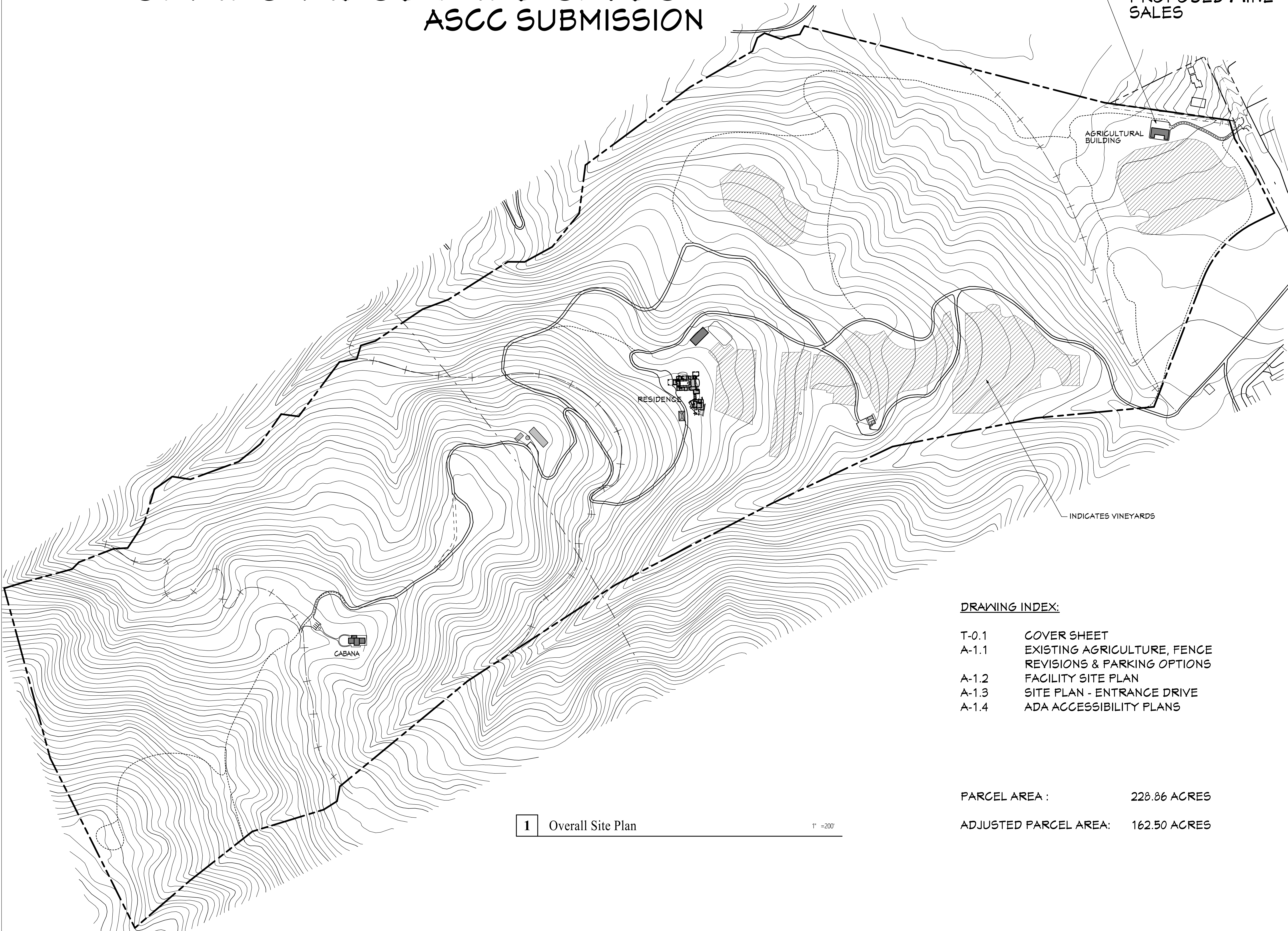


# SPRING RIDGE WINE SALES - ASCC SUBMISSION

4:22 PM

Thursday, August 26, 2021

M:\CJW\_Job\_Files\2000W2000-002-Neely\1 Cond Use Permit\Projects\1 Dwg\W\W Meadow Bidg\1 Current\W\Neely\Barn.wine Rev 2 vs24.pln



LOCATION FOR  
PROPOSED WINE  
SALES

AGRICULTURAL  
BUILDING

RESIDENCE

CABANA

INDICATES VINEYARDS

**1** Overall Site Plan

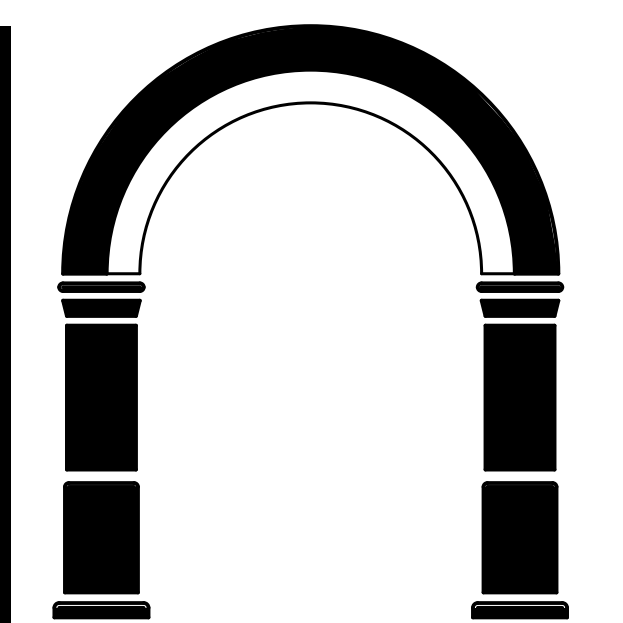
1" = 200'

**DRAWING INDEX:**

- T-0.1 COVER SHEET
- A-1.1 EXISTING AGRICULTURE, FENCE REVISIONS & PARKING OPTIONS
- A-1.2 FACILITY SITE PLAN
- A-1.3 SITE PLAN - ENTRANCE DRIVE
- A-1.4 ADA ACCESSIBILITY PLANS

PARCEL AREA : 228.86 ACRES

ADJUSTED PARCEL AREA: 162.50 ACRES



**CJW ARCHITECTURE**

130 Portola Road, suite A  
Portola Valley, CA 94028  
(650) 851-9335 / (Fax) 851-9337

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1999 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work of hire represented, can legally result in the cessation of construction or building being seized and /or monetary compensation to CJW Architecture.



• PROJECT •

Ag Building - Wine Sales  
555 Portola Road  
Portola Valley, CA 94028

• SHEET TITLE •

Cover Sheet

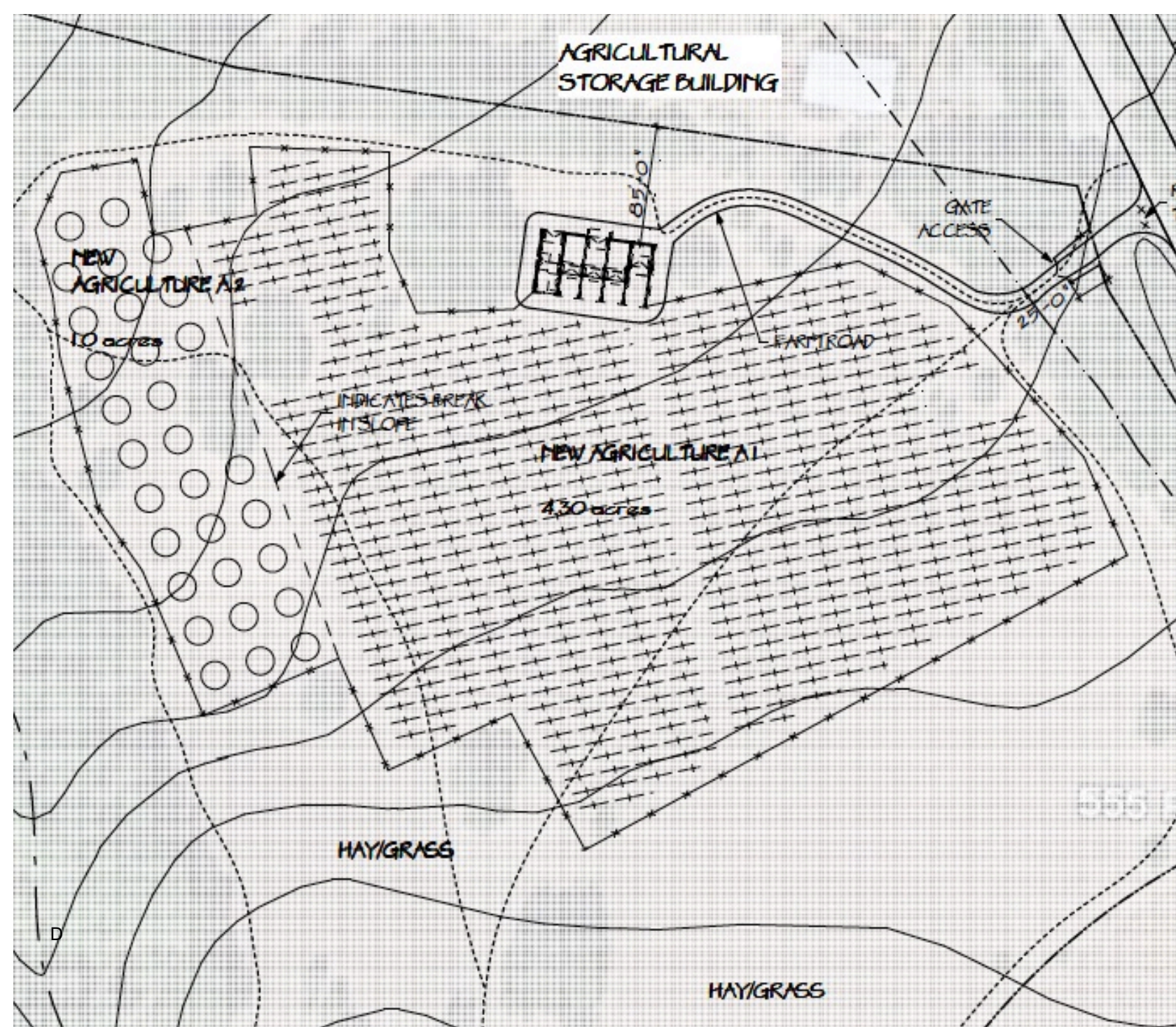
• REVISIONS •

No.	Date	Notes
1	9/4/20	COMMENT RESPONSE
2	10/21/20	COMMENT RESPONSE
3	11/10/20	COMMENT RESPONSE

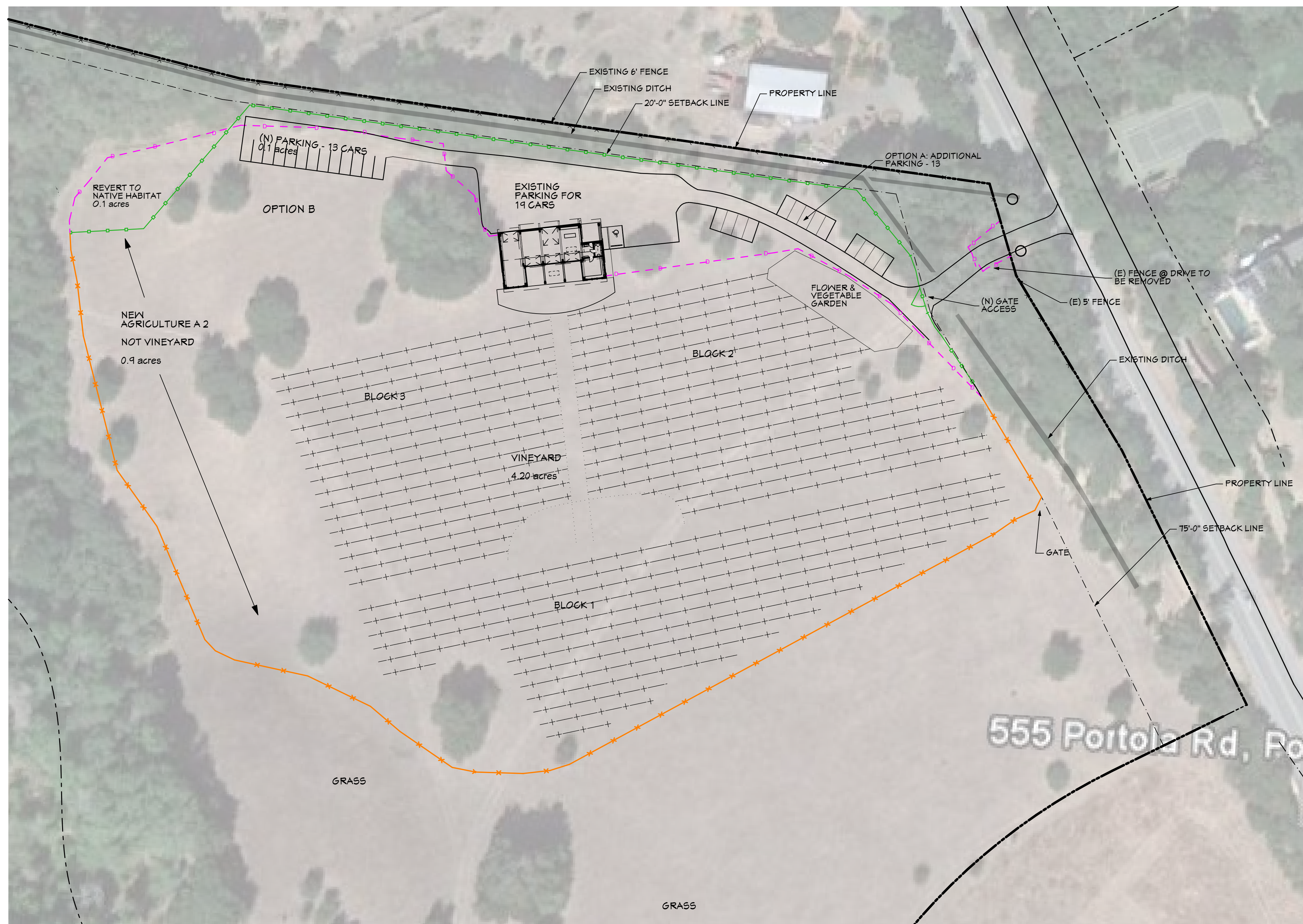
• JOB: 2000.02

• DATE: 3/10/2020

• SHEET: T-0.1



ABOVE: AGRICULTURAL PLAN APPROVED BY ASCC 11-02-15 (DETAIL OF SK-1 OCT. 17, 2014), SUBSEQUENTLY MODIFIED IN THE FIELD WITH TOWN PLANNER & ASCC MEMBER TO REDUCE FENCE LENGTH AND FOLLOW CONTOURS. THE CURRENT PROPOSAL WILL REDUCE APPROVED A1 VINEYARD FROM 4.3 ACRES TO 4.2 ACRES AND APPROVED A2 AGRICULTURE ZONE FROM 1.0 ACRES TO 0.9 ACRES.



555 Portola Rd, Port

**1** (E) Agriculture & Additional Parking Plan 1" = 50'

- LEGEND**
- EXISTING VINEYARD FENCING TO REMAIN
  - EXISTING FENCE TO BE REMOVED
  - PROPOSED FENCE RELOCATION

**LANDSCAPE LIGHTING**

THERE IS NO PROPOSED LANDSCAPE LIGHTING FOR THE PROJECT. THE EXISTING LIGHTING ON THE BUILDING WILL REMAIN AS IS. THERE ARE NO EVENING HOURS FOR WINE TASTING ELIMINATING THE NEED FOR LANDSCAPE LIGHTING.

**Fencing changes:**

The goals of fencing changes are to:

- make entrance fencing less conspicuous
- move the entrance gate farther from Portola Road
- remove fencing around the building
- maintain wildlife corridors.

Fence realignment will be checked by a qualified biological monitor to ensure a minimum of 5 feet from any identified woodrat houses. Additionally, fencing will not be relocated during the nesting bird season (February 1-September 15).

**Impervious surface:**

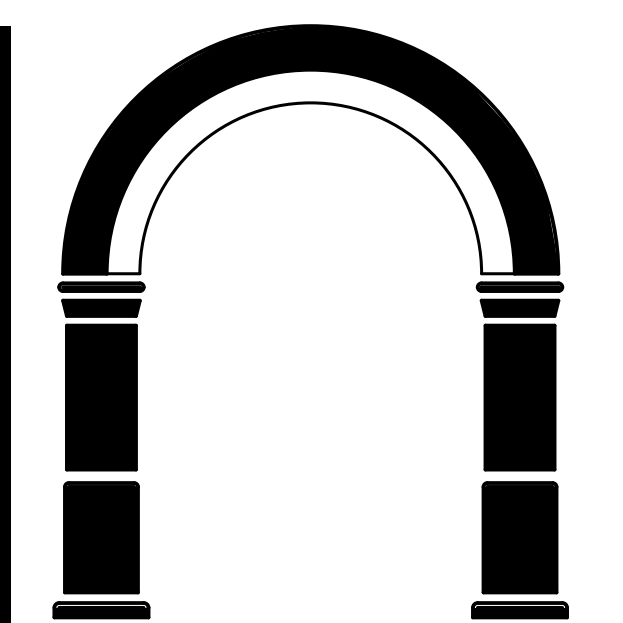
--Total approved IS for property is 63,605 sf (T&C of Amended GUP XTD-169, dated 11/20/13). (Note that 15,000 sf of total approved IS is designated for horse barn and guest house/studio, which have not been built.)  
 --IS approved for the barn/agricultural building is 8000 sf.  
 --Existing IS for barn/agricultural building as built is 6271 sf (including portions of uncovered patio (900 sf) and parking area (500 sf) not in original permit).  
 --IS of proposed 13-space parking options:

Option	Parking IS (sf)	Site IS (sf)
A	1720	7981
B	4296	10567

If additional IS is taken from the IS approved for future guest house and horse barn, subsequent remaining approved IS for those projects would be 12,433 sf for option B.

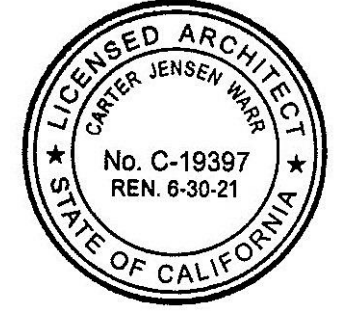
**Landscaping:**

--No tree removal planned. Selective trimming will be done to accommodate new fence locations and new parking areas. Shrub and small tree removal in Public Right of Way are per traffic consultant, and public works recommendations to improve line of sight. Some trees may be larger in diameter than shown.  
 --Native shrubs (toyon) to block utilities.  
 --Garden area near entrance will include produce and flowers, primarily drip irrigated (from existing spring water source). Will assess need for 3' wood post and wire mesh fence as needed for rabbit protection etc. Walkways in garden area are to be 3' wide drain rock only



**CJW ARCHITECTURE**  
 130 Portola Road, suite A  
 Portola Valley, CA 94028  
 (650) 851-9335 / (Fax) 851-9337

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.O. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work of home represented, can legally result in the cessation of construction or building being seized and /or monetary compensation to CJW Architecture.



**PROJECT**

Ag Building - Wine Sales  
 555 Portola Road  
 Portola Valley, CA 94028

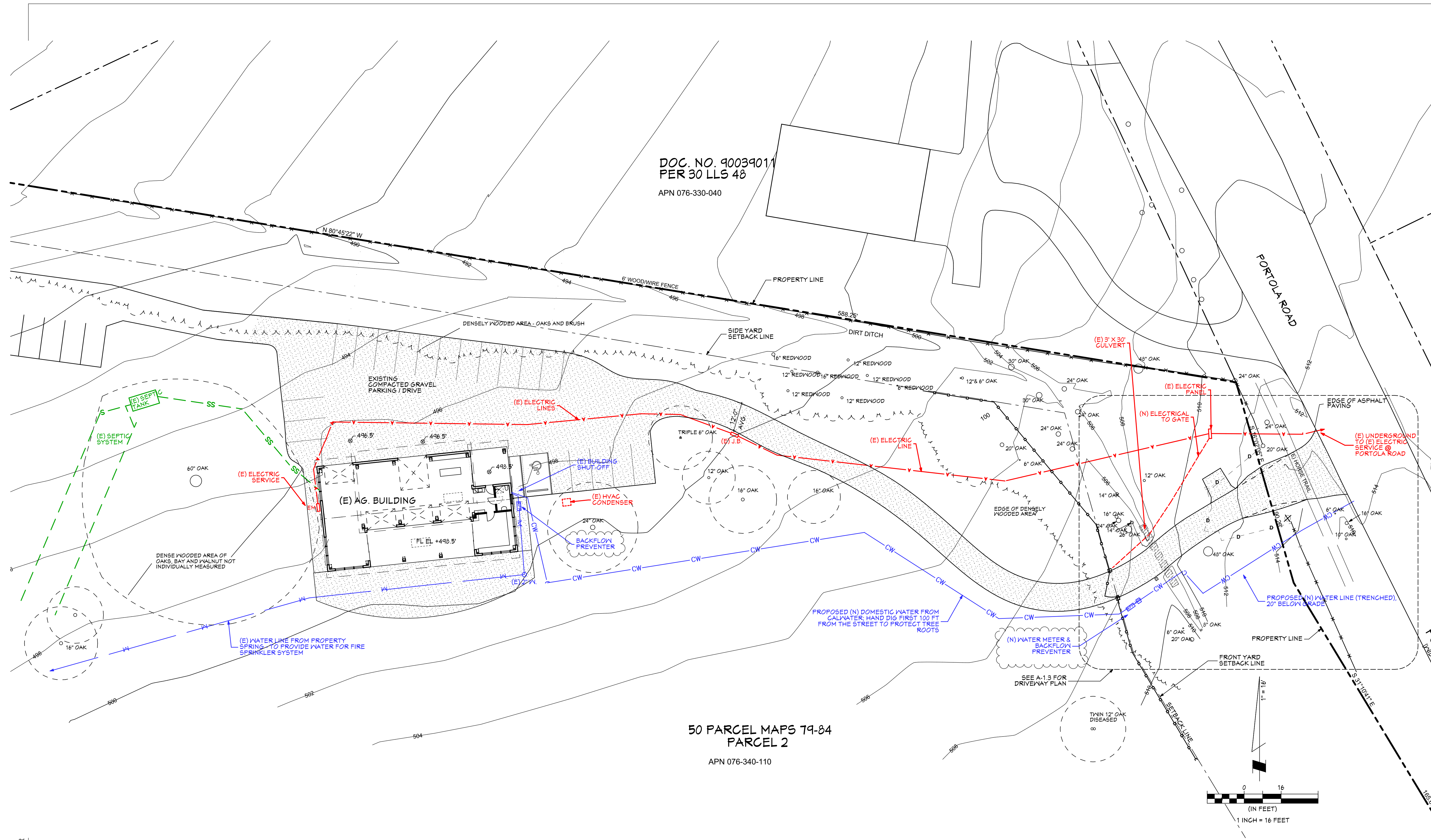
**SHEET TITLE**

Existing Agriculture,  
 Fence Revisions &  
 Parking Options

**REVISIONS**

No.	Date	Notes
1	9/4/20	COMMENT RESPONSE
2	10/21/20	COMMENT RESPONSE
3	11/10/20	COMMENT RESPONSE
4	1/11/21	COMMENT RESPONSE
5	4/20/21	COMMENT RESPONSE
6	8/26/21	COMMENT RESPONSE

**JOB:** 2000.02  
**DATE:** 3/10/2020  
**SHEET:** A-1.1



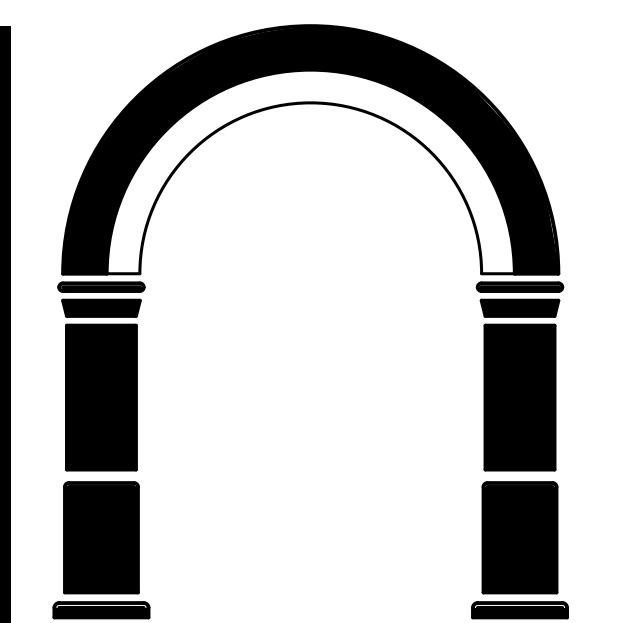
DOC. NO. 90039011  
 PER 30 LLS 48  
 APN 076-330-040

50 PARCEL MAPS 79-84  
 PARCEL 2  
 APN 076-340-110



1 Site Plan

1" = 20'



CJW ARCHITECTURE  
 130 Portola Road, suite A  
 Portola Valley, CA 94028  
 (650) 851-9335 / (Fax) 851-9337

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.O. as amended December 1999 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work of home represented, can legally result in the cessation of construction or building being seized and /or monetary compensation to CJW Architecture.



• PROJECT •

Ag Building - Wine Sales  
 555 Portola Road  
 Portola Valley, CA 94028

• SHEET TITLE •

Facility Site Plan  
 (Utilities)

• REVISIONS •

No.	Date	Notes
1	9/4/20	COMMENT RESPONSE
2	11/9/20	COMMENT RESPONSE
3	11/10/20	COMMENT RESPONSE
4	1/11/21	COMMENT RESPONSE
5	4/20/21	COMMENT RESPONSE
6	5/4/21	COMMENT RESPONSE
7	6/8/21	COMMENT RESPONSE

• JOB: 2000.02

• DATE: 3/10/2020

• SHEET: A-1.2

M:\CJW\_Job\_Files\2000\W2000-002-Neely\W1 Cond Use Permit

**A**

**neely**

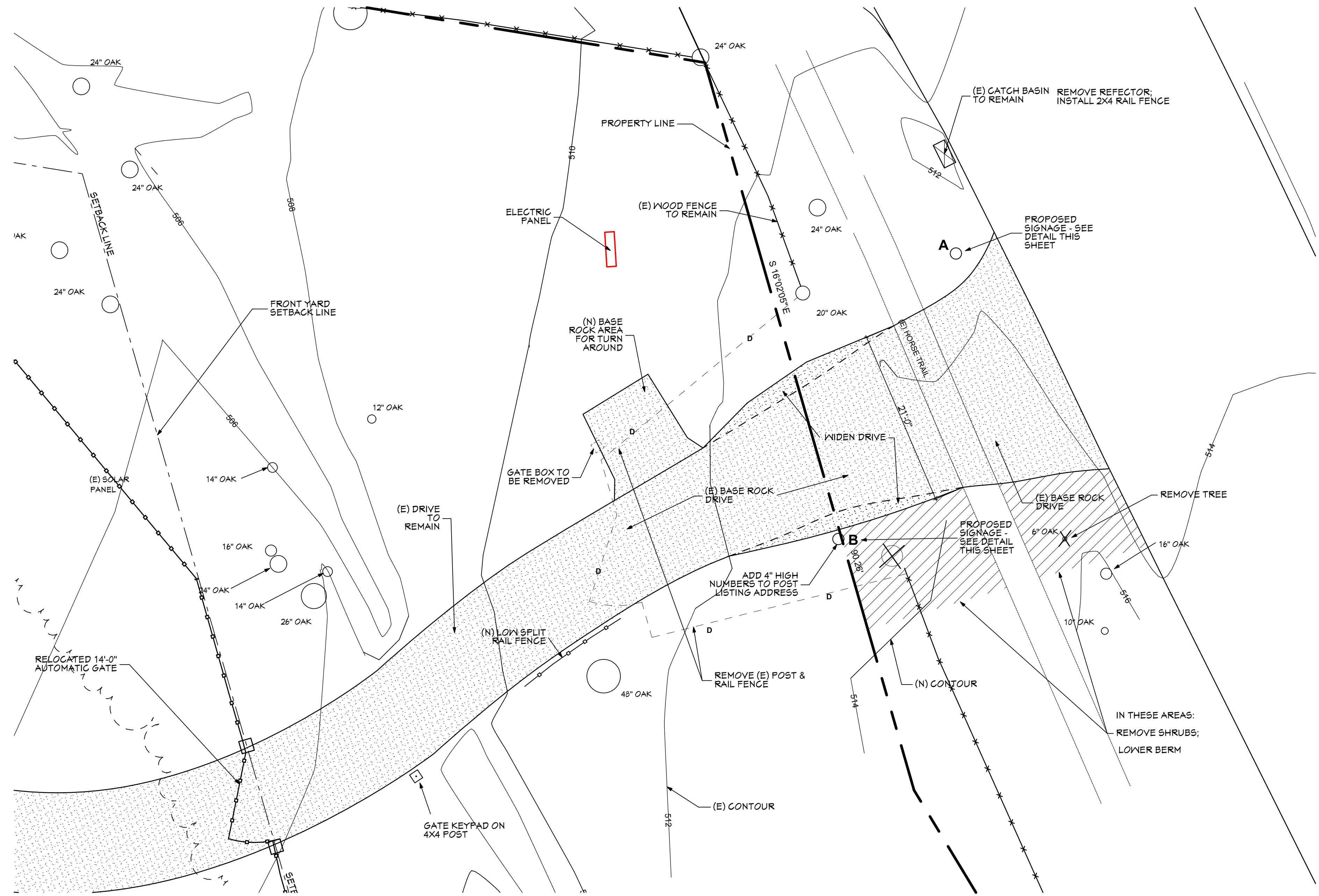
By reservation neelywine.com

PROPOSED SIGNAGE AT PORTOLA ROAD:  
SIGN TO BE POST MOUNTED, DOUBLE SIDED AND 18" x 32" = 3 SF.  
POST TO BE 4' HIGH

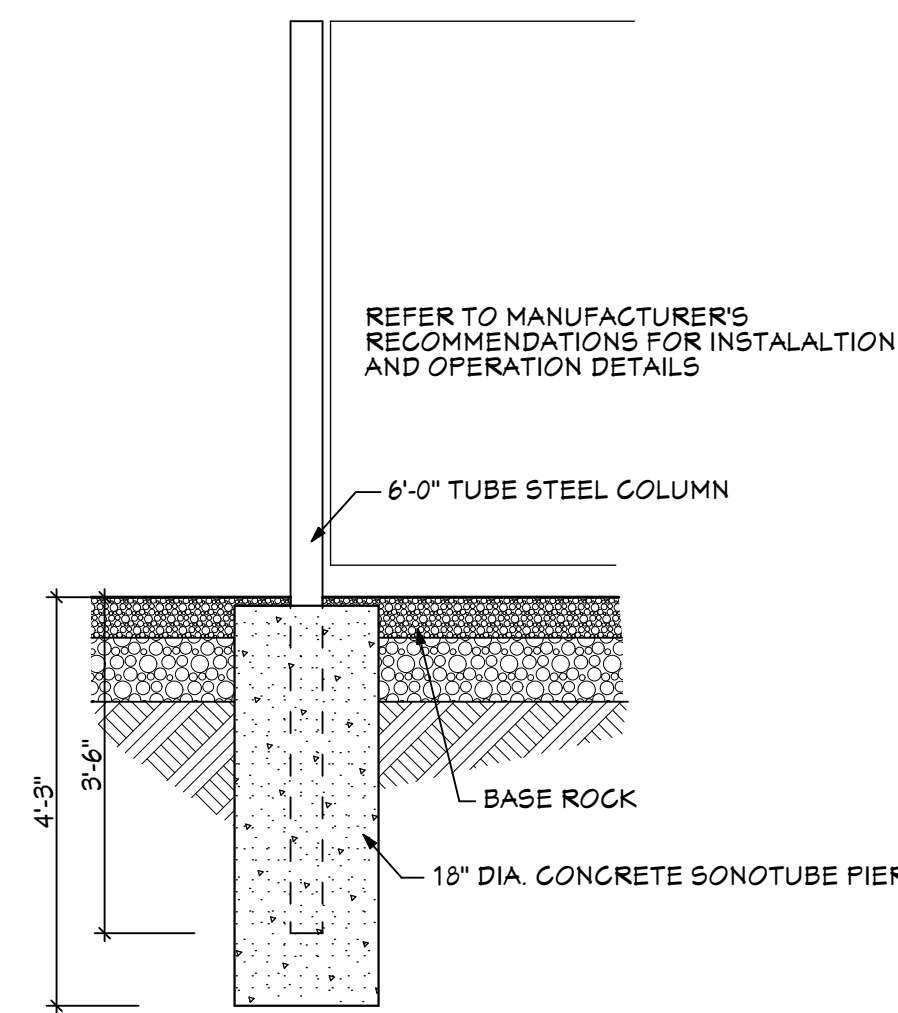
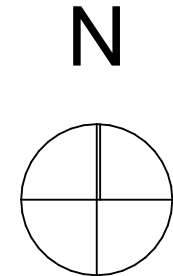
**B**

STOP HERE  
LOOK FOR CYCLISTS / HIKERS  
STOP AGAIN AT ROAD

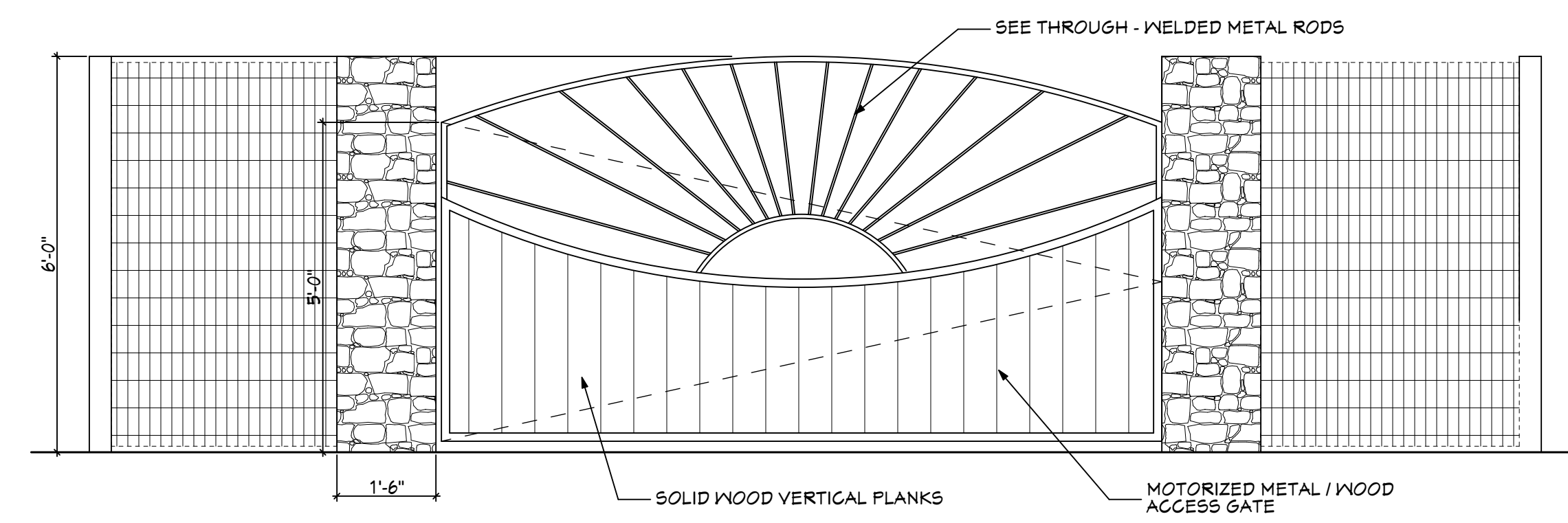
PROPOSED SIGNAGE AT PORTOLA ROAD:  
SIGN TO BE POST MOUNTED AND 12" x 24" = 2 SF  
POST TO BE 2' HIGH



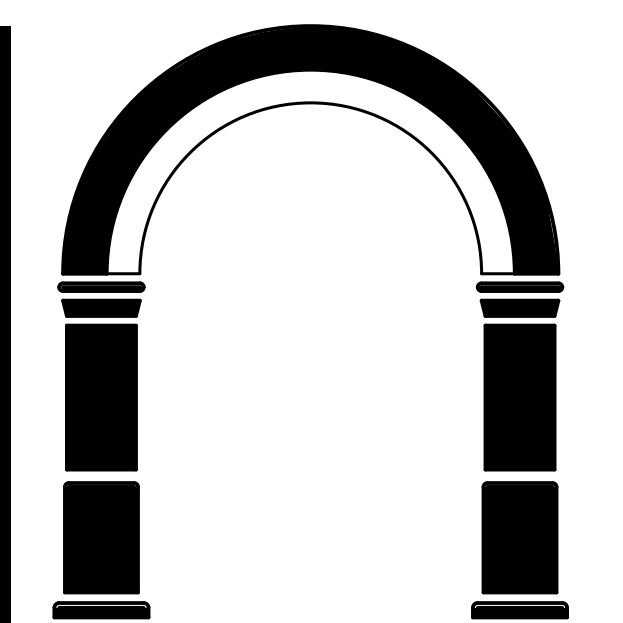
**1** Entrance Drive Plan 1/8" = 1'-0"



**3** Gate Structural Detail 1/2" = 1'-0"



**2** Gate Elevation 1/2" = 1'-0"



**CJW ARCHITECTURE**  
130 Portola Road, suite A  
Portola Valley, CA 94028  
(650) 851-9335 / (Fax) 851-9337

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work of home represented, can legally result in the cessation of construction or building being seized and /or monetary compensation to CJW Architecture.



• PROJECT •

Ag Building - Wine Sales  
555 Portola Road  
Portola Valley, CA 94028

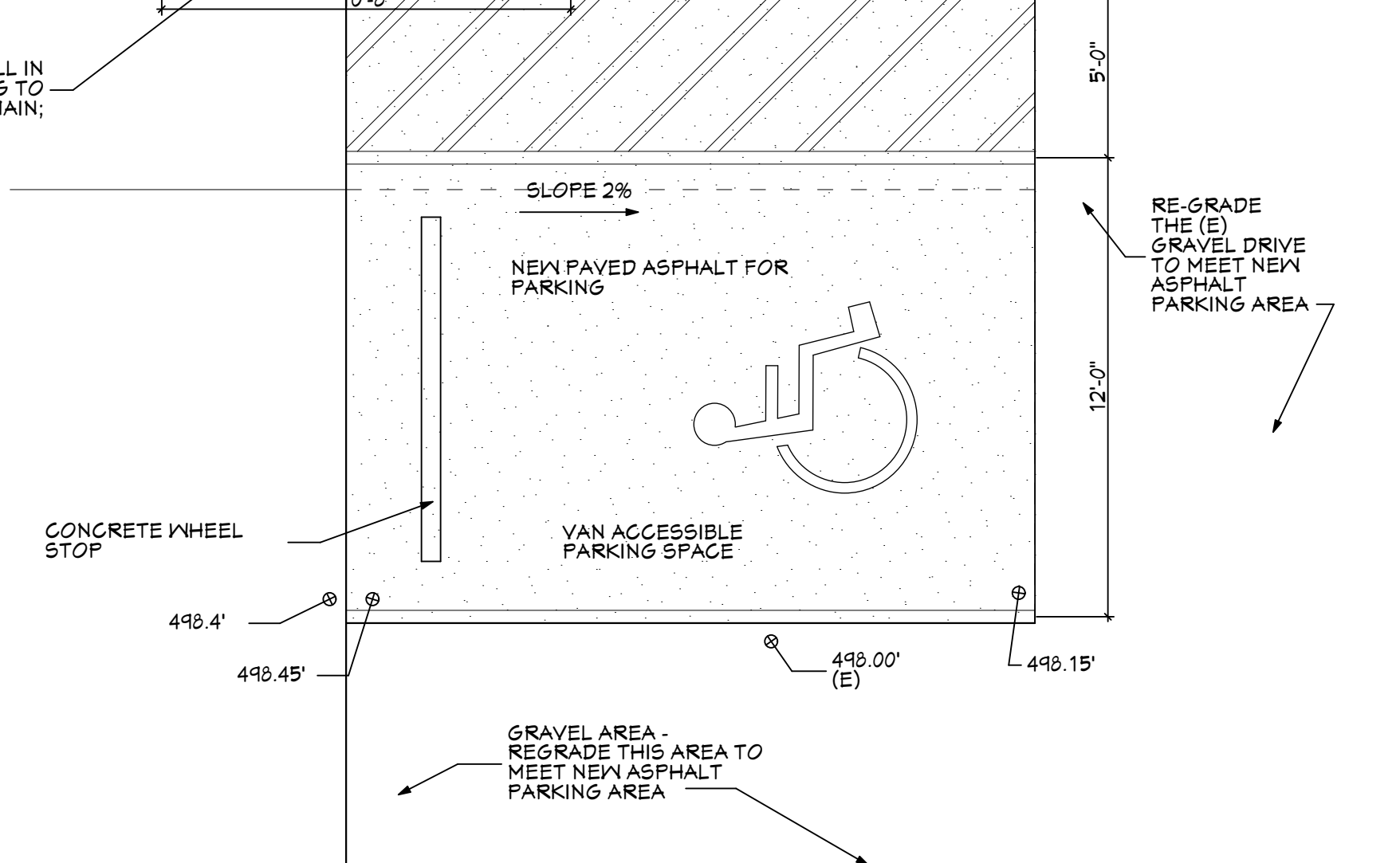
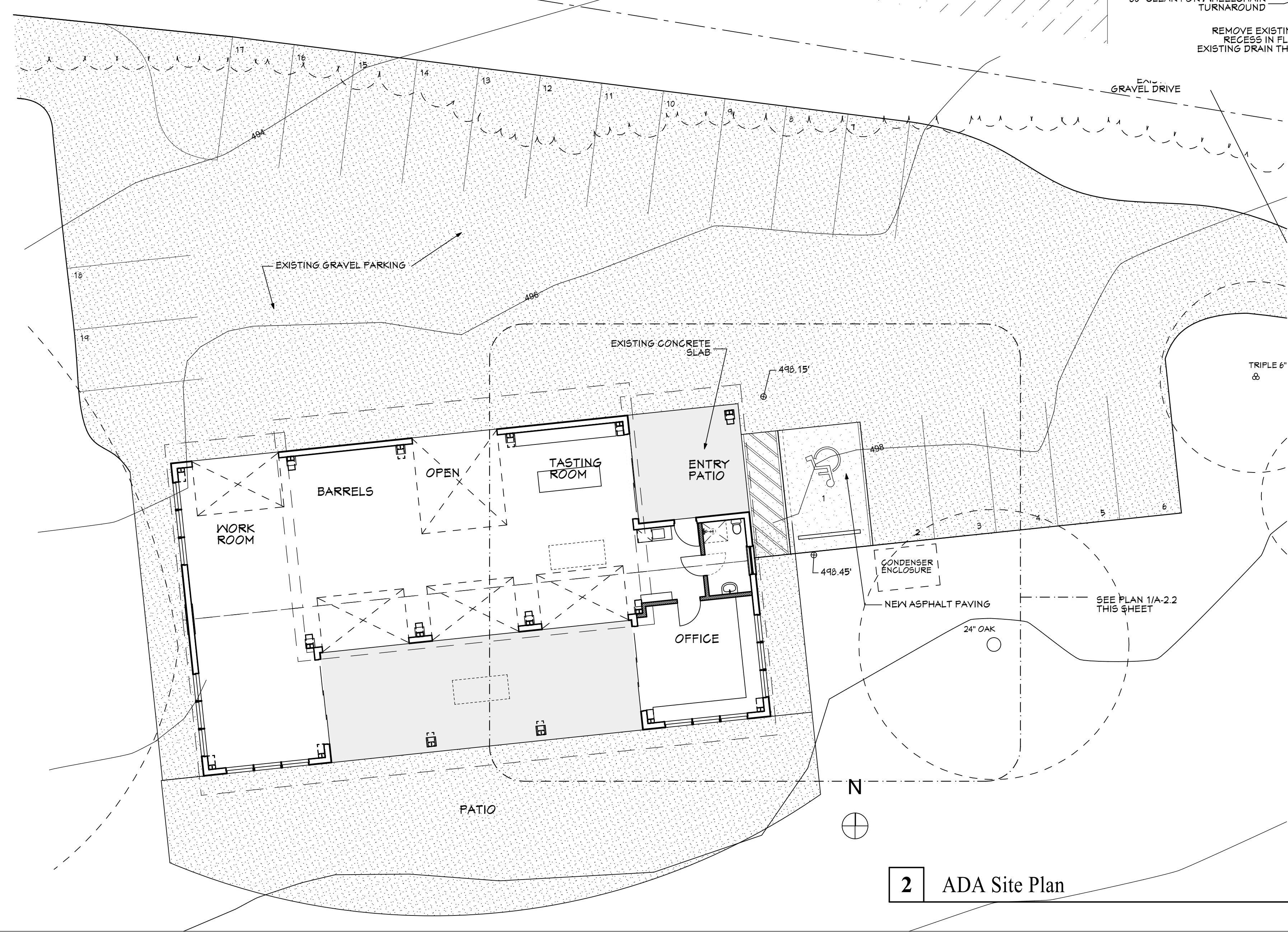
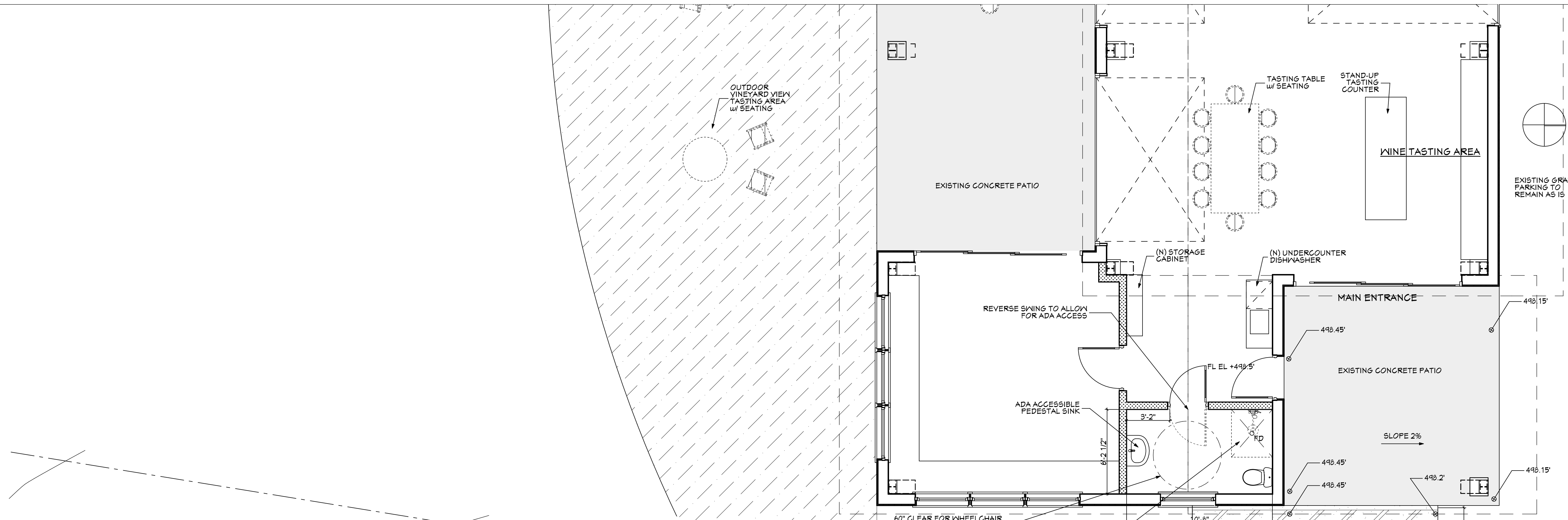
• SHEET TITLE •

Site Plan -Entrance Drive

• REVISIONS •

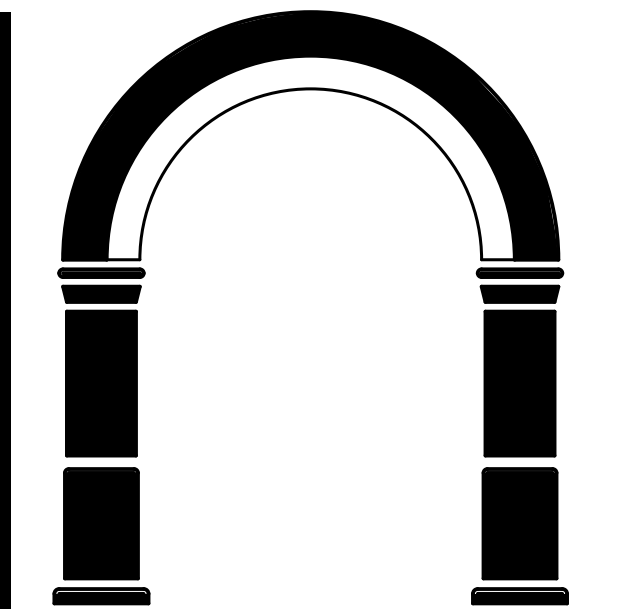
No.	Date	Notes
1	9/4/20	COMMENT RESPONSE
3	11/10/20	COMMENT RESPONSE
4	1/11/21	COMMENT RESPONSE
5	4/20/21	COMMENT RESPONSE

• JOB: 2000.02  
• DATE: 3/10/2020  
• SHEET: A-1.3



**1** ADA Accessibility Plan 1/4" = 1'-0"

**2** ADA Site Plan 1" = 10'



**CJW ARCHITECTURE**  
 130 Portola Road, suite A  
 Portola Valley, CA 94028  
 (650) 851-9335 / (Fax) 851-9337

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.O. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work of home represented, can legally result in the cessation of construction or building being seized and /or monetary compensation to CJW Architecture.



• PROJECT •

Ag Building - Wine Sales  
 555 Portola Road  
 Portola Valley, CA 94028

• SHEET TITLE •

ADA Accessibility Plans

• REVISIONS •

No.	Date	Notes
1	9/4/20	COMMENT RESPONSE
4	1/11/21	COMMENT RESPONSE
5	4/20/21	COMMENT RESPONSE

• JOB: 2000.02  
 • DATE: 3/10/2020  
 • SHEET: A-1.4