

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, August 26, 2026

9:00 AM

**Board of Supervisors Chambers, Third Floor
1195 Third Street
Napa CA 94559**

Zoning Administrator

Brian D. Bordona, Zoning Administrator

Mckayla McMahon, County Counsel

Michael Parker, Planning Manager

Alexandria Quackenbush, Meeting Clerk

Angie Ramirez Vega, Meeting Clerk

Aime Ramos, Meeting Clerk

How to Watch or Listen to the Napa County Zoning Administrator Meetings

The Napa County Zoning Administrator will continue to meet the 4th Wednesday of each month when a meeting is scheduled.

The Napa County Zoning Administrator meets at 1195 Third Street, Suite 310, Napa, California, 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Zoning Administrator. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Zoning Administrator's office no less than 72 hours prior to the meeting date by contacting (707) 253-4417 or meetingclerk@countyofnapa.org.

The Napa County Zoning Administrator realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Zoning Administrator reserves the right to conduct the meeting without remote access.

Please watch or listen to the Zoning Administrator meeting in one of the following ways:

1. Attend in-person at the location posted on the agenda.
2. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/81121621728>. Make sure the browser is up-to-date.
3. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 811-2162-1728).

If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:

1. Email your comment to meetingclerk@countyofnapa.org. Emails received will not be read aloud but will still become part of the public record and shared with the Zoning Administrator.
2. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/81121621728>. Make sure the browser is up-to-date. When the Zoning Administrator calls for the item on which you wish to speak, click "raise hand." Please limit your remarks to three minutes.
3. Call the Zoom phone number 1-669-900-6833 and enter the webinar ID: 811-2162-1728. When the Zoning Administrator calls for the item on which you wish to speak, press *9 to raise hand. Please limit your remarks to three minutes.

****Please note that phone numbers in their entirety will be visible online while speakers are speaking****

For more information, please contact us via telephone at (707) 253-4417 or send an email to meetingclerk@countyofnapa.org.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE ZONING ADMINISTRATOR:

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Zoning Administrator, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Administrator but is generally limited to three minutes. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Please remember this meeting is being recorded and broadcasted live via ZOOM. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Zoning Administrator from taking any action on matters raised during public comment that are not on the agenda.

- 1. AGENDA REVIEW**
- 2. PUBLIC HEARING ITEMS**

- A. NAPA BASIN REACH INC AND NAPA SWITCHBACK BEND INC / [26-1555](#)
LANGTRY FARMS TROLLEY AND BARN CERTIFICATE OF
EXTENT LEGAL NONCONFORMITY APPLICATION
(P26-00016-CLN)

CEQA STATUS: General Rule, also known as the 'common sense exemption'. Under CEQA Guidelines Section 15378, the Certificate of Legal Non-Conformity to acknowledge the existing historic trolley and barn is not a project under CEQA because they will not cause a "direct physical change in the environment" or a "reasonably foreseeable indirect physical change in the environment" and they do not authorize any specific development activity or promote new construction or growth. It can be seen with certainty that there is no possibility the determination of the extent of legal nonconformity would have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines for the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)]. This project site is not included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5.

REQUEST: The Napa County Planning Division has received a request from Napa Basin Reach Inc. for a Certificate of the Extent of Legal Nonconformity to recognize the historic use of an existing trolley constructed prior to 1987 and agricultural barn constructed prior to 1954, both predating adoption of the Napa County Code (NCC) Zoning Ordinance Title 18 and/or the Conservation Regulations NCC Chapter 18.108. The nonconforming trolley spans across Putah creek between Assessor Parcel Numbers (APNs) 016-100-066 (~7.6 acres), and 016-100-082 (~41.3 acres) while the nonconforming barn is located on APN 016-100-081 (~8.7 acres). All parcels are located within the AW (Agricultural Watershed) zoning district and have a General Plan land use designation of AWOS (Agriculture, Watershed and Open Space).

STAFF RECOMMENDATION: Find the project exempt from CEQA and approve the Certificate of Legal Nonconformity (CLN) Application as described.

STAFF CONTACT: Kelli Cahill, Planner III, (707) 265-2325, or kelli.cahill@countyofnapa.org

APPLICANT CONTACT: Napa Basin Reach, LLC, (707) 987-9772, or amanda@langtryfarms.com

APPLICANT REPRESENTATIVE: Jim Bushey, PPI Engineering, Inc., (707) 253-1806, or jbushey@ppiengineering.com

Attachments: [Attachment A - Recommended Findings](#)
[Attachment B - CLN Application](#)
[Attachment C - Graphics](#)
[Attachment D - Public Comments](#)
[Attachment E - Supplemental Information](#)

3. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 8/17/26 BY 12:00PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATES IS ON FILE WITH THE SECRETARY OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ANGIE RAMIREZ VEGA (By e-signature)

Angie Ramirez Vega, Secretary of the Zoning Administrator