

C08-0013-K-G-22

Columbia River Gorge Commission

#1 Town & Country Square • PO Box 730 • White Salmon WA 98672 • 509-493-3323

Land Use Application



Applicant(s)	Property Owner(s)
Alan Busacca	Neva Burris Estate, Susan Rose , trustee
Mailing Address	Mailing Address <i>ALAN@VINITAS.NET</i>
PO Box 470, Hygiene CO 80533	PO Box 1658, White Salmon, WA 98672
Phone H 303-678-8265	Phone H
W/cell 509-592-0756	W/cell 509-493-3640

Location of property:	Street Address 115 Balch Rd, Lyle, WA 98635
Township 3 North	Range 12 East
Section & Qtr Section NE1/4, SW1/4, sec 29	County Klickitat
Tax Lot No(s). Tax Lot 6A E2, SW LY N of CO RD 29-3-12 <i>03122900000800</i>	Parcel Size (acres) 7.28

Existing development and use of parcel: residential and commercial without permit (auto shop/junkyard).

Proposed use and/or development: 3.5 acre vineyard, agriculture associated support building, replacement of house with relocation on property.

Use of Adjacent Parcels: residential and agricultural with related business (Vineyard and winery; horse pasture; cattle grazing; etc.).



Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property. **Signature of the property owner(s) also authorizes the Gorge Commission or the Commission's designee(s) reasonable access to the site in order to evaluate the application.**

Applicant(s) signature *Alan Busacca* date *5/07/08*

Property owner(s) signature *Susan Rose* date *5/8/08*

Key Viewing Areas:

Key Viewing Areas are important public viewpoints and areas that afford opportunities to view the Gorge scenery. Key Viewing Areas are listed below.

Please check those sites which can be seen from your property.

- | | |
|---|---|
| <input type="checkbox"/> Historic Columbia River Highway | <input type="checkbox"/> Bonneville Dam Visitor Centers |
| <input type="checkbox"/> Crown Point | <input type="checkbox"/> Columbia River |
| <input type="checkbox"/> Highway I-84, including rest stops | <input type="checkbox"/> Washington State Route 141 |
| <input type="checkbox"/> Multnomah Falls | <input type="checkbox"/> Washington State Route 142 |
| <input type="checkbox"/> Washington State Route 14 | <input type="checkbox"/> Oregon Highway 35 |
| <input type="checkbox"/> Beacon Rock | <input type="checkbox"/> Sandy River |
| <input type="checkbox"/> Panorama Point Park | <input type="checkbox"/> Pacific Crest Trail |
| <input type="checkbox"/> Cape Horn | |
| <input type="checkbox"/> Dog Mountain Trail | Special Management Area only: |
| <input type="checkbox"/> Cook-Underwood Road | <input type="checkbox"/> Old Washington State Route 14 (County Road 1230) |
| <input checked="" type="checkbox"/> Rowena Plateau and Nature Conservancy Viewpoint | <input type="checkbox"/> Wyeth Bench Road |
| <input type="checkbox"/> Portland Women's Forum State Park | <input type="checkbox"/> Larch Mountain Road |
| <input type="checkbox"/> Larch Mountain | <input type="checkbox"/> Sherrard Point on Larch Mountain |
| <input type="checkbox"/> Rooster Rock State Park | |

Landscape Details

If your project is visible from Key Viewing Areas, siting, existing topography, colors and other tools are used to blend your development into the landscape. Trees and other landscaping may be necessary to further screen the development. Site plans and project descriptions should include details showing how your project will be screened from key viewing areas, including:

- location of plants used*
- number of plants*
- size of plants*
- type of plants*
- irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes*
- location of existing and proposed topographical features which would screen your project.*

Adjacent Property Owners

If your project is included in one of the categories below, then you must submit names and address of adjacent property owners within a specified distance (200 feet or 500 feet) of the perimeter of your parcel. The following list specifies the distance within which property owners must be notified of your proposal. You only need to provide the names and address (along with the parcel number); the Commission will send the notice.

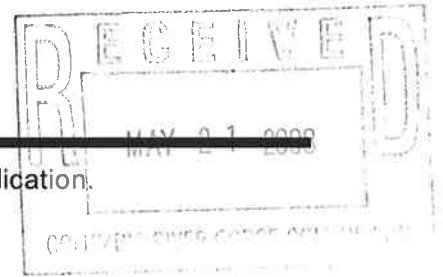
Your county Assessor's Office can assist you in obtaining this property owner information. You may use the back of this form to record the names and addresses or you may submit forms which the county may provide you.

Notification of landowners within 200 feet

- Uses within Residential designation (except single-family dwellings located adjacent to Agriculture or Forest designations - see notification of landowners within 500 feet)
- Uses within Agriculture designation (except non-farm single-family dwellings in Large-Scale Agriculture designation - see notification of landowners within 500 feet)
- Uses within Forest designation (except utility facilities, railroads, home occupations, cottage industries, wineries, agriculture product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of non-profit camps-retreats-conference centers, bed and breakfasts, and non-profit learning/research facilities - see notification of landowners within 500 feet)
- Uses within Commercial designations
- Uses within Recreation designations
- Uses within Open Space designations
- Uses within Agriculture-Special designations
- Uses within Special Management Areas

Notification of landowners within 500 feet

- Single-family dwellings within Residential designation located adjacent to Agriculture or Forest designations
- Non-farm single-family dwellings within Large-Scale Agriculture designation
- Utility facilities, railroad, home occupations, wineries, agriculture product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of nonprofit camps/retreats/conference centers, and bed and breakfasts, non-profit learning/research facilities within Forest designations



Application checklist: The following is required to complete your application.

- X Application form completed and signed
- X Project description
- X Site plan
- X Elevation drawings
- X Key viewing areas checklist
- X Names and addresses of adjacent property owners
- Any additional information as required

Project description: Describe your proposed project including details on all uses proposed; the size, height, color, and construction materials of all structures; and any other details, which explain how your proposal meets the requirements of the Scenic Area Land Use Ordinance.

From Alan Busacca, May 20, 2008: This is a revised project description, submitted in response to a letter from Mr. Tom Ascher of the Columbia River Gorge Commission. In his letter, he requested additional information to complete this application. I have added paragraphs in response that I will show in italics below. I also have revised the site plan that I drew using an aerial photo and thus I am submitting a revised one. I also am submitting for the first time a hand-sketch version of the site plan to show landscaping and vineyard fencing and vineyard irrigation details. Finally, I am submitting revised elevation drawings, with floor plans, for the agricultural support building and the winery building.

Background: The subject property consists of a little more than 7 acres of land. It is rectangular and slightly elongated east to west. It is bounded on the south by Old Highway 8, on the east by Balch Road, on the north by the vineyards and winery of Syncline Wine Cellars, and on the west by horse pasture of the adjacent parcel. The slope of the land is very gentle to the south and southwest; the average slope is less than 5 percent. At present, there is a single-family home of about 900 square feet in the north central part of the parcel that is in very poor condition. The northwestern part of the parcel also has a crudely fenced area with a set of covered sheds or rough buildings with no foundations. This fenced area apparently has been used as an auto repair area and wrecking yard. On the property there are about 30 cars, boats, motor homes, and trucks, most in junk condition, and large amounts of parts such as engines and tires.

The eastern and southeastern approximately one third of the parcel appears on aerial photos and by interviews with the current resident of the house to have been logged and cleared for farming for pasture or crops perhaps 50 years ago or more. There are primarily volunteer pines in that area today. Remnants of a shallow ditch for flood irrigation run north and south down this pasture and the remnant of a small pond for irrigation with spring water lies in the northeast corner of the pasture at the intersection of the driveway and Balch Road. Fortunately, a magnificent gallery of Oregon White oak (*Quercus garryana*) and Ponderosa pine (*Pinus ponderosa*) remain on the western half of the property that is a signature heritage that we will protect and enhance.

Our proposal for this parcel has its basis in starting a small-scale agricultural enterprise, that is, a wine-grape vineyard, and a wine business that is consistent with the agricultural heritage of the Old Lyle Highway area and that will draw recreationists to the NSA. In every step, we intend to rigorously comply with all guidelines for the protection and enhancement of scenic, cultural, natural, and recreational resources as set forth in the Gorge Act, the

current land use ordinance (rule 350-81 dated 08/25/2006) and the Management Plan (especially Part II, Chapter I – Agricultural Land).

We propose to clean up the property from the damage and visual blight of the junk cars and wrecking yard. We propose then as a first development phase to plant a wine-grape vineyard of about 3 acres on the pasture in the eastern part of the parcel and to build an agriculture-associated building to house a farm shop, grape processing, and a business office. We propose in a second development phase to apply for a permit to take down the existing house and we propose to replace it with a newly constructed home in a new location on the property. We propose in a third phase to build a small winery building adjacent to the farm shop building.

Fortunately for the visual integrity of the NSA, the property and proposed buildings are topographically screened from the Columbia River, Interstate 84 and Highway 14 Key Viewing Areas (KVAs) by its position on the rolling, elevated bench along Old Highway 8. The parcel is visible from the Rowena Plateau (RP) and Nature Conservancy (NC) Key Viewing Areas (KVAs), albeit at a great distance and a low viewing angle (Rowena Plateau Viewpoint is at about 750' and the subject parcel at about 450', for an elevation difference of 280' over a lateral distance of almost 3 miles). For this reason, we will build all fences, buildings and other developments on the parcel in accordance with the relevant management plan sections on mitigation of visual impacts, including the guidebook 'Building in the Scenic Area – Scenic Resources Implementation Handbook' (Columbia River Gorge Commission, December 2005, 34p.).

Site cleanup and Water Supply Development: The first order of business will be to have the sellers remove all of the cars and associated junk from the property before escrow closes. A crude fence that measures 90 feet by 160 feet encircles the wrecking yard area and there is a lean-to or rough shed that measures 24 feet by 30 feet inside the fence. In addition, there is a rough shed southwest of the house that is 10'x18'. We will take the fence and the two sheds down, applying for permits as needed and recycling wood and other salvageable materials. This junk yard is in and under the gallery of oaks and after we take down the fence and shed, we will take all care to protect the mature trees from disturbance of their roots as we remove as much metal and broken glass from the soil surface as we possibly can.

Landscape Plan: We intend to use native perennial trees, shrubs, grasses and grass-like plants, and forbs to landscape around buildings and to rehabilitate areas around and under the oak gallery as well, believing that native plants are in greatest harmony with the ecological heritage of this property and of the Columbia River Gorge National Scenic Area. Specific plant materials to be used and planting details are provided in each appropriate section of the plan below. Please refer also to the hand-sketched supplemental site plan dated 5/21/08 that shows approximate locations of native plantings.

Grading Plan: The slopes on all but the very northeast corner of the property are uniformly less than about 3% to the southwest; thus no grading or leveling will be needed to prepare the vineyard site, nor will any grading amounting to as many as 60 yd³ in total be required for the agricultural support building, the house, the winery, and all utility trenching.

Water Supply Development: Water is piped to the parcel from the adjacent land to the east to supply domestic and agricultural needs. There is a deeded water right of 3 acre-feet of water annually. In order to irrigate the vineyard, we propose to design and install a water storage and delivery system that will allow us to irrigate (to meet supplemental grapevine water needs in times of high water stress above that which is supplied to the vines as natural soil moisture from the 20+/- inches of rainfall per year).

A 5,000-gallon tank will be needed for this purpose and we propose to install it near the northeast corner of the parcel, which is the highest point on the property, is close to the location of the spring pipe, and at the highest elevation of the proposed vineyard. Because of the potential adverse visual impact, we will excavate and bury the tank. A cylindrical concrete tank for the purpose will be about 8 feet in diameter and 12 feet long. There is already an old excavated depression about 20 feet across and 4-5 feet deep in that corner of the property (a former artificial water holding structure to flood irrigate the pasture) that is surrounded by native shrubs and has bermed walls. It has not been filled with irrigation water in many years and is naturally totally dry. We propose to bury the tank horizontally by digging in the center of the depression, burying the tank, and using soil from the bermed walls to cover the tank. Mature shrubs on the driveway side of the excavation will be left intact.

*We will re-landscape with native shrubs including common snowberry (*Symphoricarpos albus*; 8 plants @ 3 foot tall), oceanspray (*Holodiscus discolor*; 6 plants @ 3 foot tall) and serviceberry (*Amelanchier alnifolia*; 4 plants @ 3 foot tall). These will be irrigated by a drip system until established. A large thicket of volunteer serviceberry exists on the east-central property line. These will be removed from the alignment of the vineyard, so we will transplant as many of the younger shrubs as we can for out restoration and screening efforts.*

Planting a Vineyard and Building an Agricultural Support Building: To start our agricultural enterprise, we will plant a three to three-and-a-half acre vineyard in the eastern part of the parcel, as shown on the site plan. In this area there are no oak trees. Trees that will be cleared are young, volunteer Ponderosa pines, the majority of which are less than 8 inches in diameter. Larger pines in the vineyard area will be spared wherever possible. The soils of the property are in the Balake series: well drained very gravelly loams more than 8 feet deep formed in coarse alluvium from the Missoula Floods, with windblown loess in the upper part. Balake soils are in subclass IVe of the USDA Land Use Capability Classification System (non irrigated). The soils are subclass 4e (rather than class I, II, or III) primarily because of their extreme stoniness (up to 45% by volume), which is an impediment to most crops and farming, but they are outstanding soils for wine grapes. The pasture/farmland that will be planted to vineyard is smooth and will require no grading to plant.

Please refer to the supplemental, hand-drawn, site plan dated 5/21/08 for visual details of the location of the deer fence, irrigation mains, row orientation, and vineyard block layout. From the water tank in the northeast corner of the parcel (which is the northeast corner of the vineyard), a system of irrigation mains and submains of 2" and 1" schedule 160 plastic pipe will be trenched in at a depth of 24" and backfilled to grade along the upper ends and lanes between the 7 vineyard blocks (see supplemental site plan).

Grape vines will be planted on a spacing of 6 feet along the row, with 8 feet between rows. A wire trellis system for training the vines will be installed with wooden end posts and dark green-painted steel posts along the rows. A drip irrigation system will be installed with 0.5 gal/hr emitters placed every three feet along each vine row. The deer fence will be about 500 feet N-S and 330 feet E-W, ten feet high, and be made of brown or black woven wire supported by wooden posts, in accordance with guidelines for fencing on properties that can be seen from KVAs.

The vines will be tended with a goal of getting them trained onto the support wires the first year to try to harvest a small crop in the second year in order to create a successful agricultural enterprise. Klickitat County is by some measures the poorest county in the state and a small-scale agricultural enterprise in the Gorge NSA can contribute to the tax base

and economic development of the county while adhering strictly to management-plan guidelines for agricultural development.

We propose to build an agricultural support building to house a farm shop, wine grape processing facilities, wine case goods storage, and a business office for our business venture 'Heart Catcher Wines'. We are already trademarking the Heart Catcher name with the US Patent and Trademark Office (USPTO serial number 77232525).

The area in which we propose to build the building is just to the east-northeast of the existing house, partly on the existing very large driveway/parking pad and partly on previously farmed pasture. This location also will be adjacent to the vineyard that the building will serve. With this location, the existing driveway and parking area will serve the building as well, and will be close to Balch Road for farm equipment and delivery trucks. No new driveway will need to be built to serve this location; in fact, we expect to be able to abandon and rehabilitate a large part of the existing parking pad, as shown on the site plan.

We have chosen this location among the set of mature Ponderosa pines to vegetatively screen the building visually from viewing points to the south along Old Highway 8 and especially from Key Viewing Areas across the Columbia River. The screening trees to the south include mature Ponderosa pines as well as mature White oaks, and the pines will screen the building and make it visually insubordinate from KVAs in winter as well as summer.

There is essentially no topography to aid us in siting the agricultural building on the property relative to the RP and NC KVAs. The proposed agricultural building is topographically screened by its position on the 'Lyle bench' (area along Old Highway 8) from all other KVAs, from all points on the Columbia River, Interstate 84, and Highway 14.

The proposed agricultural building is not located on or near neither any historic features such as historic buildings nor any archeological features known to us. It is also not located near any perennial or intermittent streams, or near any areas of sensitive plant habitats known to us.

Please see the floor plan on the revised elevation drawing for the agricultural support building, dated 5/21/08. The agricultural building we propose will be 30x40' with a 30x20' covered outdoor work area attached on the north side for a total footprint of 60'x40'. The ridgeline of the roof will be 28 feet at its highest point. The site is essentially level so no grading will be done. We have not selected the construction method for this building yet but the architectural style will be an updated version of a farmstead vernacular barn typical of eastern Washington. The building and outdoor work area will be built on a concrete pad; there will be large double doors at the north end (under the covered work area). Siding will be Hardie Plank-type material (boards made of a concrete composite material) in a typical barn board-and-batten style and will be painted or stained 'Toasted Walnut' brown (Behr Premium Plus 720D-6). The two windows and the French doors that face to the south will be made of low-reflectivity glass. The roof will be oxidized or pre-weathered (Cor-ten) low reflectivity metal.

The building will house the business offices of our venture 'Heart Catcher Wines' in a loft area of about 500 ft² with space for desks, office machines, file storage, and a small bathroom (see floor plan).

The agricultural support building will also serve as an equipment storage and repair building for vineyard tractors and equipment (660 ft²), and it will serve as a transit point for bins of grapes during harvest and as a custom crush facility during grape harvest. Grapes that will

be processed in this building will come from this vineyard (estimated harvest at maturity 12 tons) and also from a 24-acre vineyard that we are developing southwest of The Dalles, Oregon (and outside of the Columbia River Gorge NSA) with a business partner there, Lonnie Wright.

The first 12 acres of the vineyard at The Dalles are being planted right now (with 1-year old Zinfandel and Syrah vines), exactly at the same time as this Gorge plan is being submitted. Fifteen thousand cuttings of Pinot Noir have been planted in a nursery this year to grow into plants sufficient to plant another 12 acres of grapes next year. We are 50-50 partners in this vineyard and have the right to one-half of the grape crop. In 2010, our share of the crop of Zinfandel and Syrah will be 6 tons, in 2011 it will be 12 tons, in 2013 it will be 30 tons, and by 2014 it will be 48 tons.

Thus by 2011, between grapes from the vineyard proposed for this parcel and those from The Dalles, we will be processing 18 tons of fruit in this building (12 tons from The Dalles and 6 tons from this vineyard) and by 2014 we will process up to 60 tons of fruit building (48 tons from The Dalles and 12 tons from this vineyard), enough to make 3600 cases of Heart Catcher brand wine.

In early 2009 we will design a label and marketing materials for Heart Catcher wines and will strike a deal with a custom crush winery to make about 350 cases of wine using purchased grapes from the 2009 crush (wines that would be released in 2010). For this wine, we will use purchased fruit (approximately 2 tons from each) from Coyote Canyon Vineyard in the Horse Heaven Hills, Ciel du Cheval Vineyard on Red Mountain, and Chukar Ridge Vineyard in Dallesport, from whom we buy fruit at present for another winemaking project.

This wine will be made, bottled, and cased and shipped to us for storage and sales. Thus, by 2010, we will use the remaining 340 ft² in the agricultural support building for case goods storage (storage of tax-paid cases of wine). As we harvest our first grapes in 2010 from the vineyard on this property and from that in The Dalles, we will use our estate-grown fruit in the wines made for us and will increase our case production to 1000-2000 cases by 2012.

We will naturalize native shrubs and grasses around the building to soften the visual impact of the building. We will use plants such as tall Oregon grape (*Mahonia aquifolium*; 24 plants @ 3 foot tall), common snowberry (18 plants @ 3 foot tall), oceanspray (14 plants @ 3 foot tall) and serviceberry (14 plants @ 3 foot tall). Grasses used will be plugs of Idaho Fescue (*Festuca idahoensis*; 200 @ 2") and Bluebunch Wheatgrass (*Agropyron spicatum*; 100 @ 2"). Shrubs and grasses will be irrigated by a drip system until established.

Utility Information: The existing septic system and existing leach field will need to be replaced in order to meet Kilickit County code and to handle waste from the house, the agricultural support building, and the winery. We do not have design specifications yet, but preliminary estimation of need suggests that a 12' x 12' x 6' septic tank sited would have sufficient capacity. We proposed to install it to the east of the existing leach field and midway between the three buildings. In addition, a leach field consisting of 3 85-foot-long leach lines may be required that would be trenched in 6 to 30 inches deep and located to the southwest of the septic tank. We will tie the new system into the agricultural building, the house, and the winery as they come on line.

Power lines that serve the property are overhead at present along the driveway. We would hope to trench new power, cable if available, telephone, and telecommunications lines in a single trench if code allows along the driveway, split to feed the support building and winery, and continue underground to the house along the proposed curved driveway.

Outdoor lighting is indicated on the hand-sketched supplemental site plan and will consist of 5 downward-directed (producing no skylight) security lights (one on each end of the winery, one on the north end of the agricultural support building, one at the far end of the parking area, and one on the corner of the house). These will be on motion sensors so that they will only come on as needed.

Building A Home: A home of about 800 ft² lies in the center north part of the property. We will attempt to clean up, make small renovations to, and to live in this home initially. Within 2 years, after the vineyard and agricultural building are in place, we propose apply for a permit if necessary to take down the existing home and then to build a single-family home about 120 feet to the southwest.

We are proposing this location because it will be better screened visually from KVAs and from Old Highway 8 than is the existing home by being nestled within a gallery of 60' and 70' tall White oaks. In addition, the new home will be farther from the agricultural support building and eventually the winery, affording us more privacy from the farm shop and winery business. Because of the 3-mile distance from the RP and NC KVAs, the low viewing angle, and the height of the oaks screening the house, we believe that the new home would be not visually evident from these points or visually subordinate to the oak gallery. There is essentially no topography to aid in siting the home on the property relative to the RP and NC KVAs. The proposed home is topographically screened by its position on the 'Lyle bench' (area along Old Highway 8) from all other KVAs, from all points on the Columbia River, from Interstate 84, and from Highway 14.

The proposed home will not be located on or near any historic features such as historic buildings nor any archeological features known to us. It is also not located near any perennial or intermittent streams, or near any areas of sensitive plant habitats known to us. We made a brief survey of plants on May 3, 2008. Because of the heavy agricultural and perhaps grazing use history of this land, the major plant in the understory of the oak-pine galleries and in the pasture is Bulbous bluegrass (*Poa bulbosa*), a harmful invasive grass from Asia, along with what could be some Sandberg bluegrass, possibly some Idaho fescue, upland Larkspur, one and perhaps two Lomatium species, Prairie star, lupine, buttercup, yarrow, bedstraw, a vetch, and miner's lettuce. None of the more showy and classic species such as Arrowleaf balsamroot or the tall native Lupine apparently survive on the parcel.

The site of the proposed home is on flat ground and the home will not have a basement, so no grading or excavating will be done, except that sufficient to pay in concrete forms for the house foundation. We propose to build a new, curving gravel driveway 12' wide from the agricultural building to the proposed house. The alignment is across disturbed areas from which the old house and shed will be removed. We propose to excavate a trench 24" deep from the agricultural building along the proposed driveway alignment in which we would co-locate water and utility lines underground (to minimize visual blight of overhead power lines).

We are proposing to build a two-story home of 3000 gross square feet (plus a porch of 600 gross square feet) in a farmhouse vernacular style with earth toned concrete composite horizontal clapboard-style siding. The house will be painted or stained 'Toasted Walnut' brown (Behr Premium Plus 720D-6). We selected a two-story style to be in harmony with similar two story homes of similar stature on adjacent parcels, such as the 2 story home that has a footprint of about 50' x 50' immediately to the west of this property and because the vertical appearance of a two story home is recommended in wooded areas with tall forest ('Building in the Scenic Area', p.8.). Note that although the gallery of trees immediately around the proposed home site consists of oaks, they average about 60 feet tall and have a dominantly vertical orientation; many have no limbs for the first 20-30'.

The home is proposed to have a ridge height of 28' with a roof of the same oxidized or pre-weathered low-reflectivity Cor-ten metal as the agricultural support building. The house will have sash-style windows of the farmhouse period look but we have planned for a very deep porch facing SSW and very deep eaves to shield windows from view. If necessary, we will also employ clear thermal pane (11-15% exterior visible light reflectivity rating) glass in windows. We also have rotated the axis of the home about 20 degrees from N-S to give the home a glancing angle from the RP and NC KVAs.

We will landscape around the home in naturalized areas with native trees such as flowering dogwood (8 @ 5 foot; *Cornus nutallii*), chokecherry (4 @ 5 foot; *Prunus emarginata*) and others, native shrubs such as red osier dogwood (12 @ 4 foot; *Cornus sericea*), mockorange (12 @ 3 foot), and perennial forbs such as arrowleaf balsamroot (60 @ 3 inches, container grown nursery stock) and lupine (60 @ 3 inches), and native grasses. We will water these with a drip system off of the house water until they are established. When siting and building the house, we will take care not to cut into or crush oak roots and will stay away from compacting or building under the drip line of individual oaks to minimize the chance of damaging any trees.

One of the more impacted areas on the property is the area of the existing home. We will attempt to reverse the damage and will naturalize the area with White oaks (4 @ 6 foot) and native plants such as those described above. The area will be overhead irrigated until the plants are established.

Building a Winery Building: *After the vineyard, agricultural building, and home are established, we will build a winery building that is the same size and visual design as the agricultural support building, including paint or stain color ('Toasted Walnut' brown, Behr Premium Plus 720D-6) and roof (pre-weathered low-reflectivity Cor-ten metal). It is proposed to be located about 30 feet north of the agricultural support building.*

The winery building is proposed to be 30' x 40'. In selecting the proposed size of buildings, we took into account nearby similar winery operations: The combined square footage of the proposed agricultural support building and the winery is the same (2400 ft²) as the winery building of our neighbor winery, Syncline Cellars. The ridgeline of the roof will be 28 feet at its highest point. The site is essentially level so no grading will be done.

Please refer to the revised elevation drawing of the winery, dated 5/21/08 for the floor plan of the winery. The building is intended to house the winery for Heart Catcher wines. Once the winery is built, we will transition from having wine custom made at a contract winery to making wine in this facility. All processes from fermentation to tank or barrel aging through bottling will occur in the winery building. Crushing and destemming of fruit will take place under the covered work area of the agricultural support building, as described above.

The 1200 gross square feet of the winery will be used as follows: An 8' x 12' space (96 ft²) will be used for a wine lab; a 12' x 28' space (336 ft²) will be house racks that will hold 225 liter (60 gal) oak barrels for aging wine; a space 18' x 24' (432 ft²) will be the fermentation area, with a combination of stainless steel and cube-shaped steel-framed 'pallet tanks' with polyethylene liners; an area 10' x 16' (160 ft²) will be the wine tasting and wine sales area; and a remaining space near the double doors of 176 ft² will be the general work area for forklift access, and to set up and run pumps, bottling line, etc.

Grapes for the Heart Catcher Winery will come from the estate vineyard on the property, from our other vineyard outside of The Dalles, and from vineyards we contract with such as Chukar Ridge Vineyard in Dallesport and Coyote Canyon Vineyard in the Horse Heaven

Hills. The expected tonnages of grapes to be processed in these buildings and the timetable have been described above. We have sized the winery building to just fit a case production of about 3600 cases per year, which matches the tonnages of grapes we will grow.

The facility would be open to the public on weekends (Fri-Sun) and holidays from Memorial Day to Thanksgiving. It would be closed from the week after Thanksgiving to Memorial Day except for Valentine's Day weekend and special event weekends. No separate tasting area would be built, as tasting and sales would take place in the winery.

We believe that a small winery in conjunction with an on-site vineyard and a home is appropriate for the Small-Scale Agriculture designation of this property and consistent with the guidelines set forth in various Gorge Commission rules, while protecting and enhancing the scenic, cultural, natural, and recreational resources of the Columbia River Gorge National Scenic Area.

We believe that small-scale viticulture and winemaking is the perfect agricultural industry that can protect, support, and sustainably grow the economy of the Columbia River Gorge area for generations to come with a very low impact on scenic and natural resources. We see wine tourism as a recreational activity that should be supported under the goals of the NSA management plan. In fact, the beauty of the Columbia River Gorge National Scenic area is founded on the intertwining of farming with breathtaking natural areas.

Alan Busacca - Revised Site Plan for 115 Balch Rd., Lyle, WA 5/21/08



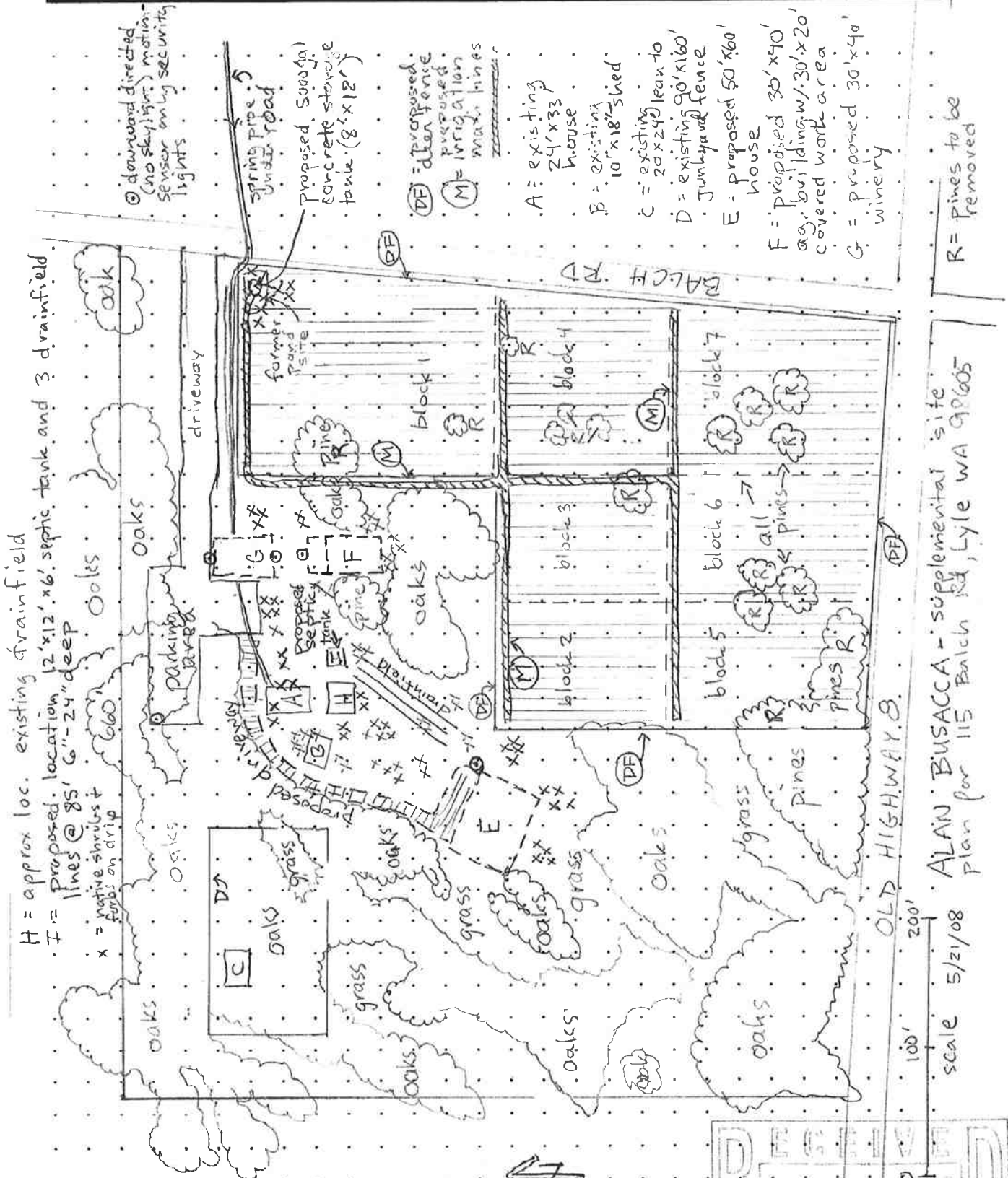
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 COLUMBIA RIVER GORGE COMMISSION

approx direction from Key Viewing Areas

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Site Plan



H = approx loc. existing drainfield
 F = proposed location 12'x12'x6' septic tank and 3 drainfield lines @ 85' 6"-24" deep
 x = native shrubs + forbs on drip

⊙ downward directed (no sky light) motion sensor only security lights

Proposed 8'x12' concrete storage tank
 Proposed 12'x12'x6' septic tank

(DF) = proposed alien fence
 (M) = proposed irrigation main lines

- A = existing 24'x33' house
- B = existing 10'x18' shed
- C = existing 20x24 lean to
- D = existing 90'x160' Junkyard fence
- E = proposed 50'x60' house
- F = proposed 30'x40' agr. building w/ 30'x20' covered work area
- G = proposed 30'x40' winery

R = pines to be removed

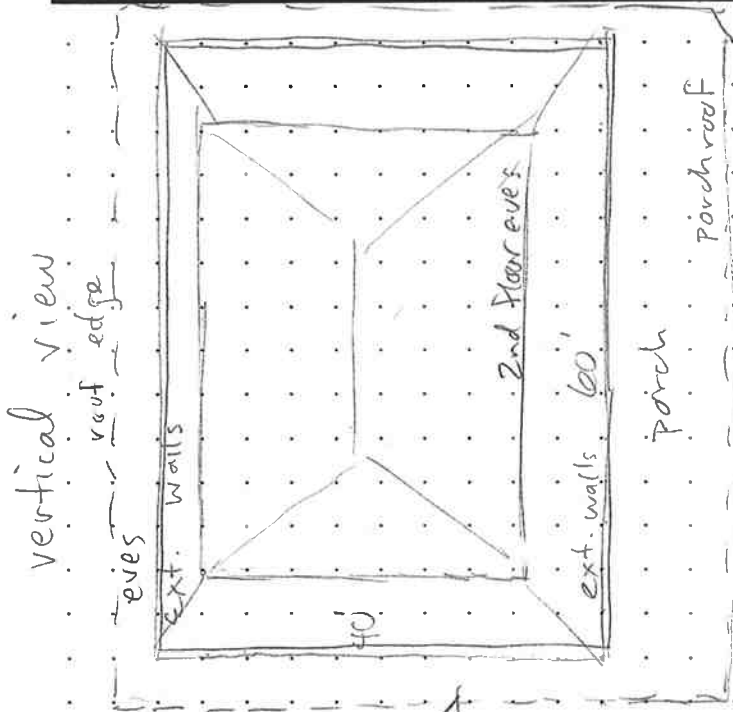
ALAN BUSACCA - supplemental site plan for 115 Balch Rd, Lyle WA 98605

Each grid equals 25' x 25' at a scale of 1" = 100'

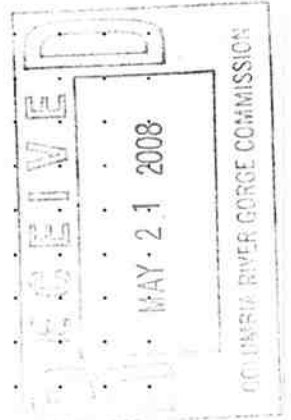
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Elevation Drawings

Elevation drawings showing the appearance of all proposed structures are required for all applications. Elevation drawings depict the entire length and width of each structure as seen from a horizontal view. The drawings must also include the natural and finished grade and be drawn to scale.



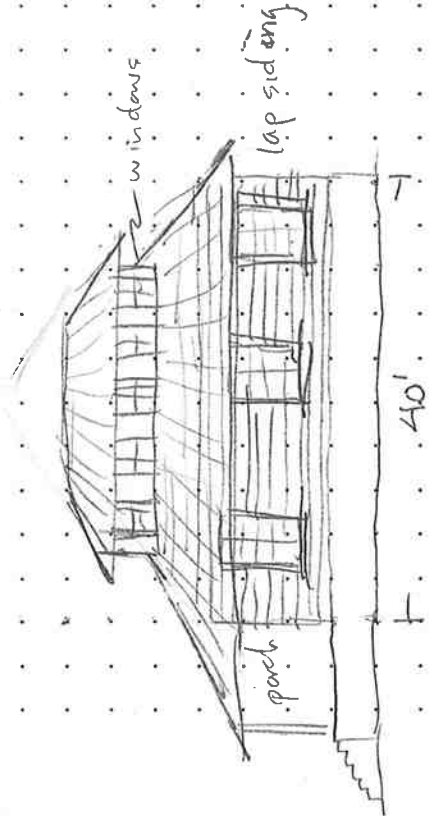
main floor. 60' x 40'
 second floor. ~ 40' x 20'
 porch ~ 60' x 10'
 footprint 60' x 50'



1st elevation (front) ↓



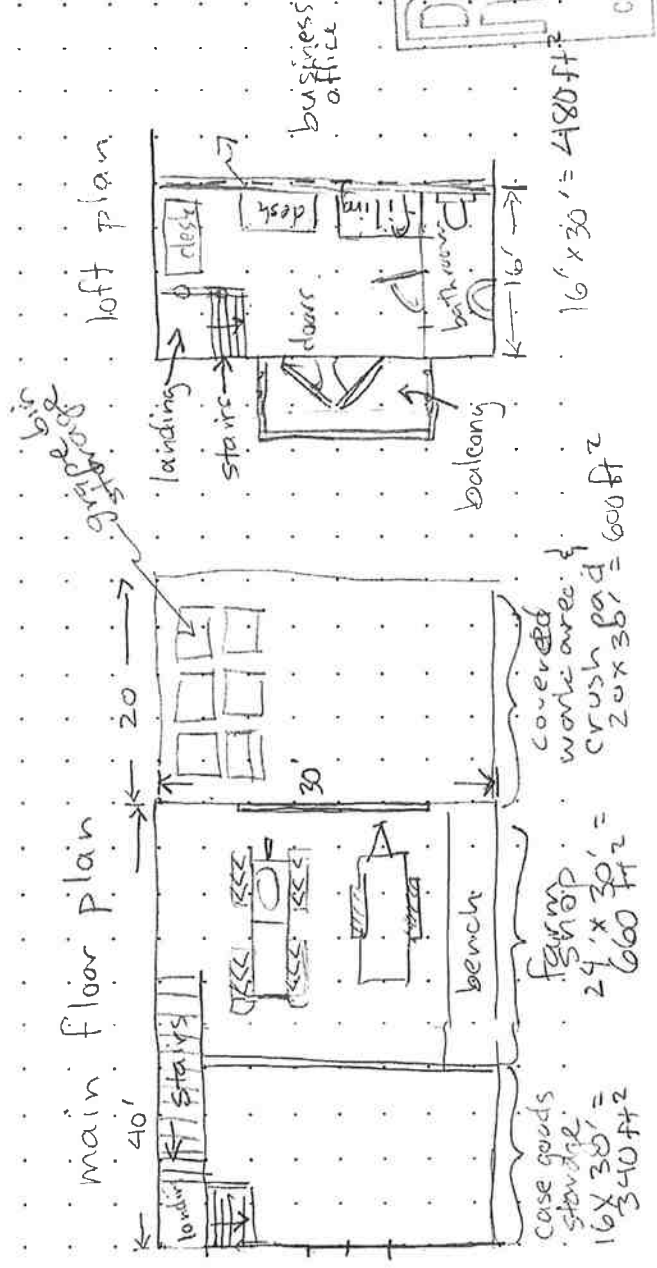
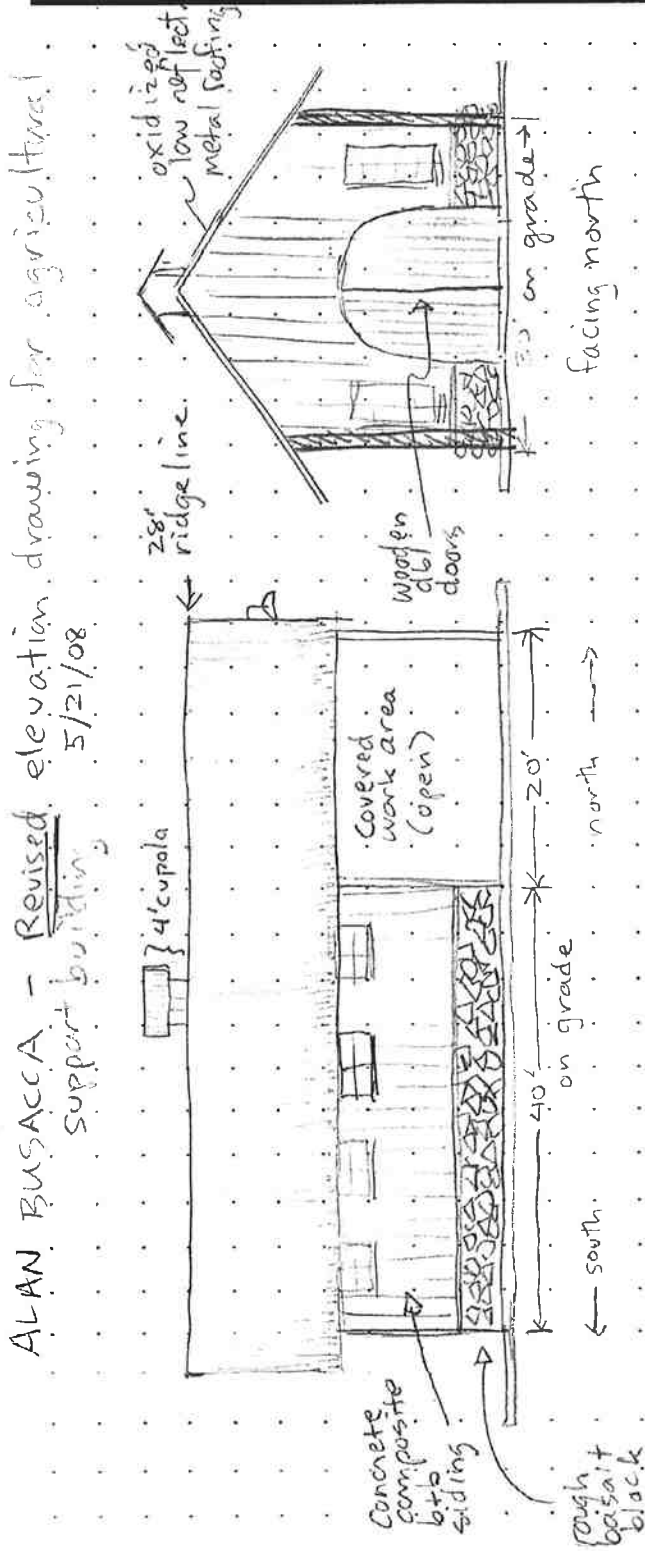
2nd elevation (side)



Each grid equals 4' x 4' at a scale of 1" = 16'.

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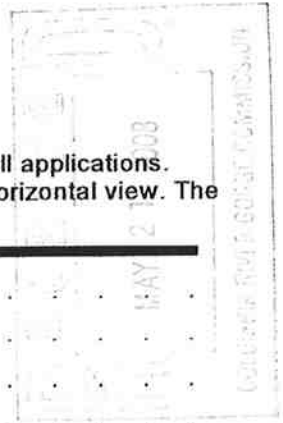


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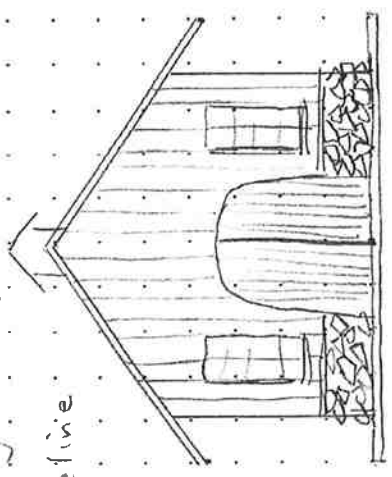
Each grid equals 4' x 4' at a scale of 1" = 16'.

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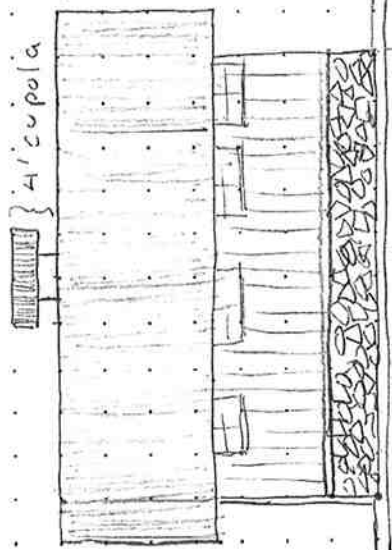
ALAN BUSACCA - Revised elevation drawing for winery building 5/21/08



facing south

Exterior finish + materials same as on adjacent building

← 28' ridge line



on grade north

← south

barrel aging area 225 x (60 gal) barrels

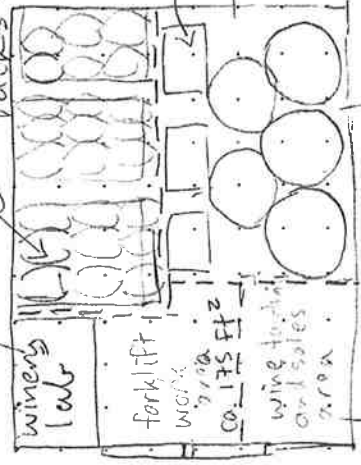
12' x 28' = 336 ft²

movable 5' x 5' polyethylene square fermentation tanks

3 @ 800 gal = 330 cases ea finished wine

stainless steel fermentation tanks

5 @ 6 ft dia x 6 ft tall 4018. ga = 500 cases finished wine each



wine lift

work area ca. 175 ft²

wine finishing area

10' x 16' = 160 ft²

24' x 18' = 432 ft²

Each grid equals 4' x 4' at a scale of 1" = 16'.