

## BENEFITS OF THE PROPOSED PROJECT

The Timber Management Component will:

- Provide an integrated forest management strategy covering over approximately 14,868 acres of timberlands
- Prevent future fragmentation of the timber resource and encourage increased timber production from these lands
- Plant approximately 1 million conifers. This is 3 newly planted conifers for every 1 tree cut for timber conversion. The trees cut for timber conversion are approximately ½ conifers and ½ hardwoods.
- Restore approximately 3,738 acres of timberland to a more healthy productive state with a more natural species composition, in numerous locations through out the Property. By reducing tanoak and increasing redwood and Douglas fir inventories, this restoration has the additional benefits of offsetting potential timber production loss due to vineyard conversions and increasing timber productivity throughout the Property.
- Require long-term, uneven-aged and sustained yield timber management for the entire forest resource (approximately 14,868 acres) via restrictive easement beyond current CDF requirements.
- Restore, maintain and protect wildlife and fisheries habitat values on all approximately 14,868 acres including increased restrictions on approximately 11,355 acres of commercial timberland, approximately 1,878 acres of Large Tree Management Areas, and approximately 1,635 acres of Riparian Management Areas.
- Restrict future timber conversions, preserving the land in perpetuity on approximately 17,500 acres via conservation easements.
- Reduce existing and Project related erosion impacts to water quality by upgrading roads and instituting long-term road management plans that will improve and maintain water quality.

The Vineyard Component will:

- Provides the economic means to restore the forest, repair the roads, dedicate parkland, preserve habitat, and protect water quality.
- Produce high quality varietal wine grapes.
- Utilize sustainable viticulture practices that will limit water quality/quantity impacts and protect the environment.
- Provide on-site housing for year round agricultural workers and their families.
- Generate substantial increases in tax revenues for Sonoma County.

The Windy Gap Preserve will:

- Establish a 2,702-acre preserve on which no commercial timber harvest will be permitted thereby, establishing a core habitat area and movement corridor for wildlife.

- Protect and manage approximately 1,000 acres of oak woodlands to provide high quality habitat for fish and wildlife.
- Protect approximately 1,700 acres of mixed evergreen and conifer-hardwood forest to provide high quality habitat for fish and wildlife.
- Protect the headwaters of three steelhead trout bearing streams.

Additional General/Public Benefits will include:

- Establish an integrated land use plan for the Property, significantly reducing development potential by reducing the number of existing parcels via voluntary merger.
- Improve the existing road network on the Property using state of the art road design to reduce sediment contribution to the Gualala River watershed and compensate for any new sediment contribution from conversion activities.
- Create a maintenance and monitoring plan for the entire road network on the Property ensuring proper long-term road stability.
- Provide safe, all weather access to the property.
- Leverage and further expand contiguous habitat by locating Large Tree Retention Areas adjacent to existing high value wildlife habitat areas on adjacent properties.
- Implement stream management practices and restoration activities that improve riparian and in-stream habitat values and protect water quality to benefit fisheries and wildlife.
- Substantially increase the size of the Soda Springs Reserve providing increased watershed and viewshed protection, including an approximately 5-mile loop trail easement.
- Increases in the Properties carbon sequestration potential over time and offsets short-term impacts caused by emissions of GHGs related to vineyard establishment.