

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



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov
Main: (707) 253-4580

Zoning Administrator

Agenda Date: 8/26/2026

File ID #: 26-1555

TO: NAPA COUNTY ZONING ADMINISTRATOR
FROM: Michael Parker, Planning Manager
REPORT BY: Kelli Cahill, Planner III
SUBJECT: Langtry Farms Trolley and Barn Certificate of the Extent Legal Nonconformity Application P26-00016-CLN

RECOMMENDATION

NAPA BASIN REACH INC AND NAPA SWITCHBACK BEND INC / 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.

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

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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

EXECUTIVE SUMMARY

PROPOSED ACTIONS

That the Zoning Administrator:

1. Finds that the project is not subject to CEQA based on Findings 1 through 3 in Attachment A; and
2. Issue a Certificate of the Extent of Legal Nonconformity No. P26-00016-CLN based on recommended Findings 4 through 7 in Attachment A.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: 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.

BACKGROUND AND DISCUSSION

Owner/Applicant: Napa Basin Reach, Inc. and Napa Switchback Bend, Inc., Amanda Blackshaw, (707) 987-2772

Representative: Jim Bushey, PPI Engineering, Inc.

Assessor Parcel Number: 016-100-066, -081 and -082

Zoning District: Agricultural Watershed (AW)

General Plan Designation: Agriculture, Watershed and Open Space (AWOS)

Filed: January 28, 2026

Resubmittal: May 18, 2026

Code Compliance History: There are no active code cases.

Existing Development: Portions of the existing vineyard development within the holding were installed prior to 1973. An Erosion Control Plan (P13-00383) was approved in 2013 and has been partially implemented (Attachment C). A barn was constructed in 1955, prior to the 1957 adoption of the Napa County Zoning Ordinance imposing yard setbacks and requiring building permits.

Required setbacks: The Zoning Ordinance requires the following setback requirements for the AW zoning district:

Front, Rear and Side yard: 20 feet

Based on the property boundary of the Erosion Control Plan, the barn exceeds 20 feet.

Required stream setbacks: The Conservation Regulations NCCS 18.108.025 requires setbacks ranging from 35 feet and 150 feet, based on slope, and measured from the top of bank on both sides of the stream[LA1.1]. Based on Attachment C, the required stream setback is 65 feet, with the trolley is located on both banks within the setback.

DISCUSSION:

The applicant requests recognition as legal nonconforming the use of an existing trolley located within the required stream setback and agricultural barn located within the required yard setback. Under the NCC Section 18.108.025.B, the required stream setbacks range from 35 to 150 feet based on slope percentage measured from the top of the bank on both sides of the stream. Under NCC Section 18.104.010, yard setbacks in the AW Zoning District are 20-feet.

Evidence provided by the Applicant (Attachment B) and contained in County records indicates that the trolley and barn were constructed prior to 1987 and 1954 (Attachment C and E), respectively, before the adoption of the Napa County Conservation Regulations in 1991 and the Napa County Zoning Ordinance, which established yard setback and building permit requirements for such construction. The Senior Vice President of Ranch Operations attested that the trolley and barn were in place and in intermittent, but continuous use since he began work on the ranch in 1998. The trolley was designed and constructed by licensed engineer Louis Gowan in the early 1970s, intended to provide high water access allowing transport of equipment and materials.

Based on the evidence provided and on file, staff supports the CLN application and recommends approval. As identified in Attachment C, the applicant has submitted Napa County Assessor records which show that the approximately 6,300 square foot barn was constructed prior to 1954. The Applicant seeks to recognize the existing location of the trolley and barn, which were originally constructed to support agricultural uses and provide access to holdings on the eastern side of Putah Creek. No changes to the location or use of the structures are proposed beyond routine maintenance activities. The Applicant acknowledges that any future activities which may require permits will be subject to review and approval by the Building Division and/or Planning Division, including any new work occurring within applicable property or stream setbacks.

Per Chapter 18.132 - Legal Nonconformities of NCC, a legal nonconformity is defined as follows:

Within the zoning districts established by this title, as it may be amended, there exist lots, structures and uses which were legal prior to the effective date of the provisions codified in this title or future amendments thereof, but which would be prohibited, regulated or restricted by the terms of such provisions on the effective date thereof. Such lots, structures and uses are herein called "legal nonconformities". Legal nonconformities may be continued notwithstanding the prohibition, regulation or restriction of those provisions subject to the provisions of this chapter or, in the case of signs, the provisions of Chapter 18.116.

The applicant has provided staff with evidence and documents that are supported by County Records, which highlight the construction history of both the subject trolley and agricultural barn. As identified in these records (Attachment C) the structures each predate the zoning ordinance and the Conservation Regulations and are not subject to yard setback requirements originally established in 1957 and stream setbacks established in 1991 when the Conservation Regulations were adopted.

Per NCC 18.132.030 - Conditions for Continuance, a legal nonconformity may continue notwithstanding any other provisions of this title and may be repaired, maintained, restored, rebuilt following destruction regardless of the extent of the destruction, rehabilitated, remodeled, redesigned or rearranged as long as all of the following conditions are observed:

- A. The repair, maintenance, restoration, rebuilding, rehabilitation, remodeling, redesign or rearrangement does not enlarge, increase or extend the area of land occupied by the legal nonconformity or cubic content of any structures involved or the square footage of any structure other than a primary residence; does not relocate the legal nonconformity from the location it occupied on the date it first became a legal nonconformity; does not result in the construction of any additional structures, other than those otherwise permitted by the code, on the parcel or parcels occupied by the legal nonconformity; and does not increase the degree of the nonconformity as to volume of business or production, hours of operation, volume of traffic generated, or volume of waste produced or natural resources consumed.
- B. The legal nonconformity has not been determined by the director, the board of supervisors, the district attorney, or any other governmental official authorized by law to do so, to be conducted in such a manner as to constitute a public nuisance as defined in Penal Code Section 370 or any future amendment thereof;
- C. A certificate of the present extent of the legal nonconformity is obtained in accordance with Section 18.132.050 prior to application for any building or other permits required in connection with the repair, maintenance, restoration, rebuilding, rehabilitation, remodeling, rearrangement of the legal nonconformity; and
- D. The legal nonconformity has not lost its legal nonconforming status through abandonment as defined in Section 18.132.040.

Staff has reviewed the subject application and associated Assessor records and has confirmed the project's compliance with items A-D highlighted above.

Public Comments - There were no comments received prior to the publication of this Staff Report.

Decision Making Options:

As noted in the Executive Summary Section above, staff is recommending approval of the project as described in Option 1 below.

Option 1 - Approve Application (Staff Recommendation)

Disposition - This option would result in approval of the Certificate of the Extent of Legal Nonconformity. Staff recommends this option as the request is consistent with the requirements of Chapter 18.132 of the Napa County Code, applicable General Plan policies, and other applicable County regulations. There will be no significant environmental impacts to the site, as discussed in the staff report.

Option 2 - Deny Application

Disposition - In the event the Zoning Administrator determines that the evidence does not support the conclusion that the trolley and agricultural barn are legal nonconforming structures, or that the project does not or cannot meet the required conditions of continuance highlighted in NCC 18.132.030 for the granting of the Certificate of the Extent of Legal Nonconformity, the Zoning Administrator should identify what aspect or aspects of the project are in conflict with the required conditions. State Law requires the Zoning Administrator to adopt findings, based on the General Plan and County Code, setting forth why the proposed Certificate of Legal Nonconformity request is not being approved.

SUPPORTING DOCUMENTS

- A. Recommended Findings
- B. CLN Application
- C. Graphics
- D. Public Comments
- E. Supplemental Information

ZONING ADMINSTRATOR HEARING – AUGUST 26, 2026

RECOMMENDED FINDINGS

Langtry Farms Trolley and Barn

Certificate of the Extent of a Legal Nonconformity P26-00016-CLN

ENVIRONMENTAL DETERMINATION:

The Zoning Administrator has received and reviewed the proposed Categorical Exemptions pursuant to the provisions of the California Environmental Quality Act (CEQA) and Napa County's Local Procedures for Implementing CEQA, and finds that:

1. It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable pursuant to the General Rule contained in the Guidelines for the Implementation of CEQA, Title 14 CCR Section 15061(b)(3).
2. The site of this proposed project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5 and is not within the boundaries of any airport land use plan.
3. The Secretary of the Zoning Administrator is the custodian of the records of the proceedings on which this decision is based. The records are located at the Napa County Planning, Building and Environmental Services Department, 1195 Third Street, Second Floor, Napa, California.

PLANNING AND ZONING ANALYSIS:

The Zoning Administrator has reviewed the request for a Certificate of the Extent of a Legal Nonconformity (CLN) in accordance with the requirements of the Napa County Code Section 18.132.030 and makes the following findings:

1. The repair, maintenance, restoration, rebuilding, rehabilitation, remodeling, redesign or arrangement does not enlarge or extend the area of land occupied by the legal nonconformity or cubic content of any structures involved or the square footage of any structure other than a primary residence: does not relocate the legal non-conformity from the location it occupied on the date it first became a legal nonconformity; does not result in the construction of any additional structures, other than those otherwise permitted by the code, on the parcel or parcels occupied by the legal nonconformity; and does not increase the degree of the nonconformity as to the volume of business or production, hours of operation, volume of traffic generated, or volume of waste produced or natural resources consumed.

Analysis: The property owner, or their representative, has provided sufficient documentation regarding the CLN to support approval of this request in accordance with Chapter 18.132 of the Napa County Zoning Ordinance. The applicant, with support from County records, submitted adequate evidence including letter from the Senior Vice President of Ranch Operations and aerial photographs and, in the form of Recommended Findings detailed in a Cultural Report prepared by

Professional Archaeological Services dated June 29, 1987 (see page 37, the Archaeological Site Record form on page 7, and Map 4) included as Attachment C. Due to the sensitive nature of information contained in the Cultural Report, only those portions referencing the presence of the trolley have been included in the attachment. County staff fully reviewed and verified the report as part of the requested CLN.

It is further noted that the existing trolley on the property has undergone maintenance that includes painting to protect the metal of the structure. The work performed constituted standard maintenance for which no permits were required. No additional repair, maintenance, restoration, reconstruction, remodeling, redesign, or reconfiguration is proposed or necessary that would require the issuance of building permits.

2. The legal nonconformity has not been determined by the director, the board of supervisors, the district attorney, or any other governmental official authorized by law to do so, to be conducted in such a manner as to constitute a public nuisance as defined by Penal Code Section 370 or any future amendment thereof.

Analysis: The property owner or his representatives has presented sufficient evidence/information regarding the CLN along with a search of County Records indicating no history of violations, which allows the Zoning Administrator to reasonably conclude that the requested CLN does not constitute a nuisance.

3. A certificate of the present extent of the legal nonconformity is obtained in accordance with section 18.132.050 prior to application for any building or other permits required in connection with the legal nonconformity.

Analysis: Overall improvements and structures contained within the site are well documented as being in existence prior to the creation of County zoning and building regulations and were not subject to any permitting requirements.

4. The legal nonconformity has not lost its legal nonconforming status through abandonment as defined in Section 18.132.040.

Analysis: The applicant, supported by County Record has provided significant written documentation indicating the full extent of use and accessory uses that have historically occurred on site.



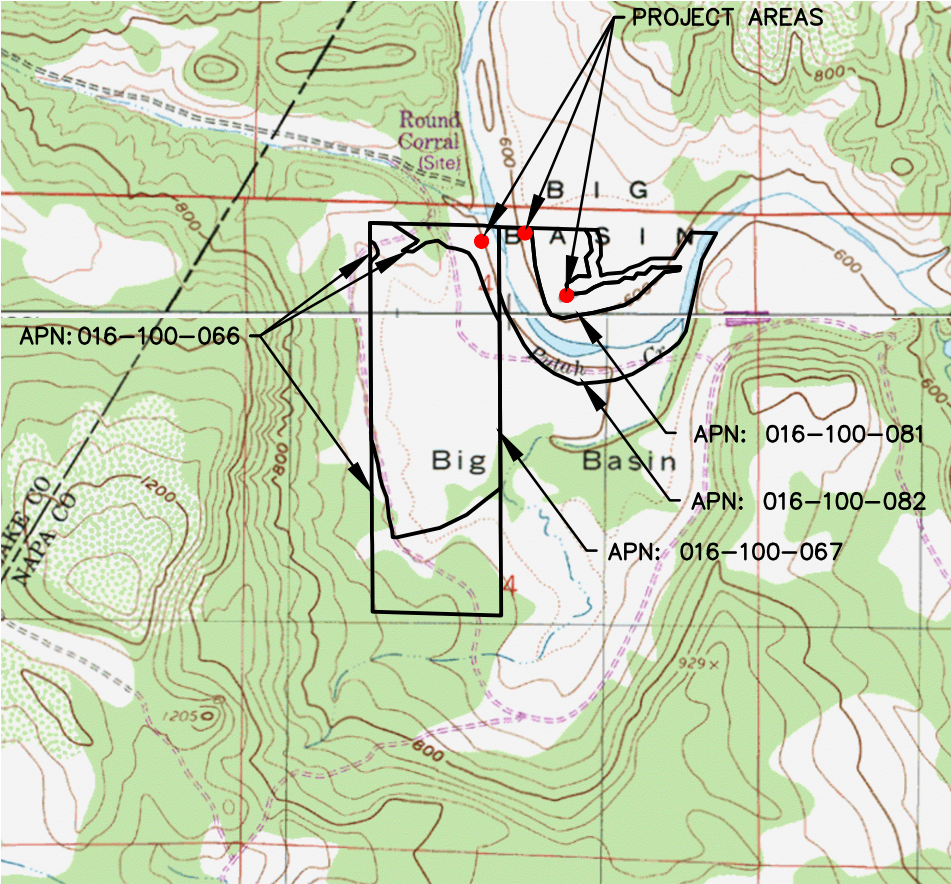
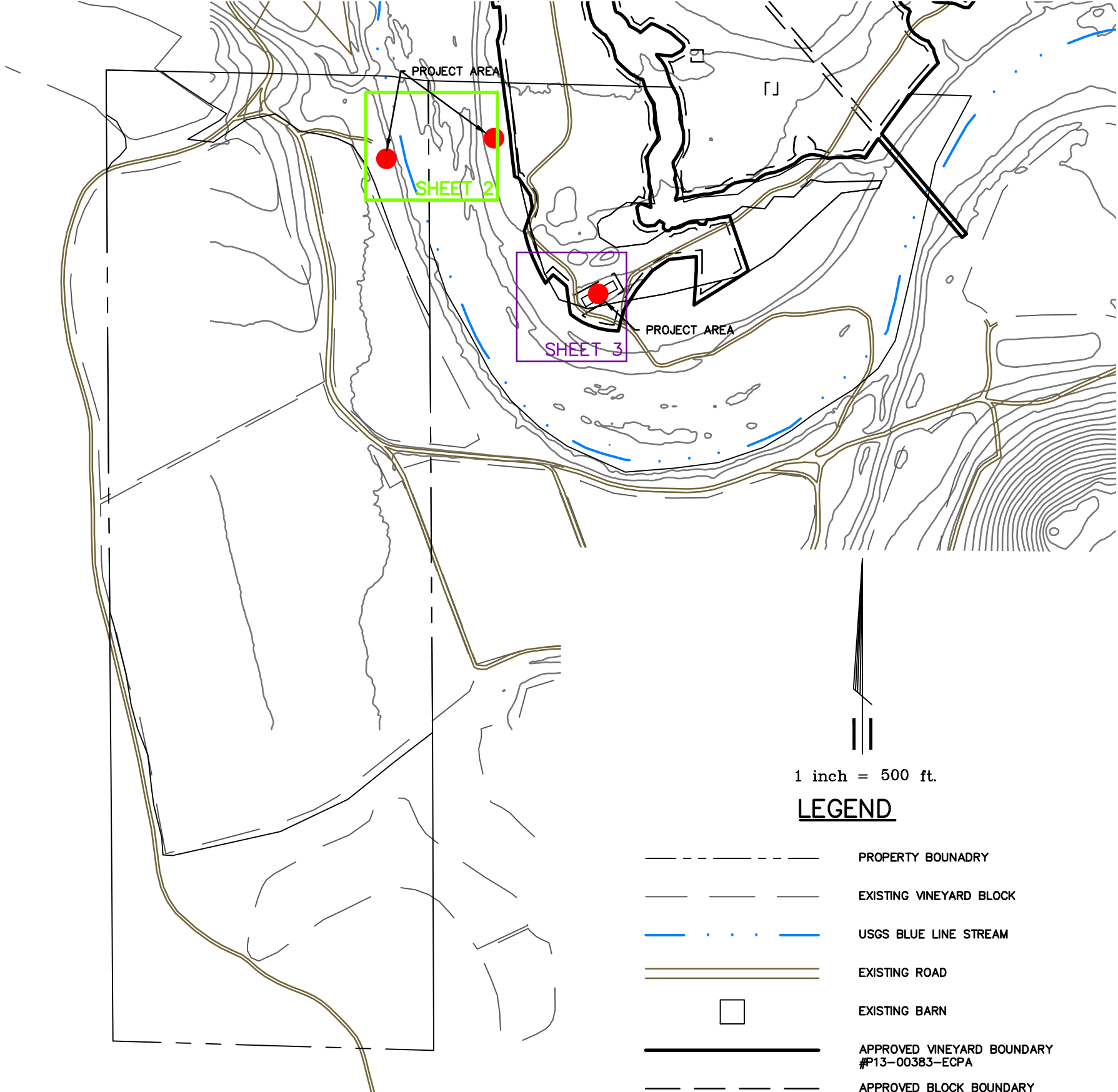
A Tradition of Stewardship
A Commitment to Service

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417
APPLICATION FOR CERTIFICATE OF THE EXTENT OF LEGAL
NONCONFORMITY

FOR OFFICE USE ONLY	
ZONING DISTRICT: _____	Date Submitted: _____
TYPE OF APPLICATION: _____	Date Published: _____
REQUEST: _____	Date Complete: _____

TO BE COMPLETED BY APPLICANT (Please type or print legibly)	
PROJECT NAME: <u>Langtry Farms Trolley and Barn</u>	
Assessor's Parcel #: <u>016-100-066, -067, -081, & -082</u>	Existing Parcel Size: <u>168.4</u>
Site Address/Location: <u>No Situs</u>	
Property Owner's Name: <u>Napa Basin Reach Inc</u>	
Mailing Address: <u>PO Box 2549</u> <u>San Francisco, CA 94126</u>	
Telephone #: () - - Fax #: () - - E-Mail: _____	
Applicant's Name: <u>Langtry Farms, LLC</u>	
Mailing Address: <u>22000 Butts Canyon Rd, Middletown, CA 95461</u>	
Telephone #: <u>(707) 987 - 2772</u> Fax #: <u>(707) 987 - 9772</u> E-Mail: <u>amanda@langtryfarms.com</u>	
Status of Applicant's Interest in property: <u>Fee Simple Leasehold Interest</u>	
Representative Name: <u>Jim Bushey</u>	
Mailing Address: <u>2800 Jefferson St Napa CA 94558</u>	
Telephone #: <u>(707) 253-1806</u> Fax #: () - - E-Mail: <u>jbushey@ppiengineering.com</u>	
If Nonconforming structure, type of nonconformity:	
☐ Structure does not conform to issued permits	
☒ Structure does not conform to zoning requirements (e.g. setbacks)	
When was the non conforming use established? (year, month, if known): <u>Trolley +/- 1975; Barn +/- 1955</u>	
When was the nonconforming structure build? (year, month if known): <u>Trolley +/- 1975; Barn +/- 1955</u>	
PLEASE ATTACH DOCUMENTATION OF CONTUOUS USE and/or CONTINUOUS EXISTENCE OF THE NONCONFORMING STRUCTURE from the date of establishment.	
I certify that all the information contained in this application is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.	
Signature of Property Owner _____ _____ Print Name	<i>Amanda Bradshaw</i> 1-26-2020 _____ Signature of Applicant <i>Amanda Bradshaw, SVP of Operations</i> _____ Print Name
TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES	
Receipt No. _____	Received by: _____ Date: _____

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SCOPE OF WORK
THE OWNER SEEKS TO OBTAIN A CERTIFICATE OF LEGAL NONCONFORMITY FOR TWO STRUCTURES AND THEIR ASSOCIATED USES. THE EXISTING AGRICULTURAL BARN WAS CONSTRUCTED IN THE MID 1950s AND THE EXISTING TROLLEY SYSTEM WAS CONSTRUCTED IN THE MID 1970s. THE BARN IS USED FOR THE STORAGE OF AGRICULTURAL EQUIPMENT, MATERIALS, AND LIVESTOCK FEED. THE TROLLEY SYSTEM IS USED TO ACCESS THE BARN DURING THE RAINY SEASON

PROJECT SITE LOCATION
EXISTING BARN
ADDRESS: NO SITUS
APN (PARCEL ACREAGE): 016-100-066 (26.6 AC), 016-100-067 (91.8 AC) & 016-100-082 (41.3 AC)
NAPA COUNTY ZONING: AW
EXISTING LAND USE: VINEYARD LAND

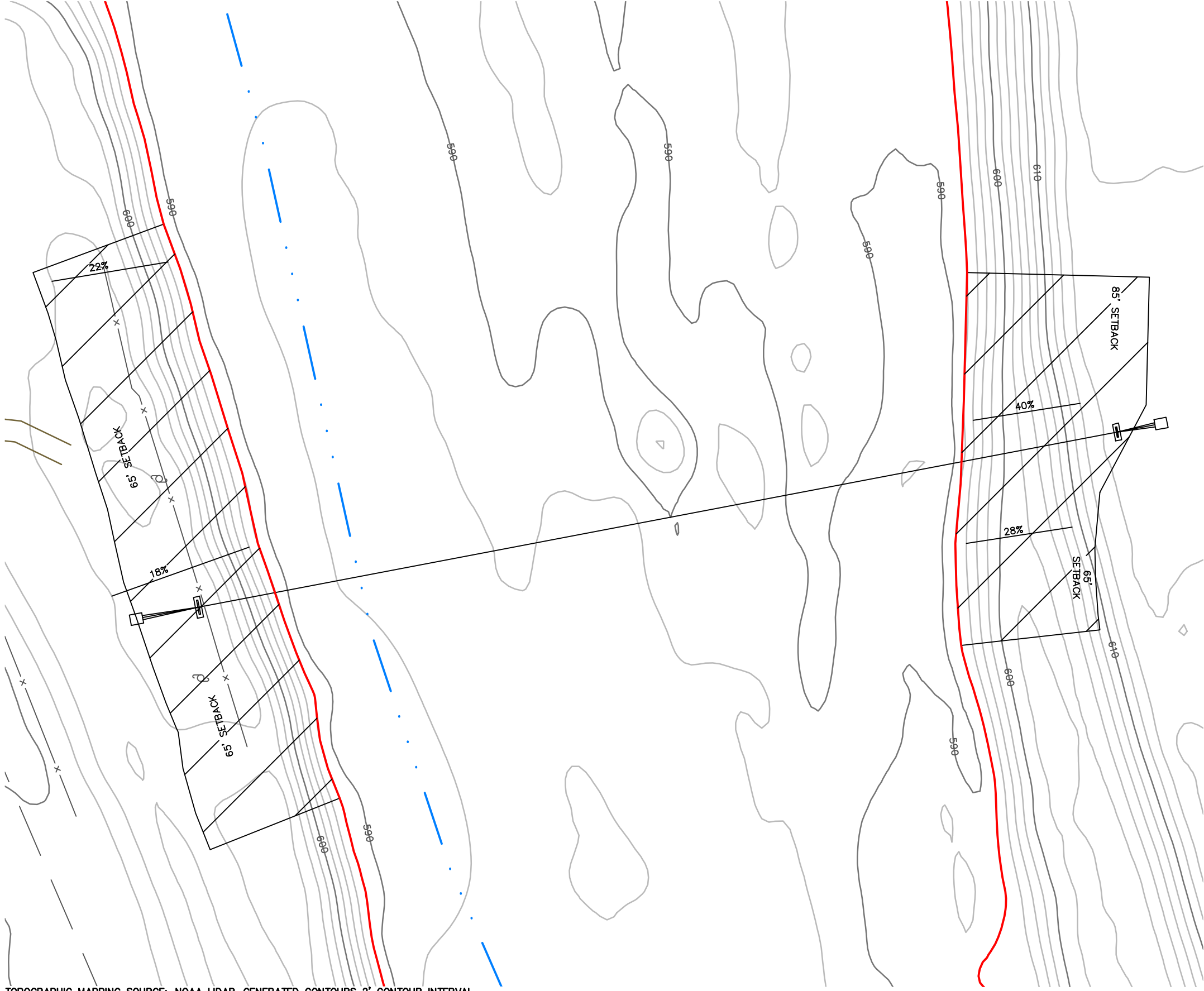
PROPERTY OWNER
NAPA BASIN REACH INC & NAPA SWITCHBACK BEND INC
P.O. BOX 2549
SAN FRANCISCO, CA 94126

OWNER'S REPRESENTATIVE
DAVE JORDAN
(707) 987-2772



PPI ENGINEERING JOB NO: 11910951 DWG NO: 11910951A SCALE: AS SHOWN	LANGTRY FARMS		
	016-100-066, -067, -081, & -082		
	APPLICATION FOR CLN		
	AGRICULTURAL BARN & TROLLEY		
DESIGN ENGINEER: J. BUSHEY	DATE: 1-7-26	SHEET: 1 OF: 3	

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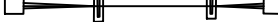


TOPOGRAPHIC MAPPING SOURCE: NOAA LIDAR-GENERATED CONTOURS 2' CONTOUR INTERVAL



1 inch = 50 ft.

LEGEND

	EXISTING VINEYARD BLOCK
	USGS BLUE LINE STREAM
	TOP OF BANK, APPROXIMATE LOCATION
	NAPA COUNTY STREAM SETBACK
	EXISTING ROAD
	EXISTING FENCE
	EXISTING TROLLEY
	EXISTING UTILITY POLE
	APPROVED VINEYARD BOUNDARY #P13-00383-ECPA
	APPROVED BLOCK BOUNDARY #P13-00383-ECPA

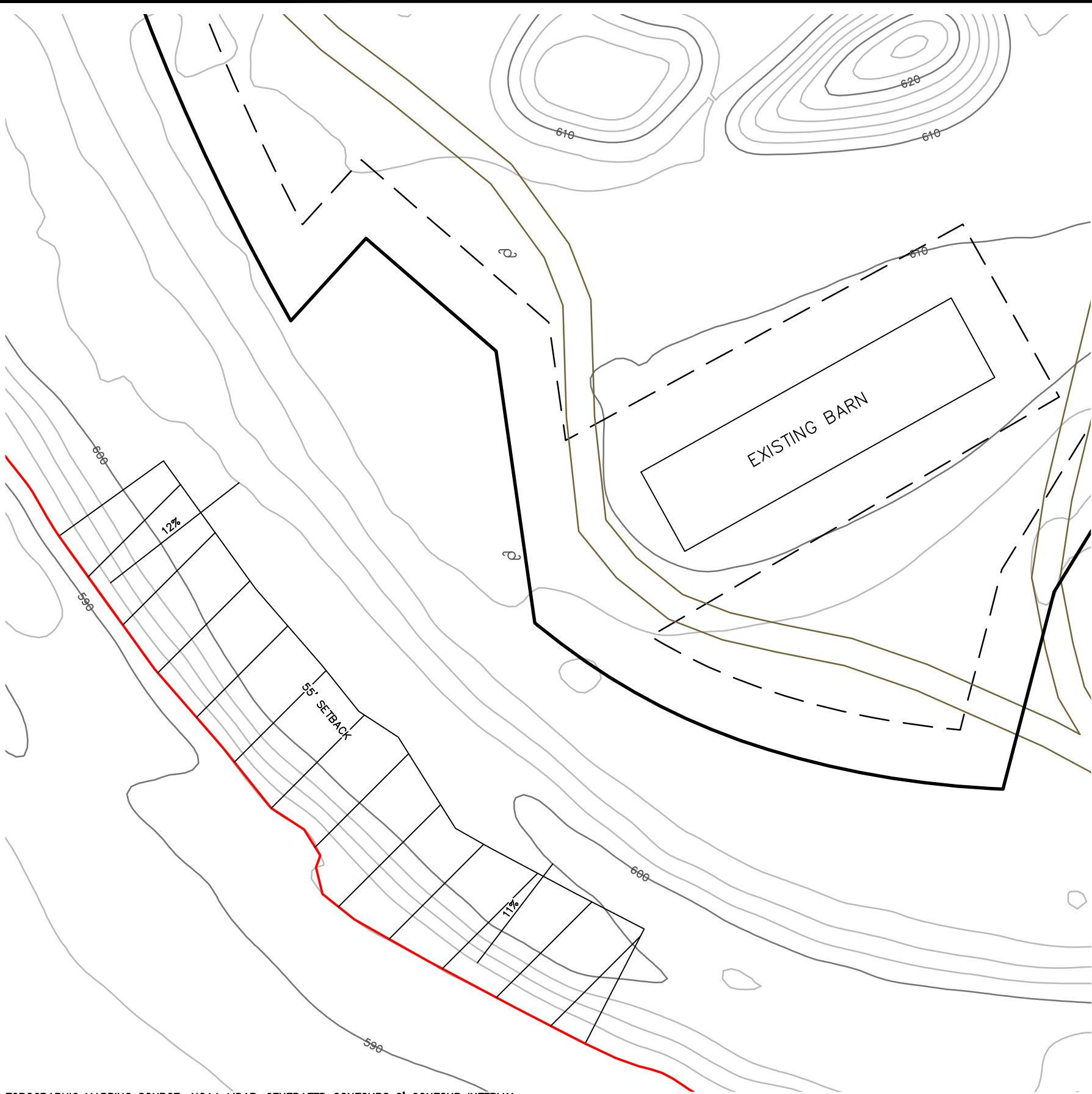




LANGTRY FARMS
016-100-066, -067, -081, & -082
APPLICATION FOR CLN
AGRICULTURAL BARN & TROLLEY

JOB NO. 11910951	DESIGN ENGINEER: J. BUSHEY	DATE: 1-7-26	SHEET: 2
CWL NO. 11910951A	SCALE: AS SHOWN	OF: 3	

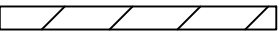
R:\GUENOC\11910951 Phase 4 Construction\Drawings\11910951A.dwg, 3-BARN, 1/7/2026 2:04:17 PM



TOPOGRAPHIC MAPPING SOURCE: NOAA LIDAR--GENERATED CONTOURS 2' CONTOUR INTERVAL



1 inch = 50 ft.



TOP OF BANK, APPROXIMATE LOCATION
NAPA COUNTY STREAM SETBACK
EXISTING ROAD
EXISTING BARN
EXISTING UTILITY POLE
APPROVED VINEYARD BOUNDARY
#P13-00383-ECPA
APPROVED BLOCK BOUNDARY
#P13-00383-ECPA





LANGTRY FARMS
016-100-066, -067, -081, & -082
APPLICATION FOR CLN
AGRICULTURAL BARN & TROLLEY

JOB NO. 11910951	DESIGN ENGINEER: J. BUSHEY	DATE: 1-7-26	SHEET: 3
CWL NO. 11910951A	SCALE: AS SHOWN	OF: 3	

EXHIBIT D – PUBLIC COMMENTS

There were no comments received prior to the publication of this Staff Report.

LANGTRY

F A R M S

EST 1888



January 27, 2026

Napa County
Planning, Building & Environmental Services
1195 Third Street, 2nd Floor
Napa, California 94559

Re: Guenoc Ranch
Langtry Farms, LLC
Phase 4 – Tolley and Barn

To whom it may concern:

I serve as the Senior Vice President of Ranch Operations. I have been working at Langtry Farms since 1998. I am knowledgeable of the operations of the trolley and barn located on the east side of Putah Creek.

Both the barn and trolley have been in regular, intermittent, and continuous use for decades. The trolley was designed and constructed by licensed engineer Louis Gowan in the first years of the 1970s to provide high water access to equipment and materials stored in the barn. The barn was constructed decades prior to the trolley.

Photographic evidence is available for review.

Thank you for your consideration,

David Jordan
SVP of Ranch Operations
Langtry Farms, LLC

Exhibit E

Supplemental Information

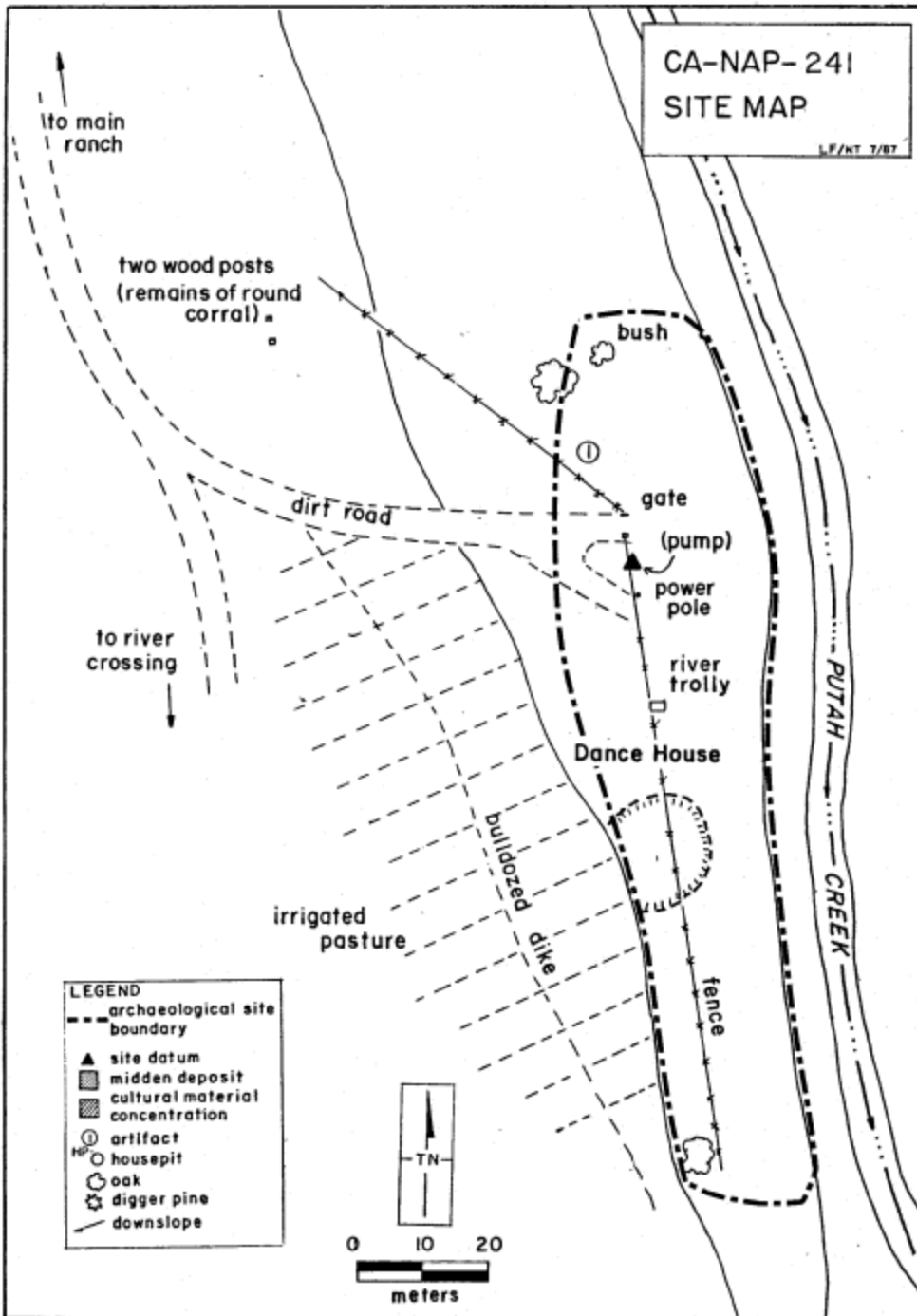
Langtry Farms Trolley and Agricultural Barn

Cultural Report prepared by Professional Archaeological Services dated June 29, 1987 (see page 37, the Archaeological Site Record form on page 7, and Map 4).

CA-Nap-241: This aboriginal midden deposit, located perhaps 60 meters south of CA-Nap-240 in a similar setting, was re-recorded and mapped (Volume II, Map 4). Much of the deposit has been obliterated by heavy machinery and irrigated pasture, including several housepits that were observed in 1957 by Mauldin and Robinson (Johnson 1974), but an apparent sweat lodge or dance house circle remains (Plate 1D). One slightly tapered cylindrical pestle (Plate 2A) was observed on the surface along with obsidian chipping debris.

As noted, the site has been heavily impacted. In addition to the impacts discussed above, a fence, part of a dirt road, a water pump, a power pole, and a river trolley occupy the site surface. Despite these many impacts, which have undoubtedly obliterated much of the original deposit, the remaining midden is, in many places, fairly well-preserved. Therefore, the remaining portions of the deposit possess potential significance.

MAP 4





Photograph 1 - West side of Putah Creek



Photograph 2 West side of Putah Creek



Photograph 3 - East side of Putah Creek



Photograph 4 - East side of Putah Creek



Photograph 5 - Middle crossing of Putah Creek



Photograph 6 - Middle crossing of Putah Creek

Agricultural Barn



Aerial Photograph 1 – County Aerial – 1954



Aerial Photograph 2 - Historical Aerial – 1958



Aerial Photograph 3 - County Aerial - 1973