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**Planning Commission Public Hearing
Notice March 18, 2026**



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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING & INTENT TO ADOPT VARIOUS CATEGORICAL EXEMPTIONS

On Wednesday morning, the 18th day of March 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.

Hagafen Cellars Winery - Use Permit Major Modification (P19-00121-MOD)

Location: 4160 Silverado Trail, Napa, approximately one half mile north of the intersection of Silverado Trail and Soda Canyon Road. Accessor's Parcel Number 039-130-002

Zoning and General Plan Designation: Agricultural Preserve (AP) zoning district and Agricultural Resource (AR) General Plan designation.

CEQA STATUS: Consideration and intention to find the project categorically exempt from the California Environmental Quality Act (CEQA). It has been determined that this type of project does not have a significant effect on the environment and is exempt from CEQA. The project will not impact an environmental resource of hazardous or critical concern, has no cumulative impact, there is no reasonable possibility that the activity may have a significant effect on the environment due to unusual circumstances, will not result in damage to scenic resources, is not located on a list of hazardous waste sites, or cause substantial adverse change in the significance of a historical resource. Based on the proposed project as described below, the project meets the criteria for eligibility as Categorical Exemption from CEQA under Classes 1 and 4. [See Class 1 ("Existing Facilities") and Class 4 ("Minor Alterations to Land"), which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301, §15304]. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5

REQUEST: This application was submitted to participate in the County's Code Compliance Program. The proposal is to grant a Use Permit Major Modification to an existing 50,000-gallon winery to remedy existing violations through recognition and approval of existing days of operation, existing days allowing retail sales, and levels of visitation. Approval and recognition of these activities will require improvements to the existing driveway. The proposal includes revisions to prior conditions of approval regarding annual reporting on multiple winery operations and noticing of all marketing events.

Application materials, including the draft environmental determination, 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 the environmental effects of this project and the adequacy of the

proposed Categorical Exemptions are solicited. Comments or appointment requests to review documents should be directed to Emily Hedge, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 259-8226 or emily.hedge@countyofnapa.org. Comments must be received by Noon on March 16, 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: March 5, 2026

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

MILLER TAMARA JANE TR ETAL
102 WHITE OAK CIR
PETALUMA CA 94952-1908

EMMOLO FAMILY SOUTH 40 VINEYARD LLC
1083 GALLERON RD
SAINT HELENA CA 94574-9790

SCHUEMANN DAVID H & LISA A TR
1135 SODA CANYON RD
NAPA CA 94558-9471

GUNST ROBERT A TR
1160 SHADY OAKS DR
NAPA CA 94558

SPITERI RON J & JAYNA D TR
1165 SHADY OAKS DR
NAPA CA 94558

HLIVKA JOHN & PAMELA L TR
1169 SODA CANYON RD
NAPA CA 94558-9471

MALLEN RONALD E & PENELOPE B TR ETAL
1180 SHADY OAKS DR
NAPA CA 94558

ROSCOE BRANT TR
1201 SODA CANYON RD
NAPA CA 94558

SCADUTO ANNA MARIE TR
1207 SODA CANYON RD
NAPA CA 94558

RENTERIA OSCAR & DENISE M TR
1221 SODA CANYON RD
NAPA CA 94558

BURCHILL SUSAN C TR
1370 TRANCAS ST PMB 169
NAPA CA 94558-2912

ALTAMURA GEORGE JR TR
21 VISTA RANCH RD
NAPA CA 94558

PITTMAN RAYMOND J TR
2555 UNION ST
SAN FRANCISCO CA 94123-3832

FAZEKAS THOMAS P & KATHLEEN K TR
3322 CLAY ST
SAN FRANCISCO CA 94118-2007

4110 SILVERADO TRAIL LLC
338 SPEAR ST UNIT 33C
SAN FRANCISCO CA 94105-6185

MATSCHULLAT ARIANE M H ETAL
38 VINEYARD LN
GREENWICH CT 06831-3714

ROCKMERE VINEYARDS LLC
4130 SILVERADO TRAIL
NAPA CA 94558-1118

WEIR NORMAN E & IRIT D TR
4160 SILVERADO TR
NAPA CA 94558

BELTRAMI JOSEPH M & WENDY C TR
4161 SILVERADO TR
NAPA CA 94558-1114

SUNDIN SANDRA M ETAL
4163 SILVERADO TR
NAPA CA 94558-1114

JORDAN ROBERT TR
4165 SILVERADO TRAIL
NAPA CA 94558-1114

ELLSWORTH STEPHEN M ETAL
4171 SILVERADO TR
NAPA CA 94558

HUFNAGL GUNTHER & GRANDFIELD SHEILA TR
4180 SILVERADO TR
NAPA CA 94558-1117

NIESAR FAMILY VINEYARD LLC
4185 SILVERADO TRAIL
NAPA CA 94558

LAMONICA SAM J & NANCY TR
4190 SILVERADO TR
NAPA CA 94558-1117

KARABIAN SKIP MICHAEL & MARTIN MOLLIE O
4195 SILVERADO TR
NAPA CA 94558

AARON JASON P & KATHERINE R TR
4205 SILVERADO TR
NAPA CA 94558

BEHNIA KIARASH & BORMAN TRACY
4220 SILVERADO TRL
NAPA CA 94558

GOLDEN STATE INCOME FUND IV LLC
4223 SILVERADO TRL
NAPA CA 94558

FERRERO ANTHONY TR
4230 SILVERADO TR
NAPA CA 94558

FURTADO CATHERINE J TR
4239 TERRACE ST
OAKLAND CA 94611

FRENCH ROBERT W ETAL TR ETAL
4240 JEFFERSON ST
NAPA CA 94558

GITTINGS SAMUEL E III TR
4311 SILVERADO TRAIL
NAPA CA 94558-1116

WEATHERVANE RANCH LLC
C/O ARIANE MATCHULLAT
38 VINEYARD LN
GREENWICH CT 06831

DELICATO VINEYARDS LLC
DBA BLACK STALLION WINERY
12001 S HIGHWAY 99
MANTECA CA 95336-9209

DARIOUSH KHALEDI WINERY LLC
DBA DARIOUSH WINERY
4240 SILVERADO TRL
NAPA CA 94558-1117

TRAUB DANIEL C & ELIZABETH D TR
PO BOX 11870
JACKSON WY 83002-1870

REINELL FREDERICK EDWARD & VICKI SUE TR
PO BOX 3229
NAPA CA 94558-0322

Hagafen Major Modification P19-00121 - Additional Mailing Notice List (Mod No: 99477)

Baffico, George and Angela
4130 Silverado Trail
Napa, CA 94558
039-390-011

Buehl, Stephen T.
Gagen, McCoy, McMahon & Armstrong
1030 Main Street, Suite 212
St. Helena, CA 94574

Ellsworth, Dewey W.
12 Spring Street
Napa, CA 94559
039-100-010

Emmolo, Frank and Maria
1085 Galleron Road
St. Helena, CA 94574
039-390-001

Gunst, Mr. and Mrs. Robert A.
1160 Shady Oaks Drive
Napa, CA 94558

Lamonica, Sam J. and Nancy
4190 Silverado Trail
Napa, CA 94558
039-590-003

Beltrami, Joseph M. and Wendy C.
4161 Silverado Trail
Napa, CA 94558
039-100-007

Curtin, Patricia E.
Gagen, McCoy, McMahon & Armstrong
279 Front Street
Danville, CA 94526

Ellsworth, Stephen A.
3076 Vichy Avenue
Napa, CA 94558
039-100-010

Furtado, John and Catherine J.
90 Fairway Drive
S. San Francisco, CA 94080
039-390-010

Huffnagl, Gunther Grandfield, Sheila
4180 Silverado Trail
Napa, CA 94558
039-590-004

Mallen, Ronald E.
1180 Shady Oaks Drive
Napa, CA 94558

Matschullat, Robert W. and Ariane M.H.
4176 Silverado Trail
Napa, CA 9455

Matschullat, Robert W. and Ariane M.H.
46 Vineyard Lane
Greenwich, CT 06830
039-130-001

Niesar, Kirsten H.
4185 Silverado Trail
Napa, CA 94558
039-100-005

Smith, George D. and Naomi
4163 Silverado Trail
Napa, CA 94558
039-100-006

Tucker, Jewell
1171 Shady Oaks Drive
Napa, CA 94558
039-590-005

Webb, Carolyn
12 Spring Street
Napa, CA 94559

Nielsen, Andrew K. and Gudveig V.
4110 Silverado Trail
Napa, CA 94558
039-390-009

Smith, Clint and Dorris
1170 Shady Oaks Drive
Napa, CA 94558

Spiteri, Ron
1165 Shady Oaks Drive
Napa, CA 94558

Weathervane Ranch, LLC
c/o The Dorian A. Virgos Company
45 Rockefeller Plaza, Suite 2216
New York, NY 10101
039-130-003