

Chateau Masson, LLC
15055 Los Gatos Blvd, Suite 310
Los Gatos, Ca, 95032

This letter is being provided to summarize the current status of the Mountain Winery septic and leach field facilities that were engineered and installed under the previously approved 2006 ASA and constructed in conformance with those plans and approvals. It is also intended to address the current needs and demands for the present 2018 ASA modification application.

The original septic systems that existed prior to the change in ownership in 1999 had never been engineered or approved by the County of Santa Clara and had basically been grandfathered over the years. As part of the 2006 ASA approval, the septic and leach field systems were completely engineered based on the existing data at the time and including the anticipated demands but more importantly designed to provide sufficient capacity for the increase in the concert seating capacity as well as taking into account the demands from the new kitchens, restrooms, and various other structures that were approved for construction. The 2006 design criteria had taken into account not just concert demand which is by far the largest waste water generator, but also the demands from the various other events that take place throughout the year. The systems were designed to meet those demands and provided a sufficient safety factor built into the designs to ensure that the systems would operate properly.

Since the completion of those new systems in 2009, the Winery has never experienced any issues or any failure what so ever of the septic or leach field systems. The systems have sufficiently handled the various flows and demands without issue. The systems are inspected on a regular basis by our in-house staff as well as periodic inspections by DEH during their annual property inspections. Septic pumping and cleaning reports are kept on site and logged on a regular basis. In keeping with the original design criteria, the leach

field diversion valves are alternated on a regular basis and the Winery has never experienced any issues with the leach field.

This proposed 2018 ASA modification, is simply a request for architectural approval of revisions to the originally approved plans. There is no request for any

additions to seating or concert capacity and no requested changes that would have any impact on the current demand. Restrooms and small food prep areas are part of the current design plans but these improvements are proposed for customer satisfaction and convenience and were all part of the originally designed improvements. The preparation of the food items and the restroom facilities already service our customers, the new design simply makes it more convenient and does not increase demand or capacity.

There are several areas that are planned as event spaces which currently do not exist. It is important to recognize, that these events already take place but have been held in the existing buildings in larger areas. Because of the nature of the property, it is very difficult to hold multiple events and virtually impossible to coordinate on concert event days. Because the concert days are by far the biggest demand days for the sanitary system, the question has been raised as to the ability to hold multiple events on concert days. Based on our nineteen-year history operating the facility, we know from experience that it is impossible to successfully schedule and coordinate multiple events on concert days because of the logistics of the load in and load out of artists and equipment and the demand that arises from customers of individual events. Therefore, it is unlikely that on concert days, any further demand would be placed on the system from any additional events at the facility.

In summary, the sanitary systems that were engineered and constructed in 2008 and 2009 have successfully addressed the demand and capacities needed to adequately provide for both the current and future demands that were anticipated in the original design of the systems. The systems have been up and operating for ten years now with no failures, therefore it can be reasonably assumed that the systems have been designed to meet the demands.

Sincerely

A handwritten signature in black ink, appearing to read 'William Hirschman', with a long, sweeping horizontal line extending to the right.

William Hirschman

Operating Manager

Chateau Masson, LLC



- Site Evaluation & Mapping
- Soil Analysis & Percolation Testing
- New Development, Upgrades & Repairs
- Residential & Commercial

1315 King Street
Santa Cruz, CA 95060
Tel: (831) 430-9116

Alternative Wastewater System Design

www.biosphere-consulting.com
andrew@biosphere-consulting.com

4/23/18

Darrin Lee, REHS
1555 Berger Drive, Suite 300
San Jose, CA 95112

SUBJECT: Existing OWTS Serving the Mountain Winery

Dear Mr. Lee,

The purpose of this letter is to address the onsite wastewater treatment system serving the Mountain Winery. In 2006, the Mountain Winery received regulatory approval to construct 9 new buildings totaling 42,136 square feet and increase the size of the concert bowl by 750 people in order to accommodate a total of 2,500 guests. The conditions of approval limit the use of the property to 2,500 people per concert (75 per year), 500 people per wedding (450 per year) and 1,500 people per special event (3 per month). The conditions of approval also declare that 2,000 linear feet plus 2,000 linear feet of leaching trenches and a 12,000 gallon septic tank are required.

According to DEH records, 2000 linear feet of additional leaching trenches were installed in 2007 utilizing Quick4 High-Capacity Infiltrator Chambers. This new leach field was designed by Steve Brooks using a percolation rate of 8.6 minutes per inch. The percolation rate design parameter was derived from the percolation tests that Steve Brooks performed in 2003 and were witnessed by DEH. The conditions of approval also recognize that as of 2006, the two existing 6,000 gallon septic tanks, one existing 1,500 gallon pump tank and one existing 6,000 gallon emergency capacity tank were sufficient to serve the proposed expansion.

At the time of construction, the Mountain Winery decided to only build the concert bowl expansion in addition to an industrial kitchen and restrooms for the additional guests. The currently proposed project includes the 9 previously approved buildings with a total of 42,136 square feet.

BioSphere Consulting has visited the leach field area and has located the majority of the inspection risers in the new leach field and several risers in the old leach field area. On March 21st, April 5th and April 10th of 2018 the inspection risers were investigated to see if there was any evidence of standing water in the trenches either from wastewater generation or storm water infiltration. On each of these field inspections, the risers were found to be dry. There was no observed evidence of leach field failure and the system appears to be working properly. BioSphere Consulting will continue to monitor water levels in the accessible inspection risers moving forward.

Sincerely,
BioSphere Consulting, Inc.

By: David Quinn



Lic.# 677475

1020 Ruff Drive
 San Jose, California 95110
 Office (408) 377-9990
 Fax (408) 492-1008
 24 Hour Emergency Service
 (408) 398-4990

Invoice

CUSTOMER NAME
MOUNTAIN WINERY 14831 PIERCE RD SARATOGA, CA. 95070

DATE	INVOICE #
5/8/2017	39867

QUANTITY	DESCRIPTION	P.O. #	TERMS
			NET 10 DAYS
		RATE	AMOUNT
3	JOB SITE: 14831 PIERCE RD., SARATOGA CONTACT: 1AN 408/679-7703 JOB DESCRIPTION: PUMP SEPTIC TANK SEPTIC PUMP UNIT 15+1 - PUMPED OUT BOTH COMPARTMENTS OF SEPTIC TANK AND WASHED OUT WITH WATER, WITH HYDRO UNIT 10 AND L43. ESTIMATED 10000 GALLONS PUMPED, 3 LOADS TOTAL. THANK YOU! 7:00AM 2:00PM INVOICED BY MARY	600.00	1,800.00
THANK YOU FOR CHOOSING ABLE!		TOTAL	\$1,800.00
		PAYMENT / CREDITS	\$0.00
		BALANCE DUE	\$1,800.00

Underground Construction: Septic • Sewer • Storm • Water • Excavated & Installed **Septic Systems:** Designed • Installed • Repaired
 Pumped • Inspected **Plumbing Sewer & Drain:** Line Cleaning • Rodding • Repaired • Replaced • Residential & Commercial
Vacuum: Septic • Sewer Storm • Grease Traps/Interceptors **Hydro Flushing:** Sewer • Storm • Maintenance • Public Works • Overflow & Spill Response
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ABLE

SEPTIC TANK SERVICE

Lic.# 677475

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 San Jose, California 95110
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Invoice

CUSTOMER NAME
MOUNTAIN WINERY 14831 PIERCE RD SARATOGA, CA. 95070

DATE	INVOICE #
5/25/2017	39910

QUANTITY	DESCRIPTION	P.O. #	TERMS
			NET 10 DAYS
		RATE	AMOUNT
	SITE LOCATION: 14831 PIERCE RD., SARATOGA CALLED IN BY: IAN 408-679-7703		
2	GREASE TRAP MGMT - UNITS 15 + L62: PUMPED OUT BOTH COMPARTMENTS OF 2 SEPARATE GREASE INTERCEPTORS AND WASHED OUT WITH WATER. ESTIMATED 3,000 GALLONS TOTAL PUMPED. UPPER GREASE INTERCEPTOR HAS A LOT OF THICK, BIG CHUNKS OF GREASE. NEED TO DO CONFINED SPACE ENTRY TO CLEAN INTERCEPTOR PROPERLY. ALSO NEED TO FIX INLET SANI-T.	725.00	1,450.00
1	AB-1522 - HEALTHY FAM ACT 6:45AM 9:00AM INVOICED BY JENNA THANK YOU!	6.00	6.00
		TOTAL	\$1,456.00
		PAYMENT / CREDITS	\$0.00
		BALANCE DUE	\$1,456.00

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CUSTOMER NAME
MOUNTAIN WINERY 14831 PIERCE RD SARATOGA, CA. 95070

DATE	INVOICE #
5/25/2017	40230

QUANTITY	DESCRIPTION	P.O. #	TERMS	RATE	AMOUNT
	SITE LOCATION: 14831 PIERCE RD., SARATOGA CALLED IN BY: IAN 408-679-7703		NET 10 DAYS		
	JETTED OUTSIDE BAR GREASE TRAP 40' UP LINE AND COULD NOT PASS 2' DOWNSTREAM DUE TO OBSTRUCTION (RECOMMEND TO VIDEO). JETTED PATIO GREASE TRAP BEHIND KITCHEN 25' UP INLET AND 20' DOWN OUTLET DUE TO POSSIBLE 90 DEGREE TURN. JOB COMPLETE.				
	NEED TO REPLACE INLET SANTEE ON OUTSIDE BAR INTERCEPTOR. RECOMMEND TO VIDEO ON OUTLET OF OUTER BAR INTERCEPTOR. PATIO INTERCEPTOR OUTLET SANTEE NEEDS REPAIR.				
1	PLUMBING - UNIT 19: JETTING SERVICE AT OVERTIME RATE			330.00	330.00
2	PLUMBING - UNIT 19: JETTING SERVICE AT REGULAR RATE			220.00	440.00
1	PLUMBING - UNIT L63: SECOND MAN TO ASSIST JETTER AT OVERTIME RATE			165.00	165.00
2	PLUMBING - UNIT L63: SECOND MAN TO ASSIST JETTER AT REGULAR RATE			110.00	220.00
	7:00AM 10:00AM				
	INVOICED BY: SERINA				
	THANK YOU!				
24-HOUR EMERGENCY SERVICES AVAILABLE. VISIT US AT WWW.ABLESEWER.COM		TOTAL			\$1,155.00
		PAYMENT / CREDITS			\$0.00
		BALANCE DUE			\$1,155.00

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 Main Line Stoppages* **Pipeline Video Inspection:** *Pipeline Inspection • Line Locating • Detailed Reports* **Complete 24 Hr. Emergency Service**
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