

## Exhibit B-2



**NORTHWEST BIOSURVEY**  
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December 2, 2020

Ms. Sarah Pistone  
Horizon Designs LLC  
PO Box 1686,  
Middletown, CA 95461  
[sarah@lincolnAE.com](mailto:sarah@lincolnAE.com)

**RE: April 17, 2020 Napa County Application Completeness Letter for Cathiard Komes Ranch Vineyard Application**

Dear Ms. Pistone,

As per your request we have reviewed the above letter with regard to our September 2018 Biological Resource Report for the proposed Komes Vineyard project. As noted, the project was substantially redesigned following completion of our 2018 report. Along with this response letter we are providing you with an updated 2020 version of our report reflecting the new project design. The new report also responds to comments made by county planning staff in their April 17, 2020 application completeness letter.

I will respond below to the county's comments in the order presented in the letter:

- i) Confirmation of timberland within the project area: As biologists, we map natural plant communities as defined in the CNPS Manual of California Vegetation. In Figure 2 of our report we map five different woodland and forest communities pursuant to the definitions in the Vegetation Manual. These vegetation classifications do not directly correspond to a community's commercial definition regarding its value as "timberland" (i.e. a woodland may or may not also meet the definition of a commercial timberland depending on the assessment of a forester). The purpose of establishing a forest or woodland's status as timberland is to determine its timber harvest status in the California Department of Forestry permitting process.
- ii) Expanded bat habitat assessment: We now treat these surveys as a post-approval permit requirement similar to that of bird surveys. During our surveys we determine whether bat habitat is present; however, this determination is made whether or not there is evidence of actual use by bats at the time of the survey. Bats may or may not be present during an early survey but may be present at the time of proposed

vegetation clearing. For this reason, when potential habitat is present, pre-construction bat surveys are recommended (and required) no more than 14 days prior to vegetation removal. This requirement is the same for bird surveys. This issue is addressed in Section 2.2 of the assessment and mitigation is proposed in Section 9.2, Measure 4.

- iii) Assessment of Northern Spotted Owl: In our assessment we determined that the property contains poor habitat for northern spotted owl. These birds typically prefer cool, shaded, north-facing slopes in older forests and away from human activity. These characteristics are lacking on the Komes property. We do address several species with sensitive regulatory status that may occur on the property. Regardless, the project forester is conducting an NSO survey and the results will be available during the permitting process.
- iv) Updated Plant Communities map and tables addressing the 2020 project design: As noted, the biological resource assessment has been updated to address the new project design. This update includes new tables and figures. The tree survey plots are now shown in the vegetation map. Apparently, that map layer was inadvertently turned off in the version provided in the 2018 map.
- v) Updated Table 1: See “iv” above.
- vi) As noted in the report, no special status plants were found on the property during the survey. Mosses, Lichens, and bryophytes are included in the Natural Diversity Database and are included in our presurvey research and field surveys.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Zalusky". The signature is fluid and cursive, with a large loop at the end.

Steve Zalusky,  
Principal Biologist