



Regional  
OpenSpace

Midpeninsula Regional Open Space District

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May 1, 2014

Honorable Supervisor Mike Wasserman  
President  
Santa Clara County Board of Supervisors  
70 West Hedding St., 10<sup>th</sup> Floor  
San Jose, CA 95110

RE: Picchetti Winery Compliance with Santa Clara County (County) Ordinances

Dear Supervisor Wasserman:

The Midpeninsula Regional Open Space District (District) would like to take this opportunity to respond to recent concerns expressed by Ms. Candice Wozniak regarding Picchetti Winery (Winery) in an email dated April 21, 2014 that was addressed to you and copied to the District. The historic Picchetti Winery, which dates to the late 1800s, was acquired by the District as part of the Picchetti Ranch purchase in 1976. Under District ownership, the property has been made available to the public offering a network of trails open 365 days of the year. Also, the Winery complex has been listed on the National Register of Historic Places and the Santa Clara County Heritage Resource Inventory. Moreover, the Winery building has been historically renovated and seismically upgraded with building permits issued by Santa Clara County. The District leases out the historic winery complex to a private party who maintains a wine business at the site. As part of our lease agreement, the Winery building is made open daily to the public for tastings and the surrounding picnic grounds are also open for public use and enjoyment.

In Ms. Wozniak's email, a claim is made that illegal weddings are being held within the Winery building. A careful review of both the District's lease requirements and County Ordinances (Article 2, subsections 2.10.040 and 4.10.395 on wineries), as well as discussions with the Winery operator confirm that the Winery is operating in full compliance of all legal requirements for gatherings and other public events, including weddings as detailed below:

The District's Winery Lease includes the following use requirements, consistent with County Ordinances:

- Winery operation is subject to the County Zoning Ordinance for Wineries.
- Annual production cannot exceed 10,000 cases of wine.
- Group events within the Winery building are limited to no more than 49 event participants.

Per the 2013 County Ordinance Update for wineries, the following restrictions apply to Picchetti Winery:

- Per subsection 2.10.040, Picchetti Winery is defined as a small-scale operation, and therefore limited to the production of 10,000 cases of wine per year.
- Subsection 4.10.395 permits small events of no more than 100 in attendance if certain criteria are met: minimum five acre lot size, 50 foot setback from the property line, onsite parking, access via publically maintained road, and driveway conforming to County Standards. Picchetti Winery meets all of these requirements.

The District has contacted our lessee at the Winery, who has indicated that all events held in the Winery building itself and on the picnic grounds have complied with the applicable size restrictions. **Therefore, we wanted you to know that Picchetti Winery operates in full compliance with the District's Lease Requirement and County Ordinances.**

If you have any questions, please feel free to contact Mike Williams, Real Property Manager, via phone at (650) 691-1200 or via email at [mwilliams@openspace.org](mailto:mwilliams@openspace.org).

Sincerely,



Stephen E. Abbors  
General Manager

cc: District Board of Directors  
Mike Williams, District Real Property Manager  
Carolyn Walsh, Principal Planner with Santa Clara County Current Planning