CHATEAU MASSON, LLC

15055 LOS GATOSBLVD, SUITE 310
LOS GATOS, CALIFORNIA 95032

April 24, 2018

The Mountain Winery ASA Modification
Project Description

The Mountain Winery is applying for a modification to the previously approved July 2006 Architectural and Site Approval. Included with the improvements that were completed in 2009, the 2006 ASA approved project also proposed a plaza trellis, multi-purpose building, wine terrace and cellar, storage barn, box office and garden terrace, which were not constructed during the original construction phase. The Winery is now proposing to modify the ASA to include the structures that were not built during the original construction process with a Wine Tasting Room, Winery Plaza building, Plaza Deck building, Office and Storage facility, Box Office, and Garden Terrace. The total proposed development is approximately 42,000 square feet which stays within the boundaries and building sizes of the original 2006 ASA modification and the current approved Use Permit for the property.

Events: No modifications to the approved Use Permit uses or events are being requested.

Signs: All new signage will conform with the original signage program.

Project On-Site Parking: No modifications are requested. All onsite parking shall remain as previously approved under the current Use Permit.

Historic Resources:
The property's existing Winery building and Chateau are historic buildings. There are no modifications proposed to the either of these historic buildings. As noted, the application proposes to demolish the existing office building adjacent to the plaza. This building was previously analyzed for historical significance during the 2006 ASA and was approved for demolition at that time.

Landscape:
Additional landscape has been proposed to complement the proposed buildings and existing plaza area. All landscape features will be in compliance with County Standards and guidelines.

Traffic:
There is no requested increase in the permitted events, concerts, or seating capacity therefore the traffic counts will be the same as analyzed in the Use Permit CEQA.

Noise:
The addition of the new spaces will not alter the noise character of the Winery as it currently operates. The proposed new enclosed spaces will actually help minimize noise from the current conditions. The operations at the site will continue to comply with the Use Permit conditions for amplified noise levels and duration.

Rest Rooms:
The proposed project will include new additional restrooms in both the deck and plaza buildings. Restrooms in these locations were included in the 2006 ASA and master plan and anticipated and capacities included in all the sewer pipe and septic sizing calculations. No increase in capacity is being requested. The proposed restroom facilities are designed for customer convenience.

Wine Tasting Building:
Wine tasting has always occurred at the site. The proposed wine tasting building replaces the current locations. The new 830 square foot building will provide a permanent location on site. The building is a one-story, metal roof, plaster exterior with glass entry doors. The low scale of the building allows for the preservation of views to the valley from adjacent buildings' upper level decks.

Concession Building
The proposed 16,200 square foot winery plaza building will contain office space on the walk out basement level, permanent concessions on the ground level and an event hall on the upper level. This building is intended to replace the existing office and event buildings and provide a permanent concession are to replace the current temporary concession carts. New restrooms will serve the event hall and concert venue on the ground level. The Concession Building and Event Building both take their architectural inspiration from the historic winery building. The building is two-story with a metal

roof and glass fenestration. The exterior elevator and stairs provide access to the second story event space that incorporates a deck looking inward to the plaza and another deck looking outward, filtered through existing and proposed tree screening to the north.

Event Building:

The proposed 16,500 square foot Event Building will contain event hall, a kitchen with accessory storage, and new restrooms on the upper floor. A divisible event hall with an adjacent outdoor deck is proposed for the upper level. As described in the Winery Plaza Building description, the building materials complement the existing winery building and the scale of both structures is compatible with the existing context of the site.
The intent of the siting of the three buildings described above is the creation of a village like environment around a central plaza, gathering space. The Concert Bowl creates that same context for the historic winery building.

Office Building:

The existing office building will be demolished. The new offices will be housed in the Concession Building.

Storage Building:

The existing metal storage containers will be demolished and removed. A new 1,400 SF one story storage building will replace the storage containers.

Garden/ Terrace:

An outdoor garden area of 6,700 sq. ft. is located on a secluded existing terrace area of the site. This terrace is completely outdoor providing a tree filtered view of the valley below as the garden backdrop.

Ticket Box:

Located the entry path from the parking lot, this building subtly gives a sense of entry to the visitor. This ticket box building is approximately 500 sq ft and built with the same color and material palette as the other proposed buildings.

View Shed:

The zoning for the parcel is Hillside (HS) located within d1-zoning district making it subject to design review. The proposed buildings will have an LRV below 45 which will allow the buildings to blend more naturally into the surrounding landscape. The scale of the buildings, and gabled roofs, are purposely designed to provide filtered views to the surrounding valleys screened by existing and proposed trees. Decks have been designed to ensure connections to the surrounding vistas.

Drainage:
Drainage from the proposed buildings and all site improvements will be directed to the existing storm drainage systems which was anticipated in the 2006 ASA design of the existing drainage systems. All site drainage is directed to a previously constructed outfall structure installed with the original drainage improvements. As result of changes to the grading and drainage requirements since the previous approvals, appropriate detention will be designed as needed to comply with all current standards.

Storm Water Quality Treatment:
The project proposes replacement and new impervious surfaces over 10,000 sf requiring C.3 treatment to this amount of surface area. Due to the topographic and geologic issues we are working with the geologist to determine the best and acceptable location for the storm water treatment. It is anticipated we will propose in-lieu treatment for existing impervious surfaces.

Water and Fire Suppression:
Water is supplied by SJWC from a Pierce Road metered connection and pumped uphill to two existing 180,000 - gallon tanks, a total of 360,000 gallons of capacity. The water is then distributed to the site improvements via two distribution systems, one for fire and one for domestic use as approved and constructed in 2007. On site fire hydrants are throughout the improved areas as required by the Fire Marshal.

Fire Path of Travel:
Fire path of travel to the plaza consists of a 20-foot-wide access road, with a 75,000 lb. loading, asphalt surface. The access road is from the parking lot to the plaza with a fire department turn around in front of the wine tasting room. The design also incorporates appropriate fire access to all the other structures.

Septic:
The existing on-site sewer and septic system was designed and sized to handle full build out of the 2006 ASA design which included the currently proposed improvements. The sewer demands including these proposed improvements is basically the same as was planned and designed in 2006. The use of the facility during concerts is by far the largest demand on the septic system and there are no requested changes that would impact those demands. No changes are being proposed to the number of concerts or total occupancy that would alter the demand capacity. Therefor no changes to the sewer system or leach fields will be required.

Summary:
The requested ASA Modification, is really just a request to complete the remainder of

the improvements that had been previously approved in the 2006 ASA approval but not completed during the initial construction period. The improvements will provide new and substantial better facilities for the Winery and improve the overall customer experience.

Sincerely,

William F. Hirschman
Operations Manager
Chateau Masson, LLC