Exhibit F

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THE LAW OFFICE OF AENGUS L. JEFFERS
A Professional Corporation
215 West Franklin Street, Fifth Floor
Monterey, California 93940

Phone: (831) 649-6100
Fax: (831) 325-0150
Email: aengus@aengusljeffers.com

February 26, 2020

VIA EMAIL DELIVERY

Craig Spencer, Planning Manager
Monterey County RMA-Planning
1441 Schilling Place, South 2nd Floor
Salinas, California 93901

Re: PLN180257 - Response to Molly Erickson's Comment Letters on the Initial Study-Negative Declaration
(APN 185-051-019)

Dear Mr. Spencer:

On behalf of our client, 11721 Hidden Valley Road LLC and David Arizini ("Applicant"), we offer the following responses to Molly Erickson's January 2, 2020 and February 3, 2020 comment letters regarding Combined Development Permit Application PLN180257 ("Project") and the Initial Study-Negative Declaration ("IS/ND") prepared for the Project.

We appreciate County Staff's work processing the Project and have done our best to respond to Staff and Community comments during this two-year review process, including all prior concerns expressed by Ms. Erickson starting back in March 2019 on behalf of her original client, the Carmel Valley Association, and continuing to the present now that Ms. Erickson's representation has defaulted to TOMP.

Over the course of this year, the Applicant has successfully resolved the reasonable concerns of every party who has contacted the Applicant. This includes both the Las Ninas Road Homeowner's Association and the Hidden Hills Homeowner's Association, both of whom were relieved to learn that the Applicant unequivocally has no intention to introduce any public uses as part of the Project. At the February 5, 2020 LUAC hearing, Denise Stevens, a representative of the Hidden Hills Homeowner's Association, affirmed the Project's compatibility with the neighborhood given its scale and public use restrictions.

Land Use Consistency

The property comprises 11.3± acres and is zoned Low Density Residential ("Property"). The Monterey County General Plan recognizes that low density residential areas are appropriate for limited agricultural activities that are incidental and subordinate to residential uses (GP Policy LU-2.34).

Existing development on the Property includes:

- a main residence with a detached garage;
- an accessory dwelling unit with an attached garage;
- a storage building;
- the East Vineyard (1.35 acres); and
- the West Vineyard (1.6 acres).

The purpose of the Project is to permit the construction of a barn and wine cave for the harvesting, processing and bottling operations associated with David Arizini's proposed family craft winery. Only grapes grown on the Property will be used for wine production. The winery is private and not open to the public. Monterey County Code ("MCC") Chapter 21.14 (Regulations for Low Density Residential Zoning Districts) allows for irrigation wells; both crop farming and viticulture are allowed uses without a discretionary permit; and cottage industry uses are allowed subject to a Use Permit approved by the Zoning Administrator pursuant to MCC §21.64.095.

The vineyards on the Property are existing, with the West Vineyard being the most recently planted and limited to natural slopes less than 24% slope. The conversion of uncultivated land to cultivated agricultural use on land with slopes of 15-25% only requires a Use Permit within the North County, Central Salinas Valley, and Cachagua planning areas (MCC §21.14.050.L). Monterey County General Plan Policy OS-3.5 requires the County to establish a ministerial permit process for the conversion of uncultivated lands between 15-24%, however, the County does not yet have such a process in place.

Monterey County Code §21.64.095 establishes the regulations, standards, and circumstances under which business of limited scale and impact may be established in all zoning districts where a single family dwelling is an allowed use. The County Zoning Administrator has approved a number Cottage Industry Use Permits for craft scale[1] wineries over the past 19 years (both before and after the Inland General Plan Update) with production ranging between 100 and 3,000 cases. Enclosed is a table describing these approvals. The Project will produce up to 300 cases per year from the 2.95 acres of existing vineyards and conforms to the regulations for a Cottage Industry Use Permit. This proposed family craft winery is not on the scale of "family wineries" such as Scheid, Gallo, Hahn, or J. Lohr and the standard permit conditions and renewal schedule for any Cottage Use Permit wholly avoids the risk of matching Gallo's 68 million case per year production capacity.

To be clear, the concerns of Ms. Erickson that the Project will grow anywhere near the scale of Gallo is not 'substantial evidence' supporting a fair argument this craft winery Project will result in environmental impacts. The same can be said of Mike Weaver's comparison of the Project to Folktale Winery during the LUAC hearing. Folktale Winery is zoned and permitted as a full scale winery open to the public with direct access off Carmel Valley Road.

[1]The Monterey County Code has no definition of wineries below an "Artisan Winery" with a production capacity of 3,000 cases a year. As such, the Applicant's description of the Project's scale has evolved in the effort to be accurate while conveying the scale of the Project. Going forward, we will be using the term "craft winery".

Energy

The analysis in the IS/ND correctly concludes that the Project will have no impact on energy based upon the introduction of solar panels on the Property. The energy impacts for the Project were analyzed in Sections II.A, II.B and IV.A of the IS/ND. In support of this analysis, enclosed with this letter is a report from Monterey Energy Group confirming that based upon the addition of 67 solar panels on the Property (capable of producing 26.8 Kwh) and conservatively large energy demand estimates, the proposed solar panels will fully offset both the energy demand of the Project and the Property's existing energy demand.

Water Use

The existing and proposed water demand for the Project is analyzed in Section 10 of the IS/ND. The Project site is currently connected to the Hidden Hills Unit of Cal-Am ("Hidden Hills") which relies upon the overdrafted Seaside Groundwater Basin. The IS/ND acknowledges that Hidden Hills has twice applied for a service connection moratorium but no such moratorium has been approved by the Public Utility Commission and is in effect. The current baseline water demand for the existing vineyards is 0.8 acre-feet per year ("AFA") which is legally sourced from Hidden Hills. This water demand is estimated to fall to 0.31 AFA in two to three years after the West Vineyard matures. Enclosed with this letter is Bliss Landscape Architecture's analysis confirming the existing water demand while the West Vineyard matures. The additional water demand resulting from Project approval would be 0.10 acre feet per year based upon the Monterey Peninsula Water Management District's ("Water District") plumbing fixture water demand methodology.

Following encouragement from the Water District, the Applicant permitted and drilled a new irrigation well that is not sourced from Hidden Hills and which is more than sufficient to avoid all of the Property's future irrigation from the overdrafted Seaside Groundwater Basin. Contrary to Ms. Erickson's comments, the well is located in the middle of the Property and was properly permitted by the County and registered with the Water District. In short, the Project has been designed to permanently reduce overdraft of the Seaside Groundwater Basin by .7 acre feet per year (the existing .8 acre feet per year for vineyard irrigation less the .1 acre feet per year for the barn and wine cave water demand). With the additional benefit of recycling storm water runoff and winery process wastewater for vineyard irrigation, the Project presents a significant opportunity to reduce overdraft of the Seaside Groundwater Basin.

Biological

The Project's potential to result in biological resource impacts is analyzed in Section 4 of the IS/ND. The IS/ND concludes the Project will have no impacts on biological resources based upon existing site disturbance and the lack of any candidate, sensitive, or special status species, riparian habitat or other sensitive natural community adjacent to the Project. Enclosed with this letter is a report from Pat Regan confirming the analysis and conclusions of the IS/ND relative to the Project's avoidance of biological resource impacts.

Transportation

The traffic impacts for the Project are analyzed in Section 17 of the IS/ND. On a year-round basis, the existing traffic demand includes 1-2 people working 3-4 days a week maintaining the East and West Vineyards as well as routine landscape maintenance of the residences. The newer West Vineyard did not increase the number of employees on the Property or their days working on the Property as these employees were already maintaining the East Vineyard. The addition of the West Vineyard simply increased the hours these employees spent each day on the Property. Grapes are currently harvested by a team of workers over a 1-2 day period between August and September and trucked offsite for processing. The Project would replace the offsite truck trips associated with hauling harvested fruit with truck trips hauling empty bottles. Wine processing will require 2 additional employees to handle processing and bottling for 2 additional days per year. Pursuant to the Operational Plan submitted as part of the Project and intended to be imposed a condition of approval, these employees would travel to and from the site during off peak hours (peak hours being between 7:00 and 9:00 AM and 4:00 and 6:00 PM).

The Applicant engaged Traffic Engineer Keith Higgins to review the Project, the Operational Plan, and the IS/ND for the Project. The purpose of his review was to affirm that the Project will have a less than significant impact on traffic. Mr. Higgins agrees with the analysis in the IS/ND that the Project will result in an imperceptible traffic impact and no additional analysis is required. We submitted this letter to the County on December 10, 2019.

Consistent with comments and responses during the LUAC hearing, I do want to clarify the use of the term, "wholesale" in the Project's Operational Plan. The Applicant has no intention to make any 'wholesale' deliveries from the Property to a wholesale distributor or warehouse. The scale of the Project is too small to consider traditional 'wholesale' operations. The protocol described in response to LUAC comments is to simply have online purchases shipped by one of the vineyard employees on their way home (i.e. stopping by UPS with a case or two). The Applicant will gladly accept a condition of approval formalizing this shipping protocol. Given the scale of the Project and the intention to share much of the wine between friends and family, direct online purchases will be a significant fraction of the total wine produced.

CEQA

The Applicant and I support CEQA as an analytical vehicle for disclosing and assessing potential environmental impacts and to mitigate such impacts where feasible. However, we do not support the use of CEQA as a proxy to promote individual policy objectives by delaying project review and taxing public resources. While CEQA is subject to many technical and procedural requirements, CEQA is also subject to practical case law holdings and procedural guidelines. The remainder of this letters highlights several of these practical processes in response to Ms. Erickson's comment letters and hopefully as a guide for future projects.

Ms. Erickson contends the Project must be reviewed on the basis of a full blown EIR despite none of the prior cottage craft winery approvals (both before and after the Inland General Plan Update) requiring a full blown EIR. A primary purpose of CEQA is the identification and avoidance of significant effects on the environment resulting from a proposed discretionary development project. Unless exempt from CEQA, a Negative Declaration is the appropriate CEQA processing document where there is no substantial evidence that a project as designed will have a significant effect on the environment. See 14 Cal Code Regs section 15074(b). Otherwise, a Mitigated Negative Declaration is the appropriate CEQA processing document where substantial evidence demonstrates that forseeable significant environmental impacts can be avoided through project mitigations and an Environmental Impact Report is the appropriate CEQA processing document where substantial evidence demonstrates that foresseable environmental impacts cannot be mitigated below a threshold of significance.

While Ms. Erickson's comment letters are peppered with numerous CEQA trigger terms, both letters lack substantial evidence supporting a fair argument the Project will result in substantive environmental impacts. As stated in *Leonoff v. Monterey County Board of Supervisors (1990) 222 Cal.App.3d 1337, 1352*, "Unsubstantiated opinions, concerns, and suspicions about a project, though sincere and deeply felt, do not rise to the level of substantial evidence supporting a fair argument of significant environmental effect". In fact, the Project avoids increased peak traffic, cultural resource, biological resource, and public viewshed impacts; offsets both Project and existing residential energy demand; and avoids existing water demand on the overdrafted Seaside Groundwater Basin. On this basis, the Applicant has candidly garnered the support of his neighbors and both of the homeowner's associations associated with the Project, none of whom are contesting the adequacy of the IS/ND.

Ms. Erickson's comment letters also request recirculation of the IS/ND. Recirculation of the IS/ND would be appropriate if based upon substantial evidence the IS/ND failed to identify a reasonably foreseeable environmental impact or if the IS/ND's analysis of a reasonably foreseeable environmental impact was materially flawed. Absent a fair argument based on substantial evidence that the IS/ND failed to identify or analyize a reasonably foreseeable environmental impact, the root of Ms. Erickson's concern appears to be that craft wineries cannot be approved as cottage industries despite prior County approvals before and after adoption of the Inland General Plan Update. Ms. Erickson's concern, however, is not the basis for the IS/ND failing to identify or analyze a reasonably foreseeable environmental impact which requires recirculation or the processing of a full blown EIR.

Ms. Erickson's comment letters do identify opportunities to clarify the IS/ND prior to its adoption by the Planning Commission. Such clarifications include the typographical error on the IS/ND's cover sheets referencing a "Mitigated Negative Declaration"; the cover sheets referring to 1,815 cubic yards of cut and 2,150 cubic yards of fill when the remainder of the IS/ND and the Civil Plans detail 2,500 cubic yards of balanced cut and fill; and the use of the term 'wholesale' clarified in this letter. However, the opportunity to clarify an IS/ND is not grounds for recirculation absent the failure to disclose or properly analyze a foreseeable environmental impact.

CEQA contemplates that review and approval of a negative declaration is made on the basis of both the circulated initial study, negative declaration, and public comments received by the lead agency. As stated in *Leonoff*, "The decisionmaking body shall approve the negative declaration if it finds on the basis of the initial study and any comments received that there is no substantial evidence that the project will have a significant effect on the environment." See *Leonoff* at page 1348. The court in Leonoff further states, "where the agency decision is based on more information than the initial study, the additional information may cure any defects in the initial study." See *Leonoff* at page 1348. On this basis, the Applicant welcomes the Planning Commission to clarify the IS/ND based upon the immaterial typographical errors identified by Ms. Erickson.

Note, the Leonoff case involved the approval of a use permit for Peninsula Septic Tank Service ("PSTS") in a service center tucked away in the Carmel Valley Village. Few people are aware of this operation next to Tularcitos Elementary School and none of the speculative environmental impacts associated with this case were ever realized.

Lastly, the Planning Commission may at hearing choose to impose mitigation measures on the Project without recirculation of the IS/ND so long as such mitigations are not in response to a significant environmental impact that was not identified or materially analyzed in the IS/ND. In *Long Beach Sav. & Loan Assn. v. Long Beach Redev. Agency (1986), Cal.App.3d, 249, 232 CR 772,* the court stated "...nothing in CEQA (commands) respondents to circulate for public review *additional* mitigation measures made in *response* to comments by those who oppose the project. To allow the public review period to proceed *ad nauseam* would only serve to arm persons dead set against a project with a paralyzing weapon--hired experts who can always 'discover' flaws in mitigation measures."

Thank you for your consideration of these responses to Ms. Erickson's comment letters. We look forward to presenting the Project at the public hearing before the Planning Commission on March 11, 2020. If you have any questions, please do not hesitate to contact me.

Sincerely,

Aengus L. Jeffers

ALJ:lml
Enclosures

cc: Kenny Taylor, Associate Planner, RMA-Planning

Monterey County
Cottage Industry Winery Use Permits

Project Name	File Number	APN	Addresss	Planning Area	Land Use Designation	Zoning	Hearing Body	Description
11721 Hidden Valley LLC	**PLN180257**	**185-051-019**	**11729 Hidden Valley Road, Carmel Valley**	**Greater Monterey Peninsula Area Plan**	**Low Density Residential**	**LDR/2.5-D-S**		**Cottage industry use permit for 300 cases of wine per year.**
Gontaryuk	PLN170657	417-221-006	8 Trampa Canyon, Carmel Valley	Cachagua Area Plan	Resource Conservation	RC/40	Zoning Administrator	Cottage industry use permit for 100-150 cases of wine per year.
Gontaryuk	PLN190137	417-221-006	8 Trampa Canyon, Carmel Valley	Cachagua Area Plan	Resource Conservation	RC/40	Zoning Administrator	Three year extension of a cottage industry use permit for 100-150 cases of wine per year.
Parsons	PLN000619	197-011-005	74 E. Carmel Valley Road, Carmel Valley	Carmel Valley Master Plan	Low Density Residential	LDR/2.5-D-S-RAZ	Zoning Administrator	Cottage industry use permit for 2,000 cases of wine per year.
Parsons	PLN020330	197-011-005	74 E. Carmel Valley Road, Carmel Valley	Carmel Valley Master Plan	Low Density Residential	LDR/2.5-D-S-RAZ	Zoning Administrator	Three year extension of a cottage industry use permit for 2,000 cases of wine per year.
Parsons	PLN060022	197-011-005	74 E. Carmel Valley Road, Carmel Valley	Carmel Valley Master Plan	Low Density Residential	LDR/2.5-D-S-RAZ	Zoning Administrator	Five year extension of a cottage industry use permit for 2,000 cases of wine per year.
Parsons	PLN110294	197-011-005	74 E. Carmel Valley Road, Carmel Valley	Carmel Valley Master Plan	Low Density Residential	LDR/2.5-D-S-RAZ	Zoning Administrator	Five year extension of a cottage industry use permit for 2,000 cases of wine per year.
Russell	PLN010124	416-452-020	505 Corral de Tierra Road, Salinas	Toro Area Plan	Resource Conservation	RC/10-VS, RC/10-D	Zoning Administrator	Cottage industry use permit for 1,000 cases of wine per year.
Russell	PLN020602	416-452-020	505 Corral de Tierra Road, Salinas	Toro Area Plan	Resource Conservation	RC/10-VS, RC/10-D	Zoning Administrator	Three year extension of a cottage industry use permit and double to 2,000 cases of wine per year.
Russell	PLN060616	416-452-040	505 Corral de Tierra Road, Salinas	Toro Area Plan	Resource Conservation	RC/10-VS, RC/10-D	Zoning Administrator	Five year extension of a cottage industry use permit for 2,00 cases of wine per year.
Saunders	PLN010226	197-011-004	67 E. Carmel Valley Road, Carmel Valley	Carmel Valley Master Plan	Low Density Residential	LDR/2.5-D-S-RAZ	Zoning Administrator	Cottage industry use permit for 1,000 cases of wine per year.
Saunders	PLN030013	197-011-004	67 E. Carmel Valley Road, Carmel Valley	Carmel Valley Master Plan	Low Density Residential	LDR/2.5-D-S-RAZ	Zoning Administrator	Three year extension of a cottage industry use permit for 1,000 cases of wine per year.
Saunders	PLN060282	197-011-004	67 E. Carmel Valley Road, Carmel Valley	Carmel Valley Master Plan	Low Density Residential	LDR/2.5-D-S-RAZ	Zoning Administrator	Five year extension of a cottage industry use permit for 1,000 cases of wine per year.
Levett	PLN990316	197-081-023	32829 Carmel Valley Road, Carmel Valley	Greater Monterey Peninsula Area Plan	Low Density Residential	LDR/10-D-S	Planning Commission	Cottage industry use permit for 3,000 cases of wine per year.
Sullivan*	PLN020389	197-081-023	32829 Carmel Valley Road, Carmel Valley	Greater Monterey Peninsula Area Plan	Low Density Residential	LDR/10-D-S	Planning Commission	Two year extension of a cottage industry use permit for 3,000 cases of wine per year.
Joyce	965148ZA	187-571-003	60 Via Milpitas, Carmel Valley	Carmel Valley Master Plan	Low Density Residential	LDR/1-D-S-RAZ	Board of Superviors on appeal	Use permit for a micro winery producing 500 cases per year
Joyce	PLN980440	187-571-003	60 Via Milpitas, Carmel Valley	Carmel Valley Master Plan	Low Density Residential	LDR/1-D-S-RAZ		Renewal of use permit for a micro winery producing 500 cases per year

**Project also included a 7,088 sqft SFD, a 5,804 horse barn, and a 2,373 sqft winery-barn.*

Monterey Energy Group, Inc.
Consulting Mechanical Engineers
26465 Carmel Rancho Blvd. Suite #8
Carmel, CA 93923
• voice 831-372-8328 • fax 831-359-4173 • email ryan@meg4.com •web www.meg4.com

February 21, 2020

To whom it may concern,

The following is a report summarizing the energy consumption of the Arizini project located at 11721 Hidden Valley Rd., Carmel Valley, CA 93923. The energy consumption is based off of the historical PG&E energy consumption data of the existing home. The consumption is further based off of the anticipated energy consumption of the proposed: Barn, Wine Cave and Irrigation of Vineyard grounds.

The historical use data of the home from PG&E is not anticipated to change in the future. The energy consumption for the proposed Wine Cave and Barn are derived from the T24 Energy Model in the State of California approved compliance software called EnergyPro. The software approximates the annual energy consumption based on the exact envelope, domestic hot water, standard plug loads and HVAC characteristics of the home/building.

Finally, the irrigation calculation is based on the measured flow rate of the well, the size of the pumping motor and the total anticipated annual irrigation volume. See the calculation titled "Irrigation Calculation."

In summary, the total estimated energy consumption for the site including the existing home, the (2) proposed new buildings and the irrigation is 37,774 kWh/year. The planned 26.8 kW-DC Solar PV System is anticipated to produce 37,990 kWh/year. The site is anticipated to be fully NetZero Electricity with an offset of 100.6%.

Sincerely,

Ryan Knight

Project Manager

Monterey Energy Group, Inc.

Monterey Energy Group, Inc.
Consulting Mechanical Engineers
26465 Carmel Rancho Blvd. Suite #8
Carmel, CA 93923
• voice 831-372-8328 • fax 831-359-4173 • email ryan@meg4.com •web www.meg4.com

Home Energy Consumption		**Notes**
Home	12,256	From Home's PG&E historical use data
Sub Total	**12,256**	**kWh/Year**
Solar PV System Size	9.6	kW-DC
Solar PV Energy Production	12,938	kWh/Year
% of Solar Offset	105.6%	

Barn, Wine Cave & Irrigation Consumption		**Notes**
Barn	19,396	See ECON-1 from T24 Energy Model in Energy Pro
Wine Cave	5,470	See ECON-1 from T24 Energy Model in Energy Pro
Peak Irrigation	652	See Calculation Below
Sub Total	**25,518**	**kWh/Year**
Solar PV System Size	17.2	kW-DC
Solar PV Energy Production	25,052	kWh/Year
% of Solar Offset	98.2%	

SOLAR PV SYSTEM SUMMARY		**Notes**
Home Energy Consumption	12,256	kWh/Year
Barn, Wine Cave & Irrigation Consumption	25,518	kWh/Year
TOTAL ENERGY CONSUMPTION	**37,774**	kWh/year
Total Solar PV System Size	26.8	kWh/Year
Total Solar PV Production	37,990	kWh/Year
Total % of Solar Offset	***100.6%***	

Irrigation Calculation		
Maturing West Vineyard	215,062	Gallons/Year
Matured East Vineyard	45,619	Gallons/Year
TOTAL PEAK IRRIGATION VOLUME	**260,681**	Gallons/Year
Well Flow Rate	10	Gallons per minute
	600	Gallons Per Hour
Irrigation Hours	434	Hours/Year
Irrigation Power	2	hP
	1.5	kW
Peak Irrigation Consumption	**652**	**kWh/Year**

ENERGY USE AND COST SUMMARY — ECON-1

Project Name: *Arizini Barn*

Date: *2/20/2020*

Rate: **Fuel Type:** *Electricity*

	STANDARD			PROPOSED			MARGIN		
	Energy Use (kWh)	Peak Demand (kW)	Cost ($)	Energy Use (kWh)	Peak Demand (kW)	Cost ($)	Energy Use (kWh)	Peak Demand (kW)	Cost ($)
Jan	2,439	8.0		1,668	6.3		771	1.7	
Feb	2,234	9.2		1,508	6.6		726	2.6	
Mar	2,538	10.3		1,694	7.0		844	3.3	
Apr	2,476	8.7		1,663	6.4		813	2.3	
May	2,434	10.6		1,527	7.1		906	3.4	
Jun	2,566	11.2		1,638	7.2		928	3.9	
Jul	2,656	11.0		1,656	7.7		999	3.3	
Aug	2,540	10.2		1,582	6.7		958	3.5	
Sep	2,589	10.8		1,601	7.6		988	3.3	
Oct	2,521	10.3		1,609	7.2		911	3.2	
Nov	2,299	9.5		1,496	6.7		803	2.8	
Dec	2,555	9.5		1,752	6.7		804	2.8	
Year	29,848	11.2		19,396	7.7		10,452	3.5	
CO_2		lbs/yr			lbs/yr			lbs/yr	

Rate: **Fuel Type:** *Natural Gas*

	STANDARD			PROPOSED			MARGIN		
	Energy Use (therms)	Peak Demand (kBtu/hr)	Cost ($)	Energy Use (therms)	Peak Demand (kBtu/hr)	Cost ($)	Energy Use (therms)	Peak Demand (kBtu/hr)	Cost ($)
Jan	49	57.0		0	0.2		48	56.8	
Feb	36	47.5		0	0.2		35	47.3	
Mar	33	47.8		0	0.2		33	47.7	
Apr	30	39.9		0	0.1		30	39.7	
May	13	36.3		0	0.2		13	36.2	
Jun	10	26.5		0	0.1		10	26.4	
Jul	6	20.1		0	0.1		6	19.9	
Aug	6	29.3		0	0.1		6	29.2	
Sep	7	21.0		0	0.1		6	20.9	
Oct	17	38.0		0	0.1		16	37.9	
Nov	28	54.6		0	0.1		28	54.5	
Dec	45	49.6		0	0.2		45	49.5	
Year	280	57.0		4	0.2		276	56.8	
CO_2		lbs/yr			lbs/yr			lbs/yr	

Annual Totals	Energy	Demand	Cost	Cost/sqft	Virtual Rate
Electricity	*19,396* kWh	*8* kW	$ *0*	$ *0.00* /sqft	$ *0.00* /kWh
Natural Gas	*4* therms	*0* kBtu/hr	$ *0*	$ *0.00* /sqft	$ *0.00* /therm
		Total	$ *0*	$ *0.00* /sqft	

Avoided CO_2 Emissions: *0* lbs/yr

ENERGY USE AND COST SUMMARY — ECON-1

Project Name: *Arizini Wine Cave*

Date: *2/20/2020*

Rate: **Fuel Type:** *Electricity*

	STANDARD			PROPOSED			MARGIN		
	Energy Use (kWh)	Peak Demand (kW)	Cost ($)	Energy Use (kWh)	Peak Demand (kW)	Cost ($)	Energy Use (kWh)	Peak Demand (kW)	Cost ($)
Jan	511	1.6		617	2.8		-106	-1.1	
Feb	468	1.8		502	2.2		-34	-0.4	
Mar	530	1.8		517	2.1		14	-0.3	
Apr	521	1.7		510	2.1		11	-0.4	
May	508	1.9		389	1.5		119	0.3	
Jun	536	1.9		391	1.5		145	0.4	
Jul	551	2.0		381	1.6		170	0.4	
Aug	535	1.9		367	1.4		168	0.5	
Sep	534	2.1		367	1.6		167	0.4	
Oct	527	1.9		395	1.5		131	0.4	
Nov	480	1.8		444	2.5		36	-0.7	
Dec	532	1.8		589	2.5		-57	-0.7	
Year	6,234	2.1		5,470	2.8		764	-0.7	
CO_2		lbs/yr			lbs/yr			lbs/yr	

Rate: **Fuel Type:** *Natural Gas*

	STANDARD			PROPOSED			MARGIN		
	Energy Use (therms)	Peak Demand (kBtu/hr)	Cost ($)	Energy Use (therms)	Peak Demand (kBtu/hr)	Cost ($)	Energy Use (therms)	Peak Demand (kBtu/hr)	Cost ($)
Jan	22	18.2		0	0.2		22	18.0	
Feb	16	16.0		0	0.2		16	15.8	
Mar	16	14.2		0	0.2		15	14.1	
Apr	15	12.3		0	0.2		15	12.2	
May	7	11.0		0	0.2		7	10.8	
Jun	6	8.1		0	0.1		5	7.9	
Jul	3	6.6		0	0.1		3	6.4	
Aug	3	7.6		0	0.1		3	7.5	
Sep	3	7.3		0	0.1		3	7.1	
Oct	7	11.1		0	0.1		7	10.9	
Nov	12	16.7		0	0.1		12	16.5	
Dec	19	15.6		0	0.2		19	15.4	
Year	130	18.2		4	0.2		126	18.0	
CO_2		lbs/yr			lbs/yr			lbs/yr	

Annual Totals	Energy	Demand	Cost	Cost/sqft	Virtual Rate
Electricity	*5,470* kWh	*3* kW	$ *0*	$ *0.00* /sqft	$ *0.00* /kWh
Natural Gas	*4* therms	*0* kBtu/hr	$ *0*	$ *0.00* /sqft	$ *0.00* /therm
		Total	$ *0*	$ *0.00* /sqft	

Avoided CO_2 Emissions: *0* lbs/yr

BLISS I LANDSCAPE ARCHITECTURE
24000 Robinson Canyon Road
Carmel, California 93923
blisslandarch.com I 831.298.0990

Vineyard Irrigation Water-use Estimates

Date: February 21, 2020

Owner: David Arizini
11721 Hidden Valley Road
Carmel Valley, CA 93924

Re: Arizini Residence
11721 Hidden Valley Road
Carmel Valley, CA 93924
A.P.N. 185-051-019

According to information provided by the project vineyard manager with best practices for the vineyard cultivation, we have estimated the following water-use calculation for the existing ('older') and more recent installed ('new') vineyard, as shown below:

Older Vineyard
Hourly irrigation water-use: 1,126 gallons/hr (1126 vines irrigated by 1gallons/hr drip emitter. One drip at each vine)
Annual irrigation water-use: 45,619 gallons/year or 0.14 acre/ft year (Irrigation runs 2.3 hours, one time a week, apply to months of May/June/July/October)

New Vineyard
Hourly irrigation water-use: 4,200 gallons/hr (4200 vines irrigated by 1gallons/hr drip emitter. One drip at each vine)
Yearly irrigation water-use: 214,002 gallons/year or 0.66 acre/ft year (Irrigation runs 2.9 hours, one time a week, apply to months of May/June/July/October)

Combined annual irrigation water-use for the older and new vineyard: 259,621 gallons/year.

Michael Bliss, PLA, ASLA

Regan Biological & Horticultural Consulting – patrick@reganbhc.com

Kenny Taylor, Associate Planner
Monterey County RMA-Planning
1441 Schilling Place, South 2nd Floor
Salinas, CA 93901

February 18, 2020

Re: PLN180257 – Administrative Permit and Design Approval for the Construction of an Agricultural Barn, Arizini property, 11721 Hidden Valley Road, Carmel Valley (APN 185-051-019)

Dear Mr. Taylor,

In reference to the above noted project I conducted a reconnaissance level visit to assess the biological resources of the proposed vineyard expansion site on the Arizini property at 11721 Hidden Valley Road in Carmel Valley on August 30, 2017 and again on February 7, 2018. Both visits occurred prior to the planting of the new West vineyard. It is my understanding that the completion of the project will include: The construction of a 3,018 square-foot barn, a 479 square-foot outdoor winery crush pad, and an 853 square-foot wine cave to be used for the surrounding, non-commercial family vineyard. The Project also includes grading consisting of 2500 cubic yards of cut and 2,500 cubic yards of fill.

The Plant community surrounding the vineyard is Northern Coastal scrub, which is the dominant plant community of much of the coastal slopes and valleys of the Central Coast and California's north coast. It drapes the slopes of the Sierra de Salinas from this area out to the coastline. In fact, some type of Coastal scrub is found in a mosaic between woodlands, grasslands and chaparral from Southern Oregon all the way into Baja California. Frequently called "soft" chaparral[1], it is comprised mostly of small, soft leaved shrubs that resist the effects of drought by dropping leaves and going dormant in the summer and fall. Different types or associations of Coastal scrub are defined by the dominant species within them. This type is dominated by Coyote bush (*Baccharis pilularis*) and poison oak (*Toxicodendron diversilobum*), indicative of deeper, more moist soils on north and east facing slopes. In lesser quantities I found Coffee berry (*Frangula californica*), California blackberry (*Rubus ursinus*), California sagebrush (*Artemisia californica*), sticky monkeyflower *(Diplacus [Mimulus] aurantiacus*),

[1] In contrast true chaparral is dominated by hard leaved evergreen shrubs like Arctostaphylos and Ceanothus species and is usually found in shallow, poor soils on ridgetops or old sand dunes.

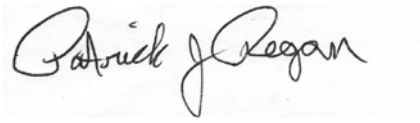
Redberry (*Rhamnus crocea*), Deer weed (*Acmispon glaber*) and soap lily (*Chlorogalum pomeridianum*). It is a relatively common combination of plant species and as a "type" of coastal scrub, not considered a sensitive habitat or plant community. I did not see any special status plants or animals during either visit.

As seen in the photo, (previous page bottom left) prior to the planting of the vineyard, the site was densely impenetrable with 5-8' tall coyote brush and large patches of Poison oak (red and gray patches in middle of bowl). It was an entirely closed canopy mosaic of the dominant species mentioned above, punctuated here and there with the less frequent companion shrubs and perennials. Walking the edges of the site was all I was able to do at the time of the first visit in August of 2017. During my visit of February 7 2018, after the vegetation clearing, It was easy to see the topography and where the vineyard would be planted. Each of my two visits was appropriate for accurately identifying the plant community and the most common plant species, but neither was done at a time suitable for targeted flowering surveys. In the image below the view is from further down slope than the photo on page 1, but the neighboring house on the left and the vegetation on the opposite side from the vineyard can be seen and visually "matched". The area shown in this lower photo was occupied by a near monoculture of Coyote bush during my first visit. Conditions on site have changed very little since the vineyard was planted and the location of the barn and crush pad (photos of story poles next page) is very close to the center and right side of this photo. No new impacts to the native plant community will result from the construction of this phase of the vineyard project.

During the two visits I made to the Arizini property vineyard expansion site I did not see any special status plant or animal species or habitat. The Native plant community present within and around the vineyard project is not considered sensitive habitat. Thus, I believe the overall impacts of the Vineyard project, including the ag building to be less than significant.

Please feel free to contact me if you have any questions

Pat Regan



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