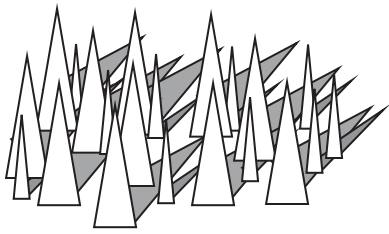


Exhibit B-4



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3-13-2019

Review of Komes Ranch, definition of Commercial Timberland

Thanks for the opportunity to meet with you on Monday (3-4-19) and review the Komes Ranch.

Per our discussion you asked if the potential vineyard units would meet the definition of Timberland as defined by Cal Fire. The following will explain this definition.

Excerpts from the **Z'BERG-NEJEDLY FOREST PRACTICE ACT**

4526. Timberland. *"Timberland" means land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis after consultation with the district committees and others.*

You can see that the definition of Timberland hinges on the ability of the land to "available for and capable of, growing a crop of trees of any commercial species". Cal Fire presently interprets this to mean the presence of commercial species on the land regardless of size. Now let's look at the definition of Commercial Species.

895.1. Definitions

Commercial Species (For the Coast Forest District:) *means those species found in group A and those in group B that are found on lands where the species in Group A are now growing naturally or have grown naturally in the recorded past.*

Group A:

-coast redwood (*Sequoia sempervirens*) -incense cedar (*Calocedrus decurrens*)
-Douglas-fir (*Pseudotsuga menziesii*) -Port Orford cedar (*Chamaecyparis lawsoniana*)
-grand fir (*Abies grandis*) -California red fir (*Abies magnifica*)
-western hemlock (*Tsuga heterophylla*) -white fir (*Abies concolor*)
-western redcedar (*Thuja plicata*) -Jeffrey pine (*Pinus jeffreyi*)
-bishop pine (*Pinus muricata*) -ponderosa pine (*Pinus ponderosa*)
-Sitka spruce (*Picea sitchensis*) -sugar pine (*Pinus lambertiana*)
-western white pine (*Pinus monticola*)

Group B:

-tanoak (*Notholithocarpus densiflorus*) -golden chinkapin (*Castanopsis chrysophylla*)
-red alder (*Alnus rubra*) -pepperwood (*Umbellularia californica*)
-white alder (*Alnus rhombifolia*) -Oregon white oak (*Quercus garryana*)
-California black oak (*Quercus kelloggii*) -Pacific madrone (*Arbutus menziesii*) -Monterey pine (*Pinus radiata*)

After spending some time walking around the property, I have the following comments.

1. Almost all of the Blocks contain Douglas Fir of varying sizes. From small seedlings to moderate size saw logs.
2. All of the potential vineyard blocks shown on the attached map, Blocks, 1, 2, 3, 4, 7, 8, 9 and portions of Blocks 5 and 6 meet the definition of Commercial Timberland. Although in general you don't have a lot of large

trees, you do have commercial forest species, of all sizes, scattered all through the area proposed for vineyard. This includes seedlings, poles and sawlogs. Approximately 22.4 acres

3. The upper portions of Block 5 and 6 do not meet the definition of Commercial Timberland. Approximately 1.3 acres.
4. As a result of the presence of Commercial Timberland the project will have to have a timberland conversion permit with Cal Fire. There are two ways to approach this.
 - A less than 3-acre conversion exemption filed with Cal Fire. This only allows you to convert 2.99 acres of Commercial Timberland to vineyard. This permit should be done after you receive approval of an Erosion Control Plan (ECP) with Napa County and will take an additional 3 to 4 weeks. I will need copies of all reports developed for the ECP and the conditions of approval for the ECP.
 - The alternative is to file TCP and Timber Harvest Plan. This is done near the end of the ECP approval process. The TCP relies on a CEQA document developed by the county. This Cal Fire process can be done concurrently with the county ECP process. The time frame for this process is an additional 3 to 6 months after approval of the county ECP.
5. As a result of the two bullet points in item #4 the property owner will have to determine the best course of action. Limit the conversion of timberland to less than 3 acres or work on a permit for some or all of the 22.4 acres of timberland. The time, effort and cost for the larger permits are considerable.
6. Many if not all of the reports required by the county for the ECP will also support either of the Cal Fire permit processes.
7. As we discussed both the county and Cal Fire will need a Northern Spotted Owl consultation. We are in the process of performing NSO protocol level surveys on the property. This will require that we visit the property 6 times this spring and early summer. The full survey will be a two year process.
8. Please note the need for a Botanical survey during the blooming period of sensitive plant species. This usually must be done in during the spring months, March through early June. This will be a constant regardless of how you proceed with Cal Fire.

Contact me at the number listed above if you have any questions.

Thank you,

SRB

Scott R. Butler
Registered Professional Forester #1851


Attachments:

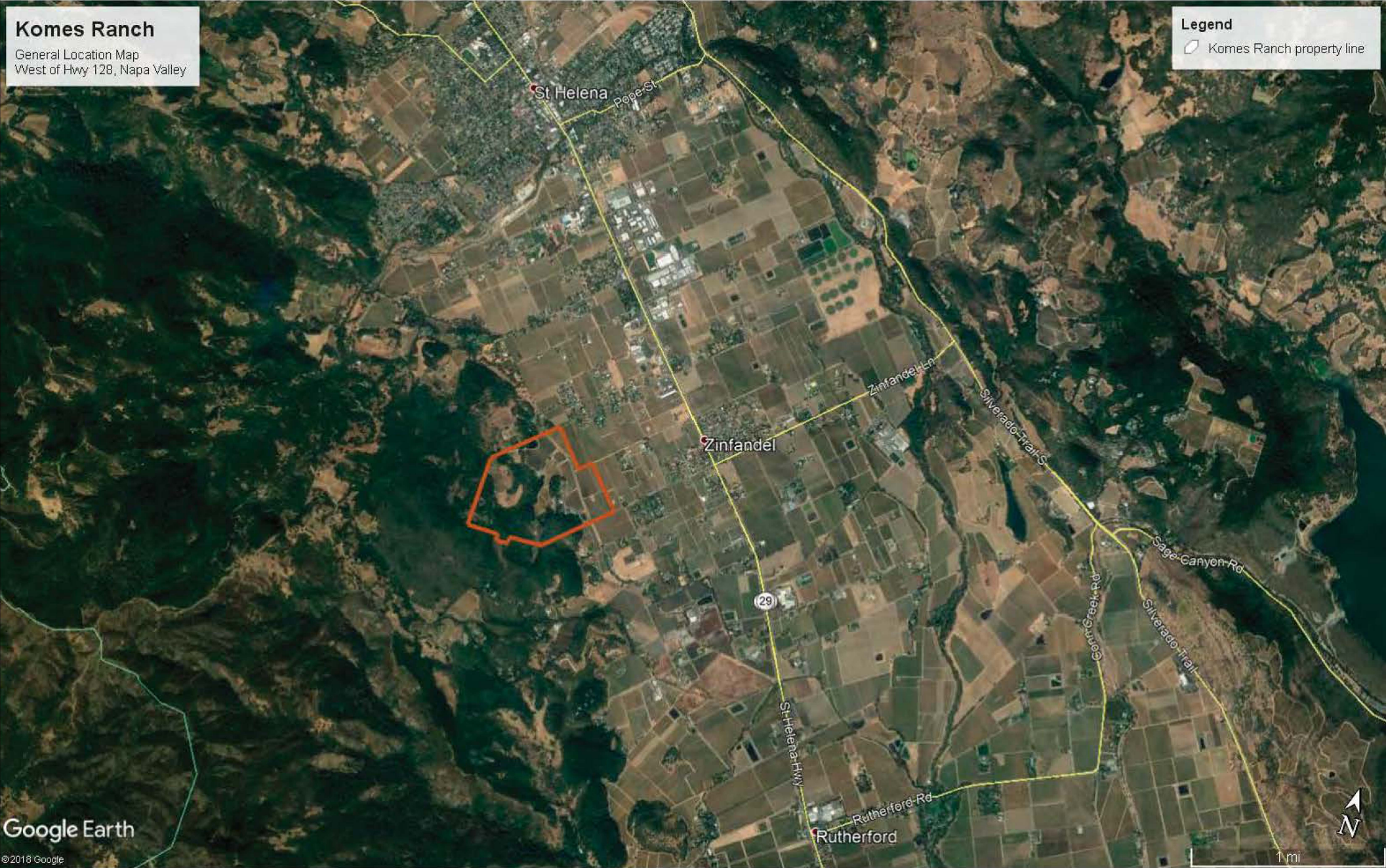
Google aerial photo map
Google general location map
Topo map from LincolnAE

Komes Ranch

General Location Map
West of Hwy 128, Napa Valley

Legend

 Komes Ranch property line



Komes Ranch

Potential vineyard acres.
Numbered by Block
Timberland vs Non Timberland

Legend

- Existing roads
- Non Timberland acres
- Timberland acres

