Columbia River Gorge National Scenic Area – Development Review Application

What is the land use plan designation for the subject property? (eg GMA Large Scale Agriculture)

Small scale agriculture

Is there a minimum parcel size for this land use plan designation, and if so, what is it?

80 acres

Is the proposed use one that may be permitted in this land use plan designation?

Yes

Information Requirement	
Chapter 350-81-032(5)(a) Applicant's name, address, telephone number and email address.	*Please provide this information here and on the site plan too.* Dr. Thomas A. Lumpkin Cell (206) 409-7345 7271 West Mercer Way Mercer Island, WA 98040-5533 thomasalumpkin@gmail.com
Chapter 350-81-032(5)(b) The land owner's name, address and telephone number (if different from applicant).	*Please provide this information here and on the site plan too* *N/A* .
Chapter 350-81-032(5)(c) The county in which the proposed use or development would be located.	*Please provide this information here and on the site plan too.* Klickitat
Chapter 350-81-032(5)(d) The section, quarter section, township and range in which the proposed development would be located.	*Please provide this information here and on the site plan too.* West Half Section 28 Township 3 North Range 12 East, W.M.
Chapter 350-81-032(5)(e) The street address of the proposed use or development.	*Please provide this information here and on the site plan too.* 19 Balch Road, Lyle WA 98635
Chapter 350-81-032(5)(f)	*Please provide this information here and on the site plan too.*

The tax lot number(s) and size in acres of the parcels of the involved.	03-12-2800-0005/00 126 acres
Chapter 350-81-032(5)(g) A description of the current land use for the parcel(s) involved and adjoining lands.	*Please provide this information here and on the site plan too.* Range pasture and irrigated pasture for grazing and hay, orchard, lawn and garden.
Chapter 350-81-032(5)(h) A written description of the proposed use or development, including details on the height, exterior color(s) and construction materials of the proposed structures.	*Please provide this information here and on the site plan too.* In attached narrative.
Chapter 350-81-032(5)(i) A list of Key Viewing Areas from which the proposed use would be visible.	*Please provide this information here and on the site plan too.* Vineyards 1-3 may be visible from Rowena, Columbia River, I-84, Old US30 and CR1230. No current buildings visible from any viewing area. New pavilion and vineyard 6 may be visible from Mosier with binoculars.
Chapter 350-81-032(5)(j) A map of the project area. The map shall be drawn to scale. The scale of the map shall be large enough to allow the Executive Director to determine the location and extent of the proposed use or development and evaluate its effects on scenic, cultural, natural, and recreation resources. The maps shall be prepared at a scale of 1 inch equals 200 feet (1:2,400), or a scale providing greater detail. If a parcel is very large, the map does not need to show the entire parcel. Rather, it can show only those portions of the parcel affected by the proposed use. The map shall include the following elements: (Listed below A through K.)	*Please provide this information here and on the site plan too.* See attached maps of various scales.
Chapter 350-81-032(5)(j)(A). North arrow.	*Please provide this information here and on the site plan too.* On all maps.
Chapter 350-81-032(5)(j)(B). Scale: 1" = 200' (unless natural resources require larger scale). Chapter 350-81-032(5)(j) and	*Please provide this information here and on the site plan too.* Vineyard maps show scale of 200' per inch or less.

Chapter 350-81-032(5)(j)(C). Boundaries, dimensions, and size of subject parcel(s).	*Please provide this information here and on the site plan too.* Boundaries of vineyards and scales are shown on attached maps, sizes of vineyard parcels are provided in table in narrative. The property is 126 acres about 4000 ft N-S and 1314 ft E-W with an additional protuberance and cutout in SW
Chapter 350-81-032(5)(j)(D). Significant terrain features & landforms.	*Please provide this information here and on the site plan too.* North south ridge along east boundary with slopes to west and south built from layers of flood deposits.
Chapter 350-81-032(5)(j)(E). Groupings & species of trees & other vegetation.	*Please provide this information here and on the site plan too.* Large grasslands in south and east and large stands of Oregon white oak mixed with some Ponderosa pine running from southwest through center of property to north. Few Black Locust, poison oak and few specimens of other native and feral trees.
Chapter 350-81-032(5)(j)(F). Location & species of vegetation to be removed.	*Please provide this information here and on the site plan too.* ~~Up to 81~~ oak trees of 10 inches or more in diameter may be cut or pruned. Some stately trees will be preserved in vineyards. Vegetation under major powerlines, within vineyard 9 is occasional cleared by the PUD. Blackberries, star thistle and poison oak stands are being eradicated.
Chapter 350-81-032(5)(j)(F). Location & species of vegetation to be planted.	*Please provide this information here and on the site plan too.* Ponderosa pine seedling purchased from DNR will be planted in steep, burned and open areas at a ratio of 5 : 1 of 10 inch or larger oak cleared. Some inoculated oak will also be planted.
Chapter 350-81-032(5)(j)(G). Bodies of water and watercourses.	*Please provide this information here and on the site plan too.* No bodies of water except unused drained irrigation storage pond. Seasonal watercourses are indicated on maps. Seven springs are registered.
Chapter 350-81-032(5)(j)(H). Location & width of existing & proposed roads, driveways, trails.	*Please provide this information here and on the site plan too.* A system of existing and proposed single lane farm roads is vital. Existing dirt track farm roads run along the western boundary, from west to east near southern, central and northern sections including a PUD access road. Another road enters the east central area via an easement. Many game and livestock trails go to most areas. A few additional farm equipment roads are proposed for vineyard access. ~~Trails will be improved for land management and private recreational hiking.~~
Chapter 350-81-032(5)(j)(I). Location & size of existing & proposed structures.	*Please provide this information here and on the site plan too.* Four buildings are located in the SW protuberance of the property, i.e. a garage converted to a cabin (1000sqft), a shed (180sqft), a farm shop with old extension (1800 sqft) and a barn with old extension (3800sqft). Two dormer windows and tree deck (150 sqft) will be added to the cabin. Two wells and two solar panel systems of about 400 sq ft each will be constructed. One on the barn and another in the north vineyard 8. A

	pavilion (400 sqft) will be constructed at the NE corner of field 4. A 12000 gal water tank will be buried above the south well and a 5000 gal tank near the north well. A ranch driveway entrance gate about 18 feet high will be constructed off of Balch road.
Chapter 350-81-032(5)(j)(J). Location of existing and proposed services including wells or other water supplies, sewage disposal systems, power and telephone poles and lines, and outdoor lighting.	*Please provide this information here and on the site plan too.* Existing services include buried PUD electricity, internet cable, spring fed water, and septic system with drain field. The building are lite by one street light on a pole. As mentioned above, two new wells will be drilled and supplied with electricity from new solar panel arrays at each well.
Chapter 350-81-032(5)(K). Location & depth of grading & ditching.	*Please provide this information here and on the site plan too.* No grading is anticipated. Vineyards will be ripped and smoothed by discing. The property elevation ranges from about 550 in the south to 1010 feet on the east central boundary. About 6500 feet of irrigation line will be buried in trenches 2 feet deep and are illustrated on the maps. All soil will be placed back in trenches. The two water storage tanks will be buried and displace about 100 cu yds of soils which will used to fill rut in an old wagon road.
Chapter 350-81-032(5)(k). Elevation drawings – including natural & finished grade; drawn to scale.	*Please provide this information here and on the site plan too.* An elevation map of the property is attached. As mentioned, no major grading of vineyards is anticipated.
Chapter 350-81-032(5)(l) List of adjacent & nearby property owners and addresses as determined in 350-81-630.	*Please provide this information here and on the site plan too.* 1. NW CORNER: Tuttull Ranch, 100 Tuttull Road, Lyle, WA 83865 2. NW SIDE: Barbara C. Sexton, P.O. Box 952, Lyle, WA 83865 3. WEST SIDE: Glenn Wood, 25 Balch Road, Lyle, WA 83865 4. SW SIDE: Bill Hamm, P.O. Box 398, Lyle, WA 83865 5. SW CORNER: Frank Slavens, P.O. Box 645, Lyle, WA 83865 6. SW SIDE: Washington Department of Fish and Wildlife, 600 Capital Way N., Olympia, WA 98501-1091 7. SE SIDE: Jack and Bev Hitchman, 199 Old Hwy, Lyle, WA 98635 8. SE CORNER: Dave Melody, P.O. Box 646, Lyle, WA 93865 9. SE CORNER: Thomas Cowell, 187 Old Hwy, Lyle, WA 98635 10. EAST SIDE AND NE CORNER: Robert McCormick, P.O. Box 665, Lyle WA 83865 11. NORTH SIDE: David Ripma, 4220 S. Troutdale, Road, Troutdale, WA 97060
Chapter 350-81-032(5)(m)	*Please provide this information here and on the site plan too.* Additional maps and site plan are attached.

PROJECT SITE PLAN

For Columbia River Gorge National Scenic Area Development Reviews

Thomas A. Lumpkin

Development of Nine Vineyards and Some Minor Facilities

at 19 Balch Road, Lyle, WA

updated 21 June 2017

Contact information:

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206-409-7345, thomasalumpkin@gmail.com

I have a property of 126 acres at 19 Balch Road, Lyle, Washington which is zoned Small-Scale Agriculture. The property is mostly a rectangle oriented in a north-south direction about 4000' long and 1300' wide with a protuberance near the southwest corner of about 1000' north and south and 700' east and west which connects to Balch Road. The main rectangle area also has an evacuated square area on the west side, north of the protuberance of about of about 580' on a side.

The property is placed on the west side of a north-south ridge with most of the eastern boundary near the top of the ridge and the western and southern boundaries reaching to the flat terrain below, thus the aspect is largely western and southern facing (Figure 10). The landscape is oak woodland and grass land. Vegetation is about 35-40% oak and some Ponderosa pine forest especially on 10-30% slopes and about 60-65% grassland on flatter and steeper slopes. The south-western protuberance contains the irrigated hay pasture, gardens, buildings, corral and parking areas. The property is currently managed for beef production in conjunction with the adjacent properties of Sexton on the west side and McCormick on the east side. The property has maintained cattle fencing on the north, west and southern sides. Much of my property and much of the McCormick property are managed as one grazing unit.

Vineyard Phased Development, Measurements and Soil Type (Figure 11).

VINEYARD #, PHASE	FENCE LENGTH	ACRES	ELEVATION RANGE	SOIL TYPE
Field 1, Phase 1	580	0.3	630-690	Balake gravelly loam
Field 2, Phase 1	1050	1.0	610-730	Balake gravelly loam
Field 3, Phase 1	2900	10.4	550-750	Balake gravelly loam
Field 4, Phase 1	1100	1.8	600-670	Balake gravelly loam
Field 5, Phase 1	2400	6.3	840-950	Gunn-Galiente Complex
Field 6, Phase 2	3100	10.2	810-960	Balake gravelly loam
Field 7, Phase 3	2200	6.3	700-880	Balake + Gunn-Galiente

Field 8, Phase 3	2600	4.6	905-980	Gunn loam + Haploxerolls
Field 9, Phase 3	1900	1.8	970-1010	Gunn loam + Haploxerolls
TOTAL	17830	42.7	550-1010	

Vineyard Development. While being sensitive to the native forest and wildlife on the property, I am proposing to convert up to 42.7 acres of existing grazing pasture on my 126 acres in to 9 vineyards ranging from about 0.3 to 10.4 acres in size. Vineyards will be placed on slopes less than 35%. South end, south facing pasture lands will be developed first in to vineyards. Vineyards 1 and 4 will have grape research trials for evaluation of potential new wine grape varieties for the gorge. The northeast corner pasture will be developed in to vineyard 8 in the second phase. The third phase will include grassland areas for vineyards 6 and 7 and the scrub oak, grassland, PUD affected area for vineyard 9.

This proposal is consistent with the activities on all adjacent privately owned properties to the east, west, north and south, i.e. areas of forest, pasture and grapes, except for the small area in the southwest corner which is owned and managed by the Department of Wildlife for wildlife.

Fencing, roads and trails. Each of the 9 vineyards will be surrounded on its periphery by an 84 inch woven mesh galvanized game fence wire and one smooth single strand placed one foot above. The fencing will either be new placement or will replace existing barbed wire fence especially along the south boundary. The corner and support posts will be treated light green pine and the posts between will be painted steel T posts. Galvanized barbed wire or galvanized or black or green colored steel will be used for construction of gates for farm roads and will be installed where needed. As seen on the site plan map, the fencing plan accommodates numerous game transit trails for migration of native wildlife.

Each vineyard will also have a 20’ wide equipment turn-around beltway inside of each fence line. Each vineyard will be connected indirectly to a county roads by existing, rehabilitated farm roads, PUD easement road, other easement roads, vineyard periphery roads or new farm roads. Rehabilitation of old farm roads and new farm roads on the property will not involve downing of trees. No grading will be necessary on these farm roads.

The existing system of roads and trails will also will be very important for fire suppression. The burn reaching in to the property in 1996 is clearly evident on the July 15, 1996 Goggle Earth- U.S. Geologic images.

Trellis system. The classic Vertical-Shoot-Positioned trellis (VSP) system will be used with rows planted 16 degrees off of a N/S orientation, south end to the west. The vines will be planted 5 feet apart within the rows and 7 feet between the rows. Vine post standing about 6ft above the ground will be placed at each vine and trellis support posts will be placed between every 3rd or 4th vine. The VPS system uses a fruiting (cordon)

wire at about 28 inches and then three support wires above about a foot apart. Trellis posts will not exceed 8 ft in height and will be of either pre-rusted steel or treated dark wood colors with high tensile galvanized wire and black drip lines strung between. Trellising will occur between 550 and 1010 feet elevation.

Irrigation system. The irrigation system will have two parts. Part one for the south vineyards will be fed by domestic springs and a new well. It will have 4000 feet of buried main line as shown on the illustrations. A 12 thousand gallon water storage tank will be buried above the well. Part two for the north vineyards will be fed by a new well and connected to a buried 5 thousand gallon storage tank. The system will be connected to about 2500 feet of buried main line. All main lines will be buried about 2 feet to prevent freezing. The well pumps and booster pumps will be powered by adjacent solar panels of approximately 10x40 ft rectangle; one solar panel array on the barn and one on a frame on fenced ground to the west of north vineyard 8 on open flat land. Both panel systems will be angled at a 12:5 pitch and will not be visible from any viewing area.

The vines will be irrigated with half inch drip irrigation lines placed at 18 inches above the ground with two 0.5 gal drip emitters for each vine. Vines will be irrigated and fertigated from mid May to mid September.

Tractor operations:

1. Initial operations: The vineyards will be initially ripped and smoothed with a ripper and disc attachments, then each vine row, 7 ft apart, will be ripped at a depth of about 26 inches. The vineyards will then be seeded with native grasses and legumes to secure the soil.
2. Routine operations: Mowing around and between the rows three times a year. Spraying the vines every 10-12 days during peak growing season, about 7-8 times. Edging and harvest operations will occur once a season.

Landscaping plan: After land preparation but before trellis installation, the vineyards will be replanted to native grasses and legumes such as blue bunch wheatgrass and fescue. The native oak is very abundant on the property and numerous oak seedlings and young trees are emerging throughout the property. The proposed 81 oak trees trees above 10 inch diameter that will be removed from the vineyards (see attached aerial photos of trees to be removed), will be replaced outside of the vineyard areas with Ponderosa pine seedling plugs of the White Salmon seed zone (8-10 inches tall) at a ratio of 5 to 1 since the Ponderosa pine population is struggling due to attack of western pine beetle in the area and on the property. Young pine trees are less susceptible to the beetle. Foresters suggest having an age range of the trees as a strategy for their survival. Seedling plugs will be purchased from the DNR Tumwater WA Webster nursery (Bill Taylor**,** Customer Service Specialist, 360-902-1234, bill.taylor@dnr.wa.gov). Few if any stately oak trees within the vineyards will be removed though they may be pruned. No more than 3 ponderosa pines will be removed. No more than 29 oak trees large than 10 inch trunk diameter will be removed. PUD repeatedly clears the major area of that proposed vineyard (note Google Earth-

USDA Farm Services image of 9/25/2011. All development in vineyard 9 and maintenance of the PUD access road will be coordinated with the PUD.

The following 32 trees and brush are proposed to be removed (see attached vineyard aerial photos) mostly to align the parameters of the vineyards. Some very stately sentinel trees will be retained in the middle or around some vineyards.

Vineyard 1, southeast corner: no trees will be removed.

Vineyard 2, southeast corner, 3 oak trees will be removed.

Vineyard 3, south boundary, 7 oak trees and poison oak will be removed.

Vineyard 4, southwest, 11 oak trees removed.

Vineyard 5, south central east, 1 oak trees removed in NW corner.

Vineyard 6, central east, no trees will be removed.

Vineyard 7, north central east, no trees will be removed.

Vineyard 8, north boundary, 5 oak and 2 pine trees will be removed.

Vineyard 9, central west, 2 oak and 1 pine tree and considerable brush will be removed.

Proposed replacement plantings are described in the wildlife survey report.

Two old landscape trees from the original house location will be removed and replaced with other landscape trees.

Proposed minor facilities improvement and development (Site and Elevation plans):
The following facilities improvements and developments are proposed (see attached Site and Elevation plans, Figures 1-6).

1. two dormer windows added on the cabin roof (Figures 2-3) using same materials with the same earth tone colors as the cabin. No floor space will be added.
2. a tree deck of about 150 square feet placed about 9 feet above the ground between the cabin and the shed (Figures 2-3) and painted with Castle Gray (ST-147) by Behr previous approved by the Commission planner.
3. a 400 square foot pavilion (Figure 4) near the northeast corner of vineyard 4 without utilities constructed with earth tone treated wood and painted with Castle Gray (ST-147) paint by Behr and green-gray flat color roof.
4. a well at the west end of the existing barn along with 400 sq ft of solar panels on the south roof of the barn at a 12:5 pitch, along with domestic springs, will feed vineyard fields 1-5 + 6 and 9 (Figure 6).
5. a well with 400 sq. ft. of solar panels (5000KW) placed on a frame at 12:5 pitch in a level open area to the west of the south end of northern vineyard 8, will feed vineyards 7 and 8 (Figure 5).

6. A typical ranch entrance gate with hanging name placed on driveway at Balch road with 18 ft height and width in treated wood colors (Figures 2-3).

Proposed minor facilities improvement and development (Grading plan)): All improvements except the pavilion are being constructed on flat level land so no contours have been added, except for the pavilion which has 20 ft contour lines on the site plan. No grading will be done on any improvement. The proposed pavilion will be placed on stilts that conform to the contour (Figures 4 and 10). In an earlier application version, one farm equipment road was proposed with grading but that proposed road has been removed since it has been deemed to be unnecessary. The two buried irrigation storage tanks (12000 gal tank = 70 cu yards of soil displaced + 5000 gal tank = 30 cu yards of soil displaced) displace less than the 200 cu yards that warrant a grading plan.

Building and Post Colors: Existing building will maintain their natural wood colors in refinishing, likewise the dormer windows added to the cabin. The trellis posts will be rust color. The proposed pavilion and deck will be painted with Castle Gray (ST-147) paint by Behr.

In Conclusion:

Having consulted with Gorge Commission staff, off and on, for over one year in the repeated preparation of this review application which has gone through two screening by the Commission planner, I hope that it is now consistent with the criteria and information required for the application and that the proposed developments are consistent with agricultural activities in the national scenic area. All proposed developments are sensitive to the local fauna and flora and to surrounding farming activities and developments. The property has been used for farming for over 100 years, including some irrigated farming. All neighbors directly to the east, north, west and south have vineyards. Cor, Memaloose and Syncline wineries are each less than a mile away. Only some of the vineyard areas will be noticeable from a few of the view areas such as Rowena, I-84, US 30 or CR1230. None of the facilities should be visible from key viewing areas such as Rowena and Memaloose viewpoints. I believe that my proposal is consistent with allowed uses in the Management Plan and will improve the attraction of the National Scenic Area.

FIGURE 1. Improvements to Existing Structures

Dimensions of existing buildings (in feet) and their old extensions at 19 Balch Road, Lumpkin property, plus proposed treehouse, pump solar panels and well and 2 south facing dormer windows added to existing cabin roof. An overhead ranch gate with name will be added to driveway entrance using Gorge style lettering.

Figure 2. Site Plan for Deck, Gate & 2 Windows

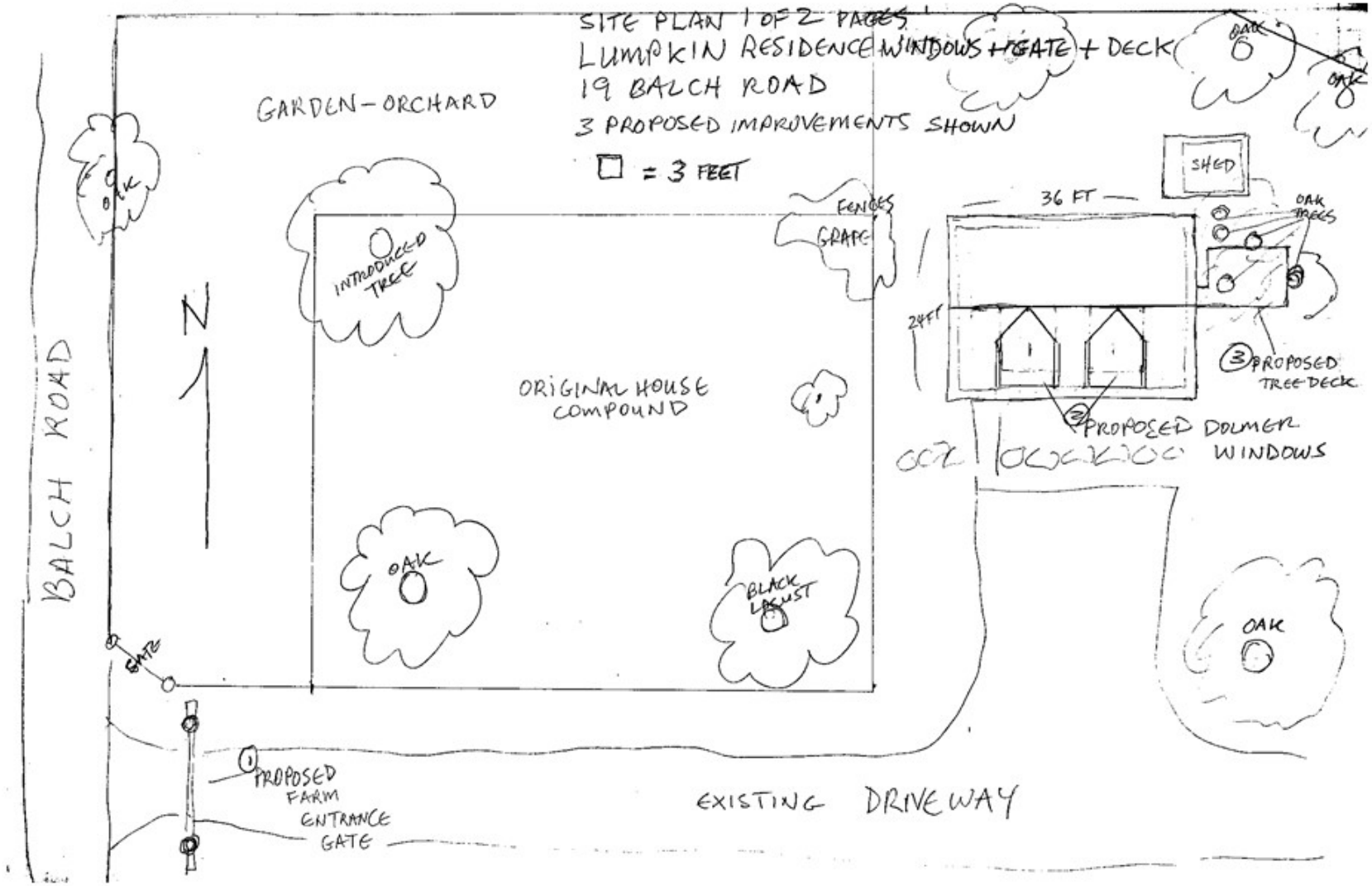


Figure 3. Elevation Plan for Deck, Gate & 2 Windows

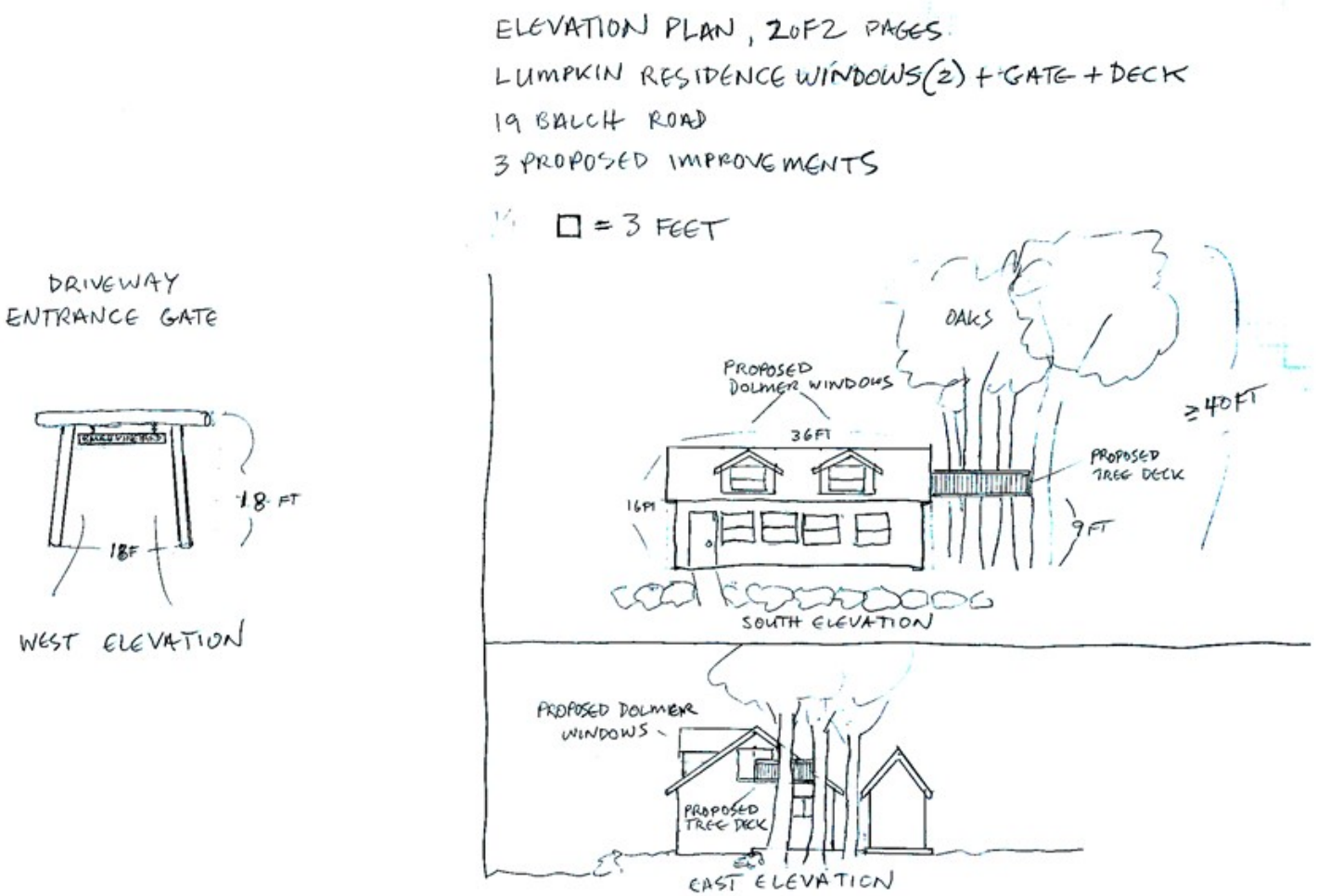


Figure 4. Site & Elevation Plans for Pavilion

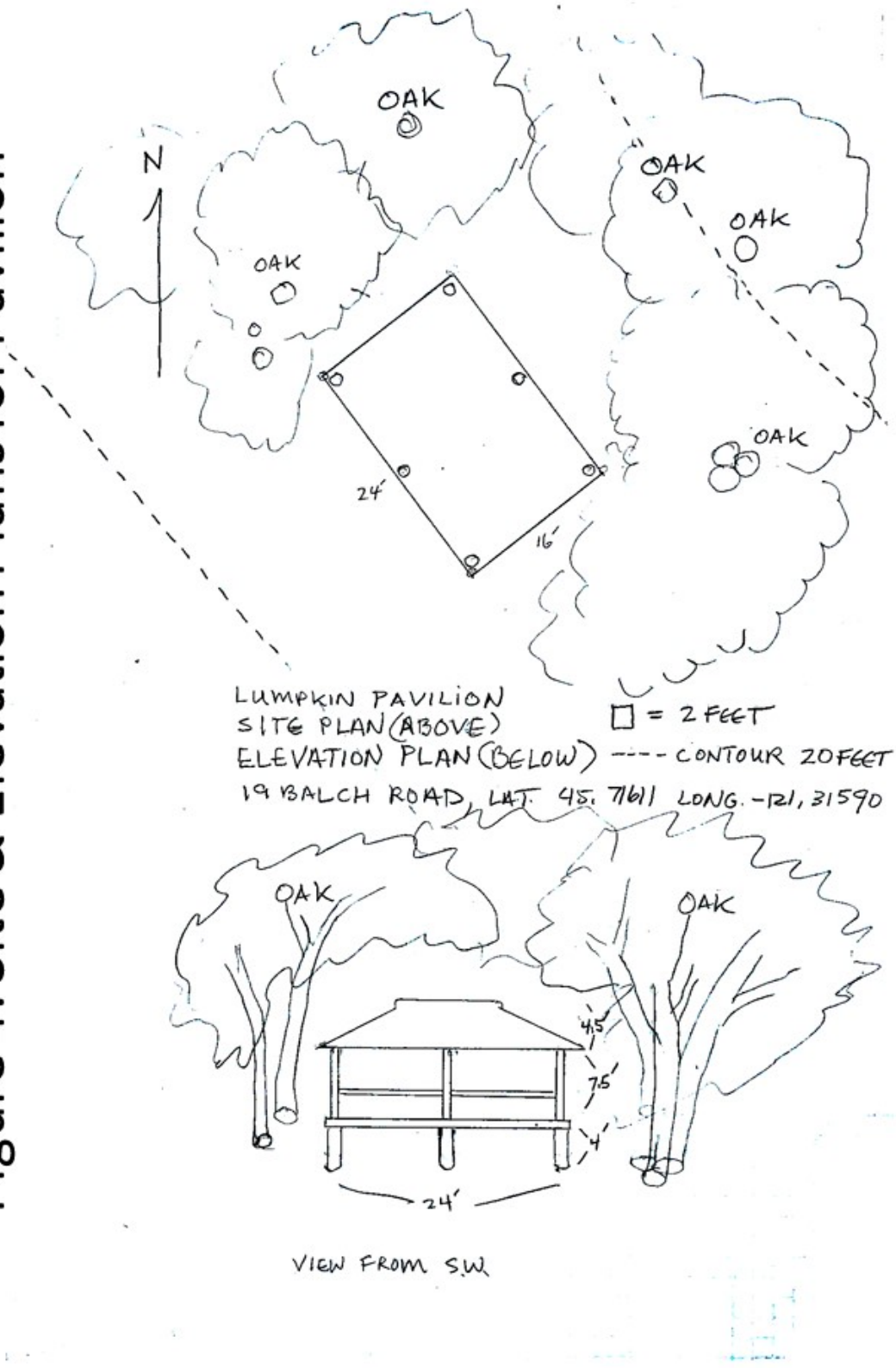
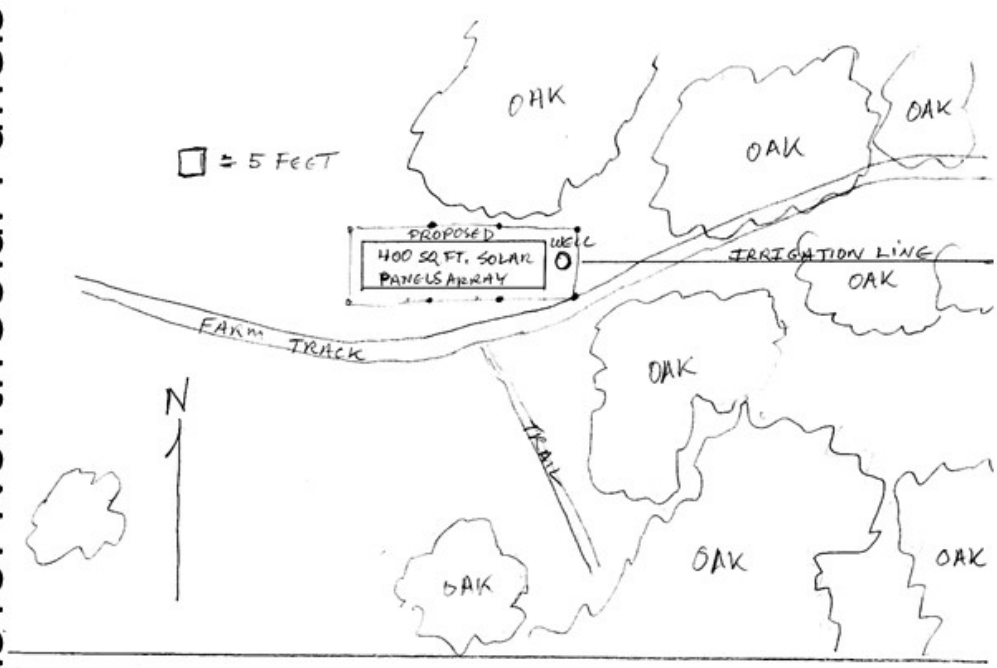


Figure 5. Site & Elevation Plans for North Solar Panels

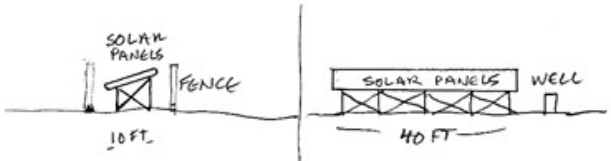


LUMPKIN VINEYARDS, 19 BALCH ROAD

- SITE PLAN (ABOVE)
- ELEVATION PLAN (BELOW)

FOR SOLAR POWERED PUMP IN NW OF PROPERTY
5000 KW, 400 SQ FT. SOLAR PANEL ARRAY
AT LAT. 45.7722 LONG. -121.3155, GROUND MOUNTED

□ = 5 FEET



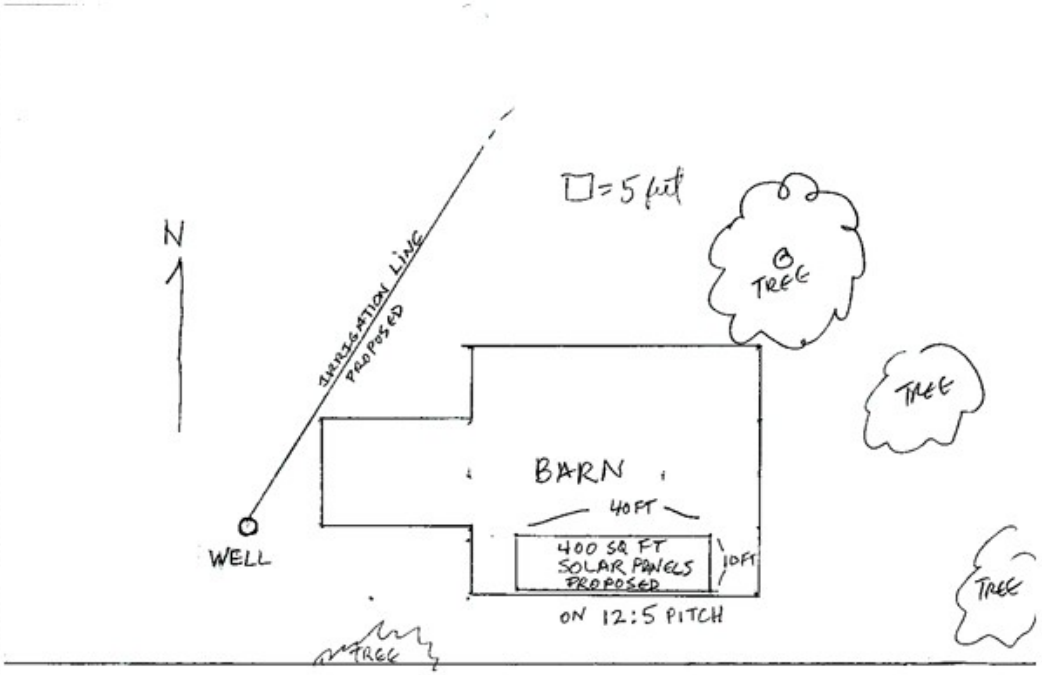
EAST ELEVATION | SOUTH ELEVATION

PANEL FRAME OF FLAT LAND

NO TREE REMOVAL

NOT VISIBLE FROM SCENIC AREAS

Figure 6. Site & Elevation Plans for South Solar Panels

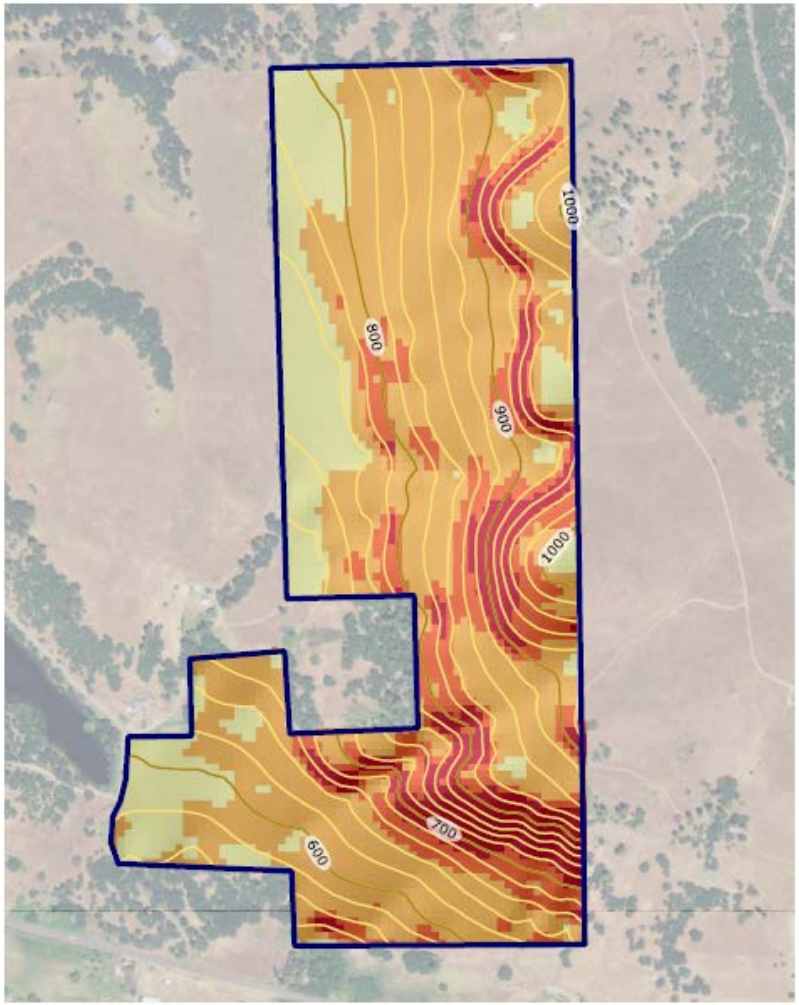


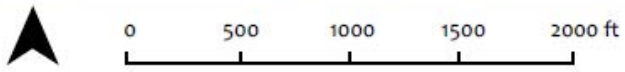
LUMPKIN VINEYARDS, 19 BALCH ROAD
- SITE PLAN (ABOVE)
- ELEVATION PLAN (BELOW)

FOR SOLAR/PUD POWERED PUMP IN SW OF PROPERTY
5000 KW, 400 SQ.FT. SOLAR PANEL ARRAY
AT LAT. 45.7154 LONG -121.3176, BARN MOUNTED

□ = 5 FEET

EAST ELEVATION
BUILDING ON FLAT LAND
NO TREE REMOVAL
NOT VISIBLE FROM SCENIC AREAS

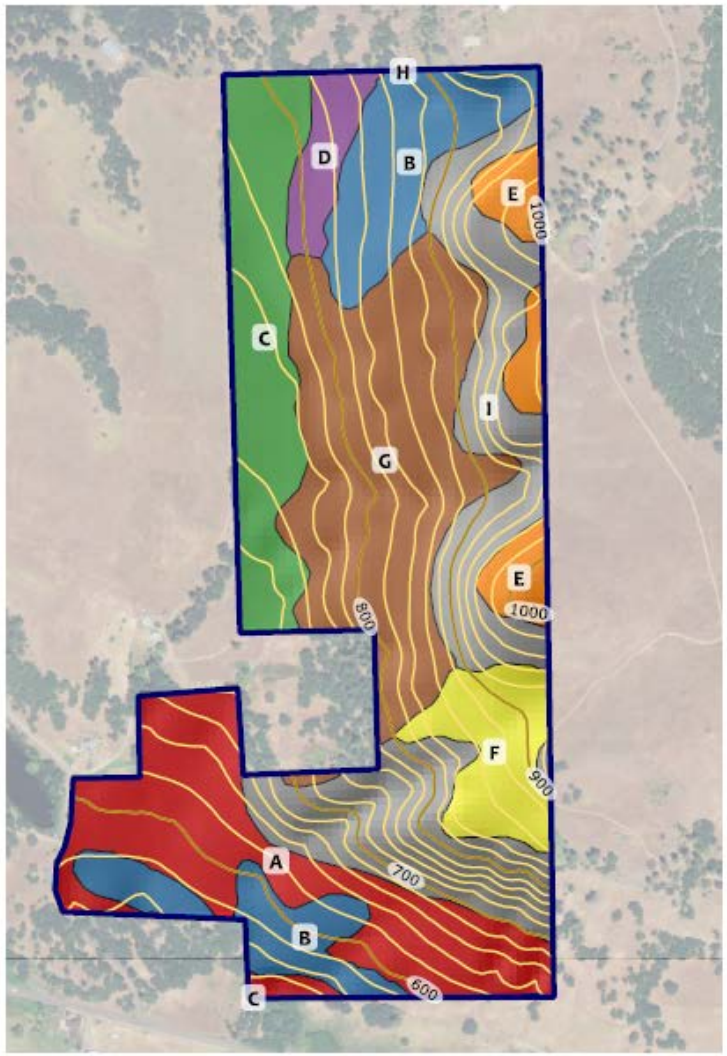




Balch Property Slope

Slope
- 0 - 12%
- 12 - 26%
- 26 - 35%
- > 35%
- Property
- 100 foot contours
- 20 foot contours

Map Scale 1:7500
Prepared by
Richard Rupp, Palouse Geospatial
April 5, 2014

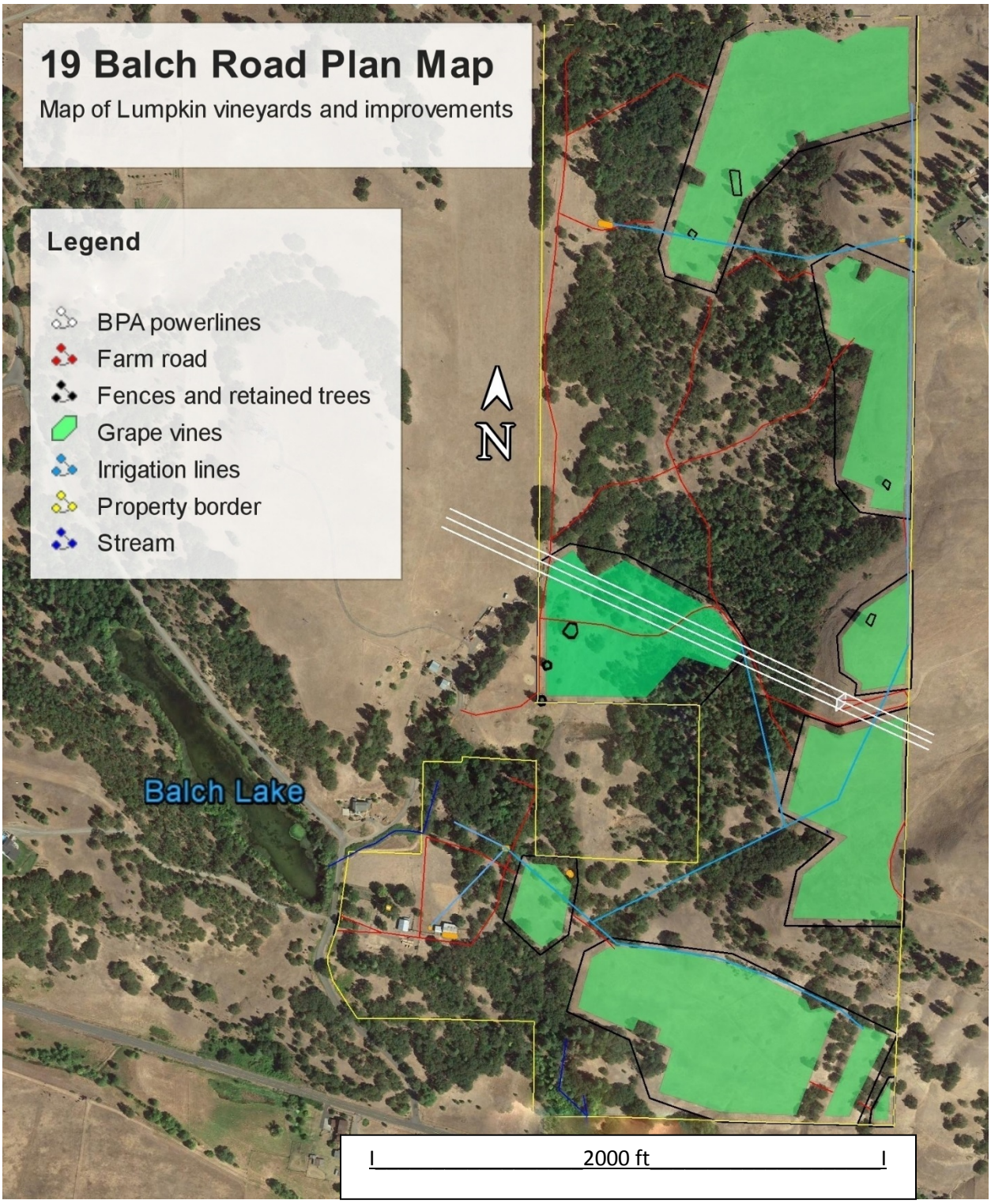


Balch Property Soils

Label	Soil Mapunit	Acres
A	Balake very gravelly loam, 10 to 15 percent slopes	21.6
B	Balake very gravelly loam, 15 to 30 percent slopes	17.1
C	Balake very gravelly loam, 5 to 10 percent slopes	15
D	Balake very gravelly loam, 5 to 30 percent slopes	3.7
E	Gunn loam, 2 to 8 percent slopes	3.6
E	Gunn loam, 8 to 30 percent slopes	2
F	Gunn-Galiente complex, 15 to 30 percent slopes	7.5
G	Gunn-Galiente complex, 5 to 30 percent slopes	28.7
H	Rock outcrop-Haploxerolls complex, 0 to 30 percent slopes	0
I	Rock outcrop-Haploxerolls complex, 30 to 50 percent slopes	27.2

Property
100 foot contours
20 foot contours

Map Scale 1:7500
Prepared by
Richard Rupp, Palouse Geospatial
April 5, 2014


19 Balch Road Plan Map
Map of Lumpkin vineyards and improvements
Legend
BPA powerlines
Farm road
Fences and retained trees
Grape vines
Irrigation lines
Property border
Stream
N
Balch Lake
2000 ft