



## PUBLIC NOTICE

### NOTICE OF PLANNING COMMISSION HEARING & NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 6th day of May 2026, at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

#### **Bremer Family Winery – Use Permit Major Modification #P22-00086-MOD & Exception to the Napa County Road & Street Standards**

**Location:** The winery is located at 975 Deer Park Road, unincorporated Napa County, St. Helena - Assessor's Parcel Nos: 021-400-002 (winery property) & 021-420-027 (vineyard property); approximately 46.09 acres combined.

**Zoning and General Plan Designation:** Agricultural Watershed (AW) zoning district and Agriculture, Watershed, and Open Space (AWOS) general plan designation.

**CEQA Status:** Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigation Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures for Biological Resources. This project is not on any list of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** Approval of a Major Modification to the Bremer Family Winery to increase production, increase annual visitation, establish a marketing plan, increase the number employees, allow on-site consumption, construct an additional driveway connection to Deer Park Road, add on-site parking, replace the existing wastewater treatment system, and modify the number of water storage tanks, on the vineyard property, for vineyard irrigation. The proposal also includes a request for an Exception to the Napa County Road and Street Standards to allow for an exception from requiring the installation of a left turn lane on Deer Park Road.

Application materials are available on the Department's Current Projects Explorer at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>. Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Service Department, Napa County Administration Building, 1195 Third St, Ste 210, Napa, California. For documents that are publicly available on the Current Projects Explorer, there will be a Public Record Copying Fee associated with the physical printing of documents. While drops-in may be accommodated to the extent possible on a case-by-case basis, we strongly encourage you to schedule an appointment for document review.

Written and verbal comments regarding this project and comments regarding the environmental effects of this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Comments or appointment requests to review documents should be directed to Sean Trippi, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1353 or [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org). Comments must be received before Noon on May 4, 2026.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

**DATED: April 2, 2026**

Brian D. Bordona  
Director of Planning, Building, & Environmental Services