to be removed to build the cave.

Item 3 of your letter asks for a detailed floor plan of the winery indicating where the fermentation tanks will be placed. We wish to retract our intention to move our fermentation tanks and elect to leave them at the current location at this time.

Item 4 of your letter asks for a statement of our current and future production levels. Our current annual capacity is 14,400 gallons. We do not have plans to exceed that capacity at this time.

Item 5 of your letter indicates view shed issues may be present. We look forward to our site meeting with you tomorrow at 10:30 to discuss this issue.

Kindest Regards,

Laura Bremer
Bremer Family Winery.



HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

October 3, 2007

Bremer Family Winery
John and Laura Bremer
150 Pine Place
St. Helena, Ca. 94574

RE: Minor Modification P07-00654, Cave Storage/Moving Fermentation tanks into winery
APN: 021-400-002-000

Dear Mr. and Mrs. Bremer,

I am the planner currently reviewing your permit application, P07-00654 for a modification to your Use Permit. I know you have spoken with John McDowell in regards to your application and he has discussed with you the incompleteness of the application. This letter is to serve as an informational source listing the information needed in order for me to move forward with the modification.

After I have received the necessary information from you or your representative I will be able to complete the planning review.

1. An Erosion Control Plan will be needed in order to show exactly where the spoils will be located on the adjacent parcel. Please contact Public Works to begin this process.
2. A biological report of the caves area to include tree survey and future tree preservation measures. Do you plan to remove any trees? If so, please indicate in the report which trees, their size and type.
3. A current detailed floorplan of the winery and a proposed floorplan of the winery. Please indicate the location of the fermentation tanks in both floorplans as well.
4. A statement indicating the current and future production levels.
5. Viewshed issues may be present and a site visit will be needed in order to make this determination. Please contact me to set up a date for the visit.

If you have any questions please call 707.299.1348, or email lstclair@co.napa.ca.us.

I look forward to hearing back from you with more information.

With best wishes,

A handwritten signature in cursive script, appearing to read "Linda St. Claire".

Linda St. Claire
Planner



975 DEER PARK ROAD
ST. HELENA, CALIFORNIA 94574
707.963.3411 FAX 707.963.3541
1.877.BREMER3 (273.6373)

www.bremerfamilywinery.com

October 10, 2007

Linda St. Claire
County of Napa
Conservation, Development and Planning
1195 Third St. STE 210
Napa, CA 94559

RE: Grading Permit W07-00895 APN : 025-370-058-000

Dear Linda;

This letter is in response to your letter dated October 3, 2007 requesting additional information for the grading permit application listed above.

In your letter, you had asked for additional information regarding the purpose for the grading permit. I have attached a drawing outlining the additional vehicle access that will be created. In addition to the vehicle access, there will be landscape installed that is consistent with our existing landscape. I have included this detail in the attached site plan.

Please let me know if you have any questions.

Kindest Regards,

Laura Bremer
Bremer Family Winery.



NAPA COUNTY

DEPARTMENT OF PUBLIC WORKS

1195 THIRD STREET • ROOM 201 • NAPA, CALIFORNIA 94559-3092
PHONE 707-253-4351 • FAX 707-253-4627
www.co.napa.ca.us/PublicWorks

ROBERT J PETERSON

Director of Public Works- County Surveyor- County Engineer- Road Commissioner

GRADING PERMIT APPLICATION

COMPLETE THE FOLLOWING:

DATE: AUGUST 8, 2007

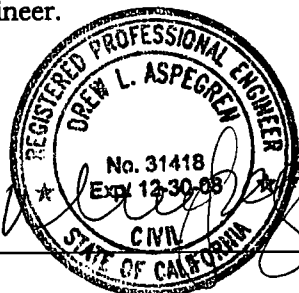
1. Name of Applicant: LAURA & John BREMER
Address: 150 PINE PLACE City: ST. HELENA
State: CA Zip Code: 94574 Phone Number: 707-963-1214
2. Name of Owner (if different than above): SAME
Address: _____ City: _____
State: _____ Zip Code: _____ Phone Number: _____
3. Site Address or Location of Proposed of Project: 150 PINE PLACE
ST. HELENA APN: 025-370-050
4. Brief Description and Purpose of Project: EXPAND HOUSE PAD

5. Approx. Dimensions of Project Area: (see 9 below) _____

6. a) Estimated Quantity of Excavation _____ Cu. Yds.
b) Estimated Quantity of Fill +/- 20,000 Cu. Yds.
c) Estimated Storage of Reservoir _____ Acre Feet
7. a) Depth of Excavation _____ Maximum _____ Average _____
b) Depth of Fill _____ Maximum _____ Average _____
8. In your opinion, will natural drainage be affected? ☒ yes ☐ no
9. Attach drawing showing: Existing contours, drainage ways, buildings, property lines and dimensions of work area and dimensions to buildings and property lines. Please show a typical cross section showing proposed slopes of all cuts and fills.
10. Grading permit applications will only be reviewed after all of the above information is complete.
11. **PLEASE NOTE:** Conservation, Development & Planning Department (CDPD) will also review the grading permit applications to see if the grading is in conformance with, or exempt from, the environmental review, the County's Conservation Regulations or any other sections of the County Ordinance Code administered by CDPD.

General Notes

- 1.a. Contractor shall supply all materials, labor and equipment to construct an engineered fill including earthwork, overflow pipe, erosion control, and appurtenances according to these plans, except changes which may later be agreed upon with Owner or Engineer.
 - b. Contractor shall satisfy himself as to the nature of the ground and other existing conditions prior to bidding the work. No adjustments will be made.
 - c. CONSTRUCTION CONTRACTOR AGREES that, in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including the safety of all persons property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.
- 2.a. Owner shall be responsible for procuring construction permits as required from Napa County.
 - b. Contractor shall be responsible for procuring all transportation and encroachment permits, and contractor shall be responsible for inspections or approvals from all governing agencies, including CAL OSHA and Napa County.
 - c. Contractor shall adhere to all regulations referenced and all conditions imposed, in any permits granted for completion of this project.
 - d. Construction shall conform to all codes and regulations imposed by governing agencies, including CAL OSHA regulations regarding worker safety and health.
3. Contractor shall arrange a preconstruction conference with Napa County Dept. of Public Works, Napa Valley Vineyard Engineering, Inc. and John Bremer, or his representatives, prior to commencing work. All parties, or their representatives, shall be notified 72 hours prior to commencement of work and shall be kept informed as to progress during the course of work.
 4. All work is subject to inspection and approval of the Engineer, the appropriate governing agencies and John Bremer. The work shall not be deemed complete until contractor receives final approval from the Engineer and appropriate governing agencies, and acceptance by John Bremer.
- 5.a. Contractor shall determine exact location of all other existing aboveground and underground facilities and other obstructions prior to beginning of work, and shall be responsible for their safekeeping during the course of work. See Project Notes #4b.
 - b. Some underground utilities and facilities can be located by Underground Service Alert (U.S.A.). Call (800) 642 2444 at least forty eight (48) hours before all work operations.
6. UNAUTHORIZED CHANGES AND USES:
 - a. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE for, or liable for, unauthorized changes to, or uses of, these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.
 - b. Field adjustments may be required to preserve amenities and to avoid obstacles (large boulders, etc.) not shown on the plans. Contractor shall notify the Engineer of any proposed deviation from the plans and shall not proceed with any changes without consent of the Engineer.



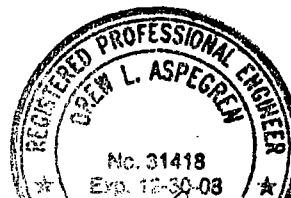
Bremer Residential Pad

NVVE 8-27-07

Sheet 2 of 4

General Notes (cont.)

7. Contractor shall perform contour grading as required to make smooth transition to/from existing ground.
8. Contractor shall provide and utilize equipment necessary to control dust. Owner shall provide source of water if required for dust control; Contractor shall be responsible for loading and transporting water to the job site.
9. Contractor shall cooperate with other contractors working the area. Prior to start of work, John Bremer shall appoint a representative, acceptable to Contractor, to settle disputes.
- 10.a. All materials shall be installed in accordance with manufacturers' recommendations and specifications. Contractor may substitute from products and materials shown only with written approval from the Engineer.
 - b. Material manufacturers, brand names, and/or model numbers, are used only to indicate suitable products for a given application. Alternate products to those shown may be substituted if approved by the Engineer.
 - c. Unless shown to the contrary, all work and materials shall comply with applicable standards shown or referenced in the Plans. Any reference to Caltrans Standard Plans or Caltrans Standard Specifications shall be construed to mean the July 1992 edition of each.
- 11.a. Contractor shall dispose of all debris and leave area in a clean, neat condition (an as is condition at start of work is OK).
 - b. All debris, trash or other waste shall be disposed of as directed by container labels or as required under current Local, State, or Federal regulation. In no case shall glue cans or containers, rags, brushes, lumber, wire strapping or any other waste material be buried in underground excavations or trenches. Disposal costs, permits, transporting and/or other required or permitting action shall be the sole responsibility of the Contractor.
12. Drawings shall not be scaled for construction purposes. Written dimensions always take precedence over scaled dimensions. Discrepancies shall be brought to the attention of the Engineer and written clarification shall be provided. No construction shall be performed without such clarification.
13. Contractor shall track work in the field and keep an "as built" set of plans as the job progresses, showing changes, special details, pipeline placements, and other items of special importance. These plans shall be neatly drafted and complete, and shall be submitted to NAPA VALLEY VINEYARD ENGINEERING, INC., at the time of submission of the invoice for final payment.



Bremer Residential Pad

NVVE

8-27-07

Project Notes

- 1.a. The contour, topographic and planimetric information, shown as screened background, has been provided by Michael Brooks and Associates, Land Surveyors.
- b. A temporary benchmark (TBM) will be provided at the project site. Contractor shall be responsible for its safekeeping.
- c. Owner shall provide initial construction staking at the direction of the Contractor, and Owner shall be responsible for staking for spillway construction and "as built" surveys. Contractor shall be responsible for all further staking.
- 2.a. All earthwork, and handling and placement of certain other materials, shall conform to specifications and recommendations to be provided by the geotechnical engineer, who will be retained by the Owner to observe, test and approve all earthwork, and other material handling and installation. Any conditions, specifications, or directions shall be provided by the geotechnical engineer.
- b. All excavation to subgrade, trench excavation, or other excavation shall be examined and approved by the Geotechnical Engineer prior to placement of any embankment materials.
- c. Contractor shall be notified of any work which does not conform to the plans or meet specifications contained herein or in the geotechnical report. Contractor shall immediately correct the work at no expense to the owner. No additional time shall be allowed.
- d. Slopes and/or terminus elevations for features are shown. All surfaces shall form neat, smooth lines between finish grade elevations and/or conform lines and points.
- e. Excess material shall be stockpiled and/or wasted at the direction of Owner.
3. Owner shall provide source of water required for compaction, dust control or other purposes required for the project. Contractor shall be responsible for loading and transporting of water to job site.
- 4.a. Contractor shall take extreme care not to damage existing structures, or any other item in the surrounding area. Contractor shall notify the Engineer immediately of any damage and shall replace or repair the damage at the direction of the Engineer or Owner.
- b. Contractor shall locate all existing subsurface utilities, storm drains, drain tile lines and/or existing water conveyance pipelines and shall make all efforts not to damage them during the course of construction. Should damage occur, Owner or Engineer shall be notified and repairs shall be made immediately. In no case shall any damaged underground facilities be allowed to remain unrepaired overnight, without express approval from the Owner or Engineer.
- c. Exact utility location shall be determined by the contractor prior to construction and verified with the Engineer. Potholing may be necessary. See General Notes No. 5.
5. Portland Cement Concrete (PCC) shall conform to provisions of Class A concrete as defined in Section 90 of the State of California Standard Specifications, July 1992, and shall be mixed, handled and cured in accordance with that specification.



Bremer Residential Pad

NVVE 8-27-07

Sheet 4 of 4

October 26, 2007

Linda St. Claire
County of Napa
Conservation, Development and Planning
1195 Third St., STE 210
Napa, CA 94559

RECEIVED

OCT 26 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.



975 DEER PARK ROAD
ST. HELENA, CALIFORNIA 94574
707.963.5411 FAX 707.963.3541
1.877.BREMER3 (273.6373)

www.bremerfamilywinery.com

RE: Minor Modification P07—00654

Dear Linda;

I wish to address the issues brought up in our meeting of Thursday, October 25 with Mr. John McDowell, Drew Lander and yourself and the site meeting with Mr. McDowell on Friday, October 26, 2007. Mr. McDowell asked for the following clarifications prior to approving our application:

1. Portal Location- The location of the Portal appears to be at least 300 feet from the center line of Deer Park Road and therefore meets County setback requirements.

2. Cave Spoils- We are projecting approximately 7,690 yards of spoils to be generated from the digging of the caves. 2000 yards will be relocated to our residence located at 150 Pine Place, St. Helena. These spoils will be placed per grading permit number W07-00895. The remaining approximately 5,690 cubic yards will be used to back-fill around the portal and fill for area planter beds. Some of these spoils will be used to fill and maintain existing winery and vineyard roads. The balance will be spread in the existing vineyards.

3. Existing Barrel Room- When the cave is complete, the barrels currently stored in the existing barrel room will be re-located to the caves. The barrels are currently stacked 4 high. In the cave, the barrels will only be one barrel high. This will allow for safer and more efficient access to the barrels by the winemaker and his assistant. This will free-up the barrel room so that we may have access to the large barrels that are already in place (see attached map.) We use these large barrels for the blending of the finished wines. We will also have access to the two existing fermentation tanks that are already in place. Because of the overcrowded conditions in the barrel room today, access to the large barrels and fermentation tanks has been problematic. Space will be available for the portable tanks that are currently stored outside. We will utilize the space for case good storage. Also, our winemaker currently must take barrels outside when raking. This exposes the wine to outside

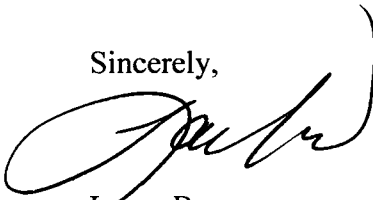
temperatures. The space in the barrel room will allow temperature controlled room to complete this task.

4. **Biological Study-** We are submitting a biological study completed by Kjeldsen Biological Consultants that includes their findings for the area around our home.

5. **Barrel Study-** A barrel study for the cave will be submitted under separate cover by Mr. Luke Curry of Alf Burtleson Construction.

Please let me know if you have any further questions.

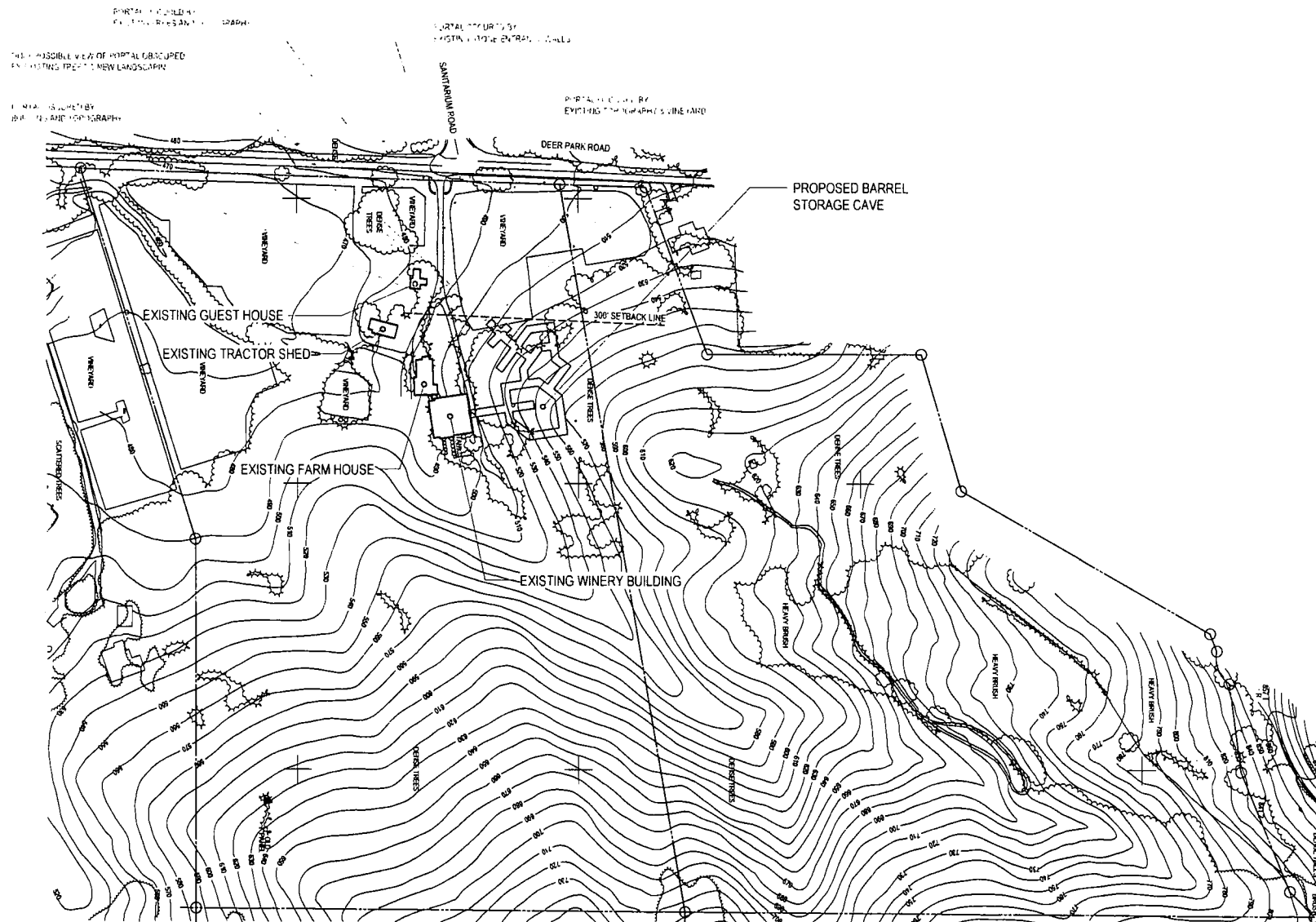
Sincerely,

A handwritten signature in black ink, appearing to read 'Laura Bremer', written in a cursive style.

Laura Bremer
Bremer Family Winery

Enclosures: Winery site map showing proposed cave and portal
Winery site map including topography, cave layout and existing
building
Existing Winery Building proposed map

A large, stylized handwritten signature in black ink, oriented vertically on the right side of the page. The signature is highly cursive and appears to read 'Bremer'.



Bremer
FAMILY WINERY

975 DEER PARK ROAD, ST. HELENA, CA 94574

WINERY SITE PLAN

NOVEMBER 12, 2007

 $\theta = 20^\circ$ 