

DRAFT
Timberland Conversion Permit Application and Plan
Preservation Ranch

Application

1. Pursuant to Sections 4621-4628, Resources Code, and regulations contained in Title 14, California Code of Regulations, we

Buckeye Ranch LLC
P.O. Box 3989
Napa, CA 94558

Fuller Mountain LLC
P.O. Box 3989
Napa, CA 94558

Bear Flat LLC
P.O. Box 3989
Napa, CA 94558

Hoover Ridge LLC
P.O. Box 3989
Napa, CA 94558

dba Preservation Ranch (see attached fictitious business filing).

hereby apply to the Director of Forestry and Fire Protection for a Timberland Conversion Permit to exempt the timberland described herein, and shown on the attached map or plat as a part of this application, from forest practice stocking requirements for conversion to a non-timber growing use and/or to enable final immediate rezoning from TPZ.

2. Property description of area to be converted and /or rezoned from TPZ.

Section	TWP	RNG	B&M	AP#
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See project description document.

3. Acres of timberland to be converted: 1671

4. The owner(s) of record of this timberland is: Preservation Ranch (see item #1 above.)

5. The recorded interest in this timberland is held under deed dated March 18, 2004.

6. This timberland is assessed in the name of: Bear Flat LLC, Buckeye Ranch LLC, Hoover Ridge LLC, and Fuller Mountain LLC, dba Preservation Ranch.

7. We intend to use this timberland in the future for: Agricultural production of premium varietal grapes, reservoir, agricultural buildings, and farmworker housing.

8. Conversion will begin about May 1, 2009 and be completed by November 15, 2011. Possible two one-year extensions on Timber Harvest Plan would extend completion date to November 15, 2013.

9. Is all or part of the conversion area in a Timberland Production Zone (TPZ)?

Yes No

If yes show the area in TPZ with diagonal black lines on the conversion plat or map, and complete the following items (a) through (e).

a. Is check or money order for \$100.00 payable to the California Department of Forestry and Fire Protection enclosed with this rezoning application as required?

Yes No

The project is located in the County of Sonoma, and the conversion areas are located on parcels zoned RRD (Resource and Rural Development) and TPZ (Timber Production Zone). Applicant has submitted an application for a Rezone of TPZ to RRD and RRD to TPZ, Conditional Use Permit per County requirements (see Answer to Question 9b below).

b. Has application for immediate rezoning from TPZ been made to the county or city having property tax jurisdiction?

Yes No

Areas converted to vineyard on TPZ lands are required to be rezoned to RRD by Sonoma County Ordinance # 5651 with a Conditional Use Permit, pursuant to Sonoma County Code, Chapter 26, 26-88-160 Major timberland conversions.

c. If applied for, has the county or city tentatively approved immediate rezoning from TPZ?

Yes No If yes, give date

d. Is there any other property zoned TPZ within one mile of the boundary of the TPZ area proposed for immediate rezoning? Yes No

e. Are there any proximate non-TPZ lands (on or off the property containing the TPZ proposed for rezoning) suitable for the proposed conversion use? Yes No

If no, explain why such non-TPZ lands are not suitable.

There are no suitable non-TPZ lands for vineyard development in the near vicinity. Suitable lands in the near vicinity are primarily large parcels zoned TPZ, and lands suitable for vineyard development are scarce due to generally steep slopes and specific soil and climatic requirements.

10. a. Is a check or money order for the basic \$600 CDF timberland conversion fee (payable to the California Department of Forestry and Fire Protection) enclosed with this application?

X Yes No (See Title 14, 1104.2 CCR.)

b. Is check or money order for the \$1250 Fish and Game impact fee (Section 711.4(d)(2), Fish and Game Code) payable to the State of California enclosed?

X Yes No

I will submit the fee when notified seven days in advance of filing the Notice of Determination and issuance of the permit.

11. Is any of the conversion area in a Coastal Zone as provided for by the California Coastal Act of 1976?

Yes X No If yes, date of issuance .

12. What elements of the county or city general plan apply to the area within which the timberland proposed for conversion is located? The area is zoned TPZ and RRD, Agricultural development is a permitted use pursuant to County of Sonoma Ordinance #5651 as amended, Chapter 26, 26-88-160. Major timberland conversions (see Answers to Question 9 above). The entire project site is in a General Plan Marginal Groundwater Availability Area.

13. What is the zoning classification for all or part of the proposed conversion area that is neither TPZ nor Coastal Zone (use the designated zone term such as "Agriculture – Forest", not a letter designation)?

The areas not zoned TPZ are currently zoned RRD, Resource and Rural Development.

14. Does the county, city or district have permit zoning, or other approval jurisdiction for the project that is the purpose of the conversion? X Yes No.

The applicant is submitting applications to the County of Sonoma for a Rezone of TPZ to RRD, rezone of RRD to TPZ, and Conditional Use Permit for major timberland conversion.. The County will be the CEQA Lead Agency, CDF is a Responsible Agency.

a. Name of local government entity: County of Sonoma Permit and Resource Management Department

b. Name of type of approval, zoning or permit required: Rezone, Conditional Use Permit, Erosion Control Plan to comply with Sonoma County Vineyard Erosion and Sediment Control Ordinance, Well Permits, Grading Permits, Septic Permits, and Agricultural Building Permits.

c. Has the local government agency submitted an environmental impact report or negative declaration to the State Clearinghouse as required by the California Environmental Act (CEQA) and regulations? ___ Yes ___ X No. What is the State Clearinghouse Number? _____

d. Has the local government granted the necessary approvals, zoning or permits required for the project?

_____yes ___ X no If no, explain in the appropriate section of the Timberland Conversion Plan. (See discussion above of County approvals.)

15. All property owners must sign the following affidavit unless the owner is a partnership, corporation or other organization officer respectively. An owner's agent may sign the affidavit, if power of attorney designating the agency, and signed by all the owners, a partner, or corporate or organization officer, for these respective kinds of ownerships accompanies the application. If the affidavit or power of attorney is signed in state other than California, the signature(s) must be notarized.

AFFIDAVIT

I (We) own the herein described property, and declare a bona fide intent as defined in Section 1100(b), Title 14, California Code of Regulations to successfully complete conversion of the herein described timberland for the stated purpose in accordance with the conversion plan and plat or map, all hereby acknowledged as a part of this application, and in accordance with the timberland conversion permit, timber harvesting plan and conditions required through the California Environmental Quality Act and related regulations.

I (We) understand that if the conversion fails or is abandoned, that I (we) can be required to restock with trees those areas that do not comply with forest practice stocking requirements, so that such areas meet forest practice stocking requirements. I (we) understand that if we fail to do so, the Director of Forestry and Fire Protection can have the restocking done, including necessary site preparation, and charge me (us) with the costs.

I (We) declare under penalty of perjury that I (we) have fully read this application, conversion plan and plat or map, and that the information given therein is correct to the best of my (our) knowledge.

Executed on _____ 200__, at _____
State of _____

Signature(s) of Property Owner(s) _____ Title(s) _____

Timberland Conversion Plan

Applicants must complete general section of this plan and such additional sections as may be appropriate for the specific future use to which the timberlands are to be converted. You may attach supplemental pages to provide complete answers, or explain a use not covered. Code the supplemental or continued answers by using the appropriate question number, such as General-7, Grazing-5, etc. Additional information may be required as appropriate.

The Timber Harvesting Plan upon approval by the Director of Forestry and Fire Protection for the timber operations for this timberland conversion thereby becomes a part of this conversion plan.

In addition to the Timber Harvesting Plan itself, either the Director or the environmental review process may prescribe measures to reasonably ensure the success of the conversion or to provide additional environmental protection. When the applicant agrees to these stipulations as conditions for the issuance of the Timberland Conversion Permit, they shall become a part of the plan, either incorporated therein or attached as a supplemental thereto.

GENERAL

Timberland Owners: Preservation Ranch

1. The responsible person who may be contacted if different from those given in the Application section.

Regarding questions related to the Timberland Conversion Plan:

Nicholas Kent, Registered Professional Forester #2418
Kent & Associates, P.O. Box 1914
Healdsburg, CA 95448, (707)433-7308,

All other inquiries should be directed to the applicant:

Tom Adams and Matt McKamey
Premier Pacific Vineyards
P.O. Box 3989
Napa, CA 94558 (707)224-6565

2. Have you received professional advice or assistance in planning this conversion? X yes
 no. List name and address of people professionally trained in land management who are
advising you on this conversion.

Forestry

Nicholas Kent

Profession: Consulting Forester, California Registered Professional Forester #2418

Kent & Associates

P.O. Box 1914

Healdsburg, CA 95448 (707)433-7308

Consultant for forestland planning and forest management.

Jared Gerstein, RPF #2826

Profession: Consulting Forester/Forest Ecologist

Baldwin, Blomstrom, Wilkinson and Associates

P.O. Box 702

Arcata, CA 95518 (707)825-0475

Consultant preparing Windy Gap Wildlife Preserve and Oak Woodland Study

John Nickerson

Profession: Consulting Forester, California Registered Professional Forester #2549

Dogwood Springs Forestry Services

3461 Burnette Way

Ukiah, CA 95482 (707)468-8529

Consultant modeling timber growth and yield, and carbon sequestration

Charll Stoneman, RPF #2375

Profession: Consulting Forester, California Registered Professional Forester #2375

Stoneman Forestry Services

P.O. Box 6177

Eureka, CA 95502 (707)442-9209

Consultant preparing Conversion Timber Harvest Plan

Vineyard Design

Matt McKamey

Profession: Engineer

Vineyard Design, Erosion Control Plan, Water Development

Premier Pacific Vineyards (PPV)

P.O. Box 3989

Napa, CA 94558 (707)224-6565

Mitchell Klug (PPV)
Profession: Professional Viticulturalist
Vineyard Design and Management

Tom Piper (PPV)
Profession: Vineyard Manager
Vineyard Design and Management

James R. Bushey
Profession: Professional Engineer
PPI Engineering
1802 Soscol Avenue
Napa, CA 94559 (707)725-1806
Consultant for preparing vineyard design, erosion control, reservoir and irrigation engineering.

Entitlements

Tom Adams
Profession: Attorney
Premier Pacific Vineyards (PPV)
P.O. Box 3989
Napa, CA 94558 (707)224-6565

John Hawkins
Profession: Management Consultant
Hawkins & Associates
1234 Hudson Avenue
St. Helena, CA 94574 (707)968-9712
Consultant for economic analysis

Eric J. Koenigshofer
Profession: Attorney
Perry, Johnson, Anderson, Miller & Moskowitz
438 First Street, 4th Floor
Santa Rosa, CA 95401 (707)525-8800
Entitlements

Jean Kapolchok, APA
Profession: Land Use Planner
J. Kapolchok & Associates
2245 Montgomery Drive, Suite D

Santa Rosa, CA 95405 (707)526-8939
Subdivision and General Plan Issues

Katherine Philippakis
Profession: Attorney
Farella Baun + Martel LLP
899 Adams Street, Suite G
St. Helena, CA 94574 (707)967-4154
Property Due Diligence/Real Estate

Biology

Ric Villasenor (Kleinfelder)
Profession: Senior Wildlife Biologist
Kleinfelder Inc.
2240 Northpoint Parkway
Santa Rosa, CA 95407-5009 (707)571-1883
Consultant for wildlife surveys and wildlife management

Brian Mulvey (Kleinfelder)
Profession: Senior Aquatic Biologist
Consultant for stream habitat assessment

Chris K. Kjeldsen Ph.D., Daniel T. Kjeldsen
Profession: Consulting Botanists
Kjeldsen Biological Consulting
923 St. Helena Ave.
Santa Rosa, CA 95404 (707)575-8030
Consultant for survey of rare plants

Matt Richmond
Profession: Consulting Botanist
Redwood Coast Associates
PO Box 1635
Willits CA 95490 (707) 357-3365
Consultant for survey of rare plants

Pamela Town
Profession: Consulting Wildlife Biologist
Forest Ecosystem Management
3904 North Cable Road
Anaconda, MT 59711 (406)490-7427
Consultant for wildlife surveys

Stillwater Sciences
2855 Telegraph Ave., Suite 400
Berkeley, CA 94705 (510)848-8098
Consultant preparing a limiting factors analysis on steelhead trout

Geology, Soils, and Hydrology

Robert Motshchall Ph.D. (Kleinfelder)
Profession: Project Scientist
Kleinfelder Inc.
2240 Northpoint Parkway
Santa Rosa, CA 95407-5009 (707)571-1883
Consultant for hydrological assessment/water quality

Mark Stanley (Kleinfelder)
Profession: Senior Geotechnical Engineer, PE, GE
Consultant for geologic analysis of vineyard sites and quarry sites/Water Availability/Soils Report

Michael G. Burns (Kleinfelder)
Profession: Principal Geologist, CEG, CHG, REA
Consultant for geologic analysis of quarry sites/

Danny Hagans
Profession: Geologist
Pacific Watershed Associates
P.O. Box 4433
Arcata, CA 95518 (707)839-5130
Road Assessment and Stabilization Planning

Richard T. Nagaoka
Profession: Soil Scientist
1171 Edwards St.
St. Helena, CA 94574 (707)963-5955
Viticultural Consultant

Matt O'Connor, PhD
Profession: Consulting Geologist/Hydrologist, California Registered Geologist #6847
O'Connor Environmental Inc.
P.O. Box 794
Healdsburg, CA 95448 (707)431-2810

Consultant for hydrological assessment, sediment budget, water quality

Martin Trso

Profession: Consulting Geomorphologist, California Registered Geologist

1765 Oxford St., Berkeley, CA 94709 (510)378-4227

Consultant on sediment budget

3. Do you have or can you obtain sufficient financial resources to carry out this conversion?

yes no

The applicant for the proposed project has the financial resources to carry out the proposed project. The applicant is a vineyard development company, and has financed numerous vineyard projects. This project is funded by CalPERS investments managed by Preservation Ranch.

Should the conversion fail or be abandoned do you have or can you obtain sufficient financial resources to return the land to timber production?

yes no

Should the proposed project fail or be abandoned for any reason, the applicant will be responsible for returning the land back into timber production through tree planting to meet minimum stocking levels of the Forest Practice Rules.

4. How will the timber be logged? (Will all or only some trees be cut? Will area be tractor – logged or cable logged, etc.) Describe:

The LTO will conduct all conversion area timber harvesting and site preparation activities.

Timber Harvesting

All conifers and hardwoods will be harvested and stumps and slash removed from the vineyard sites/conversion areas by a Licensed Timber Operator (LTO). The area will be logged with tractor equipment- tractor, rubber tired skidder, front end loader, excavator, and hydraulic loader. Trees will be cut by hand felling or mechanical felling with a feller buncher. Trees will be skidded with a rubber tired skidder or crawler tractor to a landing on existing seasonal roads. Conifer saw logs will be transported offsite. Hardwood logs may be transported offsite in the form of logs or firewood. Sub-merchantable size material < 6 inches in diameter such as branches and tops and stumps will be chipped on site, with chips hauled offsite or spread on bare soil for erosion control, or this material will be piled and burned. All timber harvesting operations will conform to an approved Timber Harvest Plan associated with this conversion permit. Sudden Oak Death (SOD) host plants, plant parts, unprocessed wood, and wood products may only be moved off-site under current guidelines which meet CDF regulations. Refer to the THP for compliance information for SOD. Some areas may have timber harvest completed with site preparation activities not started; for these areas, Forest Practice Rule erosion control measures will be implemented by October 15.

After October 1, site preparation activities shall not commence. Timber harvest units shall not exceed 30 acres in size and shall be separated by a logical un-harvested unit at least 20 acres in size if site preparation will not occur prior to October 1.

Site Preparation

Site preparation will follow timber harvesting and removal of forest products, and will consist of clearing of roots, stumps, and woody material with a tractor using a brush rake or an excavator. Stumps will be pulled out of the ground with a tractor or an excavator. Unmerchantable woody material will be tractor piled and chipped or tractor piled with slash piles burned on site. Chips may be spread as a ground cover and/or spread in the adjacent forested areas, but shall not be piled such that soils or water quality are deleteriously affected. Construction staging areas shall be located at each vineyard block where slash is burned or chipped. Larger redwood stumps may be collected and stockpiled on site for use for large woody debris in stream restoration projects within the Gualala River watershed.

No site preparation activities shall occur after October 1. Following site preparation, temporary erosion control measures as described in Item 7 below will be put in place prior to the onset of the winter period, October 15, if permanent erosion control measures have not been installed. The applicant's vineyard contractor shall be responsible for installing temporary and permanent erosion control measures following site preparation.

5. Slope percent ranges in gradient generally ranges between 0% to 38%. Slopes face toward the south, west, north, and east. Average slope of conversion areas is approximately 15% to 20%.

6. Explain special measures to be taken during and after logging, including road and skid road construction, and use to prevent erosion, protect soil, and to protect local streams, ponds, or lakes on or near the conversion area. EXPLAIN IN DETAIL:

The North Coast Regional Water Quality Control Board has notified Preservation Ranch that the Project is subject to Waste Discharge Requirements (including timber harvesting). All such requirements shall be complied with in addition to the following Forest Practice Rule/ best management practices.

Soil Characteristics and Slope Stability

The soil types on the conversion areas have moderate and high erosion hazard rating due to average slopes of 15% to 20% not exceeding 38% and low vegetative cover within the conversion areas following timber harvesting.

Engineering Geologists have reviewed the conversion areas and identified active unstable areas which have been give a 25 foot no operations buffer. Additional factors addressing slope stability are the County ECP process, topographic location being primarily on ridge tops, the gentle average slopes, erosion control design, and the retention of natural drainage

patterns. The Project consulting geologists have determined that due to the topographic location of the reservoirs in gentle swales near ridge tops, there is a low likelihood of slope failure or mass wasting due to the engineered and constructed dam and spillway drainage systems. Prior to final reservoir siting within conversion areas, more detailed site specific geotechnical evaluations will be made with recommendations incorporated into final design.

Tractor Logging Restrictions

Tractor logging may occur only between the period May 1 to October 15, but not when saturated soil conditions are present. Excavation of stumps, building of roads, and ripping of soils shall be restricted to the period May 1 to October 15, to limit the potential of soil erosion and prevent negative impacts on beneficial uses of water in downstream watercourses.

Saturated soil conditions are defined in the Forest Practice Rules (Title 14 CCR 895.1) as the following:

Saturated Soil Conditions means that site conditions are sufficiently wet that timber operations displace soils in yarding or mechanical site preparation areas or displace road and landing surface materials in amounts sufficient to cause a turbidity increase in drainage facilities that discharge into Class I, II, III, or IV waters, or in downstream Class I, II, III, or IV waters that is visible or would violate applicable water quality requirements.

In yarding and site preparation areas, this condition may be evidenced by: a) reduced traction by equipment as indicated by spinning or churning of wheels or tracks in excess of normal performance, b) inadequate traction without blading wet soil, c) soil displacement in amounts that cause visible increase in turbidity of the downstream waters in a receiving Class I, II, III, or IV waters, or in amounts sufficient to cause a turbidity increase in drainage facilities that discharge into Class I, II, III, or IV waters, or d) creation of ruts greater than would be normal following a light rainfall.

On logging roads and landing surfaces, this condition may be evidenced by a) reduced traction by equipment as indicated by spinning or churning of wheels or tracks in excess of normal performance, b) inadequate traction without blading wet soil, c) soil displacement in amounts that cause visible increase in turbidity of the downstream waters in receiving Class I, II, III, or IV waters, or in amounts sufficient to cause a turbidity increase in drainage facilities that discharge into Class I, II, III, or IV waters, d) pumping of road surface materials by traffic, or e) creation of ruts greater than would be created by traffic following normal road watering, which transports surface material to a drainage facility that discharges directly into a watercourse.

There will be no terracing of side slopes for vineyards, and tractor logging shall be done such that skid trails and landings are not cut into hillsides. Vine rows will be located running with the slope so that terracing is not necessary. Slopes are relatively gentle, 0-38% (averaging 15% to 20%), and soil disturbance during logging will be kept to a minimum to retain the natural gradient of the hillsides. Minimal blade work is required to skid logs to landings. As per 14 CCR 916.9(m), all tractor roads shall have drainage and/or drainage collection and

storage facilities installed as soon as practical following yarding and prior to either (1) the start of any rain which causes overland flow across or along the disturbed surface within a Watercourse Lake and Protection Zone (WLPZ) or within any Equipment Limitation Zone (ELZ) or Equipment Exclusion Zone (EEZ) designated for watercourse or lake protection, or (2) any day with a National Weather Service forecast of a chance of rain of 30 percent or more, a flash flood warning, or a flash flood watch.

Watercourse Protection

Water quality best management practices will protect water resources to the highest degree possible. Class III watercourses have been avoided to the extent feasible with vineyard design. All Class I and Class II watercourses have been avoided and have large buffer zones.

Class III Watercourses: Class III watercourses that are within the vineyard boundaries, that are adjacent to vineyards, or that pass through vineyards shall have a flagged 25 foot ELZ (equipment limitation zone) where side slope steepness is <30%, and a flagged 50 foot ELZ where side slope steepness is 30% or greater. Exceptions to this ELZ include portions of headwater Class III watercourses that originate within the vineyard areas that will either be filled and farmed-over or Class III watercourses that will have reduced ELZ's. These exceptions are in lieu practices, and erosion control and soil stabilization measures are designed in these locations to be sufficient to protect water quality and will provide at least equal protection as the standard rule requiring an equipment limitation zone and requiring retention of filter strip properties to maintain soil stability of the zone. No vegetation clearing or tractor equipment operations shall occur within Class III watercourse standard ELZ's or in lieu ELZ's after October 1 and prior to May 1.

Standard ELZ: Operations that occur within the ELZ shall be limited to equipment crossings, otherwise equipment shall not enter the zone and logs shall be pulled out of the zone with a cable. To reduce potential impacts to watercourses, overstory vegetation may be removed to reduce shading effects on vineyards but at least 50% of the understory vegetation present before timber operations shall be left living and well distributed within the ELZ. 75 percent surface cover shall be required for raindrop energy dissipation and to filter suspended sediment as well as increase infiltration rates of overland flow prior to it reaching the watercourse. Surface cover shall be understory vegetation, lopped slash (18" maximum height from ground level) or chipped wood fibre spread over the soil.

Reduced ELZ: In some site specific locations on a subset of Class III watercourses, primarily in areas where slopes are <30%, based on engineering review and recommendation, the ELZ will be reduced to allow farming within the zone near or up to the watercourse channel. This is an in lieu practice to 14 CCR 916.4 (c)(1) requiring a standard width zone. In these locations site specific engineered erosion control measures will be put in place that prevent sediment delivery to the watercourse. Erosion control measures may include but will not be limited to rocking watercourse channel banks and channel beds to a minimum depth of 6 inches, installing a permanent cover crop with fiber rolls placed on contour, and/or installing

a heavy mulch of wood chips to a minimum depth of 4 inches upslope of channel banks. In lieu erosion control measures are expected to require periodic monitoring to ensure these controls are functioning properly and sediment is not reaching the watercourse. Periodic maintenance and upgrading of these erosion control measures will occur by the landowner under consultation with a licensed engineer.

Class III Farm-over Watercourse Reaches: Site specific Class III watercourses have been identified that have headwaters originating within the vineyards that can be filled and farmed-over without increasing the risk of mass movement or allowing sediment to enter the watercourse (see Item 7 discussion). In some locations, the farm-over practice will reduce sediment delivery to watercourses by stabilizing headwater channels that are experiencing active down cutting and gully erosion. The use of engineered fills including compacted earth or rock buttresses place in keyways installed across the channel and installation of subsurface drainage systems in the channels will prevent erosion and result in minimum change to the present hydrology of these watercourse systems. Refer to Item 7 Streams and Grading regarding the conditions and constraints of the specific farm-over watercourse channels.

Class II Watercourses: A number of Class II watercourses are adjacent to the conversion areas. These Class II watercourses shall have a flagged 100 foot Watercourse and Lake Protection Zone (WLPZ) regardless of side-slope steepness. This is an extended WLPZ, as the standard Forest Practice Rule zone width is 50 feet for slopes <30% and is 75 feet for slopes 30-50% (14 CCR, 916.5). No timber harvesting, clearing, burning, or equipment operations shall occur within this extended WLPZ with the exception that equipment may utilize existing truck roads.

Class I Watercourses: Several of the conversion area boundaries are 200 feet from Class I watercourses. Class I watercourses shall have a flagged 200-foot WLPZ regardless of side-slope steepness. This is an extended WLPZ, as the standard Forest Practice Rule zone width is 150 feet. This extended WLPZ is in effect to reduce the potential for impacts to water quality, and to preserve and protect existing and developing wildlife habitat. No timber harvesting, clearing, burning, or equipment operations shall occur within this extended WLPZ with the exception that equipment may utilize existing truck roads.

Table 1. Watercourse Protection Measures and Zones

Watercourse	Description	Zone	Protected Width	Erosion Control Best Management Practices *
Class III	Standard	ELZ	<30% slope-25' 30-50% slope-50'	No equipment operations, retain 50% understory and 75% surface coverage
Class III	Reduced Zone	In lieu ELZ	Variable	Engineered erosion control practices including rocking channel, permanent ground cover with fiber rolls, and wood fiber mulch**
Class III	Farm-over	In lieu ELZ	n.a.	Engineered fill with cross channel compacted fill set in keyway with subsurface drainage systems**
Class II	Standard	Extended WLPZ	100'	No timber harvesting, vegetation removal or equipment operations in the zone

Class I	Standard	Extended WLPZ	200'	No timber harvesting, vegetation removal or equipment operations in the zone
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* all BMP's will meet or exceed standard watercourse protection measures of Forest Practice Rules

** no timber operations prior to June 1 or after September 1, and Permanent ECP BMP's in place by October 15

Logging Road Reconstruction and Construction

The main access roads to the conversion areas will be upgraded from the current seasonal condition to a permanent all weather surfaced storm proof condition. Refer to Road Plan for description and location of these roads and for a description of storm proofed condition. Within the conversion areas existing seasonal truck roads allow access to log landing sites. Several additional short road segments will be built to provide access to conversion areas currently not served by the existing road system. A road inventory has been performed for each access road (refer to Timber Conversion/Vineyard Development Road Plan). All roads identified in this Road Plan (assessment Phases 1, 2, 3, and 4) shall be upgraded or constructed to storm proofed conditions utilizing current design techniques of outsloping road surfaces with rolling dips installed where possible. In some limited locations where road bank seepage precludes outsloping, roads will be crowned with cross drains properly located to reduce potential water quality impacts and to hydrologically disconnect roads from watercourses wherever possible.

After outsloping and grading, the designated primary access roads will be upgraded from the current seasonal road surface to an all weather surface with the application of 6 inches or more of compacted road gravel.

Watercourse crossings will be upgraded to handle 100 year flows, and critical dips will be installed in the event of culvert failure. Class I Watercourse crossings on the Property are presently existing permanent bridges that do not affect fish passage.

Erosion Control Measures for Timber Operations

Erosion Control measures for timber operations (where site preparation has not yet occurred) shall be put in place prior to October 15. LTO is responsible for these measures. Refer to Table 2. Maximum Distance Between Waterbreaks for maximum waterbreak spacing.

Table 2: Maximum Distance Between Waterbreaks

	<u>Gradient of Seasonal Logging Road or Tractor Road</u>
<u>EHR Rating</u>	<u>0-25% (all roads)</u>
<u>High</u>	<u>50'</u>
<u>Moderate</u>	<u>100'</u>

In addition, skid roads and temporary and seasonal timber access roads within the conversion area that could concentrate water shall have rolling dips and waterbreaks constructed that disperse runoff to the greatest extent possible, and in sensitive locations near WLPZ's and ELZ's fiber rolls shall be installed at the outlets of these drainage structures to capture sediment and prevent sediment from reaching watercourses.

Erosion Control Monitoring of Timber Harvest Areas and Roads

Monitoring of the conversion areas and project roads erosion control measures and devices shall be performed on a regular basis by the RPF or the RPF's supervised designee to ensure proper drainage in all areas where timber operations have been started and have not yet been completed, and where site preparation activities have not yet begun. All areas adjacent to ELZ's' and WLPZ's where soil has been disturbed by timber harvesting shall be assessed by a RPF in consultation with applicant's engineer prior to October 1 to determine the need for additional soil stabilization beyond standard Forest Practice Rule measures. Monitoring of temporary timber harvest erosion control measures to ensure effectiveness shall be done at least three times during the winter period (Oct 15 to April 1) by a qualified professional such as the Applicant's RPF or RPF's supervised designee at the following time intervals (refer to Table 2 Monitoring of Timber Harvest and Road Construction Erosion Control Measures) until a completion report has been submitted to CDF the same monitoring schedule for roads shall apply for the first year after construction/reconstruction:

- A. Prior to October 1 (required).
- B. When 10 inches of cumulative precipitation has accumulated after October 15 (required).
- C. Immediately after precipitation events of greater than 5 inches in a 48 hour period (weather dependent).
- D. After March 1 and Prior to March 30 (required).

Monitoring reports for these timber harvest area and road inspections shall be submitted by the applicant's RPF to the Regional Water Quality Control Board with copies submitted to CDF in accordance with the project specific WDRs, SWPPP, and/or MMRP. This monitoring program will ensure that any erosion control problems that develop are addressed and corrected in a timely manner to prevent deleterious effects to water quality. Table 2 describes monitoring efforts, timing, and reporting for the 2nd and 3rd years after completion of road improvements.

Completion of Timber Operations

After site preparation activities have been completed by the Licensed Timber Operator (LTO), the RPF shall schedule a meeting with the CDF Forester, the LTO, and the Applicants Vineyard Engineer on an annual basis to review completed areas for conformance with the Timber Harvest Plan requirements. Upon conformance with these THP requirements

as determined by CDF, the RPF shall file a partial timber harvest plan completion report submitted to CDF within 30 days of the CDF inspection.

All site preparation activities in a given year shall be completed by October 1 to allow the applicants vineyard contractor to install temporary or permanent erosion control measures prior to October 15. After the completion report has been accepted and signed by CDF the Applicant is responsible for installation and maintenance of erosion control facilities.

The applicant will notify CDF, the County, and the Regional Water Quality Control Board when temporary or permanent erosion control measures have been installed to allow them to inspect the areas for compliance with the Erosion Control Plan prior to October 15.

Table 2 Monitoring of Timber Harvest and Road Construction Erosion Control Measures

Activity	Responsible Contractor	On-Site Professional Monitoring	Date	Reporting Agency *
Timber Harvest/Roads	LTO	RPF	April 1-October 15	CDF
Timber Harvest/Roads Erosion Control	LTO	RPF	Prior to October 1	CDF, WQ
	LTO	RPF	After 10" precip. Accumul. since October 15	CDF, WQ
	LTO	RPF	After 5" in 48 hour events	CDF, WQ
	LTO	RPF	Between March 1 and March 30	CDF, WQ
Roads – 1 st 12 months after Reconstruction/ New Construction	LTO	RPF	Prior to October 1	CDF, WQ
	LTO	RPF	After 10" precip. Accumul. since October 15	CDF, WQ
	LTO	RPF	After 5" in 48 hour events	CDF, WQ
	LTO	RPF	Between March 1 and March 30	CDF, WQ
Roads –Year 2 after Reconstruction/ New Construction	LTO/Vineyard Contractor	RPF/Engineer	3 times from October 15 to March 30, at least 60 days apart	WQ
Roads –Year 3 after Reconstruction/ New Construction	Road Association	Road Association	3 times from October 15 to March 30, at least 60 days apart	WQ

* Annual Monitoring Report submitted to WQ on May 1, or as required by WDR

7. Describe how the area will be prepared for new use after logging. Describe methods of slash disposal and woody vegetation treatment, and any additional land treatment measures that will be taken:

Refer to Item 4. Site Preparation, above regarding slash disposal and woody vegetation treatment.

Future Timber Harvesting Access

Timber harvesting access through the new vineyards will be unimpeded. Roads shall be retained within the new vineyards that allow timber management activities to continue unaffected by vineyard management activities. This includes unimpeded access for tractors, log trucks, and/or cable yarding equipment. Log landing areas will be retained in key locations within and adjacent to conversion areas that allow adequate deflection for lifting and skidding logs from timbered areas outside the conversion areas.

Vineyard Soil Preparation and Grading

Following site preparation and stump and slash disposal by the LTO and filing of a completion report with CDF as described above in Item 6, the Applicant's vineyard contractor will be responsible for installing, maintaining, and monitoring erosion control measures as required by the County ECP and Grading Permit, State SWPPPs and project specific WDRs for vineyard installation. The vineyard contractor may begin soil preparation of the vineyards if adequate time for installation of temporary vineyard erosion controls is available prior to October 15.

In order to enhance the soil's water storage capacity, the soil will be ripped to varying depths as site soil conditions dictate, with any remaining woody material in the form of roots removed from the soil. Subsequent to soil preparation minor grading of vineyard sites will be required to provide an even surface for farming operations. Vineyard development will follow existing contours and not include any terracing. The required grading be limited to smoothing contours and establishing avenues for tractors, construction of driveways, parking areas, residences, farm worker housing, reservoirs, and agricultural buildings. (Refer to Erosion Control Plans).

Near and In-stream Watercourse Grading

Class I and Class II watercourses will be avoided; refer to Item 6 above regarding extended buffer zones for these watercourses. Class III watercourses will be avoided on slopes >30%

and in areas that have erosion potential; refer to Item 6 above regarding equipment limitation zones with best management practices for soil stabilization and filtering of runoff.

Grading operations will involve filling portions of some specifically designated Class III watercourses and drainage areas that have low erosion potential. These reaches are designated as farm-over locations. These farm-over watercourse reaches have been analyzed in the field using present site conditions including erosion hazard rating, channel gradient, width of channel bed, depth and stability of channel banks, gradient of near stream side slopes, and visual analysis of channel characteristics including hardness of the channel bed and current erosional processes such as head-cutting and down-cutting. At site specific locations the project engineers have determined that farming-over these watercourses can be done without detrimental affects to water quality, slope stability, or mass wasting potential. In some areas, these existing watercourses are currently headcutting or rapidly downcutting and forming gullies that transport significant amounts of sediment, measured in cubic yards, downstream. Farming-over these actively eroding reaches will reduce downstream sediment transport.

Farm-over watercourse reaches will be stabilized using engineering practices designed to prevent detrimental affects to water quality consistent with all relevant permits (refer to Erosion Control Plan for farm over typicals). Subsurface drainage will be installed to stabilize the fill and collect subsurface water that collects in the drainage. The engineered fill within the Class III watercourses will be keyed or benched into the subsoil depending on the soil conditions and slope. The site specific farm-over reaches and the limits of farm-over reaches are shown in map form in the Erosion Control Plan Vineyard and Improvement Design report. A licensed engineer or their supervised designee will monitor construction of the Class III watercourse farm-over locations.

Class III watercourses that flow through (not originating in) a conversion area, that flow adjacent to the conversion areas, or that are downstream from a farm-over reach will be buffered with appropriately engineered erosion control measures to minimize potential impacts to water quality (refer to Erosion Control Plan Vineyard and Improvement Designs).

Vineyard Planting and Permanent Cover Crop Installation

The vineyard sites will be cultivated prior to planting and soil amendments will be incorporated based on recommendations derived from the soil analysis contained in the Project *Total Available Water Estimation Report*. The fumigation of soils has been determined to be unnecessary; therefore no soil fungicides or fumigants will be used. The irrigation lines installed will consist of a drip irrigation system. A permanent cover crop will then be planted over the entire vineyard area by October 15, prior to the start of the winter period. The vine rows will then be staked and the vines planted. After vine establishment, the permanent cover crop will be mowed for weed control rather than cultivated, which will reduce the exposed soil area and lessen the potential for soil erosion. Herbicides under the

vine rows will only be used if mowing and mulching to control weed species proves to be ineffective. Noxious weed species will also be controlled to prevent spread onto adjacent lands. (refer to Erosion Control Plan Vineyard and Improvement Designs)

Erosion Control

Consistent with the SWPPP, ECP, and WDR requirements, a storm water monitoring program will be developed and implemented to verify effectiveness of erosion control and provide immediate repairs/enhancements if problems develop. In addition, the Erosion Control Plan (ECP) includes specific BMPs to address areas with >30% slope. (Refer to ECP Vineyard and Improvement Designs.) Refer to Table 3 Phasing and Timing of Conversion Activities, Vineyard Development and Implementation of Erosion Control Measures.

Temporary Erosion Control Measures: Following site preparation, soil ripping and minor grading, and prior to installation of a permanent cover crop temporary erosion control measures will be installed that employ the following Best Management Practices (BMPs) consistent with the State SWPPP, WDRs and County ECP. All temporary erosion control measures shall be installed and functional by October 15 and include the following:

- (1) Installation of geotextile fence barriers, straw bales and/or fiber rolls adjacent to watercourse WLPZ's where significant earthwork occurs and there is a potential for sediment to leave the disturbed site;
- (2) Cleared areas will be straw mulched with small grains straw at a rate of two tons/acre, application of fertilizer, and erosion control seeding;
- (3) Placement of fiber roll and jute netting check dams in runoff swales where erosion potential is significant;
- (4) Vineyard activities using heavy equipment will occur only during the period April 1-October 15 in order to avoid operations in the wet seasons, with no equipment operations on saturated soils year round;
- (5) Temporary hillside "V" ditches will be installed on variable slopes to piped outlets to catch runoff;
- (6) Temporary overland corrugated plastic pipes will be installed to convey V-ditch flows into armored outlets;
- (7) The armored outlets shall flow into reservoir/catch basins where feasible;
- (8) Geotextile fence barriers will be installed in low slope field edges areas where significant earthwork may occur next to existing channels at watercourse crossings; and
- (9) Straw blanket or fiber netting mulch will be installed on cut and fill slopes where straw retention is unlikely.

Permanent Erosion Control Measures: After vines have been planted and irrigation systems have been installed, permanent erosion control measures will be installed.

Vineyards have been designed to replicate pre-conversion forest runoff and drainage conditions, to the extent feasible. Permanent erosion control measures include the following BMPs: (1) Establishment of permanent cover crop within one year using erosion control seed mix; (2) Installation of permanent drainage improvements per finalized project plans and construction specifications; (3) Installation of permanent road way drainage improvements within the vineyard foot print per final project plans and specifications; and, (4) Installation of rock armor ditch and pipe outfalls into the drainage channel areas.

Water Storage/Reservoirs

The Project includes approximately 24 new 10 to 49 acre-foot reservoirs within the proposed vineyard foot prints. All water for vineyard irrigation for this Project will be supplied by the reservoirs. The use of the reservoirs is intended to eliminate the need for well or groundwater improvements for vineyard irrigation purposes. The irrigation demand for the vineyards will be approximately 6 inches per acre per year. Surface runoff from a portion of the vineyard sites will be collected in a drainage system and flow by gravity or pumped to the reservoirs. The reservoirs have been sited where possible based on the ability to collect water by gravity, geographic constraints, and vicinity to stable watercourse channels to address reservoir overflow discharges. Additional geotechnical investigations will be required to determine the final reservoir locations; however, all reservoirs will be constructed within the identified vineyard areas. The reservoirs will not only act as storage for irrigation but also provide detention to mitigate peak runoff from the vineyard, and function as sediment catchment ponds. The locations of the proposed reservoirs are shown on Figure 8. (refer to Vineyard Development Plans) In addition to providing irrigation water for the vineyards, in the event of a wildfire threatening the property, reservoirs will provide a readily available water source.

Water for irrigation from the storage reservoirs will be pumped and or flow by gravity through irrigation mains located within the vineyard avenues. Depending on the configuration of the various vineyard blocks water distribution pipelines will be installed in the access roads to irrigate remote vineyard blocks. Above ground drip irrigation will be used within the vineyards for irrigation of vines.

Excavation of reservoirs will take place only during the dry season period of May 1 to October 15. The dam surfaces and exposed soils above the high waterline of the reservoir will be protected from surface erosion by a combination of grass seeding at a rate of 25 lbs./acre and straw mulch at a coverage rate of 90-percent and have an average depth of two inches when applied. These soil stabilization measures will be applied prior to the October 15 onset of the winter period. All work related to reservoir construction will be done in accordance with the SWPPP/WDR and other applicable regulatory requirements. All reservoirs are sized and configured to be exempt from State Department of Dam Safety

Water Collection System

The vineyard irrigation collection system is sized for a 100-yr storm event in accordance with the Sonoma County Water Agency (SCWA) Flood Control Design Criteria Manual (1983).

The collection system captures sheet flow water (above bed and bank) within the vineyard footprint and directs it to the reservoirs for storage and detention and provides a structural BMP to mitigate potential vineyard field erosion, and potential channel erosion associated with potential peak flow increases from conversion areas. The collection systems are designed to collect runoff water of a sufficient amount to irrigate the vineyards based on mean annual runoff of 24 inches. The system is designed to mitigate increases in peak flow typically resulting from conversion. The system mitigates potential increased erosion caused by increased peak flows by capturing sheet flow prior to it entering into stream channels thereby reducing potential for increased erosion occurring.

The SCWA Flood Control Design Criteria Manual uses the rational formula for determining runoff tributary areas less than 640 acres. The potential vineyard sites are typically located on ridge tops that limit individual vineyard block runoff tributary areas to well below 640 acres. Therefore, the use of the rational method for estimating runoff within the vineyard is appropriate. (See Vineyard Development Plans)

Table 3. Phasing and Timing of Conversion Activities, Vineyard Development and Implementation of Erosion Control Measures

Activity	Responsible Contractor	On-Site Professional Monitoring	Earliest Start Date	Completion Date	Responsible Agency
Timber Harvest	LTO	RPF	April 1	October 15*	CDF, WQ, DFG
Timber Harvest Erosion Control	LTO	RPF	October 1	October 15	CDF, WQ, DFG
Site Preparation	LTO	RPF	May 1	October 1	CDF, WQ, DFG
In lieu and Farm-over Watercourse Clearing	LTO	RPF	June 1	September 1 **	CDF, WQ, DFG
Timber Operations Final Completion Inspection	LTO	RPF	n.a.	October 1	CDF, WQ, DFG
Vineyard Grading	Vineyard Contractor	Engineer	April 1	October 7	County Ag, WQ, DFG
Temporary Erosion Control	Vineyard Contractor	Engineer	June 1	October 15	County Ag, WQ, DFG
In lieu and Farm-over Watercourse Construction	Vineyard Contractor	Engineer	June 1	October 1 **	County Ag, WQ, DFG
Reservoir Construction	Vineyard Contractor	Engineer	April 1	October 7 **	County PRMD, WQ, DFG
Irrigation Systems and Vineyard Planting	Vineyard Contractor	Engineer	April 1	October 15 **	County Ag
Permanent Erosion Control	Vineyard Contractor	Engineer	June 1	October 15	County Ag, WQ, DFG

* No Timber Harvest of >30 acre units after October 1

**Permanent Erosion Control measures required by October 15

8. If conversion fails, or is abandoned for any reason, how will the area be returned to timber growing use to meet the purpose of the Forest Practice Act? Describe land preparation, and seeding or planting measures:

Land Preparation to Return Land to Timber Growing in Event of Conversion Failure:
In the event of conversion failure or abandonment, the area will be returned to a conifer forest by removal or control of brush species, removal of irrigation, steel fence posts and fencing, and by replanting with redwood and Douglas-fir seedlings. Reforestation shall occur under the supervision of a Registered Professional Forester. The area must meet the State stocking standards 2 years after planting. A stocking survey will be conducted by a Registered Professional Forester, and a report of stocking filed with the California Department of Forestry and Fire Protection. If the area does not meet stocking standards 2 years after planting then the area will be replanted until stocking standards are met.

9. Area on which conversion will be completed within 3 to 5 years: 1671 acres. Date by which logging will be completed: _____. Date by which final conversion to new use be completed: _____. This timing is dependent on the approval date of this Timber Conversion Plan and associated THP, and may need to be adjusted based on those approval dates.

10. What assurances can you give that this conversion is feasible?

Conversion Feasibility

This is a feasible conversion as other successful, productive vineyards have been established on similar soils, microclimates, and topographic sites in the nearby vicinity in the Annapolis area to the west, as well as areas to the south, east, and north. The conversion area is well suited for vineyard establishment due to gentle topography, favorable aspects, good access to roads, topographic position that allows afternoon heating and low probability of frost, and high rainfall that allows capture of diffuse surface flows for irrigation. Soils are well drained, and are well suited for vineyard production. The applicant has successfully developed numerous vineyards and has the financial means to complete the conversion and to establish the vineyard.

The project has been analyzed by professional vineyard managers, agricultural engineers, and an agricultural soil scientist who have determined that the area is well suited for a vineyard use, and that once established the vineyards will be capable of producing high quality varietal wine grapes.

Refer to *Total Available Water Estimation Report* discussion of soil types for suitability of soils for viticultural production.

Refer to *Geologic Landslide Analysis and Timber Conversion Soil Erosion Hazard Rating Sheets* regarding suitability of the soil and site for vineyard development.

11. Describe the specific plans for development of the new use:

Refer to Project Description and Timber Conversion Plat Maps.

List and attach any documents and sketches illustrating or showing the proposed use.

- A. General Location Map, Annapolis, McGuiarre Ridge, Gube Mountain, and Tombs Creek 7.5 Minute USGS Maps, Scale 1 inch = 2000 feet
- B. Timberland Conversion Plat Maps
- C. Timberland Conversion Soil Erosion Hazard Rating Map, Scale 1 inch = 500 feet
- D. Estimated Surface Erosion Hazard Rating Sheets
- E. Photographs of Project Area and Local Vicinity
- F. Typical Erosion Control and Mitigation Plan for the Preservation Ranch by Winzler and Kelly Engineering Inc.
- G. Longview Ranch Soil Chemical Analysis and Observations, by Richard T. Nagaoka, Viticultural Consultant.
- H. Wildlife Survey
- I. Botanical Survey and Rare Plant Protection and Mitigation Measures, by Chris Kjeldsen PhD.
- J. Analysis of Timberland Conversion and Timberland Restoration by Kent & Associates (Appendix D of Project Description)
- K. Confidential Archaeological Report of the Preservation Ranch by William Self and Associates and Roscoe and Associates
- L. Hydrological and Ground Water Analysis of the Preservation Ranch by O'Connor Environmental Inc.
- M. Landslide Hazard Evaluation, Preservation Ranch by Kleinfelder Inc.
- N. Total Available Water Estimation Report, Preservation Ranch by Kleinfelder.

AGRICULTURE-GRAZING

The following additional information is needed for lands to be devoted to agricultural purposes including grazing.

1. Has the suitability of the soil for the intended agricultural use been determined through examination by and consultation with farm advisors, Soil Conservation District Specialists, or other qualified professionals? yes no If yes, give name and title to specialists and describe findings.

Total Available Water Estimation Report, Preservation Ranch by Kleinfelder and Longview Ranch Soil Chemical Analysis and Observations, by Richard T, Nagaoka, Viticultural Consultant.

2. Describe the soils now supporting timber or other woody vegetation:

Refer to Soil Descriptions and Soil Maps, TCP Materials

3. Describe soil treatments necessary or desirable for the new use:

Refer to Total Available Water Estimation Report, Preservation Ranch by Kleinfelder and Longview Ranch Soil Chemical Analysis and Observations, by Richard T, Nagaoka, Viticultural Consultant information regarding necessary soil treatments for vineyard soils, application rates and timing. Soil amendments to allow grape production include dolomitic limestone, gypsum, boron, potassium, high quality compost, nitrate nitrogen, potassium and zinc.

No fumigation for nematodes is necessary.

4. How will other woody vegetation after logging be eliminated? (Check method)
Mechanical clearing Chemical eradication Burn Other

Refer to Item 7 above regarding removal of woody vegetation after logging. Unmerchantable material not shipped off-site will be tractor piled and chipped or burned on -site.

5. How will natural woody growth be prevented from revegetating the area? (Check method)
Mechanical removal Reburn Chemical eradication Other (specify) hand labor,

Weed wackers and hand grubbing will be used for controlling competing vegetation where possible. Permanent cover crops will be used between vine rows, which will be mowed. In difficult to access areas, where persistent brush problems occur, or where invasive noxious weeds have established, chemical herbicides may be used for brush or weed control. If chemical herbicides are used, they will be non-leaching pre or post emergence formulations.

A Licensed Pest Control Advisor shall make herbicide recommendations, and a Licensed Pesticide Applicator shall apply herbicides.

6. What kind and rate of application of seed or kind and spacing of planting stock will be used?

Vines will be planted in rows 1.65 meters apart, and vines will be spaced 1 meter apart. Root stocks are drought resistant and phylloxera resistant. Vines will be grafted to rootstock. 1st year erosion control seeding is with erosion control mix as described in attached Erosion Control and Vineyard Designs. Permanent cover crop will be developed within 1 year using erosion control seed mix per viticulturalist recommendations.

Drip irrigation will be used during the vineyard establishment the first 1-3 years. After establishment of the vines, the vineyard may be dryland farmed with limited irrigation need as determined necessary by the viticulturalist and during periods of excessive drought that could affect health and viability of vines or crop. Drip irrigation will be left in to provide for fertilizer applications and necessary irrigation.

7. If conversion is for grazing, what kind and number of livestock are being grazed now on this property? Not applicable

8. What water developments exist now on the property?

Several wells are located on the property. Two wells are located on Evans Ridge, one well services an existing house, and the other well is used for miscellaneous purposes associated with the existing vineyard but not irrigation.

9. What additional water developments are planned for conversion?

Refer to Item 7 Water Collection System above regarding water development for vineyards and agricultural buildings. All water for vineyard irrigation for this project will be supplied by reservoirs that only capture diffuse sheet flow within the vineyard footprint. The use of the reservoirs will eliminate the need for well or groundwater development for vineyard irrigation purposes for this project. Additional wells may be drilled to supply agricultural buildings and residences.

10. What length of fence exists now in connection with the conversion area?

The existing Evans Ridge Vineyard is fenced with approximately 7,594 feet of fencing. No other fencing currently exists.

11. How much additional length of fence will be added in connection with the conversion?

Vineyards will be fenced to exclude deer. A total of approximately _____ feet of fencing will be required for the proposed vineyard areas. The fencing will be eight foot high deer fencing with exit doors at corners to let wildlife out if trapped. Field fencing will be installed

that small gaps that allow smaller animals to pass through the fencing. Fencing will be installed as close to vineyard edge as practical to provide maximum wildlife movement corridors between fenced vineyard areas.

12. Describe buildings or improvements now on property where conversion is planned:

There is one small residence on the property at Evans Ridge.

13. Describe buildings or improvements to be added in connection with conversion:

See Project Description. Agricultural buildings will be constructed that will house tractors and equipment and farm chemicals used for vineyard maintenance. Farm worker housing will be built to service the vineyards. These buildings will be associated with different vineyard blocks, and will be located in an area that is central to those blocks.

SUBDIVISION

Not Applicable.

RECREATION

Not Applicable.

WATER DEVELOPMENT PROJECTS

The following additional information is needed for lands to be devoted to reservoirs or other water development projects:

1. Is the reservoir to be built and operated for private use or by a government agency?
Reservoirs will be built for private use by the applicant on this property.

2. If for a public agency, show name of agency:
Not Applicable.

3. If privately owned and operated, do you have a permit, certificate or similar documents from the State (California) Department of Water Resources? yes X no

4. Is a reservoir to be built under the Agricultural Conservation Program?
 yes X no If so have you filed application yes no

5. Provide a map showing the high water line in relation to your property and indicate map is included by "X": Refer to Vineyard Development Plans.

6. Is a permit to appropriate water required from the State Water Resources Control Board?

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Yes no

7. If 6 above is "yes", has application been made? N/A

8. If 6 above is "yes", give date of application: N/A

MINING

Not Applicable

OTHER

1. Document research and preparation for the conversion plan including archaeological and wildlife, and plant survey data information.

Refer to above list of Project studies