

Napa County Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

Subject: Letter of Support for Hagafen Cellars Use Permit Modification

Dear Members of the Napa County Planning Commission,

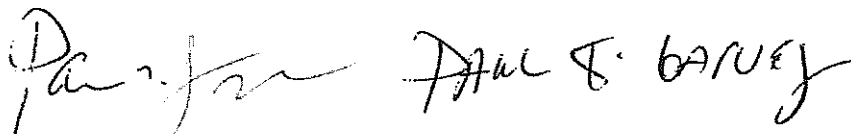
I am writing to express my strong support for the approval of the requested modification to the Hagafen Cellars Use Permit. Hagafen is a family-owned winery that has been a respected part of the Napa County community and has operated at this location for decades. The winery has consistently demonstrated a commitment to sustainable practices, stewardship of the land, and positive community relationships. This proposed adjustment to their visitation plan represents a modest and reasonable change.

Importantly, the requested modification does not seek to expand production capacity or intensify use beyond what has been occurring in recent years. Instead, it aligns with the winery's goal to provide a better experience for visitors and maintain the economic viability of small, family-run businesses in Napa Valley.

I respectfully urge the Planning Commission to approve this modest modification. Supporting local family-owned wineries like Hagafen Cellars helps preserve the agricultural heritage and character that make Napa Valley unique.

Thank you for considering my comments in support of this request.

Sincerely,

 Paul S. Barney

707-888-6192

106 WinCOALE Way

NAPA, CA. 94558

Napa County Planning Commission

1195 Third St., Room 210

Napa, CA 94559

March 8, 2026

Honorable Commissioners:

I am writing in support of the Use Permit Modification for Hagafen Winery, P19-00121. I have known Mr. Weir as a colleague since 1980, when I was a harvest intern at Domaine Chandon. In 1983 and 1984, Saintsbury, the winery I co-founded with the late Richard Ward, hosted Hagafen as our first custom crush client. I have many vivid memories of the early days of our mutual start-up projects.

Hagafen represents the best of small, family-owned wineries, starting with not much in the way of financial resources, but rich in fierce determination. Since those early days more than 40 years ago, both the Napa Valley wine industry and the County's regulatory environment have matured. The commercial challenges for small wineries are daunting, as you are no doubt aware. Approval of this Major Modification is in the spirit and letter of the process that brought many wineries into compliance with the terms of their use permits, including Saintsbury..

Mr. Weir in stewarding Hagafen has also been the steward of one of the ancient traditions of winemaking. I hope each of you finds this application worthy of your approval.

Sincerely,

David Graves

Co-founder, Saintsbury

From: [Curtin, Patricia](#)
To: [Hedge, Emily](#)
Cc: [Ariane Matschullat](#)
Subject: Notice of Planning Commission Meeting for March 18 re: Hagafen Winery
Date: Tuesday, March 10, 2026 2:20:51 PM
Attachments: [0.png](#)
[1.png](#)
[2.png](#)
[3.png](#)
[4.png](#)
[Scan Ltr Re Hagafen Public Mtg 31026.pdf](#)

[External Email - Use Caution]

Emily-

We just received from our client, Ariane Matschullat, the attached notice of a hearing before the Planning Commission on March 18. Our offices never revised the Notice event though we are a party of interest and have been communicating with the County for years on this matter. Can we please postpone this hearing so we can be properly prepared? We are the Party who brought the violations by Ernie Weir/Hagafen Winery to the County's attention shortly after the issuance of the original in June 2000. Ms. Matschullat is the adjoining neighbor to the north of the Hagafen Winery at 4147 Silverado Trail.

Please provide us notice of all hearings and meetings that involve the Hagafen Winery at 4160 Silverado Trail.

Thank you.

Patricia E. Curtin
Director



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A Tradition of Stewardship
A Commitment to Service

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

Applied several years ago - never followed through - 1) Had code violations

*2) Built entire home on property -
Permit? - not ^{rents it.} notified
2 story -*

Cont of water usage

Mailed March 5, 2026

Rec'd March 9, 2026 - RFD

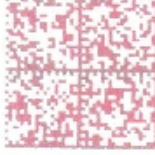
Hearing March 18? - 9 days notice ??



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A Commitment to Service

Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559

FIRST-CLASS



US POSTAGE  with METRY BOWERS
ZIP 94556 \$000.74⁰
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0008028240 MAR 05 2026

RETURN SERVICE REQUESTED

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

945590117 0016

