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FILE # P11-00281

**NAPA COUNTY**  
**CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT**  
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

**APPLICATION FORM**

FOR OFFICE USE ONLY

ZONING DISTRICT: AW Date Submitted: 7/28/11  
TYPE OF APPLICATION: VARIANCE Date Published: \_\_\_\_\_  
REQUEST: \_\_\_\_\_ Date Complete: \_\_\_\_\_

TO BE COMPLETED BY APPLICANT

PROJECT NAME: LODESTONE VINEYARDS WINERY  
Assessor's Parcel #: 032-010-071 Existing Parcel Size: ± 46 ac  
Site Address/Location: 200 LONG RANCH RD ST HELENA CA 94574  
No. Street City State Zip  
Property Owner's Name: DIVERSIFIED BUSINESS GROUP, LLC  
Mailing Address: 1200 RUSSELL WAY HAYWARD CA 94541  
No. Street City State Zip  
Telephone #: (925) 389-9057 Fax #: ( ) - E-Mail: cjchang85@gmail.com  
Applicant's Name: CHRISTOPHER + WAI CHANG  
Mailing Address: Same  
No. Street City State Zip  
Telephone #: ( ) - Fax #: ( ) - E-Mail: \_\_\_\_\_  
Status of Applicant's Interest in Property: LLC Members/Managers  
Representative Name: GEORGE H MONTEVERDI, MONTEVERDI CONSULTING, LLC  
Mailing Address: PO BOX 6079 Napa CA 94581  
No. Street City State Zip  
Telephone #: (707) 761-2516 Fax #: (707) 255-5368 E-Mail: George@monteverdiconsulting.com

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, 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.

Chris Chang 7/28/11  
Signature of Property Owner Date Signature of Applicant Date  
CHRIS CHANG \_\_\_\_\_  
Print Name Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT  
Total Fees: \$ pd Receipt No. \_\_\_\_\_ Received by: JS Date: 7/28/11

### REASONS FOR GRANTING A VARIANCE

1. Please describe what exceptional or extraordinary circumstances or conditions apply to your property (including the size, shape, topography, location or surroundings), which do not apply generally to other land, buildings, or use and because of which, the strict application of the zoning district regulations deprives your property of the privileges enjoyed by other property in the vicinity and under identical zoning classification.

*See attached Answer #1*

2. Please state why the granting of your variance request is necessary for the preservation and enjoyment of your substantial property rights.

*See attached Answer #2*

3. Please state why the granting of your variance request will not adversely affect the health or safety of persons residing or working in the neighborhood of your property, and will not be materially detrimental to the public welfare or injurious to property or improvements in your neighborhood.

*See Attached Answer #3*

## **Lodestone Vineyard Winery**

### **REASONS FOR GRANTING A VARIANCE**

#### **Answers**

Answer #1: The Applicant is proposing the development of a small winery and remodeled private residence on a ±46 acre hillside property on Long Ranch Road, St. Helena. In order to minimize earthmoving and other environmentally disruptive activities, the Applicant proposes developing the winery and remodeled residence entirely within the footprint of the existing residential development. The winery structures will extend up to ±35 feet into the 300 ft winery roadway setback stipulated by County Code §18.104.230. The remodeled residence will extend up to ±55 feet into the winery setback. However, because Napa County Code stipulates only a 28 foot setback for a private residence on this parcel, the location of the residence should not require the granting of a Variance. Moving the proposed winery development area entirely outside the 300 ft winery roadway setback would necessitate grading on steep slopes, denudation of undisturbed native vegetation and removal of mature vineyards.

Answer #2: If forced to strictly adhere to the 300 ft winery roadway setback, the Applicant would be required to expand the winery development area outside the existing residential developmental footprint. Such an expansion would necessitate grading on steep slopes, denudation of undisturbed native vegetation and removal of mature vineyards.

Answer #3: The portions of the winery extending into the 300 ft roadway setback will not be visible to persons driving south (uphill) on Long Ranch Road because of the natural topography of the parcel. Persons driving north (downhill) on Long Ranch Road will see the portions of the winery extending into the roadway setback, but this view will be partially blocked by existing or and propose vegetation. As part of the Use Permit pre-application process, the Applicant has discussed the proposed Variance with both most-proximate neighbors to the north. Both neighbors agreed that the minor intrusion into the setback would be inconsequential with respect the neighborhood aesthetics.

