

Exhibit B-4

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March 10, 2025

Mr. Don Barella
Napa County
Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559

**RE: Trust Vineyard Partners Proposed New Vineyard Application
Oak Woodland Preservation Plan and Mitigation**

Dear Mr. Barella:

As requested by Mike Muelrath with Applied Civil Engineering, this letter addresses the proposed Oak Woodland Preservation Plan and Mitigation for the Trust Vineyards property located at St. Helena Highway, Oakville, Napa County, CA. The information presented in this letter is based on the habitat assessment that was prepared by myself and Wildlife Research Associates which included multiple site visits to assess the flora and fauna of both the proposed vineyard development areas and the surrounding property proposed for preservation and mitigation. Our site visits reviewed areas both on-site and off-site of the proposed development area as shown on the Trust Vineyards Partners Oak Woodland Preservation Exhibit dated February 6, 2025 provided by Applied Civil Engineering.

The on-site and off-site areas, as shown on the Oak Woodland Preservation Exhibit, were mapped using maps provided by the engineer and field truthed by myself and Trish Tatarian with Wildlife Research Associates. The purpose of these site visits was to ensure and determine that the areas were suitable oak woodland habitat for preservation based on areas that are proposed for development. We used a combination of Google Earth imagery and our on-the-ground field truthing to determine the species composition of the area and to map the areas based on the dominance of tree species in the case of oak woodland versus Douglas Fir forest and also shrub and grassland areas. The areas shown for preservation on the Oak Woodland Exhibit were based on our field maps and accurately reflect the vegetation types as mapped in the field.

Areas mapped as oak woodland have a dominance of coast live oak trees, which is the main oak tree species in the development areas. As described in the Habitat Assessment, areas mapped as coast live oak woodland had 50% or greater relative cover in the tree canopy of coast live oak so that coast live oak was the dominant species. Other trees that may also be included in this type are individuals of Oregon oak (*Quercus garryana*), interior live oak (*Quercus wislizeni*), black oak (*Quercus kelloggii*), madrone (*Arbutus menziesii*), California bay laurel (*Umbellularia californica*) and a few small Douglas fir (*Pseudotsuga menziesii*). Understory shrubs include poison oak (*Toxicodendron diversilobum*), coyote brush (*Baccharis pilularis*), snowberry (*Symphoricarpos albus*), and common manzanita (*Arctostaphylos manzanita* ssp. *manzanita* and *A. manzanita* ssp. *glaucescens*).

The areas designated for preservation are of the same or better quality oak woodlands than those proposed for vineyard development. The same or similar variety of ages of oak trees ranging from smaller diameter to large diameter trees that provide the same or similar habitat which support the animals in the area including birds, bats, insects and mammals. A bat habitat assessment was conducted by Greg Tatarian, bat specialist, with Wildlife Research Associates, and he determined that there was good to excellent habitat for bats in the areas proposed for preservation and that the removal of trees for the vineyard development would not have an adverse impact on the overall habitat in the area. This information was presented in the Habitat Assessment report prepared for the site. In addition, the preservation areas are adjacent or contiguous to other undisturbed habitat which provides contiguous habitat, or habitat connectivity. The preservation and surrounding areas also provide watershed for drainages on the site which further add to the value of these areas for preservation/mitigation.

I hope that this information was helpful. Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Jane Valerius". The signature is written in a cursive, flowing style.

Jane Valerius
Botanist/Wetland Ecologist

cc: Trust Vineyard Partners
Mike Muelrath, Applied Civil Engineering.