

# **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.