

Communications Hill

San Jose, CA

Strangis Properties
San Jose, CA

Phase I Vineyard



181 Greenwich Street San Francisco, CA 94111 T 415 433 4672 F 415 433 5003

10.14.2014



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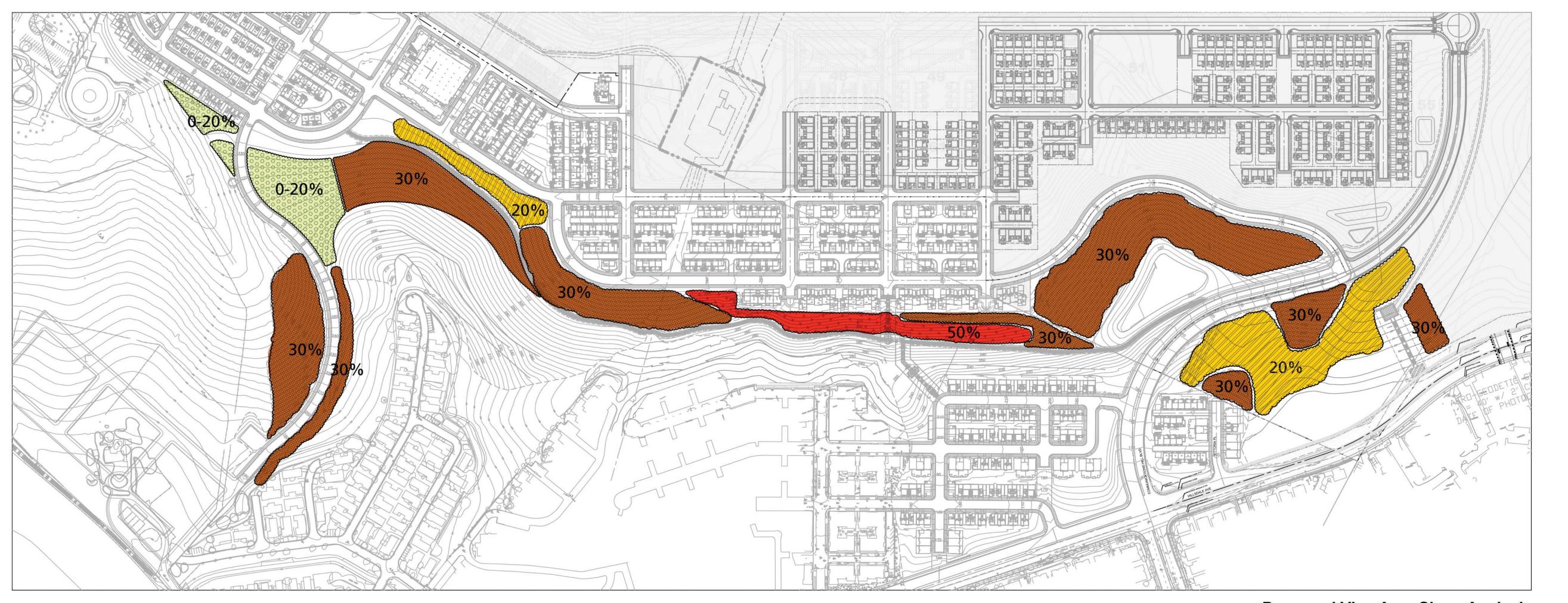
Phase II Vineyard

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L1.2

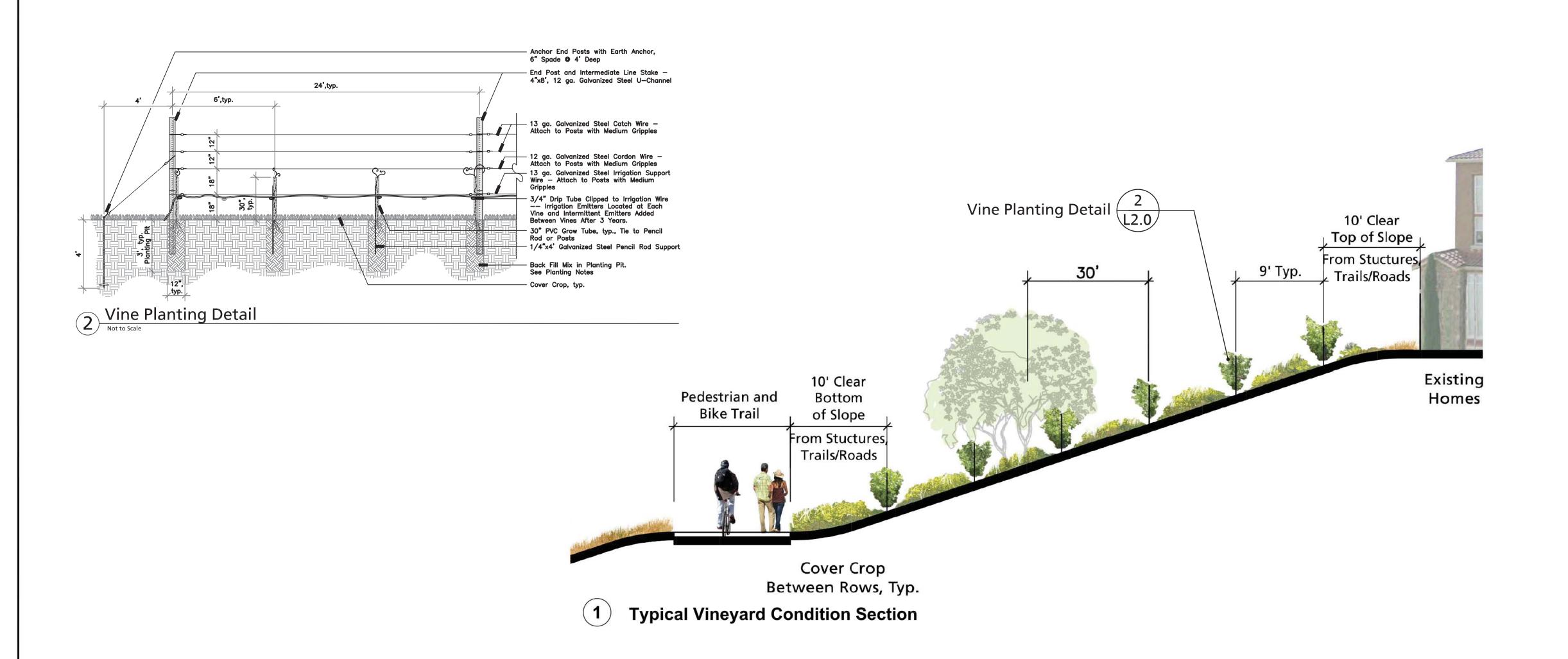


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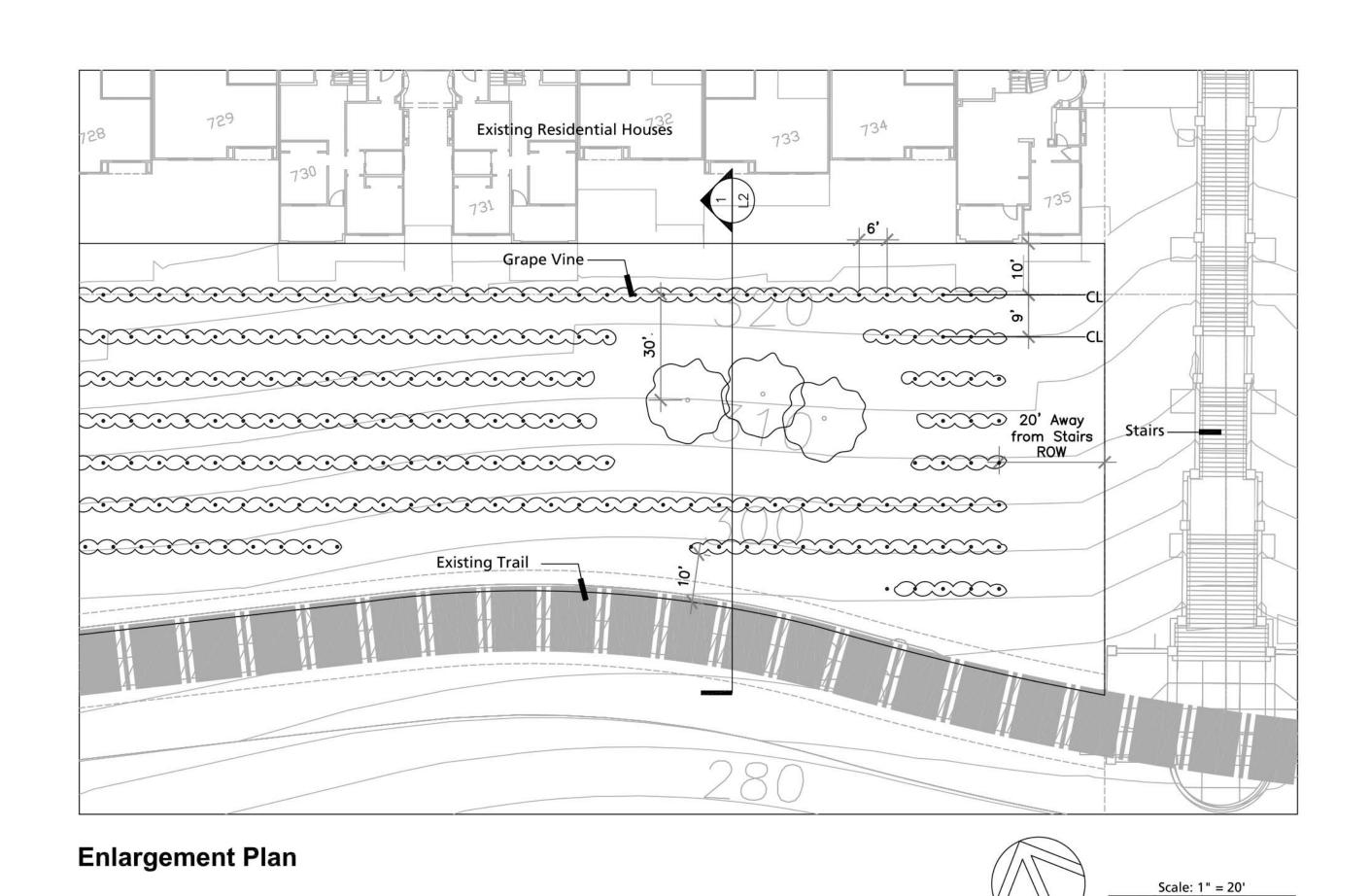
Proposed Vine Area Slope Analysis Scale: N.T.S.

VINEYARD MASTER PLAN NOTES:

- 1. This project proposes to plant new vineyards on the hillsides of the existing Tuscany Hills neighborhood for the benefit of the neighborhood and surrounding properties. The intent is to have the vineyards installed and maintained by a vineyard grower / vintner / winery (Winery) who has demonstrated skill in performing vineyard care and management for vineyards of similar size and complexity for at least 15 years, in close proximity to residential homes. The Winery facility should be located within an hour drive time to Communications Hill.
- 2. Winery shall have these additional hospitality capabilities in order to be qualified to bid the installation and management the project:
- a. Must have a proven ability to provide custom, private wine labels.
- b. Must have proven ability to host large groups for wine related events.
- c. Must have a wine tasting room to host homeowners.
- d. Must provide wine education and have proven experience in providing this service to the homeowner community.
- 3. The intent is to have a vineyard that provides aesthetic and cultural enhancement to the homeowners in the Communication Hill community. The Winery shall provide opportunities for social gatherings and benefits, including discounts on wine sales, free tastings, and access to Winery functions.
- 4. The grapes shall be grown for use in the production of high quality commercial wine. The intent is have an on-going mutually beneficial relationship between the Winery, the City of San Jose, and the Tuscany Hills Home Owner's Association (TH-HOA), where wine is made and sold, with maintenance costs eventually covered by the wine sales. Winery bidders shall prepare a proposal to the TH-HOA showing the proposed 10 year business plan for initial installation and maintenance of the vineyards, with costs of maintenance and expected yields of grape vines and return on investment from the Winery production from the site.
- 5. The scope of the installation shall include soil testing and amendment, weed removal, layout of the vines, trellis installation, irrigation, and installation of the vines with growing tubes. Maintenance scope to include training of the vines pruning, replacement of dead vines, fertilization, irrigation maintenance and adjustments as the vines mature, weed control / mowing, and debris disposal.
- 6. The Phase One site has steep slopes which have been established with a naturalized hydroseed grassland mix to control erosion. The vineyard installation will disturb the grassland, and will need to re- seed to match and replace the disturbed grassland. The Phase Two site will be graded at a later date, and will require new hydroseed planting to establish erosion control. The seed mix shall match the original hillside installation.
- 7. The vineyard shall be maintained with appropriate technology and vine disease and pest control management suitable for close proximity to a residential community. Care must be taken to maintain a good working relationship with the homeowners, such that material applications, scheduling of work activity, and privacy are maintained.



20% (5:1)



Communications Hill

30% (3:1)

San Jose, CA

50% (2:1)

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Slope Analysis and Section



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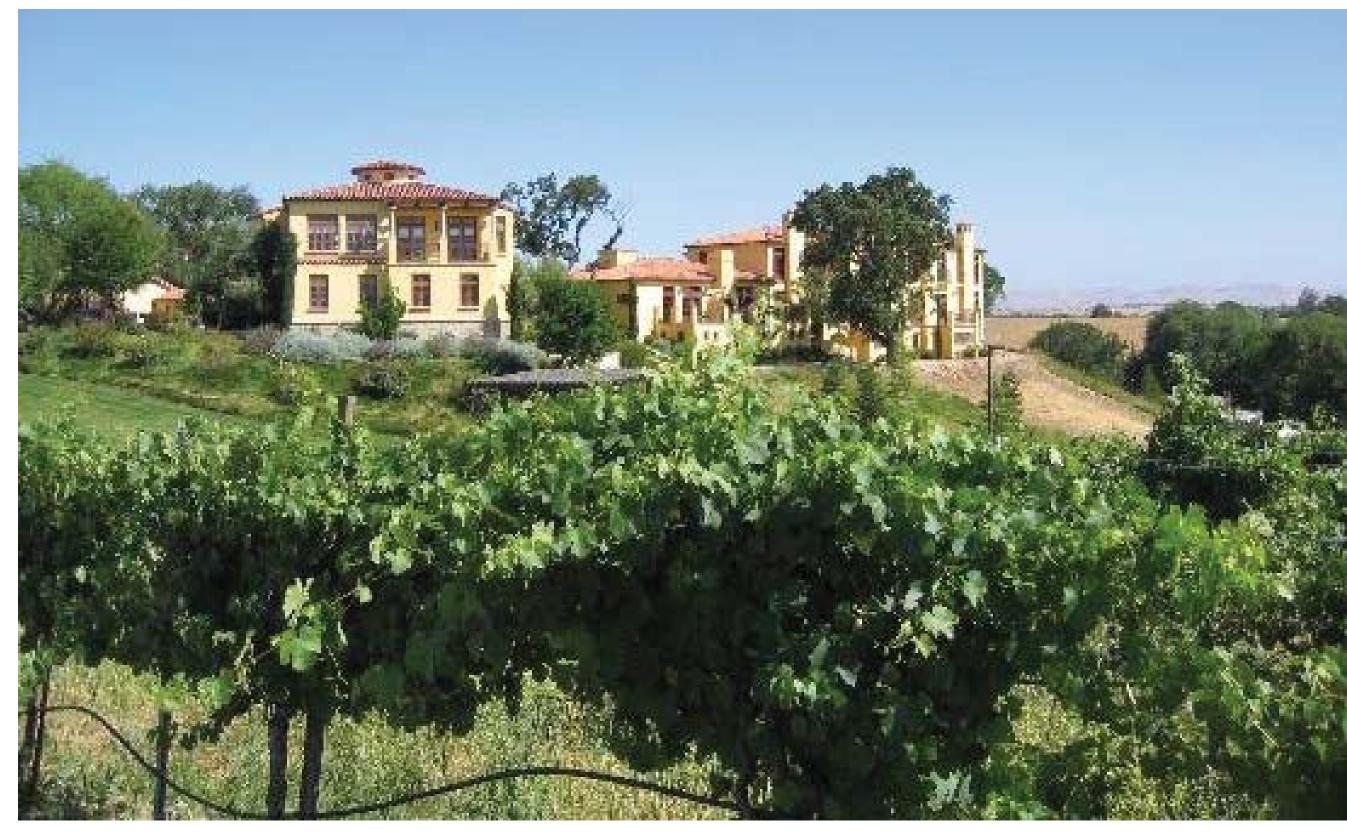




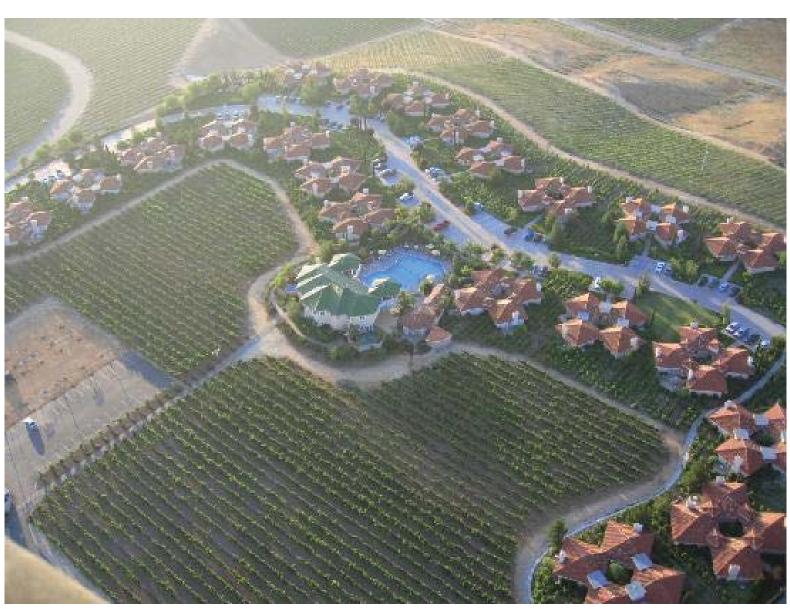












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