Appendix E

1040

TIMBERLAND CONVERSION PERMIT APPLICATION AND PLAN

APPLICATION

1. Pursuant to Sections 4621-4628, Resources Code, and Regulations contained in Title 14, California Code of Regulations, I (We)

Codorniu Napa, Inc.
Name(s)

1345 Henry Road, Napa, California **94559**
Address(s) (ZIP)

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.

2. Property description of area to be converted.

Subdivision(s)	Sections	TWP	RNG	B&M
Portions of the West ½	**Section 17**	**T10N**	**R13W**	**Mount Diablo**
Portion of North and West ½	**Section 18**	**T10N**	**R13W**	**Mount Diablo**

3. Acres of timberland to be converted: **169.5 (total project area will be 190.5 acres)**

4. The owner(s) of record of this timberland is (are): **Codorniu Napa, Inc.**

5. The recorded interest in this timberland is held under deed dated **11-24, 1999**, under Recorded Document number **99144973** official records in **Sonoma** County.

6. This timberland is assessed in the name of: **Codorniu Napa, Inc.**

7. I (We) intend to use this timberland in the future for: **Commercial production of premium varietal grapes.**

8. Conversion will begin about **Fall 2004** and be completed by **November 15, 2009.**

9. Is all or part of the conversion area in a Timberland Production Zone (TPZ)?
__ Yes **X** 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, payable to the California Department of Forestry and fire Protection, enclosed with this rezoning application as required? __ Yes __ No

b. Has application for immediate rezoning from TPZ been made to the county or city having property tax jurisdiction? __ Yes __ No

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.

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 a check or money order for the $1,250 Fish and Game impact fee (Sec. 711.4(d)(2), Fish & Game Code) payable to the State of California, enclosed? __Yes _X_ No

_X_ 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, show the area in the Coastal Zone by horizontal black lines on the conversion plat or map, and complete the following item (a).
a. Has a Coastal Zone permit for the proposed conversion use been issued? ___ Yes ___ No If yes, date of issuance _____, 19

12. What element(s) of the county or city general plan apply to the area within which the timberland proposed for conversion is located? **Sonoma County General Plan Conservation Element and Conservation Development and Planning Regulations.**

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 – number designation)? **(RRD-40) Resources and Rural Development**

14. Does the county, city or a district have a permit zoning or other approval jurisdiction for the project that is the purpose of the conversion? _X_ Yes ___ No If yes, complete the following items (a) through (d).
a. Name of local government entity **Sonoma County**
b. Name the type of approval, zoning, or permit required. **Erosion Control Plan and Vineyard Development Permit, Grading Permit, Drainage Permit (ministerial decisions).**

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? _____

(The Timberland Conversion Permit cannot be issued until this is done and local government adopts the documents.)

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.

A Vineyard Development Permit, Erosion Control Plan, and grading permit are under review with Sonoma County Permit and Resource Management Department.

15. All property owners must sign the following affidavit unless the owner is a partnership, corporation, or other organization, in which case the signer must be a partner, corporate officer, or 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 a 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) hereby 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 April 30, 2009, at Napa
State of California

Signature(s) of Property Owner(s)	Title(s)
David Wilson	Vice President of Vineyard Operatio

(If signing for a partnership, corporation, or other organization, signer must be a partner, corporate or organization officer, or furnish power of attorney authorizing signature as owner's agent. If a signatory is in a state other than California, he must sign this affidavit before a Notary Public.)

TIMBERLAND CONVERSION PLAN

GENERAL

Codorniu Napa, Inc.
Timberland Owner(s)

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

Jeff Longcrier, RPF NCRM, P.O. Box 435, Calpella, CA 95418, (707) 485-7211 ext20
(Name) (Address) (Phone)

2. Have you received professional advice or assistance in planning this conversion?
X Yes ____ No If yes, list name and address of people professionally trained in land management who are advising you on this conversion.

David DePiero (Indiv. Name)	**Artesa Vineyards & Winery** (Firm or Agency)	**1345 Henry Road, Napa, CA 94559** (Address)
Director of Vineyard Operations (Profession or Occupation)		
Cindy Gnos (Indiv. Name)	**Raney Planning & Management** (Firm or Agency)	**1401 Halyard Dr. Suite 120, West Sacramento, CA 95691** (Address)
Environmental Impact Report (Profession or Occupation)		
Steve Dalrymple (Indiv. Name)	**West Yost & Associates** (Firm or Agency)	**1240 Lake Blvd. Suite 400, Davis, CA 95616** (Address)
Water Resource Engineer (Profession or Occupation)		
(Indiv. Name)	**Crop Care and Associates Inc.** (Firm or Agency)	**P.O. Box 2419, Yountville, CA 94599** (Address)
Soils Specialists (Profession or Occupation)		

Lee Erickson (Indiv. Name)	Erickson Engineering (Firm or Agency)	P.O. Box 446, Valley Ford, CA 94972 (Address)
Civil Engineer (Profession or Occupation)		
	Curtis and Associates (Firm or Agency)	805 Healdsburg Ave., Healdsburg, CA 95448 (Address)
(Indiv. Name)		
Civil Engineer (Profession or Occupation)		
Jennifer Bartolomei (Indiv. Name)	North Coast Resource Management (Firm or Agency)	P.O. Box 509, Redwood Valley, CA 95470 (Address)
Private Consulting Biologist #0048 (Profession or Occupation)		
Dean Schlichting (Indiv. Name)	North Coast Resource Management (Firm or Agency)	P.O. Box 509, Redwood Valley, CA 95470 (Address)
Consulting Botanist (Profession or Occupation)		
Gordon McBride (Indiv. Name)	(Firm or Agency)	31301 Sherwood Road, Fort Bragg, CA 95437 (Address)
Consulting Botanist (Profession or Occupation)		
Barbara Ertter (Indiv. Name)	University and Jepson Herbaria (Firm or Agency)	University of California at Berkeley (Address)
Botanist (Profession or Occupation)		
Max Neri (Indiv. Name)	North Coast Resource Management (Firm or Agency)	P.O. Box 509, Redwood Valley, CA 95470 (Address)
Consulting Archaeologist (Profession or Occupation)		

James Allen (Indiv. Name)	L.S.A. Associates (Firm or Agency)	157 Park Place, Point Richmond, CA 94801 (Address)

Paleontologist
(Profession or Occupation)

Jill Butler (Indiv. Name)	California Dept. Forestry & Fire Protection (Firm or Agency)	165 Ridgeway Ave., Santa Rosa, CA 95402 (Address)

Forester
(Profession or Occupation)

Ann Hamilton (Indiv. Name)	North Coast Resource Management (Firm or Agency)	P.O. Box 509, Redwood Valley, CA 95470 (Address)

Registered Professional Forester #2598
(Profession or Occupation)

Mark D. Edwards (Indiv. Name)	North Coast Resource Management (Firm or Agency)	P.O. Box 509, Redwood Valley, CA 95470 (Address)

Registered Professional Forester #2039
(Profession or Occupation)

Matt O'Connor (Indiv. Name)	O'Connor Environmental, Inc. (Firm or Agency)	P.O. Box 794, Healdsburg, CA 95448 (Address)

California Registered Geologist, Watershed Geomorphology and Hydrology
(Profession or Occupation)

3. Do you have, or can you obtain, sufficient financial resources to carry out this conversion?
X Yes ___ No

Should this conversion fail or be abandoned, do you have, or can you obtain, sufficient financial resources to return the land to timber production? X Yes ___ No

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 timber harvest prescription is to remove all trees within the 169.5-acre "THP/Conversion area" shown on the Operations Map as this is the area that will be converted to vineyard use. The area located north of Annapolis Road will be utilized as a shop/office/storage area. Fuelwood will be cut in place and trucked from the project area.

Suitable forest products such as sawlogs, chiplogs, pulplogs that can be marketed will be removed from the project area. Tractor logging will be the timber yarding method utilized within the conversion area. There shall be no conversion operations within the standard Class II and III watercourse protection zones (ref. Table 1- 14 CAC916.5 and 14 CCR 916.4(c)(1)) that are adjacent to the timberland conversion area as a part of this timberland conversion.

5. Slope percent ranges in gradient generally 0% to 35%. Slopes face generally toward the (direction, N, NE, etc.)
Slopes on the plan area generally have a southern or eastern aspect.

6. Describe 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:
Timber operations proposed as a part of this timberland conversion shall be done in conformance with the Forest Practice Rules. Existing seasonal roads on the plan area will be used to access timber where possible. Minimal tractor blade and grader use will be required to provide for passage of log trucks on the existing roads. Minimal additional road construction is required to log the conversion units and these proposed roads are temporary. The entire conversion area will be harvested using standard tractor skidding. Skidding activities will take place on gentle slopes, as the conversion units are generally located on less than 30% slopes. Skidding activities will not take place on slopes that exceed 50% or on unstable areas as a part of the proposed operation. The Class II and III watercourses located adjacent to the timberland conversion units will be protected by a WLPZ that will be flagged as per the Forest Practice Rules by the RPF or the RPF's designee to ensure that no operations occur within the zones. There are no Class I streams within the timberland conversion area.

The conversion project relies on an extensive drainage system and cover cropping to provide soil stabilization and protect the area from surface soil erosion. A detailed explanation of erosion control measures planned as a part of the timberland conversion and vineyard development project can be found in the proposed Erosion Control Plan prepared by Erickson Engineering Inc.

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:
Following removal of commercial forest products, the remaining non-merchantable or noncommercial timber, other vegetation and stumps will be removed and piled by tractor using a "brush rake" and/or an excavator. Logging slash and clean residual vegetation may be chipped for use elsewhere within the project area for erosion control purposes or soil conditioning. Otherwise, stumps and roots will be mechanically concentrated in piles and/or windrows and burned. This material will generally be piled on the contour, away from vineyard boundary areas, especially where the vineyard boundary is a WLPZ. During construction of burn piles, care will be taken to minimize the inclusion of non-organic material so that the piles burn most efficiently. Following piling, the ground surface slopes will be left in as near their natural position as possible. Large holes created

by stump removal will be backfilled and smoothed to facilitate ripping operations. These land clearing operations will be done after timber harvesting and before winter rains. If the winter period is approaching and land clearing cannot be completed prior to October 15th of the operations season, skid trails used during timber operations will be waterbarred and cover crops or seeding and mulching will be applied to exposed soil where appropriate to lessen the potential for erosion. No land clearing or preparation will take place in the winter period; and the Forest Practice Rules for water quality protection will apply to the land clearing and preparation phase of the project.

During the land-clearing phase, surface disturbance will be smoothed wherever possible so that cat tracks, berms, or other ground disturbance do not channel erosion. Piles will be burned at the soonest practicable time, depending on safety, weather and regulatory requirements.

Once the land clearing is complete, the next phase of site preparation will be the initial vineyard development. Initial vineyard development will consist of sub-surface ripping to allow for the incorporation of soil amendments, to improve soil permeability, and to allow the removal of subterranean organic matter and rocks. Following sub-surface preparation, organic material generated will either be piled and burned or removed from the site. Following burning, the soil surface will be smoothed, and minor re-contouring may take place using tractor equipment. The soil surface will then be disked with a farm tractor. The proposed Erosion Control Plan prepared by Erickson Engineering outlines the proposed drainage system, vine row layout and provides the specifications, schematics and timing for the vineyard development that will follow land clearing. Please refer to the proposed Erosion Control Plan for a detailed description of vineyard development operations.

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:
If conversion fails, all timberland areas that are cleared will be re-planted with Group A seedlings to meet the stocking standards of the Forest Practice Rules. Seedlings shall be planted on a 10-foot by 10-foot spacing and will come from appropriate seed sources. These standards shall comply with 14 CCR 912.7 (b)(1)(A). Replanting shall be conducted under the direction and supervision of a Registered Professional Forester.

All irrigation materials (drip lines, below –ground supply lines, etc.), posts, stakes, fences and all other vineyard-related equipment and materials shall be removed and disposed of in a legal manner.

In order to provide habitat for wildlife species should the conversion fail, Douglas fir, redwood, California black oak and madrone trees shall be selectively harvested from areas immediately surrounding the conversion area and distributed throughout the conversion area as downed woody debris or as artificial snags. Ideal "down logs" should be at least 20 feet in length and 16 inches in diameter at the small end. Current standards for large woody debris require 2 to 3 per acre. An excavator or backhoe will excavate a hole in

which one end of a log will be buried and the hole back-filled and compacted. Species composition of these logs shall be similar to that of existing surrounding stands.

9. Area on which conversion will be completed within 5 years: 169.5 acres. (total project area will be 190.5 acres)
Date by which logging will be completed: November 15, 2006.
Date by which final conversion to new use will be completed: November 15, 2009.

10. What assurances can you give that this conversion is feasible:
Codorniu Napa, Inc., owned by one of the world's largest and oldest wineries, purchased the project area with the sole intention of growing grapes on the land for their winery. The land proposed for conversion and vineyard development has been selected because of the favorable topography, climate and soils. High quality vineyards, such as the one being proposed for development, are located on similar parcels in the immediate vicinity of the proposed project. Currently, there is a high demand for the type of wine grape produced on these vineyards. The successful development of these vineyards on similar sites and the high demand for the grapes that are grown on these vineyards is assurance that the proposed project is feasible and will be successful. A plethora of professional consultants have been retained throughout the planning process. These professional consultants include an archaeologist, wildlife biologist, botanist, Registered Professional Forester, hydrologist and engineers. Additional professionals will be consulted as the project progresses.

11. Describe the specific plans for development of the new use:
The property owner intends to commence vineyard development as soon as possible because it will take at least 4 years from the time the vines are planted to obtain a significant economically viable grape harvest. Ideally, the proposed vineyard development is to commence in the fall of 2004, with planting scheduled for the late fall 2004 and/or spring 2005. These dates are provided as estimates only, as unforeseen circumstances may delay or slow development.

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

A) Vicinity Map
B) Operations Map
C) Soils Map
D) Cumulative Impacts Map
E) Plat Map of the Conversion Area
F) Aerial photos
G) Estimated Surface Soil Erosion Hazard
H) Environmental Information Form
I) Baseline Soils Analysis
J) Erosion Control Plan
K) Sonoma County Vineyard Development Notification
L) Domestic Water Supply Proof of Publication
M) Sample Domestic Water Supply Letter
N) List of Domestic Water Supply Letter Recipients
O) Sonoma County Domestic Water Supply Response Letter
P) List of Small Water Systems Supplied by Sonoma County
Q) Landowner Responsibility Letter
R) Special Species Status/Botanical Report
S) Lichen Survey Report
T) Biological Assessment Report
U) Northern Spotted Owl (NSO) and Raptor Report
V) NSO No-Take Certification
W) Fisheries Report
X) Alternatives Analysis
Y) Timber Production Assessment
Z) Hydrologic Report
AA) Paleontological Sensitivity and Monitoring Report
BB) Timber Harvesting Plan Sections I, II, III
CC) Cumulative Impact Assessment (THP Section IV)
DD) Archaeological Report
EE) (reserved)

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? _X_ Yes ___ No If YES, give name and title of specialists and describe findings:

Findings: **There are no soil chemical hazards that would preclude wine grape production on the plan area. Soils within the project area are considered to be acidic and low in fertility due to excessive leaching. Crop Care Associates recommended a broadcast application of lime prior to pre-plant deep tillage to elevate pH levels. Organic matter levels are considered low, therefore inclusion of high quality biologically active compost such as Turf Plus was recommended at time of planting. Crop Care Associates stated that the project area appears to be well suited to early maturing varieties such as Pinot Noir or Chardonnay but did not recommend any specific rootstock.**

2. Describe the soils now supporting timber or other woody vegetation: (clay, loam, sand, decomposed granite, etc.) Give soil series if known:
The Soil Survey of Sonoma County, California (USDA Soil Conservation Service, 1978), indicated the presence of the following four soil types within the project boundary: GdE Goldridge fine sandy loam (15 – 30% slopes), GdF Goldridge fine sandy loam (30-50% slopes), HkF Hugo very gravelly loam (30-50%) and HkG Hugo very gravelly loam (50-75%).

The Goldridge fine sandy loam (GdE and GdF) formed in material weathered from coarse-grained weakly consolidated sandstone. The GdE soil is generally located on terraces and the GdF soil is generally located on sidehills. Goldridge fine sandy loam is used mainly for timber and apple production. The permeability of the Goldridge fine sandy loam is moderately slow and depth to bedrock ranges from 57 to 72 inches.

The Hugo very gravelly loam (HkF and HkG) formed in material weathered from fine-grained sandstone or shale. This soil type is used mainly for timber production, however some areas have been cleared and are used for grazing. Permeability of this soil is moderate and soil depth ranges from 30-60 inches.

Soils types will be shown on the THP Soils Map that will be submitted with the environmental impact report for the plan. Erosion Hazard Rating Calculations for the plan area will also be included with the environmental impact report.

3. Describe soil treatments necessary or desirable for the new use: (lime, fertilizers, mulch, etc., and rate of application).
A baseline soil analysis for the proposed vineyard development has been completed by Crop Care Associates, Inc. Their findings are detailed in the copy of their report, which will be an attachment to the environmental impact report. The preliminary soil analysis indicated

that soils on the project area are acidic and generally low in fertility due to excessive leaching. Soil tests indicated that there were no soil chemical hazards present that would preclude wine grape production. The acidic soil conditions present are considered the most limiting factor to vineyard development. Crop Care Associates recommended a broadcast application of lime prior to pre-plant deep tillage to elevate pH values in the top 18"-24". No pre-plant fertilizers were suggested, however the addition of 2 lb./vine or a high-quality compost pre-mixed with lime to the planting hole in a 50/50 mix with native soil was encouraged. Crop Care Associates indicated that a "mixed" NPK fertilizer should be used during years 1 and 2 to supplement young vines (12-26-26 at 2 oz./vine 2 times/season). After the second year, annual lab tissue analysis coupled with visual analysis should be used to develop specific fertilizer strategies.

4. How will other woody vegetation left after logging be eliminated? (check method)
Mechanical Clearing X Chemical Eradication___ Burn X Other___ (specify)
Following removal of commercial forest products, the remaining non-merchantable or noncommercial timber, other vegetation and stumps will be removed and piled by tractor using a "brush rake" and/or an excavator. Logging slash and clean residual vegetation may be chipped for use elsewhere within the project area for erosion control purposes or soil conditioning. Otherwise, stumps and roots will be mechanically concentrated in piles and/or windrows and burned.

Burning operations shall be conducted in conformance with Northern Sonoma County Air Pollution Control District Regulations and California Department of Forestry and Fire Protection rules and regulations. Smaller branches, leaves and other smaller woody vegetation will be left on the ground and cultivated into the soil with tractor implements. This soil amendment process will attempt to retain the natural biomass on the project site as much as possible.

5. How will natural woody growth be prevented from revegetating the area? (Check method).
Mechanical removal X Reburn___ Chemical Eradication X Other___ (specify)
Hardwood stumps will be removed and burned thus preventing stump sprouting as a revegetation problem within the vineyard units. During the vineyard operational phase, natural woody growth and weed growth within the vineyard units will be prevented through a combination of three methodologies (natural, mechanical and chemical), depending on the specific site and situation. Permanent cover cropping between the vine rows will provide a competitive barrier to weeds and woody growth. The first cover crop will be planted concurrent with grape planting. Permanent cover crops will be maintained throughout the mature vineyard phase. Mechanical control will include manual hoeing, tractor mowing (between vine rows) and tractor discing (within the vine row). Chemical control, if utilized, will be limited to nonleaching pre- or post-emergence formulations within the vine rows, and will be minimized through the use of mechanical methods.

6. What kind of seed and at what rate of application and spacing of planting stock will be used?
The preliminary soil analysis did not indicate the planting densities for the project area. It is likely that an 8' x 5' spacing will be used. This will result in an average of 1,089 vines per-acre. Plantings will favor rootstocks that are known for being drought resistant (lower

water requirements), deep-rooted and phylloxera resistant. Vine planting will be done in the spring and/or early summer in order to utilize the full growing season. Individual planting holes (6 to 12 inches deep) are shoveled or augured for the vines.

7. If conversion is for grazing, what kind and number of livestock are being grazed now on this property? Not applicable. This conversion is for vineyard use. Grazing is not planned at this time.

What kind and number of livestock will be grazed after conversion is completed? Not Applicable.

8. What water developments exist now on the property? Stock waterhole

9. What additional water developments are planned for conversion?
A 73-acre foot reservoir will be constructed to supply the vineyard with water as shown and detailed in the Erosion Control Plan. The vineyard units will be drip irrigated using water from the pond. One or two drip emitters will be attached at each vine. The emitters deliver one-half to one gallon of water per hour. A well may be drilled on-site to provide water for vineyard workers and will be used as a domestic water supply.

10. What length of fence exists now in connection with the conversion area?
Fencing on the conversion area currently consists of old, dilapidated field fences that will be removed as a part of the conversion operations.

11. How much additional length of fence will be added in connection with conversion?
Approximately 8 miles of deer fencing will be required to fence the vineyard units. The proposed fencing is required to eliminate deer browsing, pig rooting and irrigation system damage within the vineyard units. In order to minimize adverse impacts to wildlife that result from fencing, only the vineyard units will be fenced. No timberland areas will be included in fencing. In addition, each fenced vineyard unit will include a minimum of two exit gates that will be located at fence corners to allow escape of trapped animals. The existing water sources (Class II and III watercourses) on the property will not be fenced.

12. Describe buildings or improvements now on the property where conversion is planned: (Residence, barn, other farm structures)
The plan area does not contain any buildings or improvements. A Power Transmission line runs in an east-west direction across the northern portion of the plan area as shown on the Operations Map.

13. Describe buildings or improvements to be added in connection with conversion:
An Office/Shop/Storage area is planned for the area north of Annapolis Road.