

County of Santa Clara

Department of Planning and Development
Planning Office

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STAFF REPORT Zoning Administration October 4, 2018 Item #1

Staff contact: Robert Salisbury, Senior Planner
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3179-18A-18G-18DR (Mt. Winery)

Architecture and Site Approval, Design Review and Grading Approval for five (5) new buildings and a garden terrace area.

Summary: Construction of a five (5) new buildings at the Mountain Winery, an existing concert and event venue, located in unincorporated Saratoga. The proposed buildings consist of a wine tasting building, a concession building, an event building, a storage building, and a ticket office. The project also includes the construction of an outdoor terrace garden area. The grading quantities for all improvements total 9,763 cubic yards of cut, and no fill, with 2,128 cubic yards for a new driveway and the proposed garden terrace.

Owner: Chateau Masson, LLC
Applicant: Hannah & Brunetti
Address: 14831 Pierce Road, Saratoga
APN: 503-46-006
Supervisory District: 5

General Plan Designation: Hillsides
Zoning: HS-d1/HS-d1-sr
Lot size: 177.3 acres
Present Land Use: Concert & event venue

RECOMMENDED ACTIONS

- A. Accept the use of a prior CEQA document (2000 Mt. Winery Use Permit EIR)
- B. Grant Architecture and Site Approval (ASA), Grading, and Design Review Approval, subject to conditions of approval outlined in Attachment B.

ATTACHMENTS

Attachment A – CEQA Determination – Use of a Prior CEQA Document
Attachment B – Proposed ASA & Grading Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Proposed Plans & Elevations
Attachment E – Visual Simulation

PROJECT DESCRIPTION

The project consists of the construction of five (5) new buildings and an outdoor garden terrace at the Mountain Winery, an existing winery, and concert and event venue. The five (5) proposed buildings consist of an 830 sq. ft. wine tasting building, a 10,275 sq. ft. concession building, an 11,539 sq. ft. event building, a 1,426 sq. ft. storage building, and a 144 sq. ft. ticket office. The project also includes a proposed 6,665 sq. ft. outdoor garden terrace. Grading quantities for all the proposed improvements total 9,763 cubic yards of cut, and 0 cubic yards of fill, whereby 2,128 cubic yards of that total are proposed to be used for the construction of a new driveway and the proposed garden terrace. No changes to the number or size of events, nor any other operational changes, are proposed with this application.

REASONS FOR RECOMMENDATION

A. Environmental Review and Determination (CEQA)

The proposed project is in conformance with the 2000 Mt. Winery Use Permit EIR, certified by the Board of Supervisors on August 15, 2000, and has no new effects beyond those analyzed in that EIR. Therefore, use of the prior CEQA document is adequate for this project.

B. Project/Proposal

The project consists of Grading and Design Review approval, and modification of an existing Architectural and Site Approval for the construction of several new buildings associated with an existing winery and concert/event venue operating under an existing Use Permit and ASA. No changes to the number or size of events are proposed as part of this project.

C. ASA Findings:

The Zoning Administrator may grant an ASA if able to make all the following findings listed in §5.40.040 of the County Zoning Ordinance. Listed below are the individual findings in **bold**, followed by a discussion relating to how the proposed project conforms to the respective finding in regular font.

- 1. Adequate traffic safety, on-site circulation, parking and loading areas, and insignificant effect of the development on traffic movement in the area.**

Short-term construction traffic

The proposed project will only generate short term construction traffic since no modification to the number or size of permitted events is proposed. The submittal of a construction site and traffic safety plan for review and approval by the Fire Marshal's

Office has been required as a condition of approval. This will ensure that adequate traffic safety and circulation is maintained during construction.

Parking

The facility has 933 existing parking spaces. No changes to the number of events or size of events is proposed, and no additional employees are proposed as part of this application. The existing parking is sufficient for the allowed use. The facility operated under an approved traffic and gate management plan, and no problems with parking, traffic, or circulation have been reported since the number of parking spaces was increased to 933.

On-site circulation and loading

On-site new improvements would be beneficial to the public by providing ADA access in appropriate location to enhance internal circulation. New loading areas and enclosed trash enclosures are proposed and located appropriately.

2. Appearance of proposed site development and structures, including signs will not be detrimental to the character of the surrounding neighborhood or zoning district.

The project site is located on a steeply sloping property, which is minimally visible from the surrounding areas due to topography and existing vegetation. The proposed buildings will be mostly screened from view; only a small portion of the concession/office building will be visible from surrounding vantage points. The project has been conditioned to ensure a maximum LRV of 45, and to require that existing vegetation, which currently provides visual screening, be retained. Additionally, in order to ensure that there are not visual impacts, including impacts from nighttime lighting, Staff has added a post-construction condition of approval that requires a site inspection prior to occupancy of the new buildings to ensure there are no additional impacts realized. Should impacts be realized, additional landscaping will be required. As a result, the project will not be detrimental to the surrounding area or neighborhood.

3. Appearance and continued maintenance of proposed landscaping will not be detrimental to the character of the surrounding neighborhood or zoning district.

There is currently minimal landscaping throughout the interior of the project site, however existing mature landscaping is found surrounding the developed venue. Additional new landscaping is proposed surrounding the proposed garden terrace area and in the interior of the project site, however these areas are minimally visible from off-site due to topography and existing vegetation. A condition of approval requiring the maintenance of existing natural vegetation has been included to ensure continuation of existing visual screening. Additionally, as noted in Finding 2 above, a post-construction condition of approval was added to inspect the project from the surrounding neighborhood to ensure all existing landscaping is adequate to visually screen the property, whereby the Zoning Administrator will have the ability to require additional landscaping prior to occupancy. The proposed landscaping will not be detrimental to the character of the surrounding neighborhood or zoning district.

4. No significant, unmitigated adverse public health, safety and environmental effects of proposed development.

As noted above, the project does not propose changes to the number of employees, or the number, size or frequency of permitted events. The impacts resulting from the proposed development will be limited to short term construction impacts, and potential impacts to the viewshed. The 2000 Mt. Winery Use Permit EIR anticipated and evaluated substantially similar development, with only minor differences in location and building size. The EIR concluded that the project would not result in any significant environmental impacts, provided that the expansion project receives Architecture and Site Approval. The proposed project has been evaluated through the Architecture and Site approval process and has been conditioned to ensure that there are no impacts to the viewshed. The prior CEQA analysis concluded that, with the conditions of approval, the project would not result in any significant environmental impacts (See Attachment A).

5. No adverse effect of the development on flood control, storm drainage, and surface water drainage.

The project site does not contain any creeks or streams. The project site is not located within a 100-year flood zone. A grading permit is required for the proposed on-site grading, and a drainage plan is required as a component of the grading permit due the amount of new impervious surface. The grading plan will need to calculate the current drainage pattern and propose additional drainage and detention improvements as needed to maintain the site's existing drainage pattern. This plan will also need to propose drainage and detention improvements needed to accommodate 10-year and 100-year storm events. This plan will be reviewed and approved by the Land Development Engineering Division which will insure that the proposed project will not have a deleterious impact to surface water drainage or storm drainage.

6. Adequate existing and proposed fire protection improvements to serve the development.

The proposed project will not change the size, number, or frequency of events, and no new access changes are proposed. The Fire Marshal's Office has reviewed and conditioned the project to ensure existing and proposed fire protection access and water supply are in conformance with applicable regulations. Fire Marshal conditions of approval include the requirement that all new buildings have internal fire sprinklers, with the exception of the proposed box office building. Compliance with the preliminary conditions outlined in Attachment B shall ensure that the project will have adequate fire protection improvements.

7. No significant increase in noise levels.

The project is not anticipated to cause any significant increases in noise levels, beyond short-term construction noise. No changes to the current use are proposed, and the only changes in ambient noise levels will be short term noise from construction of the proposed buildings. County Ordinance Code specifies construction related noise limits, and the

project is required to adhere to these standards at all times. Overall, the project will not increase ambient noise levels.

8. Conformance with zoning standards, unless such standards are expressly eligible for modification by the Zoning Administrator as specified in the Zoning Ordinance.

The project substantially conforms to the applicable guidelines specified in the adopted Guidelines for Architecture and Site Approval. The project also conforms with the Guidelines for Grading and Hillside Development, as detailed below.

9. Substantial conformance with the adopted “Guidelines for Architecture and Site Approval” and other applicable guidelines adopted by the County.

The property is zoned Hillside with a Design Review Combining District (HS-d1). The Hillside zoning district is a rural residential base district that provides for primarily residential uses, with some limited non-residential uses. The standards applicable to development within this zoning district are listed in Table 2.20-3 of the County Zoning Ordinance. The concert and event venue currently operating on the project site operates under a Use Permit granted in 2000. No changes to the current use or the on-site operations are proposed under this application.

The maximum allowed height is 35 ft., and all of the proposed new buildings are 35 ft. tall or less. All proposed buildings meet the required 30 ft. setbacks from property lines. The project complies with all applicable zoning standards; see sections D and E below for an explanation of how the project complies with required Grading findings and Design Review findings.

D. Grading Findings:

The project complies with the Grading Ordinance findings as discussed below. All Grading Approvals are discretionary approvals subject to findings per Section C12-433 of the County Ordinance. The findings are in **bold**, and an explanation of how this project meets the required findings is presented in regular font. The decision-maker may grant the Grading Approval if it makes all of the following findings:

1. The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.

The amount, design, location and the nature of proposed grading is related to and necessary to establish the improvements, which includes a new wine tasting building, concession building, event/office building, storage building, a new ticket office, and a proposed 6,665 sq. ft. outdoor garden terrace. These improvements are associated with an existing approved land use, a concert and event venue, which operated under a Use Permit granted by the County of Santa Clara on August 15, 2000. A total of 9,763 cubic yards of grading is associated with the proposed project’s grading approval. Estimated quantity of 2,128 cubic yards of cut is required for the new driveway and garden terrace. The grading has

been designed to be the minimum grading necessary to maintain the existing use on the property.

- 2. The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil sediments on any public right-of-way, or impair any spring or existing watercourse.**

No excessive material will be deposited onsite. All excess grading will be hauled to a County-approved disposal site. No watercourses or springs exist on the project site. The applicant is required to apply for a Grading Permit subsequent to the Grading Approval which is a component of this application. The Grading Permit will be reviewed by the Land Development Engineering Division to ensure that all grading is conducted appropriately using Best Management Practices. This will ensure that the proposed grading will not endanger public or private property or endanger public health and safety.

- 3. Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.**

The garden terrace and access road are proposed within areas of the project site that are already developed, and, as a result, will have minimal impact to the natural landscape, and scenic, biological, and aquatic resources. The removal of one 4-inch diameter tree is proposed to accommodate the building pad for the proposed concession/office building. The grading necessary to create building pads and foundations for the proposed building will result in some minimal disturbance to biological resources because the proposed buildings are located on the edge of the existing developed area. However, the majority of the project site is undeveloped, and will remain undeveloped, and the project has been conditioned to require tree replacement and surveys for nesting raptors and other nesting birds if the grading and tree removal is conducted during the breeding season. The project has also been conditioned to require the preservation of existing foliage which provides screening of the proposed buildings from the valley floor. Erosion control best management practices will be required and implemented, which will serve to minimize erosion impacts.

- 4. For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.**

The project site is already developed, and functions as a concert and event venue. The proposed buildings are being situated in areas within the broader developed area of the project site and located to appropriately function within the context of the use and the existing structures. Locations outside of this developed area would require additional grading and would not serve the objectives of the project. No other areas exist on the project site which would significantly reduce the grading necessary for the proposed development. The proposed grading, with compliance with conditions of approval in Attachment B, will be in conformance with all applicable regulations.

- 5. Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible and should not create a significant visual scar.**

The project site is fairly steeply sloping overall. However, the buildings have been situated within the existing developed area, which is already graded and generally flat. As a result, the proposed grading conforms with existing topography to the maximum extent possible, to minimize grading and visual impacts. In addition, ASA conditions of approval require existing vegetation to be maintained around the buildings to reduce any visual impacts.

- 6. Grading conforms with any applicable general plan or specific plan policies; and**

The proposed grading is in conformance with specific findings and policies identified in the County General Plan and the County Ordinance Code. The proposed project is designed to minimize grading and to reduce visual impacts to surrounding uses to the maximum extent possible, in keeping with County policies and standards. The proposed grading is compatible with the surrounding facilities in the area.

- 7. Grading substantially conforms with the adopted "Guidelines for Grading and Hillside Development" and other applicable guidelines adopted by the County.**

The proposed project substantially conforms to the guidelines specified in the Guidelines for Grading and Hillside Development, which contains guidelines with respect to siting, road design, building form and design, and landform grading. The proposed development is located on flatter portions of the project site, and within portions of the property which have already been developed. No new access is proposed.

E. Design Review Scope of Review

Per Section §5.50.040 of the County Zoning Ordinance, all Design Review applications are subject to the stated scope of review. The overall purpose of design review is to encourage quality design and mitigate potential adverse visual impacts of development. The review standard is in **bold**, and an explanation of how the project meets the required standard is in plain text below.

- 1. Mitigation of any adverse visual impacts from proposed structures, grading, vegetation removal and landscaping;**

Proposed Structures

The project site is located on a steeply sloping property, which is minimally visible from the surrounding areas due to topography and existing vegetation. The proposed buildings will be mostly screened from view, and only a small portion of the concession/office building will be visible from surrounding vantage points, as demonstrated by the visual simulation included with this staff report. As noted in previous Findings, Staff has added a condition of approval that requires a post-construction inspection prior to occupancy to ensure that all existing and proposed landscaping adequately screens the new buildings as seen from the surrounding neighborhood. If new impacts are realized during day or

nighttime hours, additional landscaping will be required by the Zoning Administrator. In addition, conditions of approval limiting proposed building colors and exterior materials to a maximum LRV of 45 and requiring treated windows to minimize reflective glare, have been included as project condition of approval. These conditions, in conjunction with the minimal visibility of the property in general, and the proposed building in particular, collectively ensure that any visibility impacts are mitigated and result in no significant adverse visual impacts.

Proposed Grading

The proposed grading is primarily limited to the interior of the property, which due to topography and existing vegetation, is not visible from surrounding vantage points. The only grading with the potential to be visible from surrounding vantage points is the grading needed to establish the pad for the concession/office building. This particular grading is to be located on the edge of the property closest to the valley floor. However, a condition of approval requiring the retention and protection of existing vegetation, will ensure that the proposed grading will not have a significant adverse visual impact.

Proposed Vegetation Removal and Landscaping

There is currently minimal landscaping on the project site. New landscaping is proposed surrounding the proposed garden terrace area and in the interior of the project site, however these areas are minimally visible from off-site due to topography and existing vegetation. A condition of approval requiring the maintenance of existing natural vegetation has been included to ensure continuation of existing visual screening. The proposed landscaping will minimally visible from off-site and will not create any adverse visual impacts.

Minimal vegetation removal is proposed, with only one 4-inch tree proposed for removal. The only area of the project where proposed vegetation removal could be visible from outside vantage points is in the area of the proposed concession/office building, located on the Western

2. Compatibility with the natural environment;

The new buildings and garden terrace area are located within the existing developed footprint, which comprises approximately 12.5 acres of the approximately 177-acre property. This developed area has already been graded to create a relatively flat area suitable for the allowed use of the property as a concert and event venue and siting the new buildings within this flat, developed area, minimizes disturbance of the surrounding undeveloped areas of the property. Minimal existing vegetation is proposed to be removed, along with a single 4-inch tree. The Mt. Winery Use Permit EIR anticipated and evaluated a substantially similar expansion of the property and determined that there would be minimal impacts to the surrounding natural environment resulting from the project. The proposed addition of 5 new buildings and creation of a garden terrace area is compatible with the natural environment.

3. Conformance with the “Design Review Guidelines,” adopted by the Board of Supervisors;

The primary goal of the adopted Design Review Guidelines is to maintain the predominantly natural character of hillsides areas, and areas along designated scenic roads within Santa Clara County. These goals are achieved by requiring projects be sited and designed to minimize the visibility of new structures from the valley floor and designated scenic roads, and by retaining natural topography and vegetation of hillsides and areas along scenic road. As described in other findings, due to topography and existing vegetation, the location and design of the proposed building is such that only a small portion of one of the five proposed buildings will be visible from surrounding vantage points, as shown by the attached visual simulation. In addition, the project has been conditioned to require that exterior colors and materials have a maximum LRV of 45, and the use of non-reflective glass to minimize glare from exposed windows. Furthermore, a post-construction inspection is required prior to occupancy in order to ensure that no new impacts are realized.

As described in other findings, the project is being located within the existing graded and developed area of the subject property, and therefore retains the existing primarily natural topography of the subject property.

4. Compatibility with the neighborhood and adjacent development;

The subject parcel is approximately 177 acres, and is surrounded by relatively large, residential parcels. The project site is heavily wooded, minimal tree removal is proposed, and with the required landscaping to provide additional visual screening, the proposed project is compatible with the rural, wooded character of the surrounding neighborhood.

5. Compliance with applicable zoning district regulations; and

The existing use is authorized pursuant to a Use Permit granted by the County Planning Commission on August 15, 2000, and the proposed project is to enhance and support this existing use. The proposed project is in conformance with the applicable zoning regulations, such as setbacks (30-feet from all property lines) and height (maximum of 35-feet).

6. Conformance with the general plan, any applicable specific plan, other applicable guidelines.

The proposed residence is in conformance with the County General Plan, and there is no applicable specific plan. As described in this Staff Report, the project complies with all applicable guidelines.

BACKGROUND

The Mountain Winery property has historically been used for vineyards and winemaking since the late 19th century, and subsequently as a concert venue starting in the 1950's. In addition to the concert series, the Winery has been used over the years as a center for cultural events, and for various types of receptions, business meetings, and theatrical productions. On August 15, 2000, a Use Permit for the Mountain Winery concert, restaurant, banquet, and special event facilities was approved by the Board of Supervisors. Approval of the Use Permit for the Winery included certification of an Environmental Impact Report (EIR) which was prepared for the project. The Use Permit established conditions governing the uses and patronage allowed at the Winery facility, including a proposed concert bowl expansion to seating for up to 2,500 persons. As design information regarding the proposed concert bowl expansion was not available at the time the Use Permit was approved, the EIR analyzed the application at the expansion level of patronage but required subsequent environmental review and Architectural & Site Approval for the proposed expansion at the time plans were prepared and submitted.

In July 2006, the County Planning Commission approved an Architectural and Site Approval permit (ASA) for the increase in the number of seats in the concert bowl, expansion of the Winery building, and the demolition of existing buildings and construction of new buildings in the Winery plaza area. Construction on the Concert bowl and associated improvements subsequently was completed in Spring 2008, however, the other buildings authorized by the 2006 ASA were not constructed.

In March 2009 the owner applied for a Major Modification to the Architectural and Site Approval to allow expansion of the parking facilities, increasing the total number of parking spaces to 933. This expansion was approved by the Planning Commission in May 2009.

On June 25, 2018, an application for ASA, Grading, and Design Review was submitted, and the application was deemed complete on July 27, 2018. A public notice was mailed to property owners within a 900 ft. radius and published in the Post Record Newspaper on September 21, 2018. In addition, a courtesy notice was mailed on September 29, 2018 to residents of the neighborhood where the concession/office building could be partially visible.

STAFF REPORT REVIEW

Prepared by: Robert Salisbury, Senior Planner *RS*

Reviewed by: Leza Mikhail, Principal Planner & Zoning Administrator 

County of Santa Clara

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USE OF A PRIOR CEQA DOCUMENT PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR)

Pursuant to Section 15162 of the CEQA Guidelines, the County of Santa Clara has determined that the project described below is pursuant to or in furtherance of an Environmental Impact Report which has been previously adopted and does not involve new significant impacts beyond those analyzed in the previous Environmental Impact Report.

File Number	APN(s)	Date
3179-18A-18G	503-46-006	9/27/2018
Project Name	Project Type	
Architectural and Site Approval and Grading	Commercial	
Owner	Applicant	
Chateau Masson LLC/Bill Hirschman	Hanna-Brunetti/Amanda Musy-Verdel	
Project Location		
14831 Pierce Road, Saratoga		
Project Description		
Construction of a wine tasting building, a concession building, an event building, a storage building, a ticket office, and construction of an outdoor terrace garden area at the Mountain Winery, an existing concert and event venue located in unincorporated Saratoga. The grading quantities for all improvements totals 9,763 cubic yards of cut, and no fill, with 2,128 cubic yards for a new driveway and for the proposed garden terrace.		
Background and Summary of Findings		

Per the California Environmental Quality Act (CEQA) of 1970 (as amended), all development permits processed by the County Planning Office which require discretionary approval are subject to environmental review. A new Negative Declaration or EIR is not required if a previous CEQA document has been prepared and adopted or certified which adequately address all the possible environmental impacts of the proposed project and (a) no substantial changes are proposed in the project which will result in new significant environmental effects, (b) no substantial changes have occurred with respect to the circumstances under which will result in the identification of new significant impacts, or (c) no new information is available which shows that the project will have new significant impacts or mitigation measures and alternatives which were previously found to be infeasible would now in fact be feasible (CEQA Guidelines 15162).

The Planning Office evaluated the project described above and has determined that none of the circumstances exist which would require additional environmental review. As such the environmental impacts of the project have been adequately evaluated in the Environmental Impact Report adopted by the Santa Clara County Planning Division certified on Aug. 15, 2000 for the project entitled Mt. Winery Use Permit and Architecture and Site Approval and that no further environmental review is required under the California Environmental Quality Act.

Approved by:
 Leza Mikhail, Principal Planner

9/27/18

ATTACHMENT B
Conditions of Approval

PRELIMINARY
ARCHITECTURAL SITE AND GRADING
APPROVAL

Date: September 24, 2018

Owner/Applicant: Chateau Masson, LLC/ Hanna & Brunetti

Location: Watsonville Road (APN: 756-29-015)

File Number: 3179-18A-18G

CEQA: Use of Prior CEQA

Project Description: Construction of a five (5) new buildings at the Mountain Winery, an existing concert and event venue located in unincorporated Saratoga. The proposed buildings consist of an 830 sq. ft. wine tasting building, a 10,275 sq. ft. concession building, an 11,539 sq. ft. event building, a 1,426 sq. ft. storage building, and a 144 sq. ft. ticket office. The project also includes a proposed 6,665 sq. ft. outdoor garden terrace. The grading quantities for all improvements totals 9,763 cubic yards of cut, and no fill, with 2,128 cubic yards for a new driveway and for the proposed garden terrace.

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed as the contact for that agency. He or she represents a particular specialty or office and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Robert Salisbury	(408) 299- 5795	robert.salisbury@pln.sccgov.org
Land Development Engineering	Ed Duazo	(408) 299 – 5735	darrell.wong@pln.sccgov.org
Fire Marshal	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
Environmental Health	Darrin Lee	(408) 573-2464	rocelia.kmak@rda.sccgov.org
Geology	Jim Baker	(408) 299-5774	Jim.baker@pln.sccgov.org

STANDARD CONDITIONS OF APPROVAL

Planning

1. All Development and maintenance of the project site shall take place in accordance with approved plans, received by the Planning Office on June 25, 2018.

2. In the event that previously unidentified historic or prehistoric archaeological resources are discovered during building construction, work shall be temporarily halted in the vicinity of the discovered materials. Workers shall not alter or disturb the materials and their context until a qualified professional archaeologist has evaluated the materials and provided recommendations for treatment/preservation and documentation of the discovered archaeological and/or Native American resources. Documentation of treatment of the resources shall be submitted to the County Department of Planning and Development staff upon completion of construction.

Fire Marshal's Office

3. Fire Department water supply and equipment shall be adequately maintained and operable at all times.
4. Fire department access shall be kept clear and accessible at all times.
5. Fire Sprinklers are required in each new building, excluding the Ticket Box.
6. This property is in the Wildland Urban Interface (WUI). 100 ft of defensible space shall be maintained at all times.
7. This property is in the State Response Area (SRA).

Department of Environmental Health

8. All food facilities require plan review by the plan review and construction unit of the Department of Environmental Health (DEH) that is separate from any plan review done by the County Building Department. Contact DEH at 408-918-3400 regarding plan submittal requirements.
9. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO PERMIT ISSUANCE

Planning

10. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
11. The removal of one 4-inch tree is proposed. **Prior to building permit issuance**, submit a final grading and landscaping plan for review and approval, which specifies the number of trees to be removed, and specifies tree protection measures to be implemented for any trees where work is proposed in the drip line.

12. The existing vegetation down slope of the proposed office/event building shall be maintained to provide visual screening. **Prior to building permit issuance**, a revised landscape plan shall be submitted which shows this vegetation to be maintained, and shows replacement trees and tree protection measures, as specified by Santa Clara County Guidelines for Tree Protection and Preservation for Land Use Applications. If tree protection measures are inadequate to off-set impacts to any trees where work is proposed within their drip line.
13. Proposed new landscaping exceeds 499 sq. ft. in total area, and therefore a landscape permit application must be submitted for Planning Division review and approval as required by County Ordinance Code Division B33.
 - a. **Prior to Building Permit issuance**, submit a landscape documentation package per the requirements of Division B33 of the County Ordinance Code.
 - c. All trees to be removed shall be so indicated on the plan and replaced with native trees in numbers indicated on the submitted landscape plans.
 - d. Arrangement of trees and other plant materials shall provide for defensible space for fire protection around proposed buildings. Please contact the Fire Marshal's Office (408 299-5760) for more information.
 - e. Soil must be capable of supporting the proposed installation and must have adequate water storage capacity. Soil characteristics, including structure, texture, percolation, pH, mineral content, and microbiology, shall be evaluated early in the design process. Soil amendments, such as compost or fertilizer, shall be added as appropriate.
14. The event/office building shall use nonreflective glass on outward facing exterior windows. Window specifications shall be submitted to the Planning Division for review and approval **prior to building permit issuance**.
15. Submit color samples for the event/office building's façade, trim and roof materials for review and approval by the Planning Division, **prior to building permit issuance**. Exterior colors and materials shall use natural dark earth tones such as hues of brown, green and shades of gray, less than LRV 45.
16. **Prior to building permit issuance**, submit a detailed lighting plan which includes all new lighting. Lighting Plan shall provide light fixture detail with lighting profiles and product-specific information that includes the following information:
 - a) Depict the extent of illumination from all new outdoor lighting.
 - b) Ensure absence of upward glow.

17. Preconstruction surveys for nesting raptors and migratory birds shall be conducted by a qualified ornithologist to identify active nests that may be disturbed during project implementation. Between January 1 and April 30, preconstruction surveys shall be conducted no more than 14 days prior to the initiation of construction activities or tree removal. Between May 1 and August 31, preconstruction surveys no more than 30 days prior to the initiation of these activities. Chateau Masson, LLC shall conduct an additional preconstruction survey within 24 hours of initiation of construction activities, by a qualified biologist, to verify no new nesting has occurred. If an active nest is found near, or in close proximity to, the construction area where the nest could be disturbed by these activities, the biologist shall, in consultation with the California Department of Fish and Game, designate a construction free buffer zone (typically 250 feet) around the nest.
18. Pursuant to §5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided **prior to building permit issuance**.

Fire Marshal's Office

19. **Prior to building permit issuance**, submit a copy of the flow data report to the Fire Marshal for review.
20. **Prior to building permit issuance**, submit a Construction Site and Traffic Safety Plan to the Fire Marshal's Office for review and approval.

Department of Environmental Health

21. **Prior to building permit issuance**, an onsite wastewater treatment system (OWTS) evaluation report shall be completed, as detailed within County of Santa Clara Onsite Manual, "OWTS Performance Evaluation Guidelines". The evaluation shall include a detailed summary, conclusions, and recommendations if necessary.
22. An OWTS repair permit shall be required upon discovery through OWTS evaluation, discrepancies in leachfield sizing calculation, and/or assessment of grease tank/ interceptor capacity. If this is required, a formal OWTS design shall be submitted to the Department of Environmental Health for review and approval, **prior to building permit issuance**.

Note: For upgrades to an OWTS with wastewater flows exceeding 2500 gallons per day shall be reviewed by the Regional Water Quality Control Board.

Land Development Engineering

23. Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any construction activities. Issuance of the grading permit is required **prior to LDE clearance of the building permit** (building and grading permits can be applied for

Grading Approval
File #3179-18A-18G-18DR
September 27, 2018

concurrently). The process for obtaining a Grading Permit and the forms that are required can be found at the following website:

www.sccplanning.org > I Want to.. > Apply for a Permit > Grading Permit

Please contact LDE at (299-5734) for additional information and timelines.

24. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.
25. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:
 - March 1981 Standards and Policies Manual, Volume 1 (Land Development)www.sccplanning.org > Plans & Ordinances > Land Development Standards and Policies
 - 2007 Santa Clara County Drainage Manual
www.sccplanning.org > Plans & Ordinances > Grading and Drainage Ordinance
26. Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed prior to construction and new monuments shall be set prior to final acceptance of the improvements. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
27. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.

28. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.
29. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.
30. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.
31. Provide a Storm Water Management Plan. The Storm Water Management Plan shall incorporate site design measures, source control measures, and shall show drainage management areas, treatment measures, and (if applicable) hydromodification management (HM) features demonstrating conformance with C3 Stormwater Treatment Requirements as outlined in the NPDES Municipal Regional Permit. Sizing calculations for the treatment measures and hydraulic analysis of the HM measures will be required. Please see the C.3 Stormwater Handbook published by the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP) available at the following website:
 - www.scvurppp.org > Resources > reports and work products > New Development and Redevelopment > C.3 Stormwater Handbook (June 2016)
32. Indicate on the improvement land area that will be disturbed. If one acre or more of land area is disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification Number (WDID #). The WDID # shall be shown on the final improvement plans. The SWRCB website is at:
 - www.waterboards.ca.gov > Water Issues > Programs > Stormwater
33. Submit one copy of the signed and stamped of the geotechnical report for the project.
34. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.
35. Enter into an Operations and Maintenance Agreement for Stormwater Quality Improvements with the County per Section C11.5-23 of the County Ordinance Code.

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September 27, 2018

Geology

36. **Prior to grading permit issuance**, submit a Geotechnical Engineer's Final Grading Plan Review Letter that confirms the plans conform with the recommendations presented in the approved reports and letter.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR ONE YEAR FROM THE DATE OF THE LAND DEVELOPMENT AGREEMENT, WHICHEVER COMES FIRST

Planning

37. **Prior to final occupancy**, contact Robert Salisbury at (408) 299-5785 to schedule a site visit to verify that the approved landscaping has been installed, and that tree protection measures were adequate to protect trees that have work proposed within their dripline. A nighttime site visit shall also be scheduled to verify that there are no lighting impacts to the surrounding neighborhood. In the event that night time glare impacts are identified, additional landscape shall be required to provide better screening to the satisfaction of the Zoning Administrator. Contact the Planning Office at least two weeks in advance to set up an appointment.

Department of Environmental Health

38. **Prior to final occupancy**, apply for and obtain an annual operating permit from the Department of Environmental Health (DEH). The operating permit shall include continued monitoring, recordation of wastewater flows and annual reporting to the Department of Environmental Health with the exception of the first reporting year.

- a) For the first reporting year, on a monthly basis, wastewater flows shall be provided to the Department of Environmental Health. Flow data shall be re-evaluated upon final of new construction and occupancy.
- b) If wastewater flows are observed to increase or exceed the current calculated OWTS design, an upgrade or modification shall be required.

Note: If wastewater flow data routinely exceed 10,000 gallons per large concert events, the project will be referred to the Regional Water Quality Control for review and permitting.

Land Development Engineering

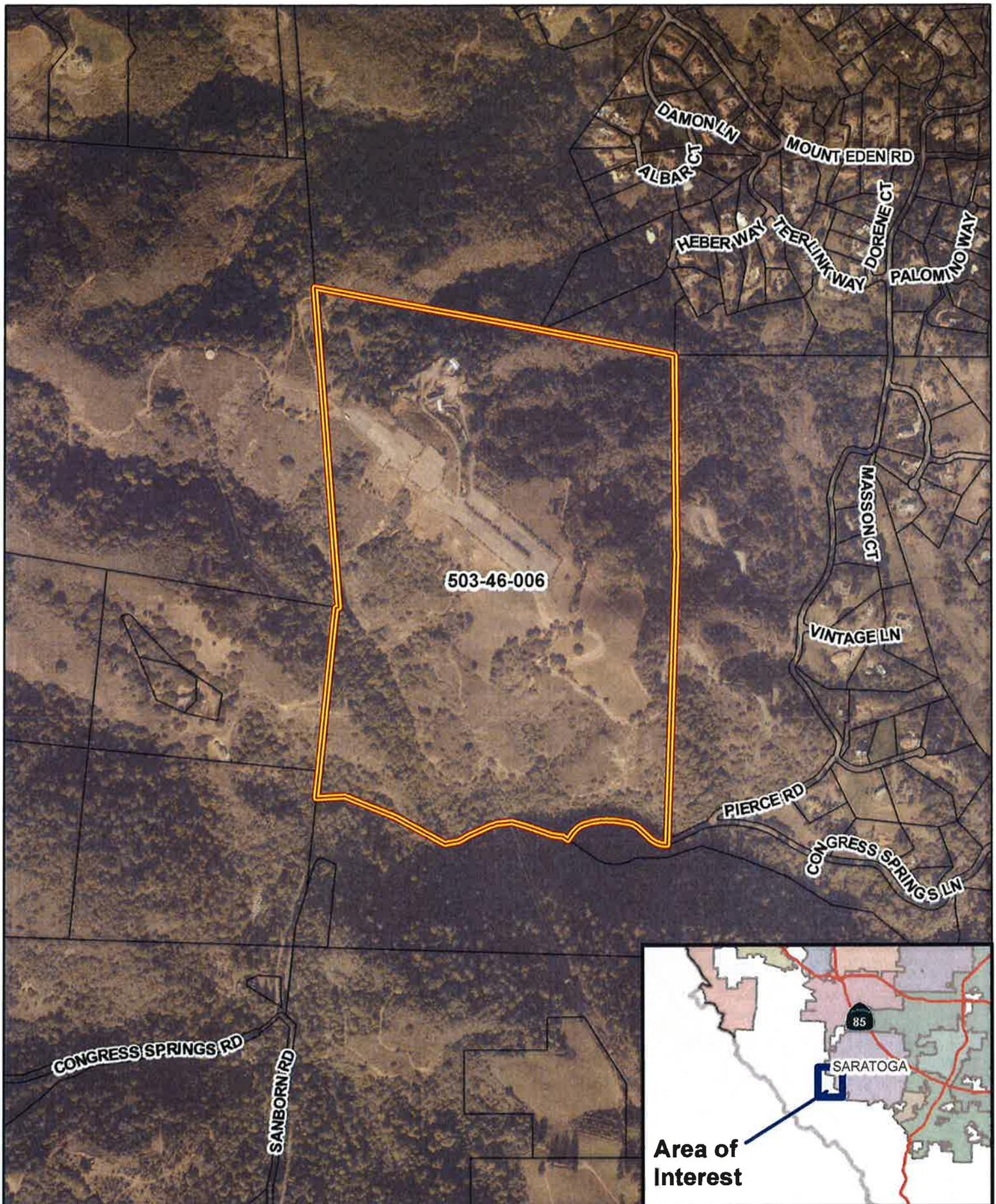
39. Existing and set permanent survey monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

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September 27, 2018

40. Prior to final occupancy, construct all the improvements. Construction staking is required and shall be the responsibility of the developer.

Geology

41. Prior to grading completion and final inspection, submit a Construction Observations Letter that verifies the work was completed in accordance with the approved plans. (A note to that effect will be stamped on the plans prior to permit issuance.)

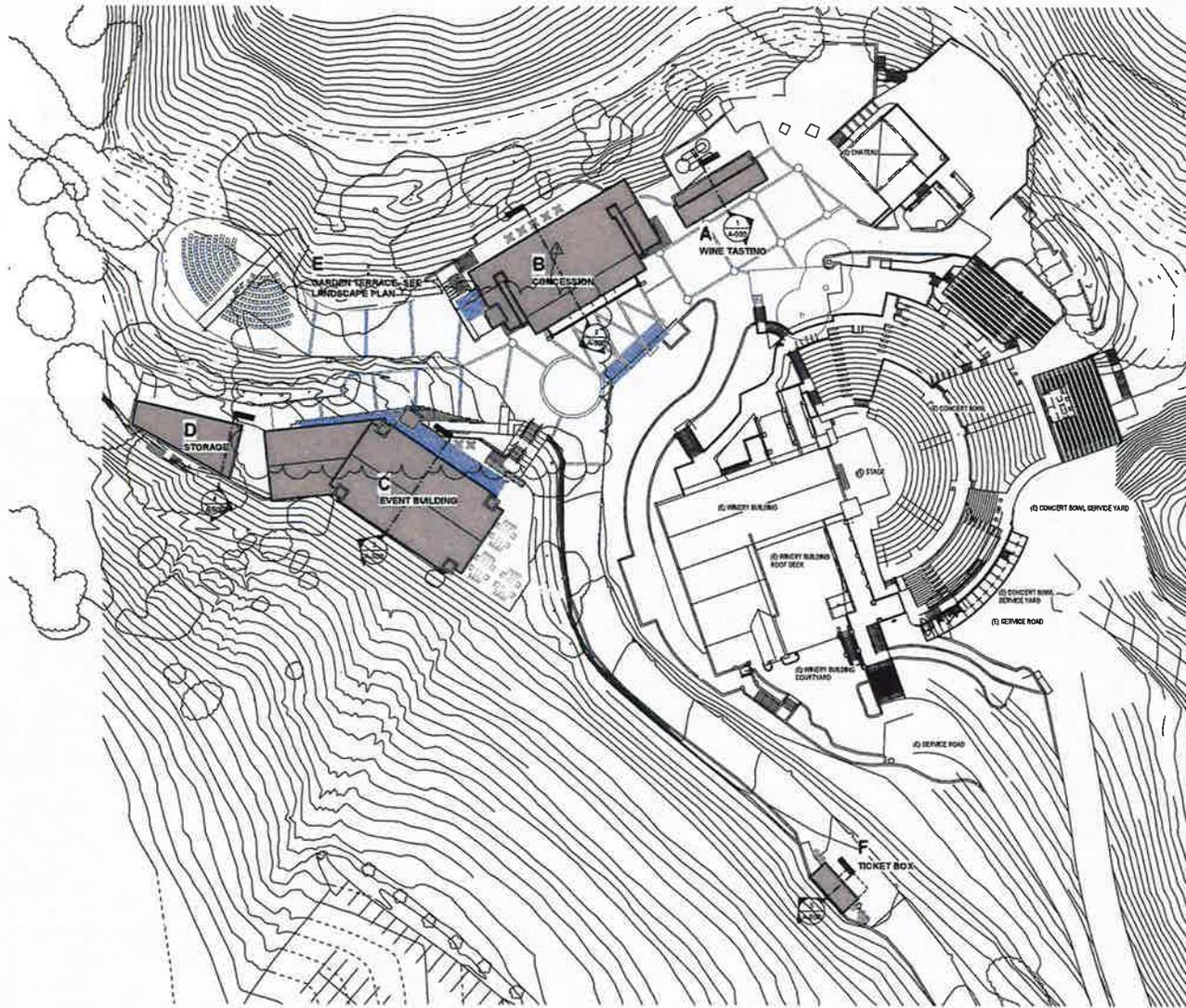


File: 3179-18A-18G
APN: 503-46-006

Vicinity Map



This map created by the Santa Clara County Planning Office. The GIS data was compiled from various sources. While deemed reliable, the Planning Office assumes no liability. 02/2018 1:14:10 PM Y:\GIS\Reports\3179\3179_vicinity.mxd



NEW PROPOSED BUILDINGS

REVISIONS	
1	SCC FIRE 06.04.18

ENLARGED SITE PLAN_ PROPOSED BUILDINGS SITE PLAN

MOUNTAIN WINERY



SCALE: 1" = 30'-0"
 JOB NO. 1443.001
 DATE 06/04/18
 5865 Owens Drive
 Pleasanton, CA 94586
 925-251-7200

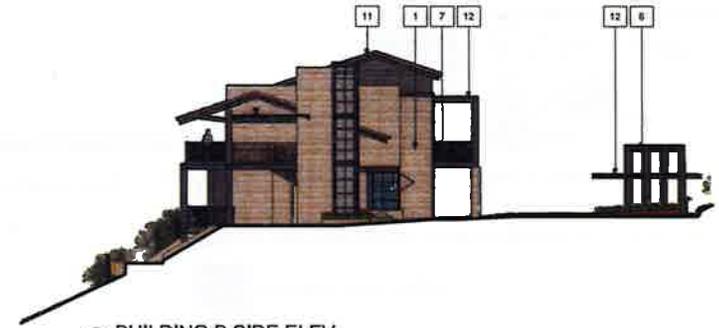
A-103



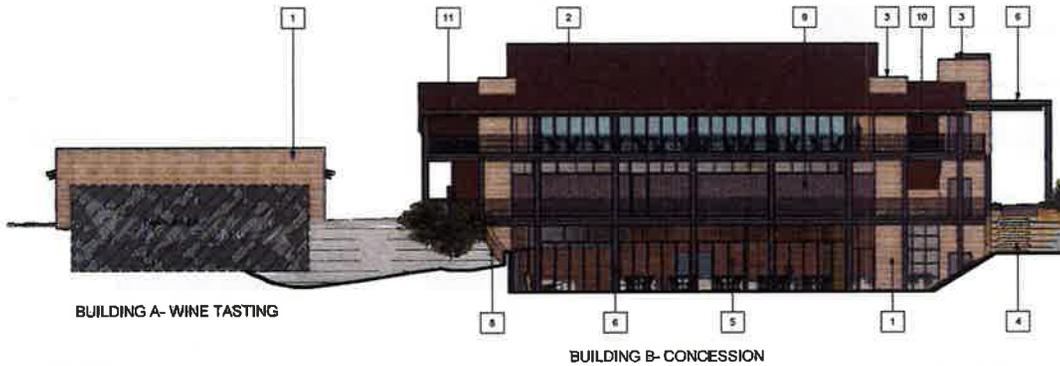
BUILDING B- CONCESSION

BUILDING A- WINE TASTING

1 BUILDING B & A FRONT ELEV. 3/32" = 1'-0"



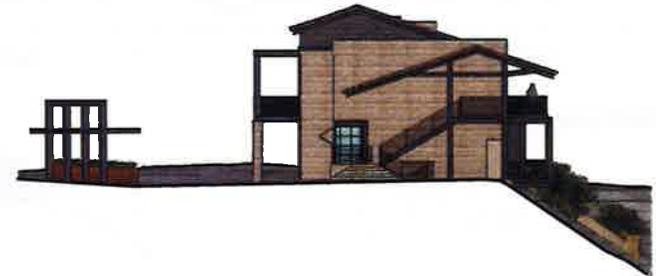
2 BUILDING B SIDE ELEV. 3/32" = 1'-0"



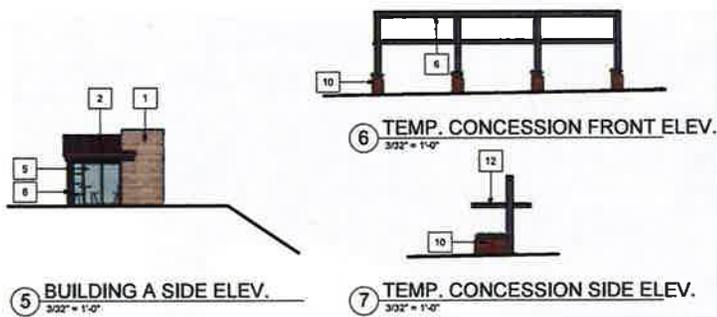
BUILDING A- WINE TASTING

BUILDING B- CONCESSION

3 BUILDING B & BACK ELEV. 3/32" = 1'-0"



4 BUILDING B SIDE 02 ELEV. 3/32" = 1'-0"



5 BUILDING A SIDE ELEV. 3/32" = 1'-0"

6 TEMP. CONCESSION FRONT ELEV. 3/32" = 1'-0"

7 TEMP. CONCESSION SIDE ELEV. 3/32" = 1'-0"

1		EXTERIOR CEMENT PLASTER- BOARD FORMED LOOK, TEXTURED FINISH, LIGHT TAUPE COLOR	7		POWDER COATED HORIZONTAL STEEL RAIL - DARK GREY COLOR
2		STANDING SEAM METAL ROOF- FACTORY FINISHED STANDARD DARK TAUPE COLOR	8		RETAINING WALLS - POURED IN PLACE CONCRETE- LIGHT BEIGE COLOR
3		FLAT ROOFS- SINGLE PLY MEMBRANE ROOFING (AT BLDG A, B, AND D)	9		CORRUGATED METAL WALL PANEL- DARK GREY COLOR
4		CONCRETE, POURED IN PLACE, LIGHT BEIGE COLOR	10		DARK CHERRY WOOD PANELS (FLOOR & CEILING)
5		ANODIZED ALUMINUM STOREFRONT - DARK GREY COLOR	11		ROOF GUTTER AND FASCIA- ROOF COLOR (DARK TAUPE) FOR THE GUTTER, DARK GREY FOR THE FASCIA
6		STEEL COLUMNS AND BEAMS (STRUCTURAL AND/OR DECORATIVE)- WIDE FLANGE OR C CHANNEL - DARK GREY COLOR	12		SUN SHADE CANOPY/ RAIN PROTECTION- 2X2 TRANSLUCENT PANEL - KALWALL OR EQUAL

EXTERIOR ELEVATIONS - BUILDING A & B

MOUNTAIN WINERY



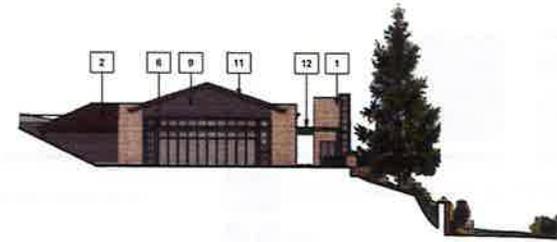
JOB NO. 1443.001
DATE 04/12/16

5865 Owens Drive
Pleasanton, CA 94538
925-251-7200

A-401



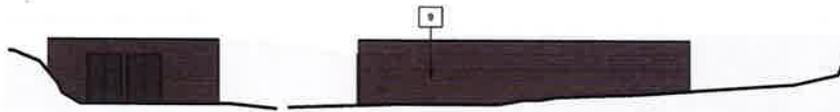
① BUILDING C FRONT ELEV.
3/32" = 1'-0"



② BUILDING SIDE ELEV.
1/16" = 1'-0"



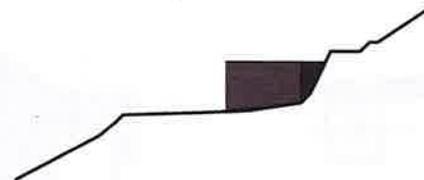
③ BUILDING C SIDE02 ELEV.
1/16" = 1'-0"



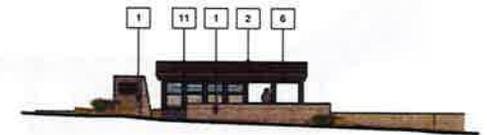
④ BUILDING D FRONT ELEV.
3/32" = 1'-0"



⑤ BUILDING D SIDE ELEV.
3/32" = 1'-0"



⑥ BUILDING D BACK ELEV.
3/32" = 1'-0"



⑦ BUILDING F FRONT ELEV.
3/32" = 1'-0"



⑧ BUILDING D SIDE ELEV.
3/32" = 1'-0"



⑨ BUILDING F ENTRANCE ELEV.
3/32" = 1'-0"

1	EXTERIOR CEMENT PLASTER- BOARD FORMED LOOK, TEXTURED FINISH, LIGHT TAUPE COLOR	7	POWDER COATED HORIZONTAL STEEL RAIL - DARK GREY COLOR
2	STANDING SEAM METAL ROOF- FACTORY FINISHED STANDARD DARK TAUPE COLOR	8	RETAINING WALLS - POURED IN PLACE CONCRETE- LIGHT BEIGE COLOR
3	FLAT ROOFS- SINGLE PLY MEMBRANE ROOFING (AT BLDG A,B, AND D)	9	CORRUGATED METAL WALL PANEL- DARK GREY COLOR
4	CONCRETE, POURED IN PLACE, LIGHT BEIGE COLOR	10	DARK CHERRY WOOD PANELS (FLOOR & CEILING)
5	ANODIZED ALUMINUM STOREFRONT- DARK GREY COLOR	11	ROOF GUTTER AND FASCIA- ROOF COLOR (DARK TAUPE) FOR THE GUTTER, DARK GREY FOR THE FASCIA
6	STEEL COLUMNS AND BEAMS (STRUCTURAL AND/OR DECORATIVE)- WIDE FLANGE OR C CHANNEL - DARK GREY COLOR	12	SUN SHADE CANOPY/ RAIN PROTECTION- ZXZ TRANSLUCENT PANEL - KALWALL OR EQUAL

EXTERIOR ELEVATIONS - BUILDING C, D, & F

MOUNTAIN WINERY



SCALE: 3/32" = 1'-0"
 JOB NO. 1443.001
 DATE 04/12/18
 5865 Owens Drive
 Pleasanton, CA 94566
 925-251-7280

A-402



PERSPECTIVE (LEFT) BLDG C (RIGHT) BLDG B



PERSPECTIVE (FOREGROUND) BLDG A



PERSPECTIVE (FOREGROUND) BLDG B



PERSPECTIVE BLDG C

EXTERIOR PERSPECTIVE

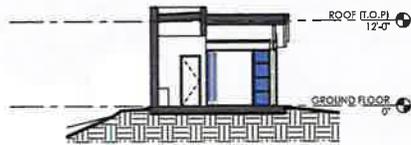
MOUNTAIN WINERY



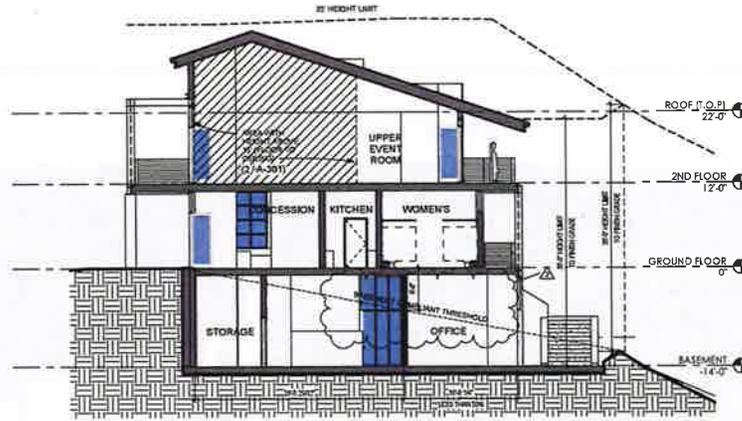
JOB NO. 1443.001
DATE 04/12/18

5665 Owens Drive
Pleasanton, CA 94588
925-251-7200

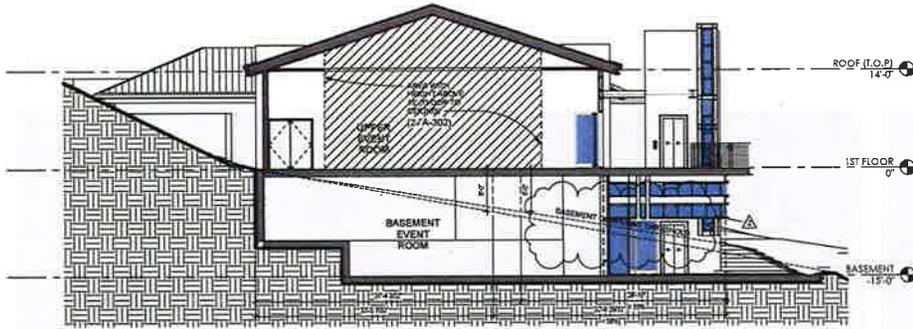
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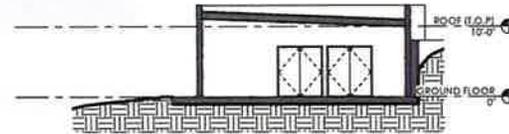
1 BLDG A SECTION
1/8" = 1'-0"



2 BLDG B SECTION
1/8" = 1'-0"



3 BLDG C SECTION
1/8" = 1'-0"



4 BLDG D SECTION
1/8" = 1'-0"



5 BLDG F SECTION
1/8" = 1'-0"

REVISIONS	
2	by Architect 06.04.18

SITE SECTIONS

MOUNTAIN WINERY

SCALE 1/8" = 1'-0"

JOB NO. 1443.001
DATE 06/04/18

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

DAHLIN

A-500

Visual simulation of proposed Mountain Winery concession building from Garrod Rd. and Mt. Eden Rd., Saratoga



Visual simulation of proposed Mountain Winery concession building from Orchard Meadow Dr. and Mt. Eden Rd., Saratoga

