



Napa County

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Legislation Details

File #: 26-390 **Version:** 1
Type: Public Hearing **Status:** Agenda Ready
File created: 2/26/2026 **In control:** Planning Commission
On agenda: 3/18/2026 **Final action:**
Title: NORMAN WEIR / HAGAFEN CELLARS WINERY / USE PERMIT MAJOR MODIFICATION #P19-00121-MOD

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 as described in Resolution No. 2018-164 adopted by the Napa County Board of Supervisors on December 4, 2018. 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.

The project is located on an approximately 12.28-acre parcel within the Agricultural Preserve (AP) zoning district with a General Plan land use designations of Agricultural Resource (AR) at 4160 Silverado Trail, Napa
Assessor's Parcel Number 039-130-002.

Staff Recommendation: Find the Project Categorical Exempt from CEQA and approve Use Permit Modification P19-00121, as conditioned.

Staff Contact: Emily Hedge, Planner III, (707) 259-8226 or emily.hedge@countyofnapa.org

Applicant Contact: Norman Weir, 4160 Silverado Trail, Napa, ernie@hagafen.com, (707) 252-4562

Applicant Representative Contact: Beth Painter, 10 Canopy Lane, Napa, Beth@bnpapa.com, (707) 337-3385

Sponsors: Board of Supervisors

Indexes:

Code sections:

Attachments: 1. A. Recommended Findings, 2. B. Recommended Conditions of Approval & Agency Memos, 3. C. CEQA Categorical Exemption Memorandum, 4. D. Previous Project Approvals, 5. E. Use Permit Application Packet, 6. F. Code Compliance Program Health and Safety Inspection Letter, 7. G. Water

Availability Analysis, 8. H. Wastewater Feasibility Report, 9. I. Winery Comparison Analysis and Summary of Changes, 10. J. Graphics, 11. K. Public Comments, 12. Item 8A Public Comments - Water Audit Comment Letter(added after initial agenda posting) .pdf, 13. Item 8A Public Comments(added after initial agenda posting).pdf, 14. Item 8A - Public Comment(Added after meeting).pdf, 15. Item 8A - Hagafen PowerPoint(Added after meeting).pdf

Date	Ver.	Action By	Action	Result
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