

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

OFFICER MICHAEL B SR & BARBARA A TRS (PLN230294)

RESOLUTION NO. ----

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines Section 15304; and
- 2) Approving a Use Permit to allow conversion of uncultivated land to a cultivated agricultural use (vineyard) on slopes between 15% and 25%.

[PLN230294 OFFICER, 34555 CACHAGUA RD,
CARMEL VALLEY, CACHAGUA AREA PLAN
(APN: 417-211-001-000)]

The OFFICER application (PLN230294) came on for a public hearing before the County of Monterey Zoning Administrator on September 11th, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan (General Plan);
- Cachagua Area Plan (CAP); and
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project. The proposed project involves the conversion of uncultivated land to a vineyard on slopes on 15% and 25%.

c) Allowed Use. The property is located at 34555 Cachagua Rd, Carmel Valley, Cachagua Area Plan (Assessor's Parcel Number: 417-211-001-000). The subject parcel is split zoned Rural Density Residential with 20 acres per unit and a Design Control Overlay, or "RDR/20-D", and Rural Density Residential with 20 acres per unit, or "RDR/20". The proposed development (installation of a vineyard on steeper slopes) will occur solely within the "RDR/20" portion of the project, meaning that it is not

subject to the Design Control Overlay. Title 21 section 21.16.050.M allows for conversion of uncultivated land to a cultivated agricultural use on land with 15 to 25 percent slopes within select Area Plans, including the CAP, subject to a Use Permit. A majority of the subject property contains steeper slopes, including those ranging between 15% and 15%. The proposed cultivated agricultural use is a vineyard, utilizing 20 planting blocks with an organic dry farming method and regenerative viticulture. Grape vine trellis systems, irrigation lines, and associated improvements will also be installed. The subject property is 64.465 acres, and the proposed planting area will total approximately 7.03 acres. The proposed project also includes a landscaped deck/seating area for personal use and will not be open to the public for general use. The attached Operational Plan outlines the proposed use. The granting of this Use Permit does not permit agricultural processing activities, including processing, wine making, or storage of wine onsite. Therefore, the proposed project is an allowed use subject to a Use Permit.

- d) Lot Legality. The subject property (64.465 acres), APN: 417-211-001-000, is identified as “Parcel 1” on a Record of Survey recorded to recognize an approved Lot Line Adjustment (L86-33), recorded on March 12, 1987, Volume 14 of Surveys Page 199. Therefore, the County recognizes this lot as a legal lot of record.
- e) Conversion of Uncultivated Land. The proposed project involves conversion of uncultivated land to cultivated land (vineyard) on slopes between 15 and 25 percent. As demonstrated in Finding No. 4 and supporting evidence, the necessary finding to grant a Use Permit can be made in this case.
- f) Development Standards. As proposed, the project meets all required development standards established in Title 21 section 21.16.060. The proposed project involves cultivating vine blocks on slopes and creating a walking path around the property to a native plant landscaped tasting area. This project does not require any changes or new impacts to the current development standards, which are already being met.
- g) Cultural Resources. The Monterey County Geographic Informational System (GIS) identifies the subject property to have a high archaeological sensitivity. Pursuant to General Plan Policy OS-6.3 and Title 21 section 21.66.050.C.1.a, a Phase I Archaeological Survey (LIB210278) was prepared. The survey found no indicators of culturally significant materials on site. There is no evidence that any cultural resources would be disturbed by this project. The potential for inadvertent impacts on cultural resources is limited and will be controlled by the application of the County’s standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- h) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Cachagua Advisory Committee (LUAC) for review because it does not involve a public hearing a Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance as outlined in the LUAC Guidelines Board Resolution No. 08-338.

- i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230294.

2. FINDING: **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Cachagua FPD. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to archaeological resources, biological resources, and soils. The following reports have been prepared:
 - “Preliminary Cultural Resources Reconnaissance of a portion of Assessor’s Parcel (APN) 417-211-001 in an unincorporated portion of Carmel Valley, County of Monterey” (County of Monterey Library No. LIB210278) prepared by Susan Morley, Marina, CA, July 2019.
 - “Biological Report” (County of Monterey Library No. LIB250185) prepared by Regan Biological & Horticultural Consulting, Salinas, CA, June 13th, 2025.
 - “Geotechnical Report” (County of Monterey Library No. LIB250184) prepared by Lawrence E. Grice, Salinas, CA, August 5th, 2021.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.

- c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230294.

3. FINDING: **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Cachagua FPD. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary facilities will be provided. The property contains an on-site well that will supply irrigation to the proposed vineyard. As conditioned, a backflow valve will be installed to ensure protection of the groundwater from potential contamination. The parcel will also continue to be served by Tularcitos Mutual Water Company, which is part of the Monterey Peninsula Water Management District. This water will not be used for this project, as it is strictly reserved for separate residential use as potable water. No waste will be generated from the project. As no permanent facilities or structures are included within this project, rented portable toilets will be provided for farm labor. As proposed, the proposed use will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230294.

- 4. FINDING: CONVERSION OF UNCULTIVATED LAND** – The proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan, Cachagua Area Plan, and the Monterey County Zoning Ordinance (Title 21), minimizes erosion, and reduces risk to public health and safety than other development alternatives.
- EVIDENCE:**
- a) As illustrated in the attached plans, the proposed development includes conversion of uncultivated land to cultivated land (vineyard) in areas of slopes between 5% to 24%, subject to the granting of a Use Permit. General Plan Policy OS-3.5.2 states that such discretionary permit shall better meet the goals and policies, minimize erosion and drainage, and minimize any risk to the public health and safety. Additionally, standards for agricultural uses are outlined in Title 21.66.030, which are intended to support the preservation of agricultural soils and to protect productive farmland not on prime soils.
 - b) The proposed site was evaluated in a Geotechnical Report (County of Monterey Library No. LIB250184), prepared by Grice Engineering, citing that no features or conditions were observed to suggest landsliding or erodible slopes have or will occur above or below the project site. The Geotechnical Report states that there are no significant geotechnical hazards at the site that would prohibit the proposed development. The general area is considered not susceptible to mass slope failure due to the medium dense to dense character of the underlain soils that are a portion of the local granite bedrock. Per the Geotech report, anticipated changes in the surface and subsurface hydrology from current and proposed development are not likely to increase the potential for future landsliding in some areas. Any changes to drainage conditions would be minor. Loose soils were identified near the surface. However, the proposed vineyard and crop coverage's root system will address this condition and provide surface-level protection, as well as subsurface soil stabilization (also see subsequent evidence).
 - c) The proposed Operational Plan, which serves as an Agricultural Management Plan, proposes the establishment of organic dry farming through regenerative viticulture, with extremely low water usage

sourced from an on-site private well. The National Resource Conservation Service's "Controlling Soil Erosion" guidelines encourage keeping soil covered to combat air and water erosion. The proposed erosion mitigation includes deeply rooted vines, as well as a permanent cover crop to build living soil. The eight feet of space between the vine rows will consist of native grasses, legumes, and wildflowers. This mixture of cover crops is specifically recommended by the NRCS. The soil will also be covered in straw with no soil exposure to reduce soil loss and damage from erosion, evaporation, and regulate soil temperature. The proposed use will not create significant drainage issues, erosion, or instability of slopes.

- d) The proposed project involves approximately 3.72 acres of vineyards slopes between 15 to 25%, with the remaining 3.31 acres of vineyards on slopes below 15%. The remainder of the property contains slopes greater than 25%. General Plan Policy OS-1.8 encourages the clustering of development in agricultural areas to maximize access to infrastructure, protect prime agricultural land, and reduce impacts to designated visually sensitive and critical habitat areas. Accordingly, the 7.03 acres of vineyards will be clustered around an existing access road, therefore minimizing the need for additional access-related improvements and protecting slopes greater than 25%. Therefore, in this case, the proposed vineyard location is the most feasible and appropriate. There is no alternative cultivation location that would be served by existing access and contain moderately sloped (15-25%) lands. The attached plans illustrate planting boxes on slopes up to 24%. The GIS records show that the parcel is within a very high fire hazard zone and is noted as being impacted by a historic fire previously, damaged in the 2020 Carmel Valley fire, but the soils and land have since re-vegetated, making them suitable for proposed development while not having a negative impact on the regenerating native habitat, individual plants, or wildlife. Therefore, the proposed development better achieves and is consistent with the goals, policies, and objectives of the County of Monterey General Plan and Cachagua Area Plan.
- e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN230294.

5. FINDING:

NO VIOLATIONS – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
- b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230294.

6. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15304 categorically exempts minor public or private alterations in the condition of the land or vegetation which do not involve removal of healthy, mature, and scenic trees.
 - b) The project proposes an allowed usage of a vineyard of slopes between 15 to 25%, with no physical development and minimal alteration of the landscape. Therefore, the proposed development qualifies as a Class 4 Categorical Exemption pursuant to section 15304 of the CEQA Guidelines.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
 - d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230294.
7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:**
- a) Planning Commission. Pursuant to Title 21 section 21.80.040.B the Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Zoning Administrator.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines Section 15304;
 2. Approve the Use Permit to allow a vineyard on slopes between 15 and 25 percent.
- All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of September 2025.

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 1-27-2021

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN230294

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use permit (PLN230294) allows for the conversion of uncultivated land to a cultivated agricultural use (vineyard) on slopes between 15% and 25%. The property is located at 34555 Cachagua Road, Carmel Valley (Assessor's Parcel Number 417-211-001-000), Cachagua Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A [Type of Permit] (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 417-211-001-000 on September 11th, 2025. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. EHSP01 - BACKFLOW PREVENTION(Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The existing onsite private well, used for makeup landscaping, irrigation water, or domestic use, shall incorporate back-flow prevention as required by California Code of Regulations, Title 17, or as otherwise required by the Director of Environmental Health.
(Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to commencement of the vineyard, submit a plan for backflow prevention that conforms to the California Code of Regulations, Title 17, to EHB for review and approval and install backflow prevention devices to prevent cross-connections between potable water and irrigation purposes.

5. EHSP02 – CROSS-CONNECTION CONTROL SURVEY (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The existing Single-Family Dwelling may receive domestic water service from the private onsite well used for irrigation purposes. In order to prevent backflow of water utilized for activities related to irrigation into the domestic supply, a cross-connection control survey shall be completed by a qualified professional to identify potential cross-connections and recommend mitigations.

Compliance or Monitoring Action to be Performed: Prior to commencement of the vineyard, submit to the following information to the Environmental Health Bureau (EHB) for review and acceptance:

- A detailed site plan, specifying any and all equipment that will receive water from or be connected to the domestic water supply;

and

- As determined necessary by EHB, a cross-connection control report prepared by a qualified professional shall be submitted to the Environmental Health Bureau for review and acceptance.

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Soli Vivi Regenerative Vineyard Operational Plan

Prepared by: Robert Officer - Project Manager

Address: 34555 Cachagua Rd, Carmel Valley, CA

Owners: Michael & Barbara Officer

Parcel #417-211-001-000

Application #PLN230294

SUMMARY:

This proposal is to establish a dry-farmed organic vineyard on our parcel at 34555 Cachagua Rd in Carmel Valley in unincorporated Monterey County. A portion of the vineyard plots are situated on slopes of 15-25% grade, so we are applying for a permit to plant vines on these slopes for agricultural use.

WATER:

Dry-Farmed = extremely low water usage

Source of water for agricultural use – Private Well on parcel

EROSION MITIGATION:

Permanent Cover Crop to building living soil

Deeply rooted vines

NRCS has not identified any areas of concern for erosion problems within our proposed planting areas.

LABOR:

Year-round laborers – 4 family members/property owners/managers

Seasonal laborers for harvest (1 month per year) – up to 6 hired laborers

TRAFFIC:

Extremely low traffic to and from the property

No parking on public roads

FACILITIES:

No permanent facilities/structures are included in this permit application

Rented Portable Toilet (Porta-potty) provided for farm labor

SIGNAGE:

Sign on Gate at property entrance

Concurrent Seperate Building Permit Application:

- Single Family Dwelling – File #21CP03357 (Water Source: Tularcitos Water Company)

NARRATIVE:

Proposal

Welcome to *Soli Vivi Regenerative Vineyard*. It is our intention to develop 7 acres of our 62.5 acre parcel into a Regenerative vineyard. Out of these 7 acres, 3.72 acres will be planted on slopes between 15-25% grade. We are applying for a permit to plant on these slopes, and the following report details our history, methods, and plan for developing this project. We are passionate about regenerative practices that reduce erosion, build living topsoil, capture carbon into the soil and retain moisture. Our name, *Soli Vivi*, literally means “living soil”.

History

In August of 2020, our entire farm burned in the Carmel wildfire. Of course this was devastating, but also offered a great opportunity by opening up beautiful rolling slopes that are perfect for planting wine grapes. Over the last seven years, we’ve planted thousands of pounds of wildflower seed, legumes, cereals, grasses and native plants to increase pollinator habitat. We use minimal/no-till methods and over the years of planting to promote pollinator health, we have been bringing life into our soil.

Today, as we prepare to plant our first vines, our rich sandy loam soil is vibrant and alive. Over the years we have developed a permanent cover crop of over 30 different varieties of plants that feed the microbial populations in the soil, sequester carbon, increase water penetration and retention, and support beneficial insects and pollinators. Our vineyard will be truly “beyond organic,” and we are in the beginning stages of becoming certified as a Regenerative Organic Vineyard.

Dry Farm Method

As we developed and researched our plan for a vineyard, we were astonished to realize the amount of water that conventionally irrigated vineyards use on a daily basis. Our aim is to make a high-quality, sustainable wine that represents the *terroir* (flavor) of the land, and the way to do this is with Dry Farming. With this method, we will train the roots to dive deep down into the soil, using only a couple of heavy waterings per year in the first 2 years after planting.

Why Regenerative Viticulture?

We know from recent research that the microbiome in our own bodies is fundamental for health and longevity. The same is true for soil. We aren’t just farming grape vines, we are farming healthy soil – an ecosystem of bacteria, fungi, earthworms and many other microorganisms that make up the soil food web.

These organisms when healthy process organic matter, sequester carbon into the soil, increase water retention and absorption, but most importantly release trace nutrients and minerals into the soil that otherwise would be unavailable to the roots of the vines. Our method of growing diverse cover crops between the vines creates a balanced environment that feeds critical nutrients to the soil and vines, without the need for added chemical fertilizer or herbicide inputs, which pollute soil and the environment. Our no-till, organic, soil-building methods will promote healthy topsoil, protect the ground from erosion, and produce a product that is healthy for people to consume.

Water Usage-

Our property has two water sources. For the vineyard, we plan to use our private well (permit #02-01047). This well was installed in 2003 by the previous property owner. It was tested for 11 hrs at a flow rate of 15 gallons per min. It is currently powered by a Grundfos Solar well pump with a 5-6 gallon per min flow rate. Our estimated water usage for year one is 50,000 gallons for the entire year implementing our dry farm establishment strategy. Our well is completely sufficient to cover the water requirements of the vineyard.

The second water source is the connection to the Tularcitos Water Company. This water will be used exclusively for the Single Family Dwelling that is soon to be permitted. This water will not be used for the vineyard or agricultural purposes.

Planting Timeline-

In May of 2024, we are planting 2750 vines in blocks 1-11. If we do not receive permit approval in time for our 2024 planting period, the vines we intended to plant on slopes greater than 15% in blocks 1-11 will be planted in blocks 17 & 20. This is not preferable, however, because the soil has not been prepared.

In spring of 2025, we will be planting blocks 16-20. In spring of 2026, we will be planting blocks 12-15.

Traffic, Farm Labor, Parking, Signage-

The vineyard labor for most of the year will consist of our 4 family members. During the harvest season, we will hire a team of up to 6 farm workers that will harvest the vines by hand. We will use our personal truck and trailer to move the grapes to the winery for processing - located less than a mile away. The only additional truck traffic would be deliveries of compost and base rock for road maintenance, once per year. A rented portable restroom is provided for farm laborers. There is parking available on site for up to 10 vehicles. There will be no parking on the public road. At our entrance gate which is located 100 ft from Cachagua road we would like to build a decorative ranch style stone entrance with a sign hanging above the gate stating the vineyard name "Soli Vivi Regenerative Vineyard"

Permanent Cover Crop-

Our method of growing a permanent cover crop essentially eliminates the possibility of erosion. The space between the vine rows will be an 8 ft planting of native grasses, legumes, wildflowers, and other plants left to grow between the vines. After the plants go to seed, we will mow and use the plant material as mulch under the vines. For the first few years the ground under the vines will be weeded using a weed knife to remove plant material with minimal soil disruption. We will cover the soil with straw so that no dirt is left exposed, reducing soil temperature, evaporation, erosion and creating habitat for earthworms. Our focus in managing our vineyard is to protect from soil loss and damage.

Precedent-

Our property, being in Carmel Valley, is surrounded by vineyards, including the property boarding our north boundary. Most, if not all, of these vineyards contain cultivated slopes of 15%-25% grade. Very few of them implement no till or organic practices. What we are proposing fits with the existing landscape and would be operated with considerably less possibility for erosion or pollution than vineyards that are currently operating in our area.

Planting Blocks – Descriptions

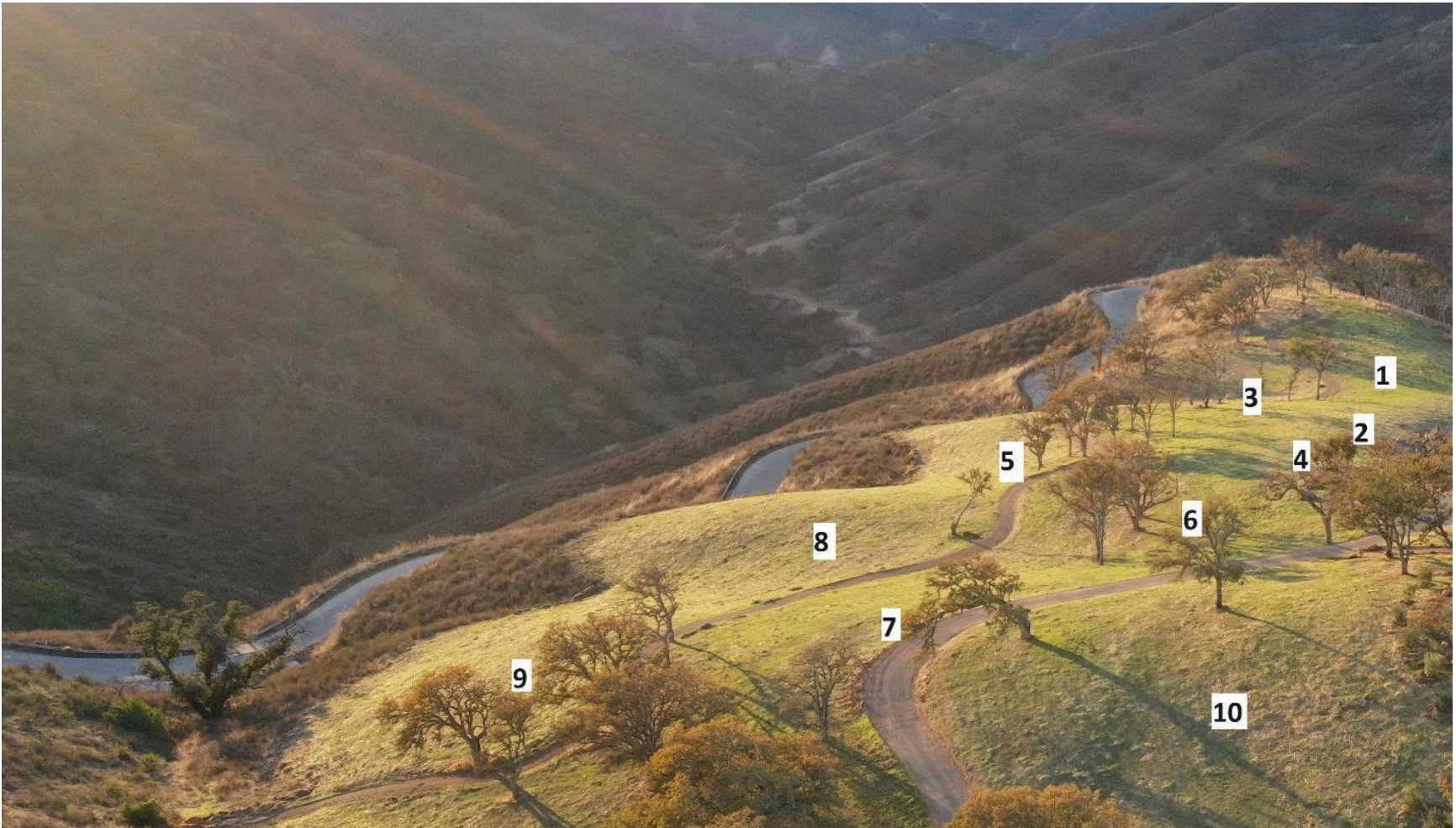
- 1- Block #1: (0.21 acres) Less than 5% grade – block is essentially flat running north and south and a very soft curve east to west as it runs along the ridge.
- 2- **Block #2: (0.16 acres) 18% grade** – block is a gentle south facing hill.
- 3- **Block #3: (0.32 acres) 17% grade** – block is a gentle southeast facing hill.
- 4- Block #4: (0.26 acres) 5% grade – block is essentially flat running north and south with a soft curve east to west.
- 5- **Block #5: (0.13 acres) 24% grade** – block is a southwest facing hill
- 6- **Block #6: (.16 acres) 18% grade** – block is a gentle south facing hill
- 7- **Block #7: (0.26 acres) Slopes that vary from 10-22% grade** – block is a south facing hill
- 8- Block #8: (0.54 acres) A south facing field, the majority being flat, with the bottom slope increasing to 10% grade.
- 9- **Block #9: (0.25 acres) 20% grade** – block is a southeast facing hill.
- 10- **Block #10: (0.25 acres) slopes vary from 10-20% grade** – block is a south and southeast facing hill.
- 11- Block #11: (0.3 acres) 5% grade - block runs north and south with a slight slope.
- 12- **Block #12: (0.5 acres) 18% grade** – block runs along a ridge with a southeast slope.
- 13- **Block #13: (0.19 acres) 24% grade** – block is a southeast hill.
- 14- **Block #14: (0.18 acres) 22% grade** – block is a southeast hill - currently serves as a native wildflower garden which provides seed for on-site cover cropping.
- 15- **Block #15: (0.35 acres) 22% grade** – block is a south facing hill.
- 16- **Block #16: (0.35 acres) 18% grade** – block runs along a ridge with a southeast slope.
- 17- Block #17: (1.25 acres) 10% grade – block is a relatively flat field with a southeast slope
- 18- **Block #18: (0.39 acres) 20% grade** – block is a south facing hill.
- 19- **Block #19: (0.32 acres) 20% grade** – block is a west facing hill.
- 20- Block #20: (0.75 acres) 5% grade – block runs east and west and is essentially flat with small areas of a slope

– The total proposed planting area is 7.03 acres which is 11.2% of the total property (62.5 acres).

- 3.31 acres will be on slopes less than 15% grade.
- 3.72 acres will be on slopes that vary between 15-25%.

Planting Blocks – Photos

Photo taken Facing South West



Overhead view



Photo taken Facing South



Photo taken Facing North West



Photo taken Facing North



Photo taken Facing South toward Cachagua Rd



Overhead view



Photo taken Facing North West



Photo taken Facing North East



Photo taken Facing South



Photo taken Facing South West

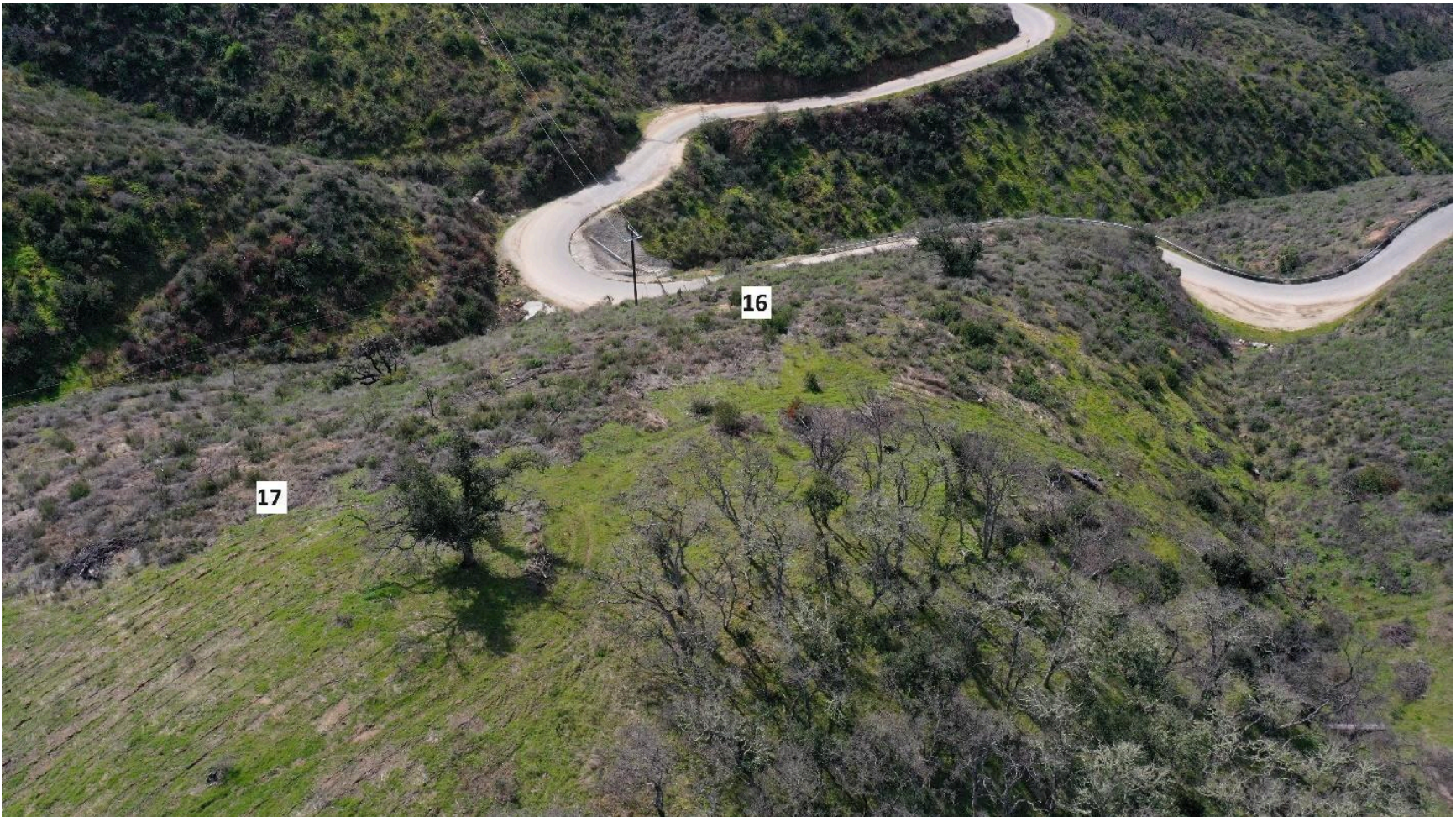


Photo taken Facing South



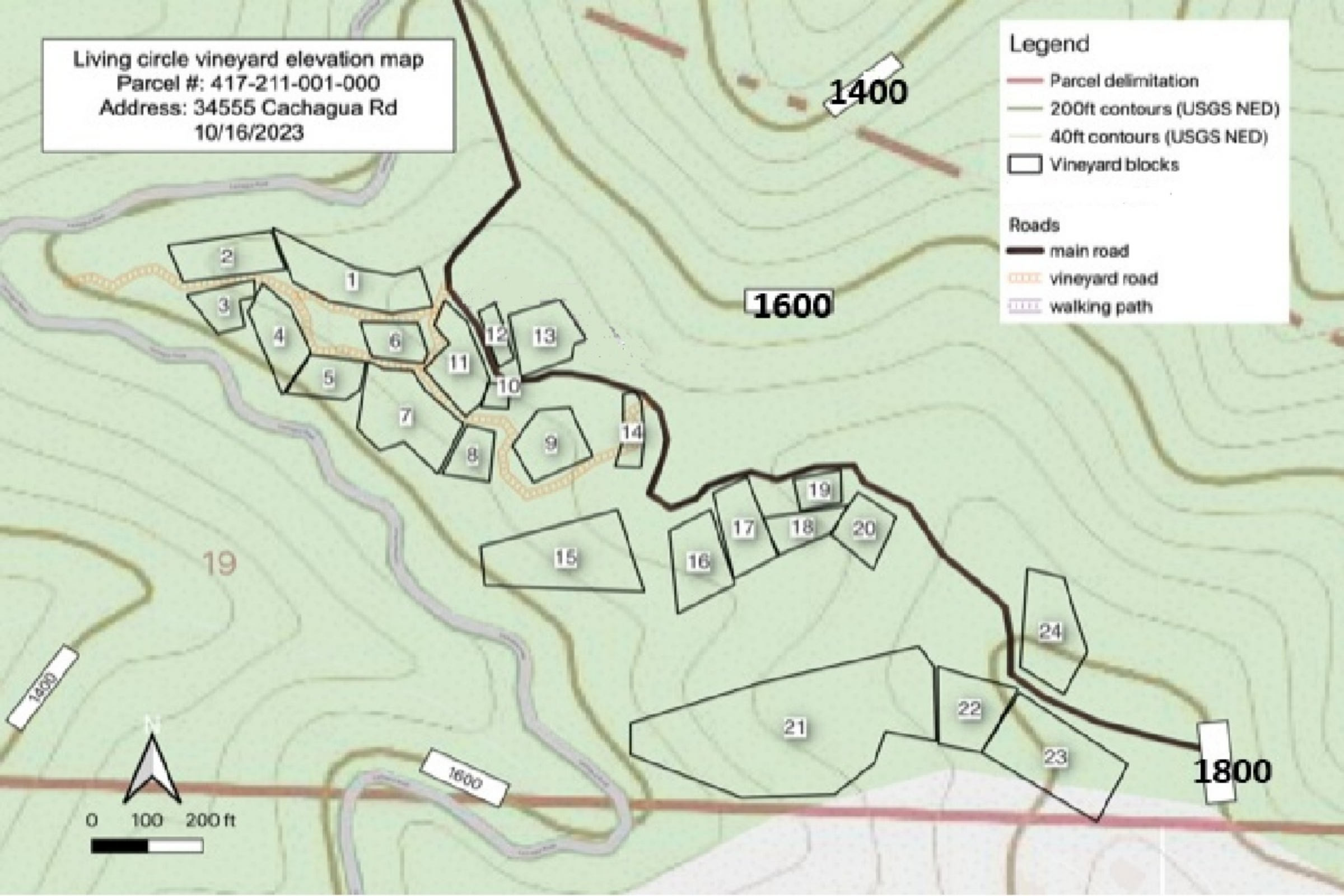
Living circle vineyard elevation map
Parcel #: 417-211-001-000
Address: 34555 Cachagua Rd
10/16/2023

Legend

- Parcel delimitation
- 200ft contours (USGS NED)
- 40ft contours (USGS NED)
- Vineyard blocks

Roads

- main road
- vineyard road
- walking path



Vineyard Plot Plan

Total Vineyard acreage 7.03
- 11.2% of total property

Parcel # 417-211-001-000
Application #PLN230294
Address:34555
Cachagua Rd
Carmel Valley, Ca
93924
2/17/2024 62.5 Acres

Fire and Erosion

- Turn Outs
- Fire Truck Turn Around Point
- Yearly Fire Fuel Management
- Main Gate 12'
- Water Line
- Water Spigot

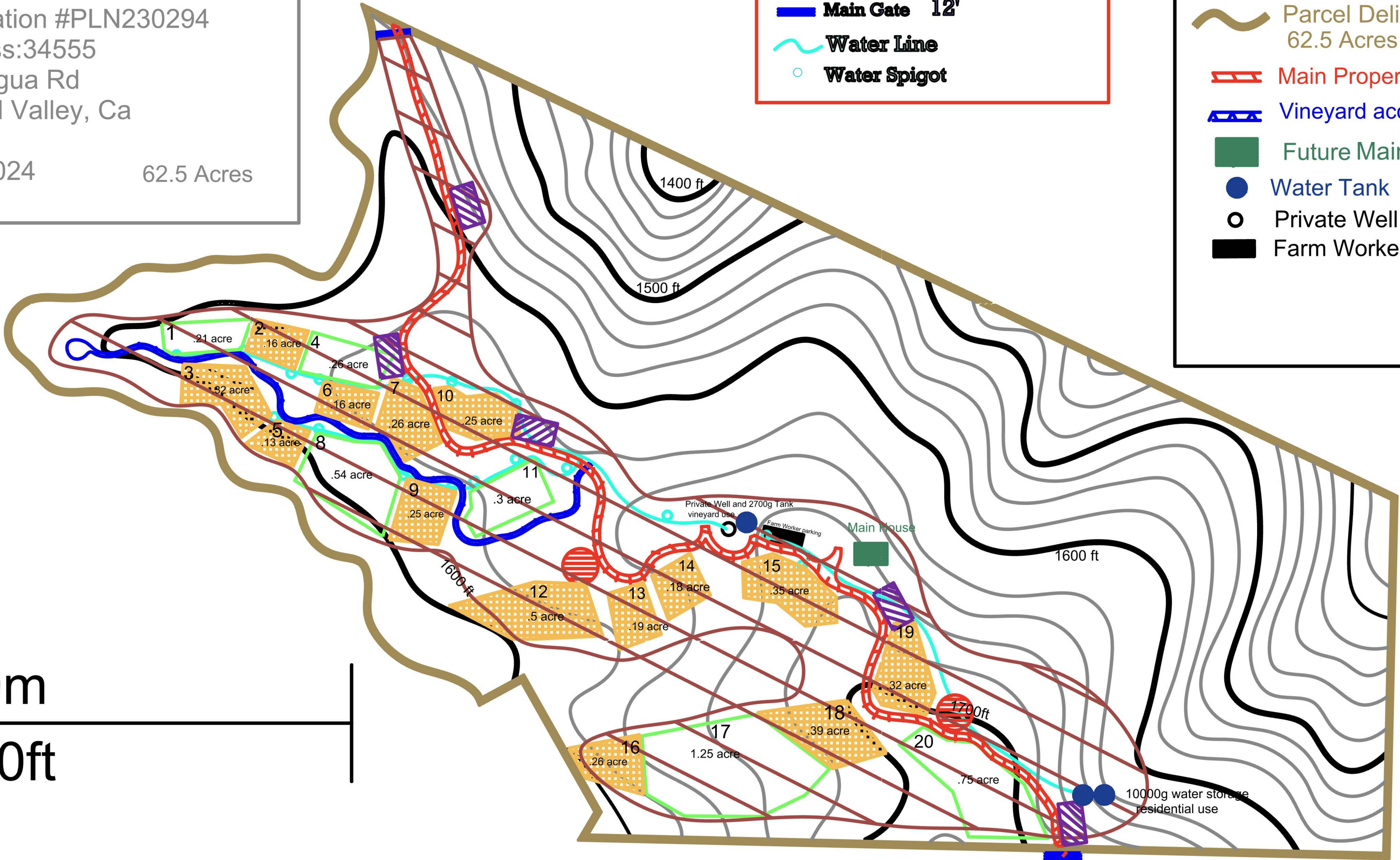
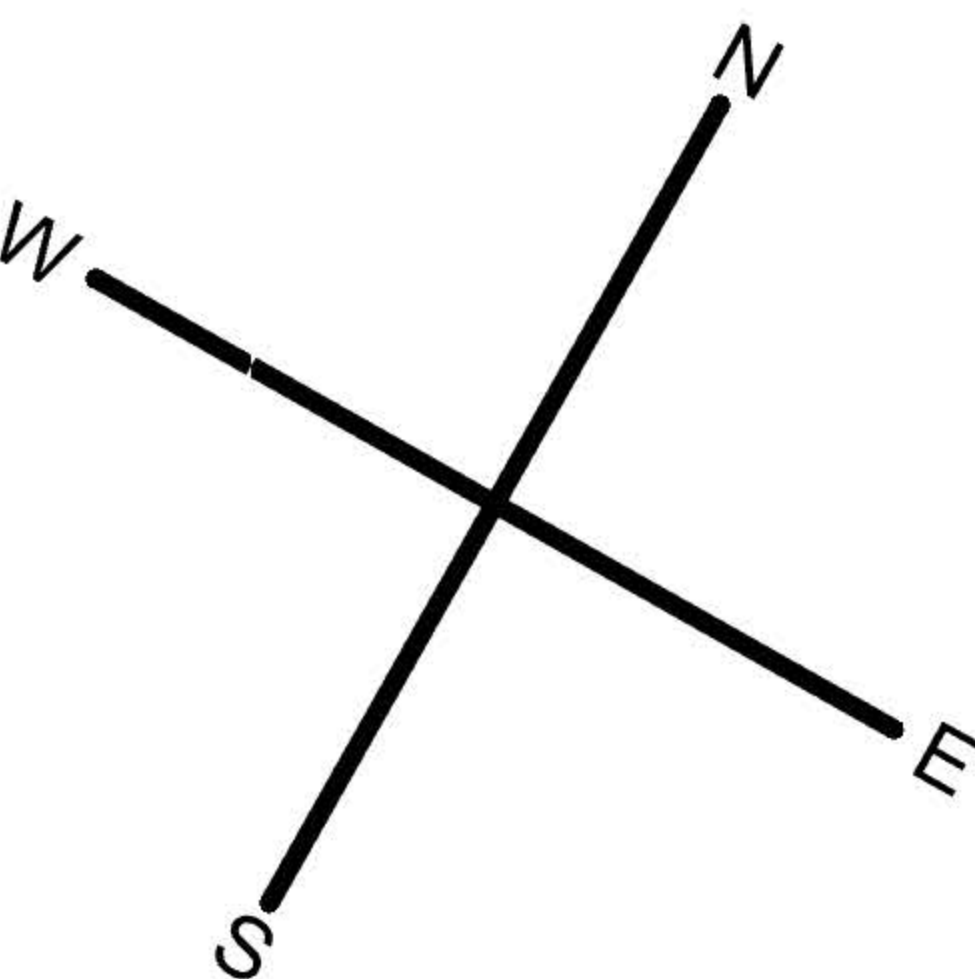
Key

- Less then 15% grade
3.31 acre 5% of total property
- 15-25% grade
3.72 acre 6% of total property
- 20 ft elevation contours
- 100 ft elevation contours
- Parcel Delimitation
62.5 Acres
- Main Property Road
- Vineyard access trail
- Future Main House
- Water Tank
- Private Well
- Farm Worker parking

Vine Blocks by #

- 1- .21 acre 5% slope
- 2- .16 acre 18% slope
- 3- .32 acre 17% slope
- 4- .26 acre 5% slope
- 5- .13 acre 24% slope
- 6- .16 acre 18% slope
- 7- .26 acre 22% slope
- 8- .54 acre 10% slope
- 9- .25 acre 20% slope
- 10- .25 acre 20% slope
- 11- .3 acre 5% slope
- 12- .5 acre 18% slope
- 13- .19 acre 24% slope
- 14- .18 acre 22% slope
- 15- .35 acre 22% slope
- 16- .35 acre 18% slope
- 17- 1.25 acre 10% slope
- 18- .39 acre 20% slope
- 19- .32 acre 20% slope
- 20- .75 acre 5% slope

300m
1000ft














Vineyard Plot Plan

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- 11.2% of total property

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93924
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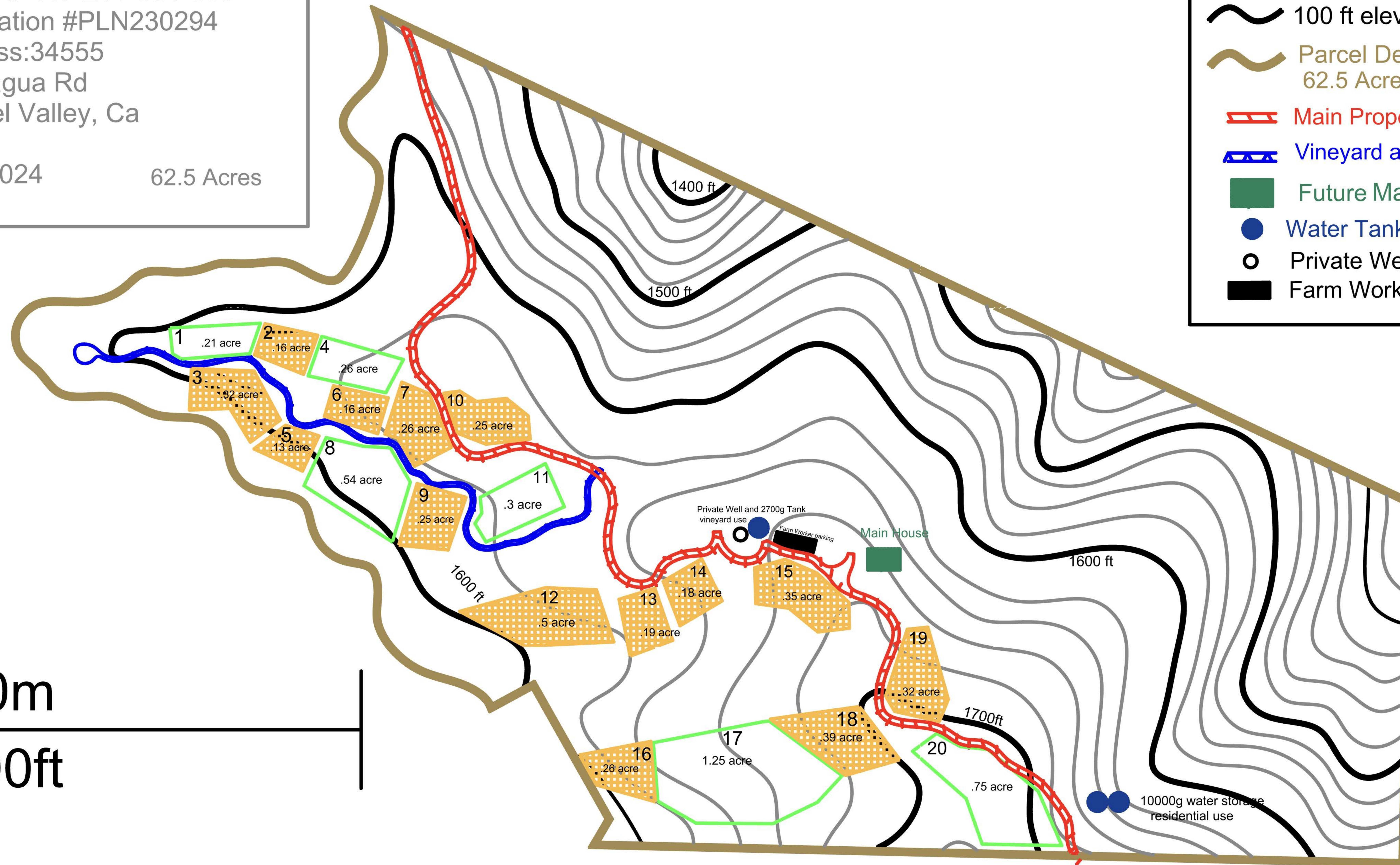
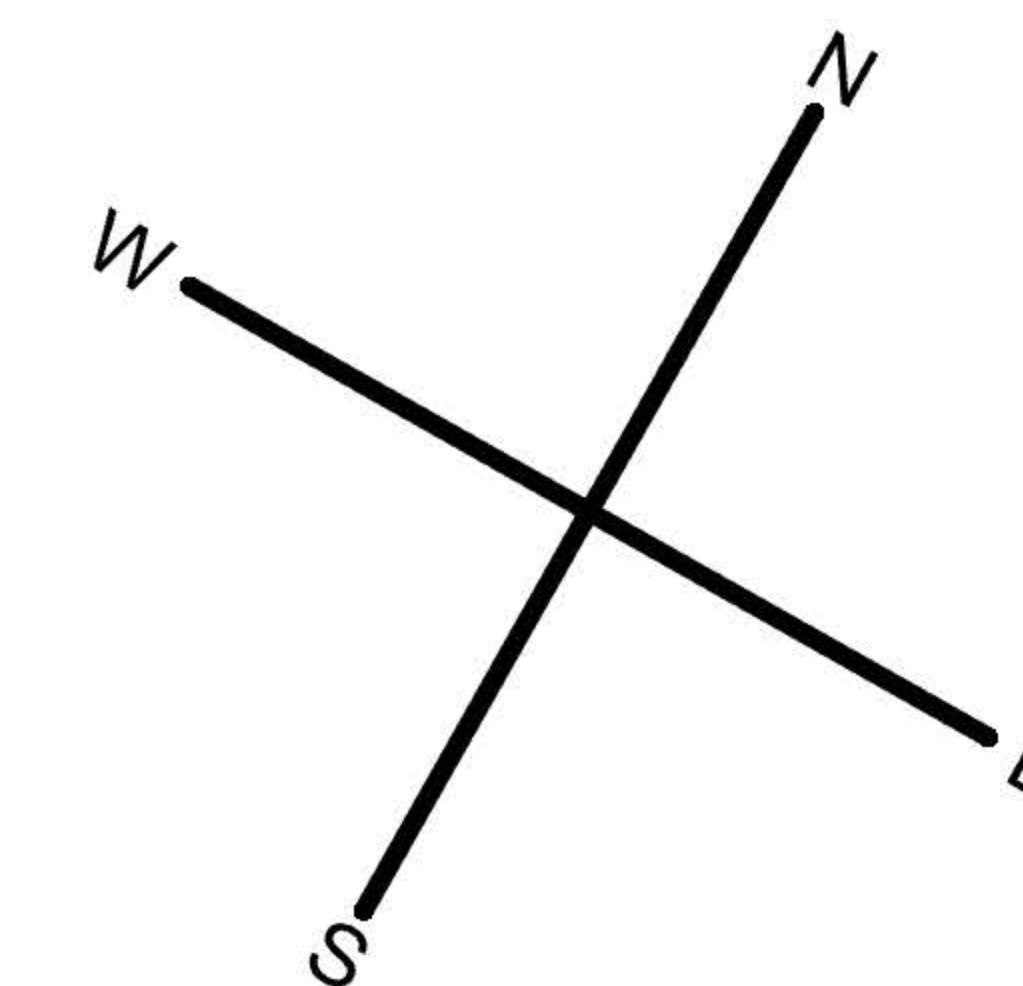
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-  20 ft elevation contours
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-  Parcel Delimitation
62.5 Acres
-  Main Property Road
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