

Understanding Conservation Policy Outcomes

Growers / Vintners for Responsible Agriculture

With contributions by Amber Manfree, PhD • admanfree@gmail.com

Napa County Planning Commission Meeting, March 6, 2019



Parcel conditions

Undevelopable

Slope > 30%
Stream setback

Developable

Land cover type of interest

Mitigation or retention requirements

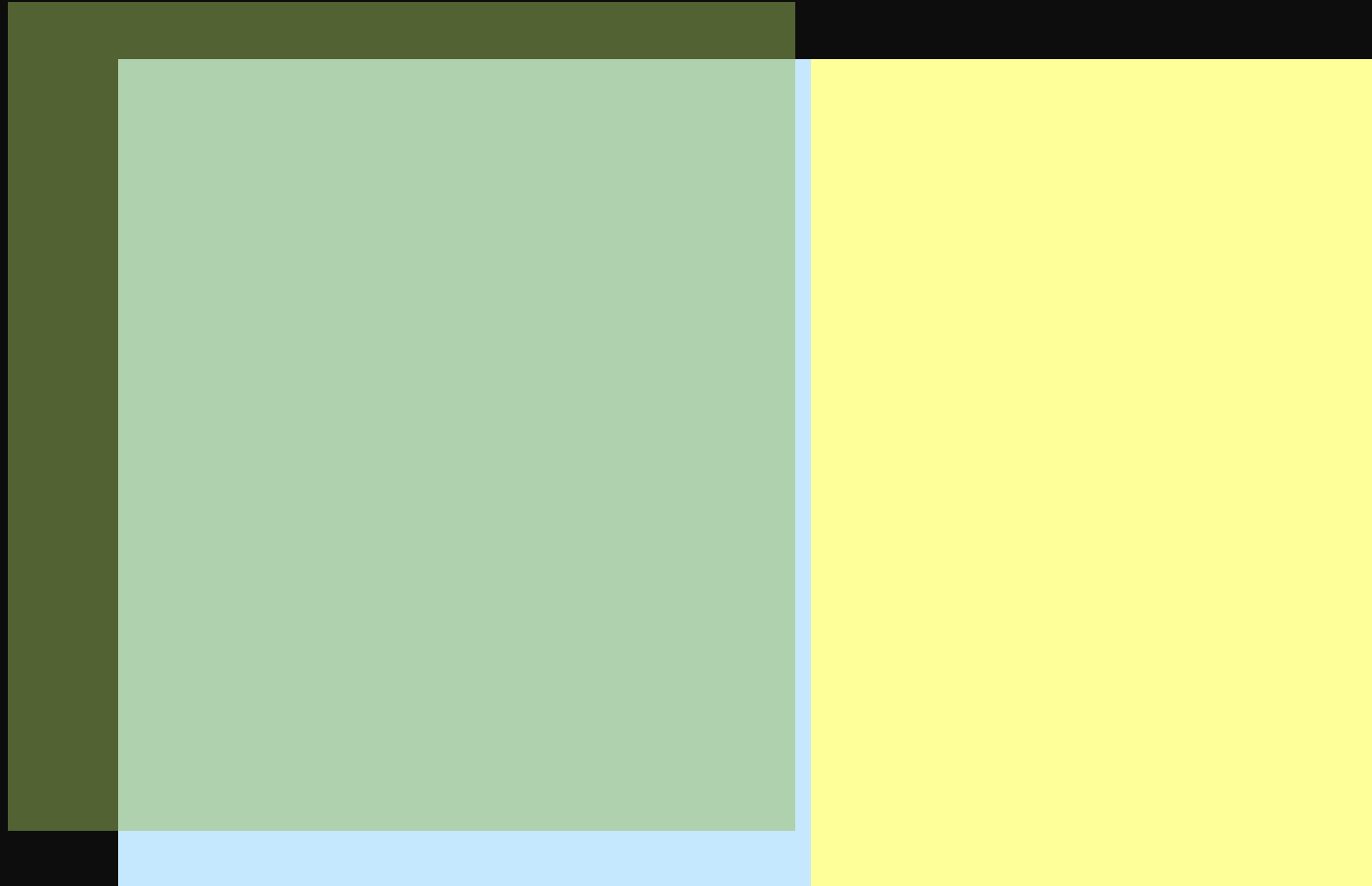
Area set aside



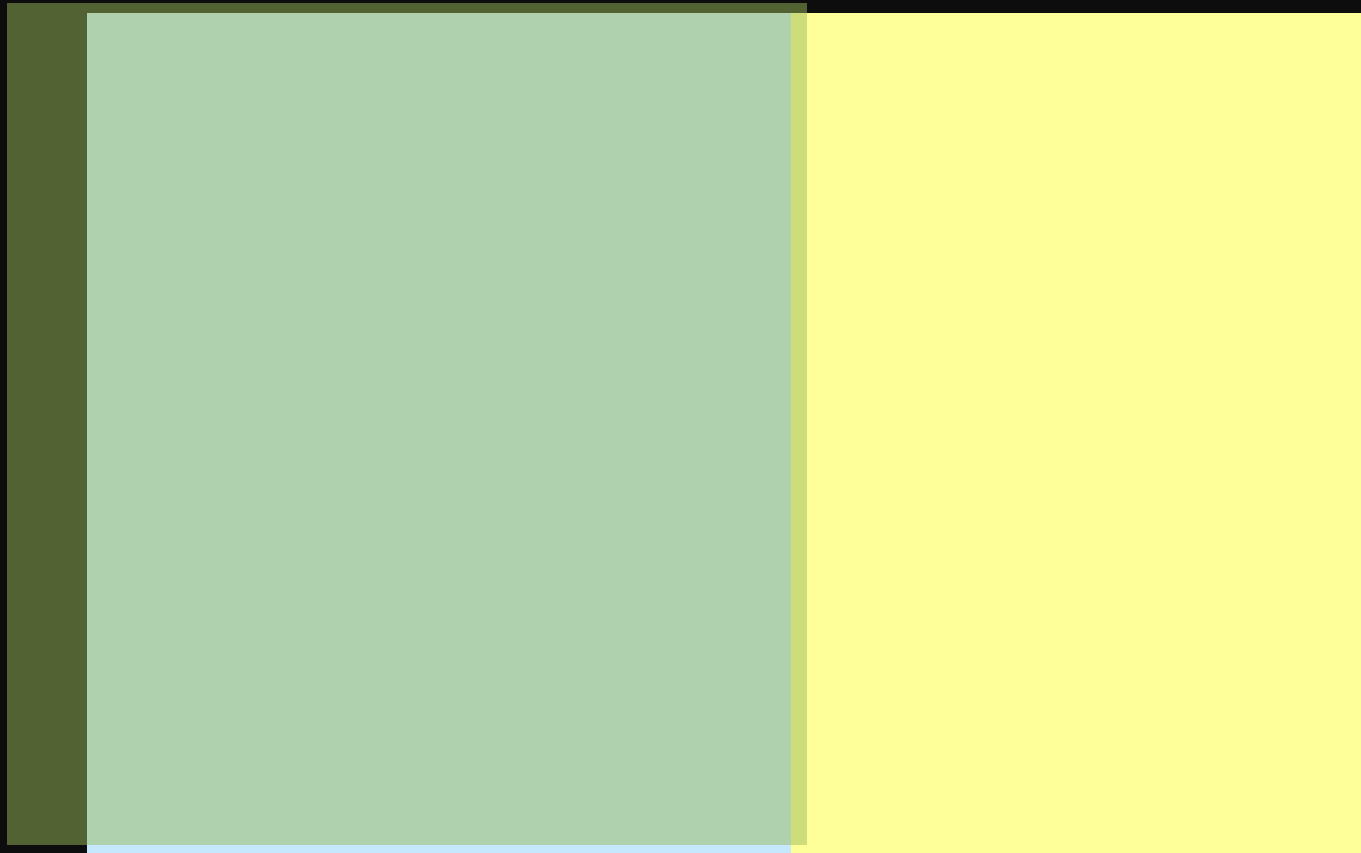
Mitigation or retention requirements



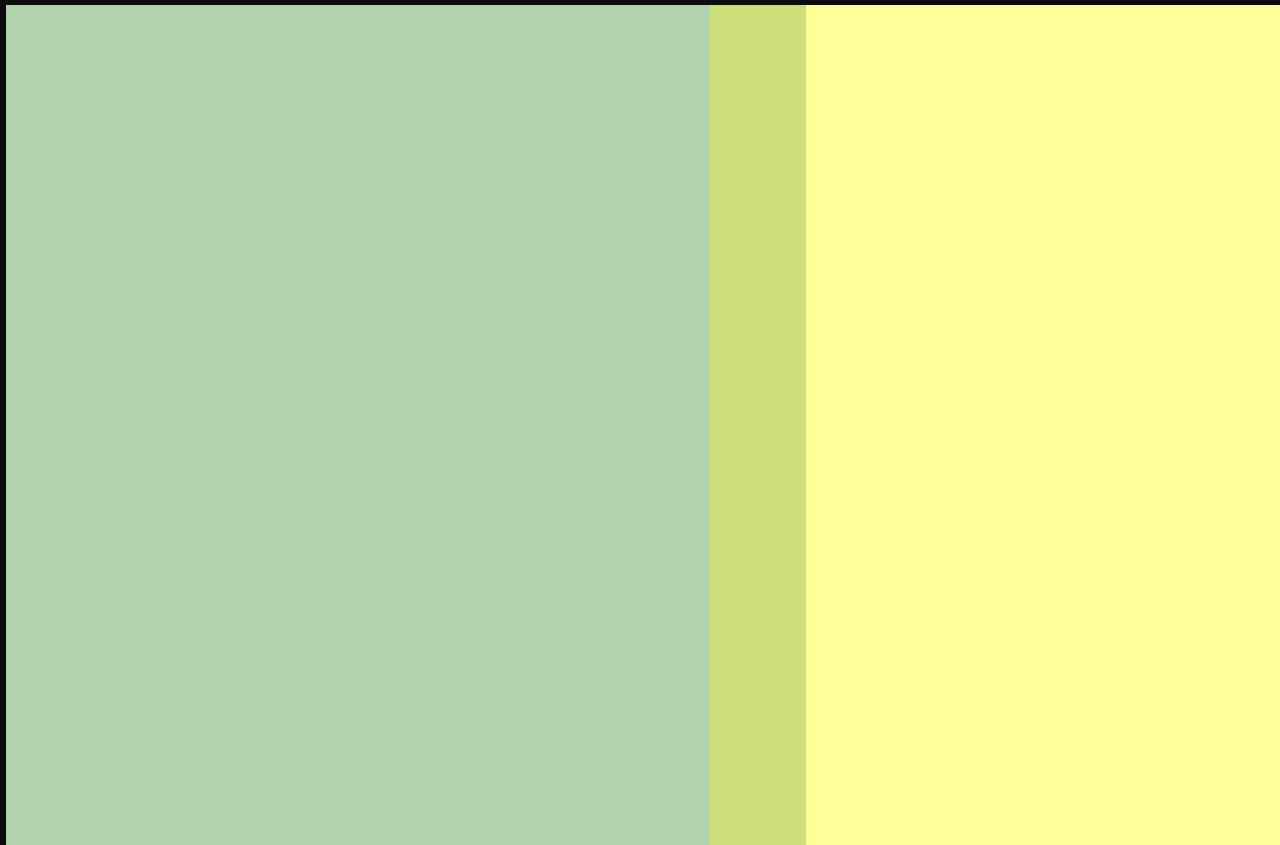
Mitigation or retention requirements



Mitigation or retention requirements



Mitigation or retention requirements



When mitigation or retention is allowed on undevelopable land, 80% to +90% of “conservation” may occur there

**Area set aside
by policy
is mostly
undevelopable**

Developable

Effective conservation is limited

Effective conservation



**Area set aside
by policy
is mostly
undevelopable**

Developable

Conceptual overview

- What is the effect of **NOT** allowing Mitigation on undevelopable lands?



Parcel conditions

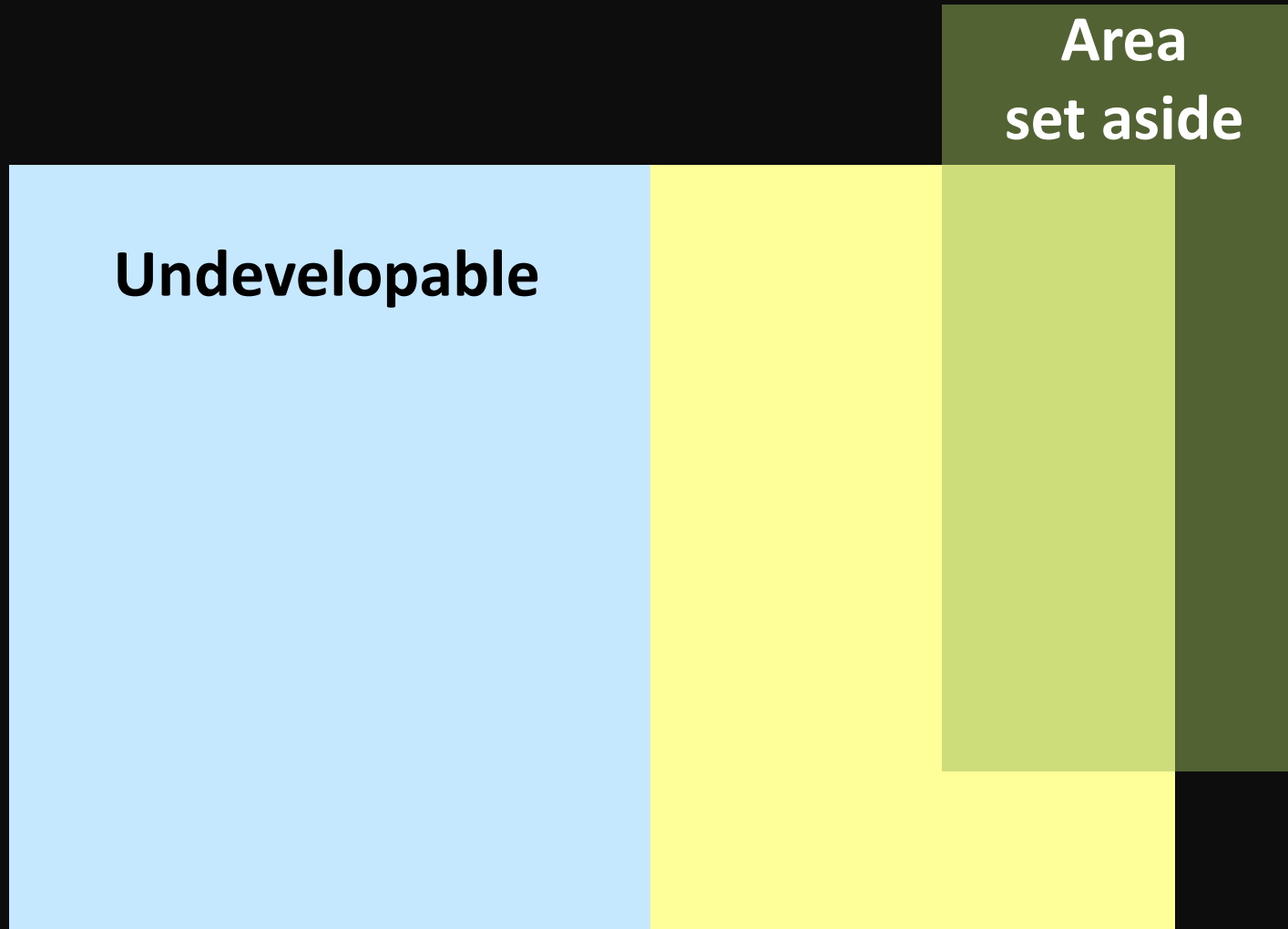
Undevelopable

Slope > 30%

Stream setback

Developable

Mitigation or retention requirements



Mitigation or retention requirements



Undevelopable

Mitigation or retention requirements



Undevelopable

Mitigation or retention requirements



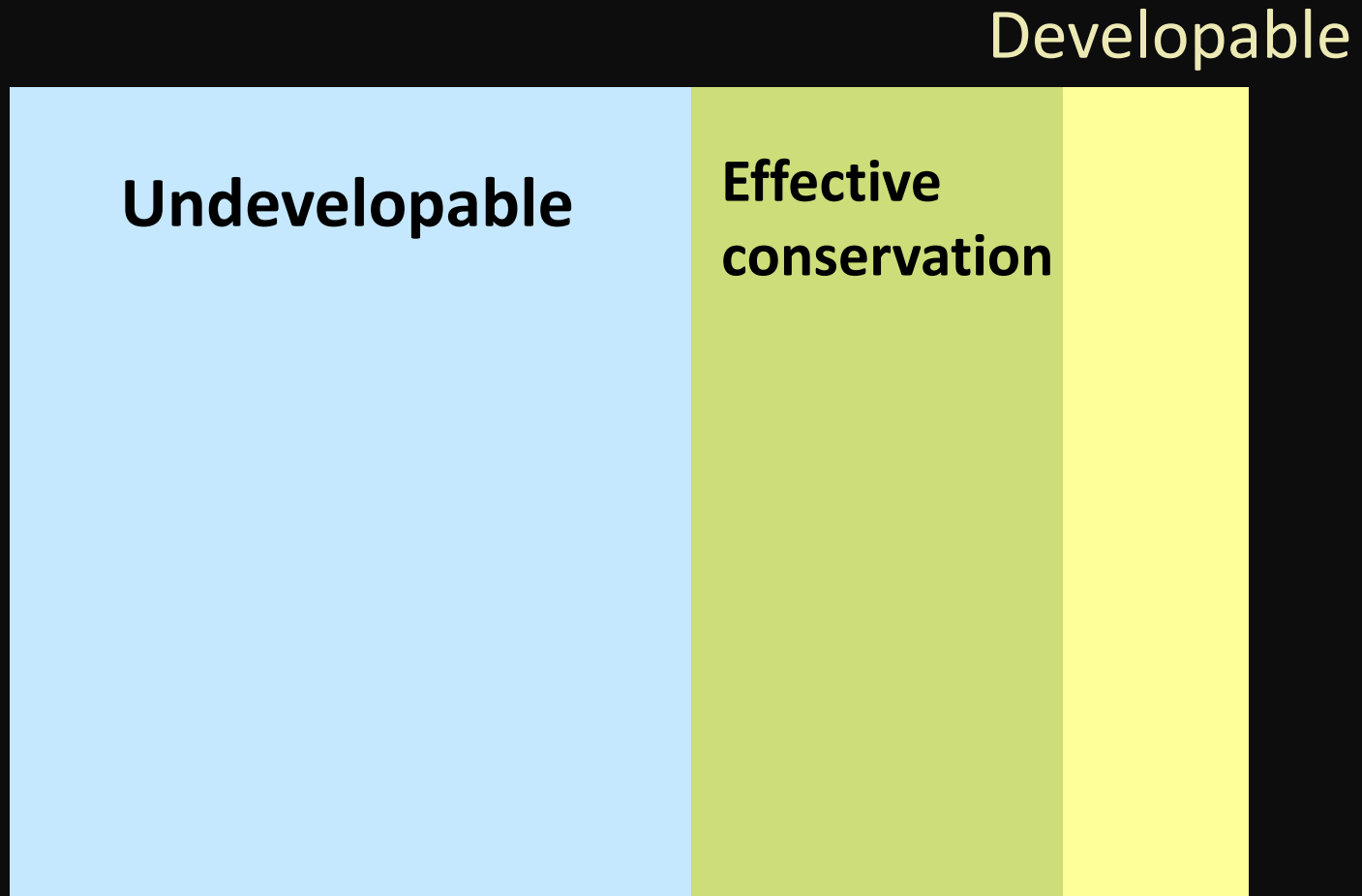
Undevelopable

Mitigation or retention requirements



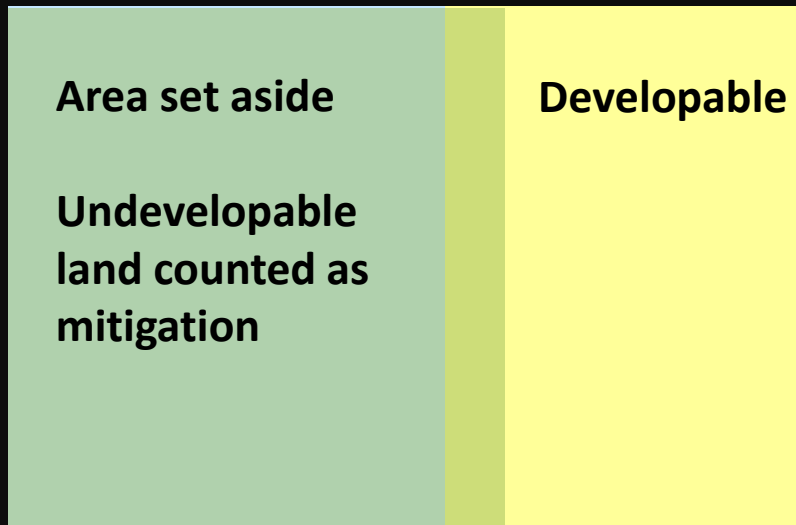
Undevelopable

When mitigation or retention is **NOT** allowed on undevelopable land, effective conservation increases



Comparative outcome

Effective conservation



Developable



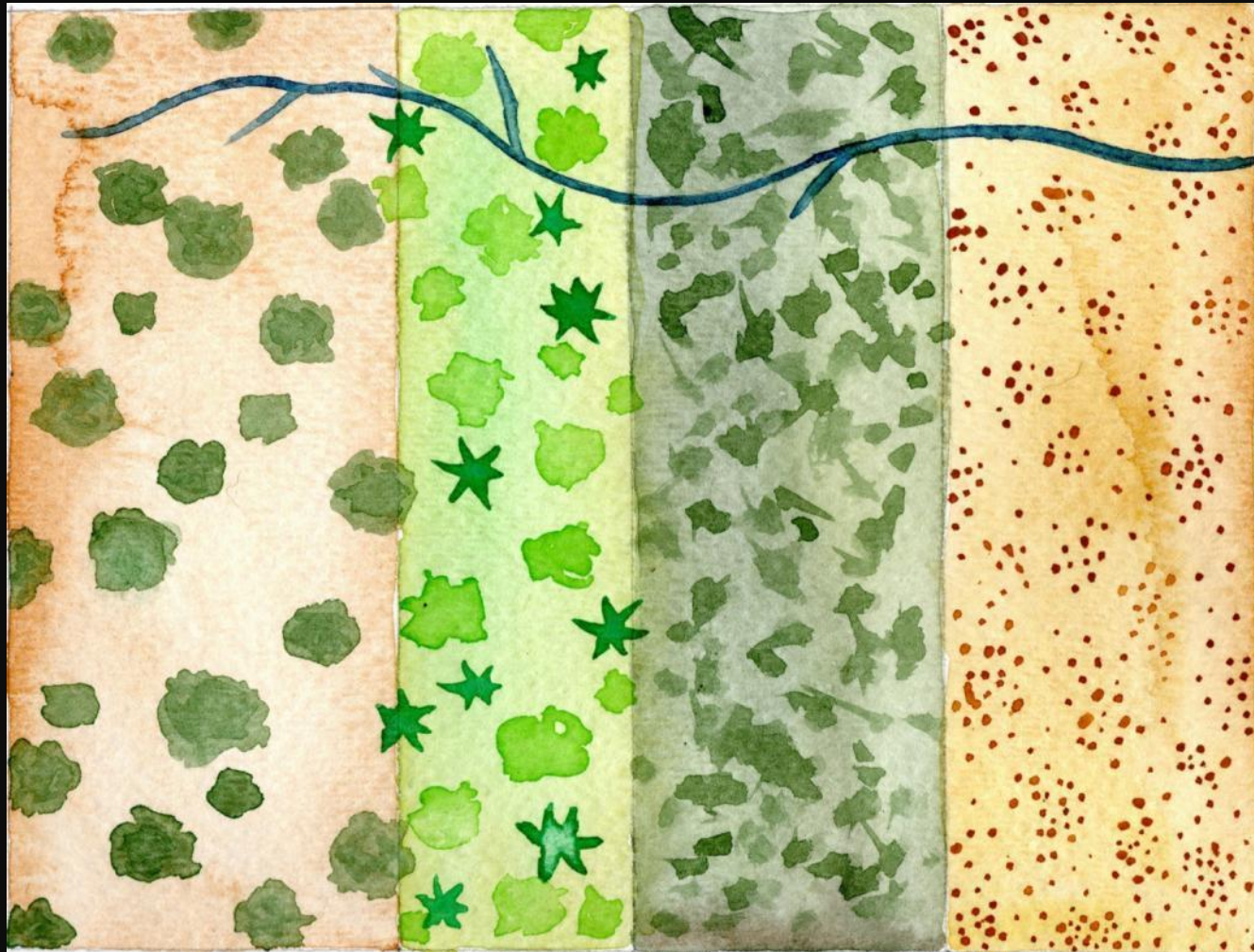
Conceptual Landscape

Oak

Other
canopy

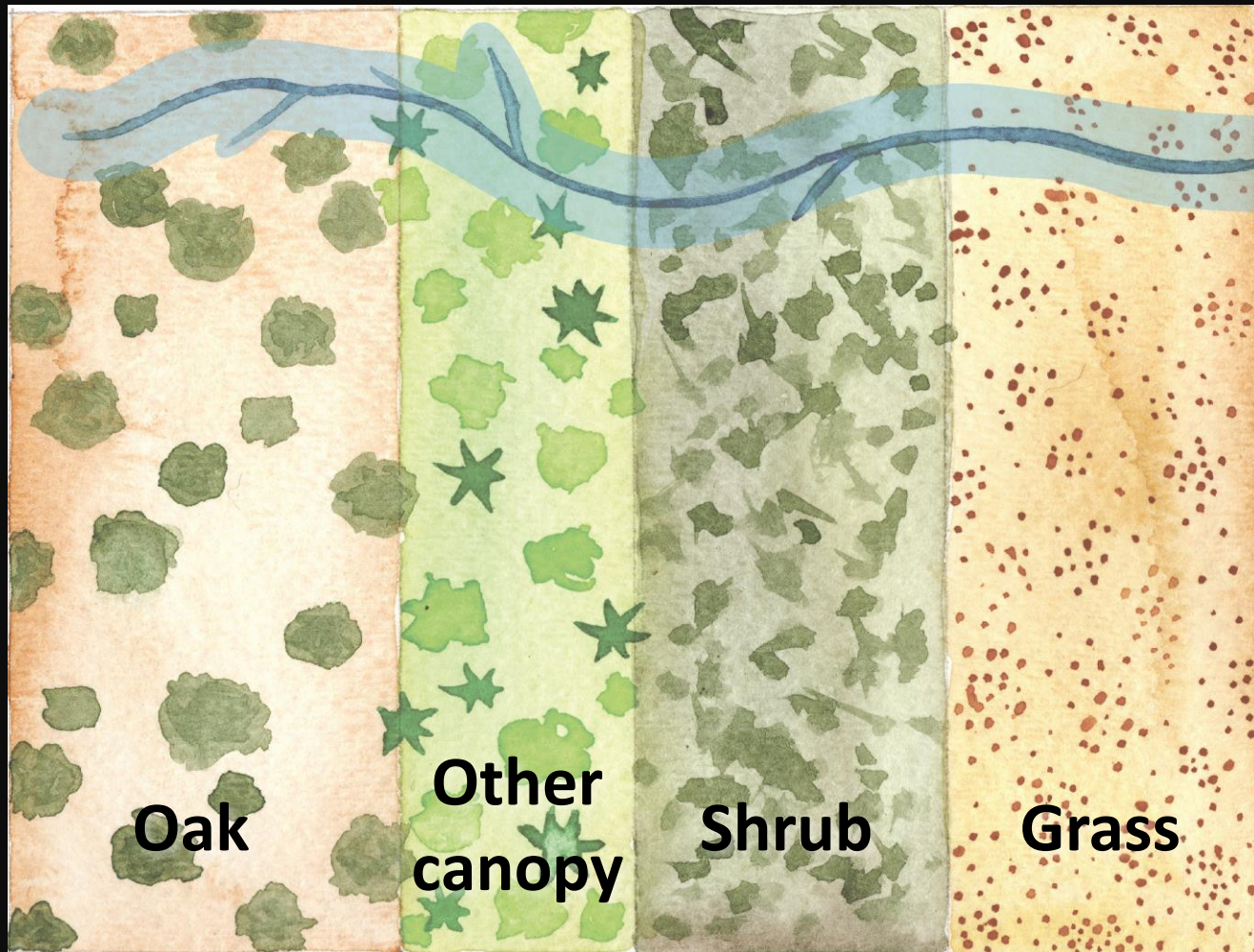
Shrub

Grass



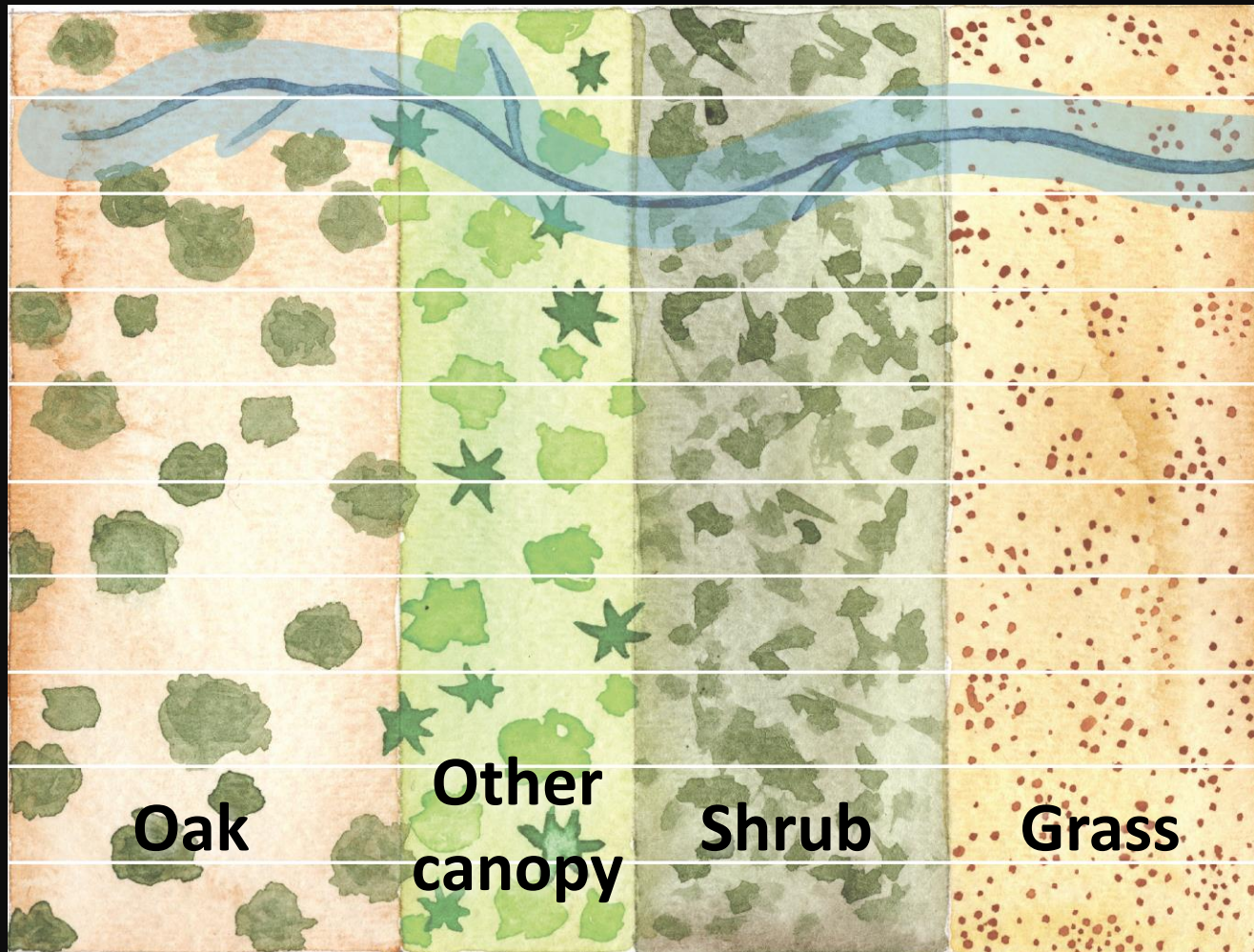
Under Existing Regulations

Stream setbacks



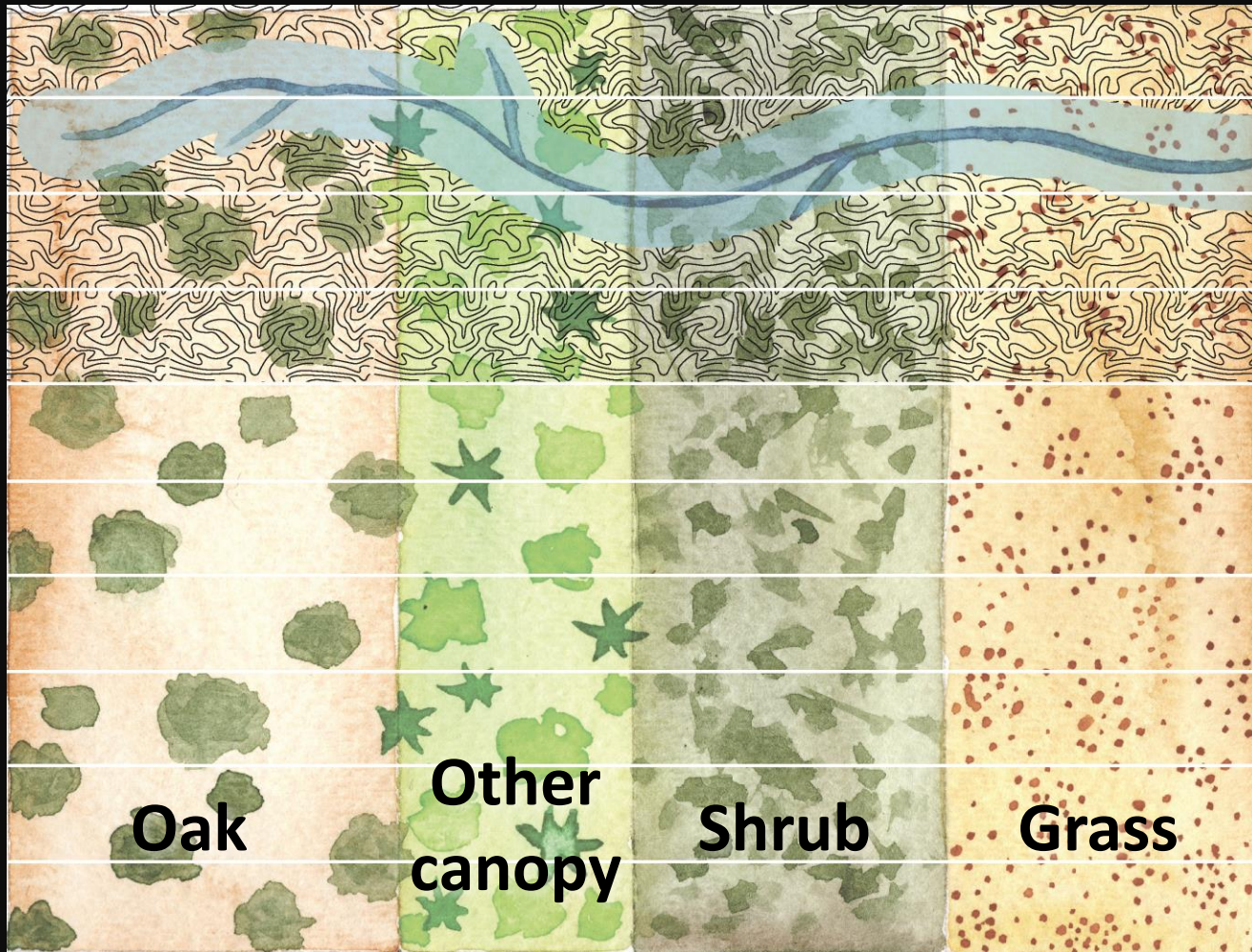
Under Existing Regulations

Stream setbacks (with guides)



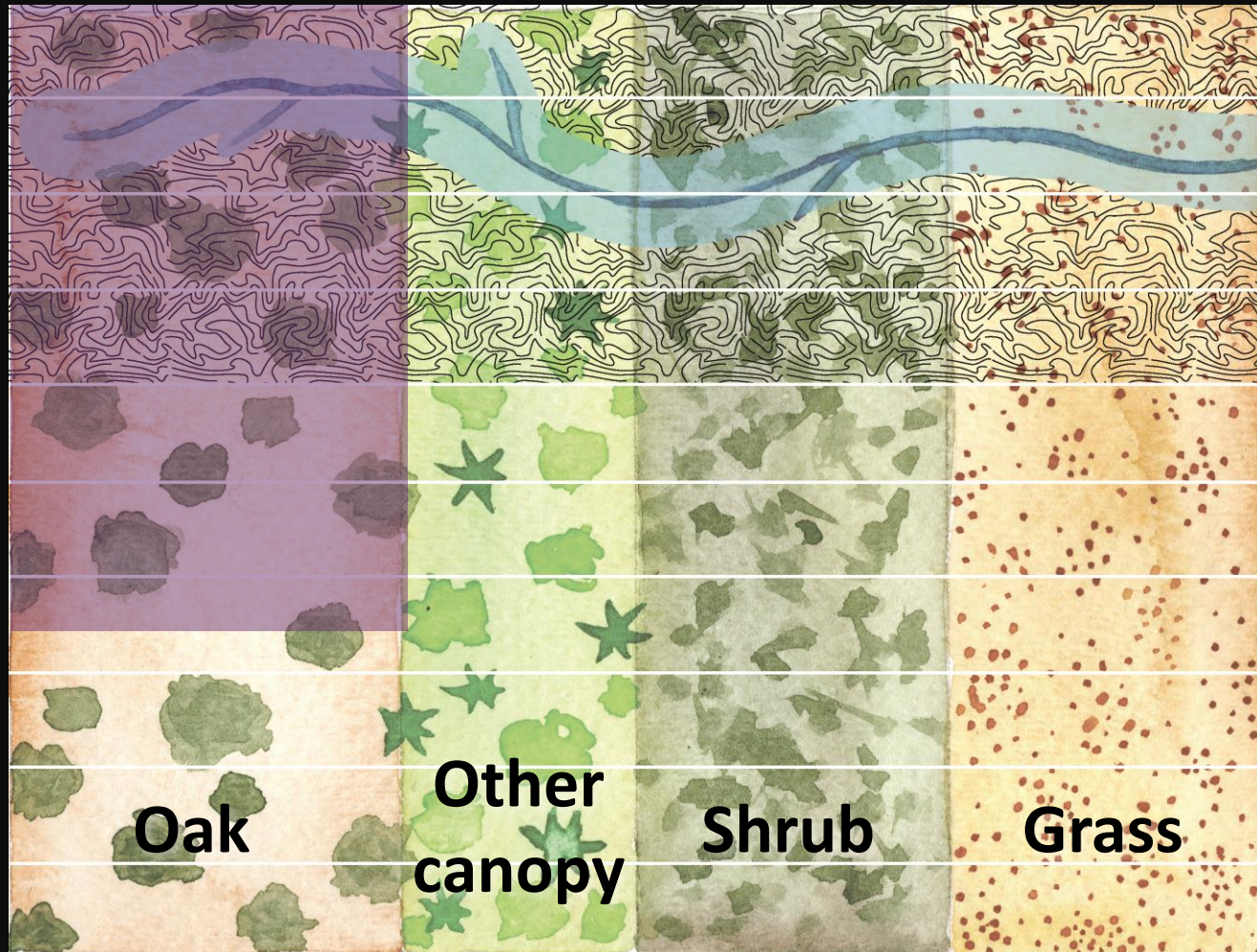
Under Existing Regulations

Slopes over 30%



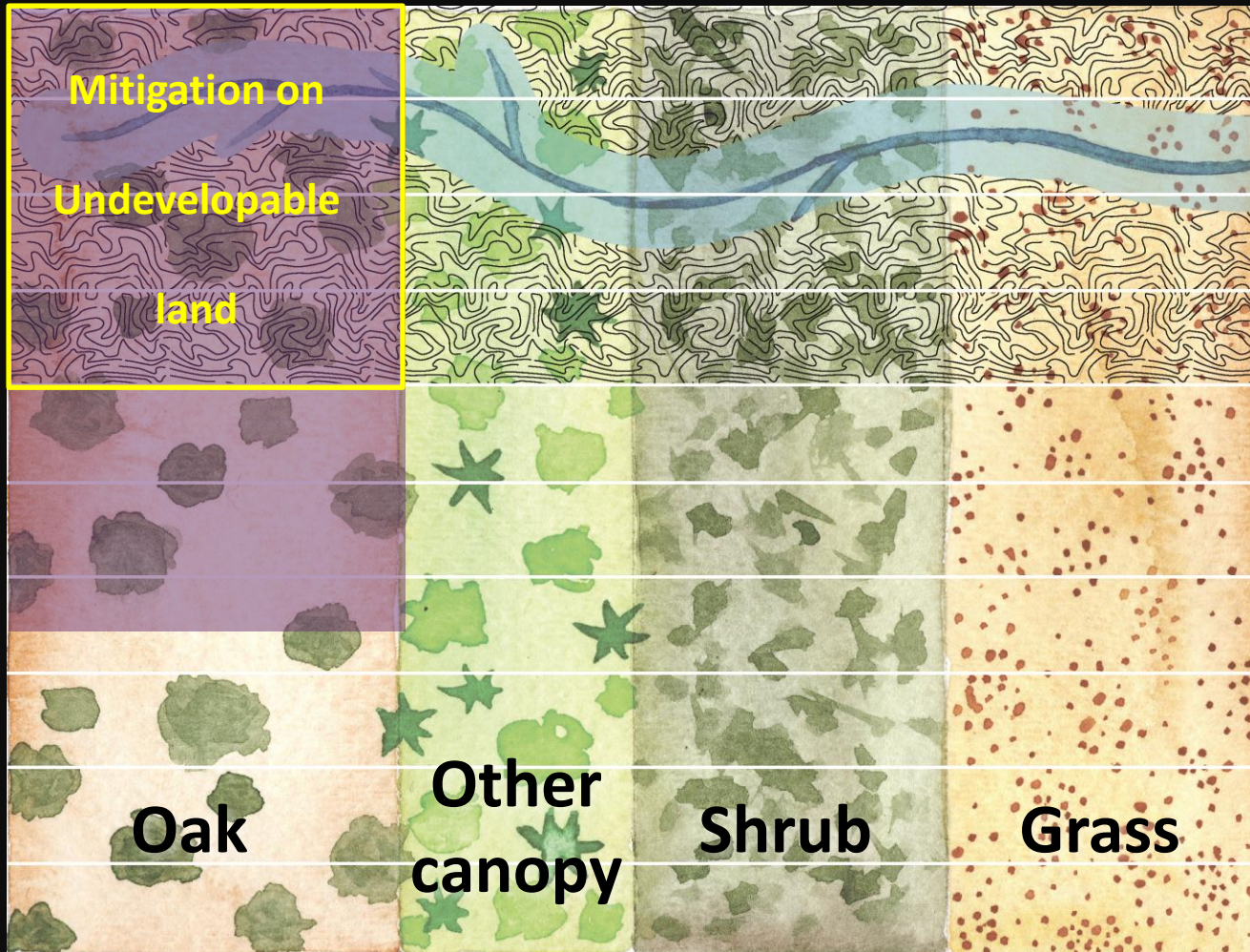
Possible Under Existing Regulations

2:1 Oak Mitigation



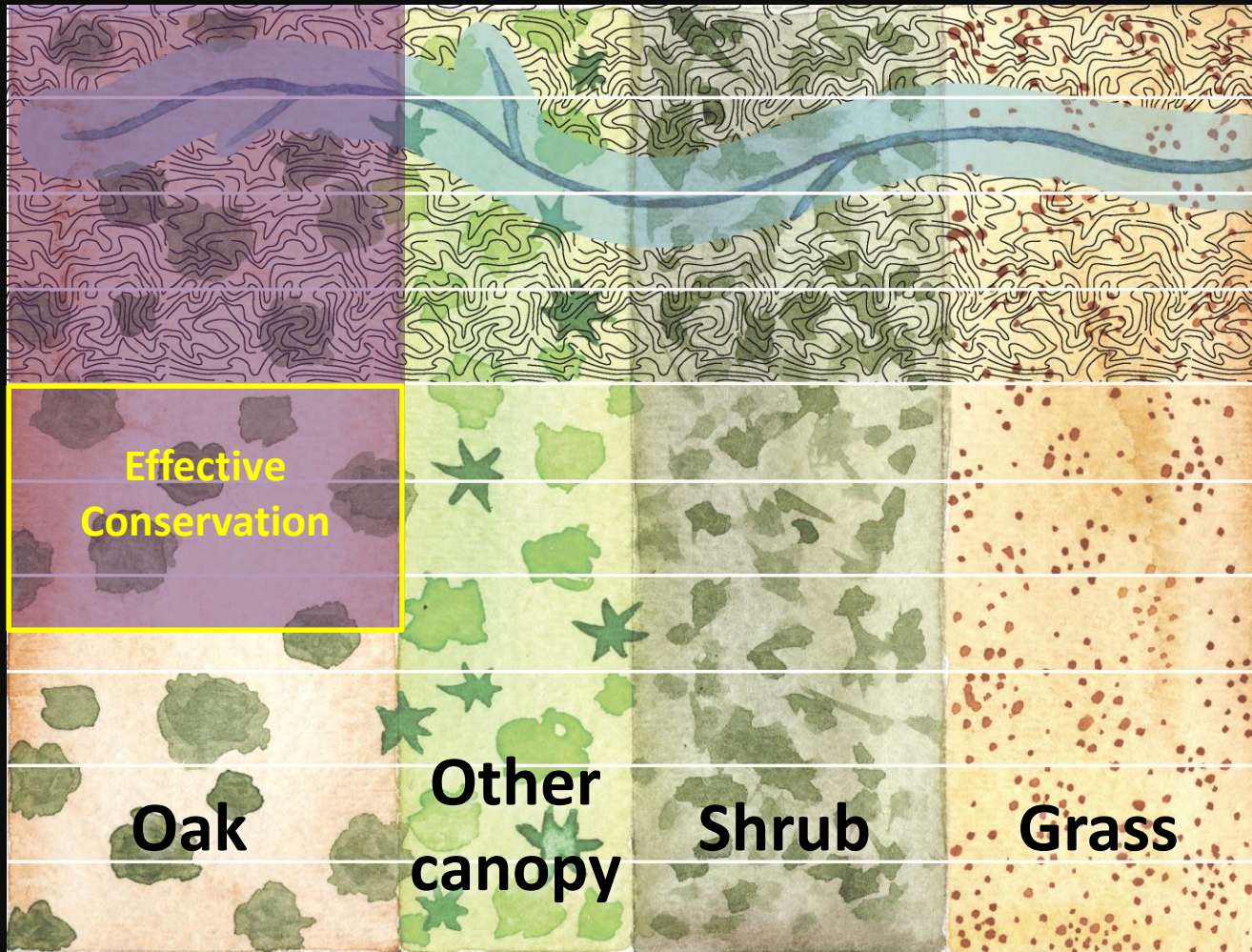
Possible Under Existing Regulations

2:1 Oak Mitigation



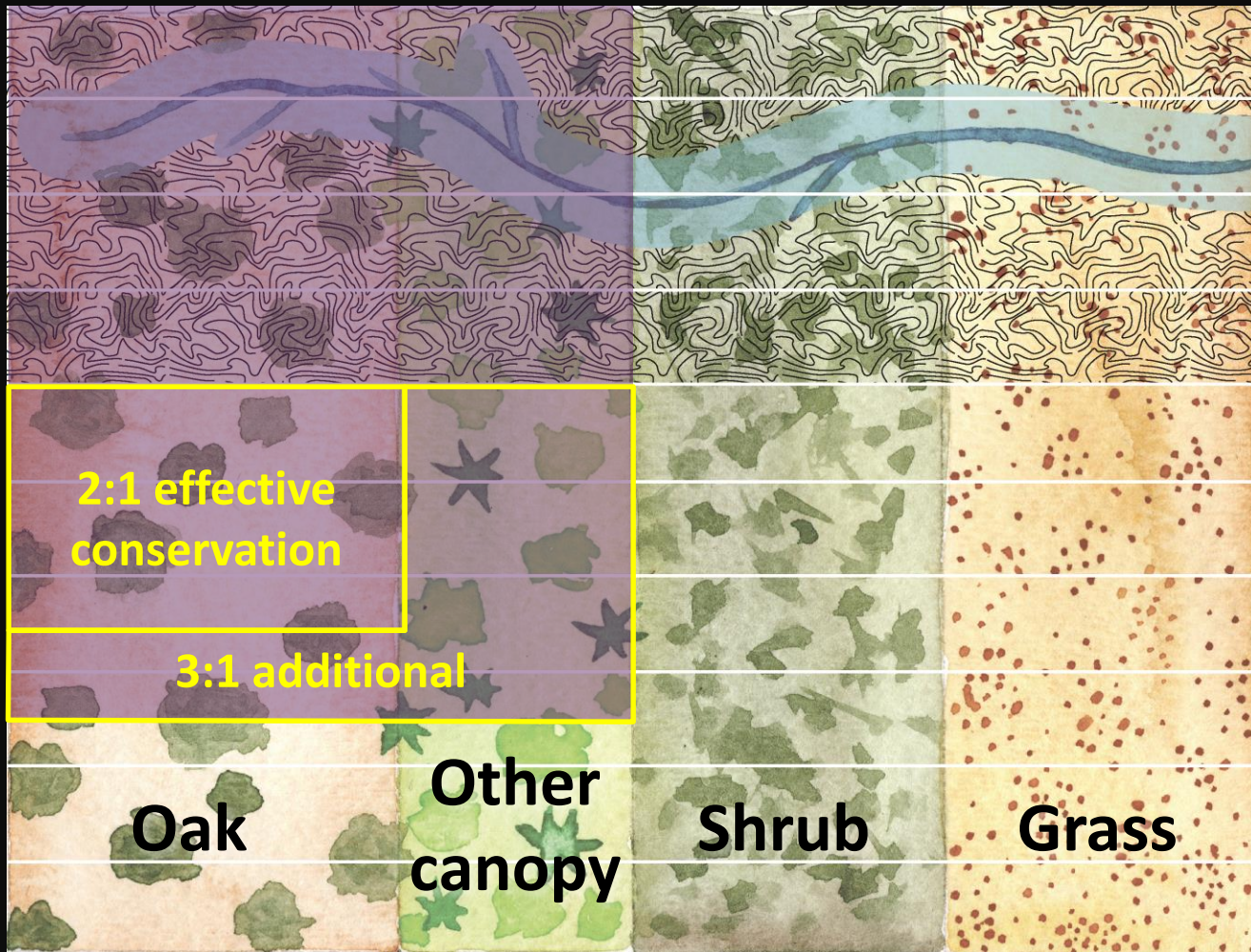
Possible Under Existing Regulations

2:1 Oak Mitigation



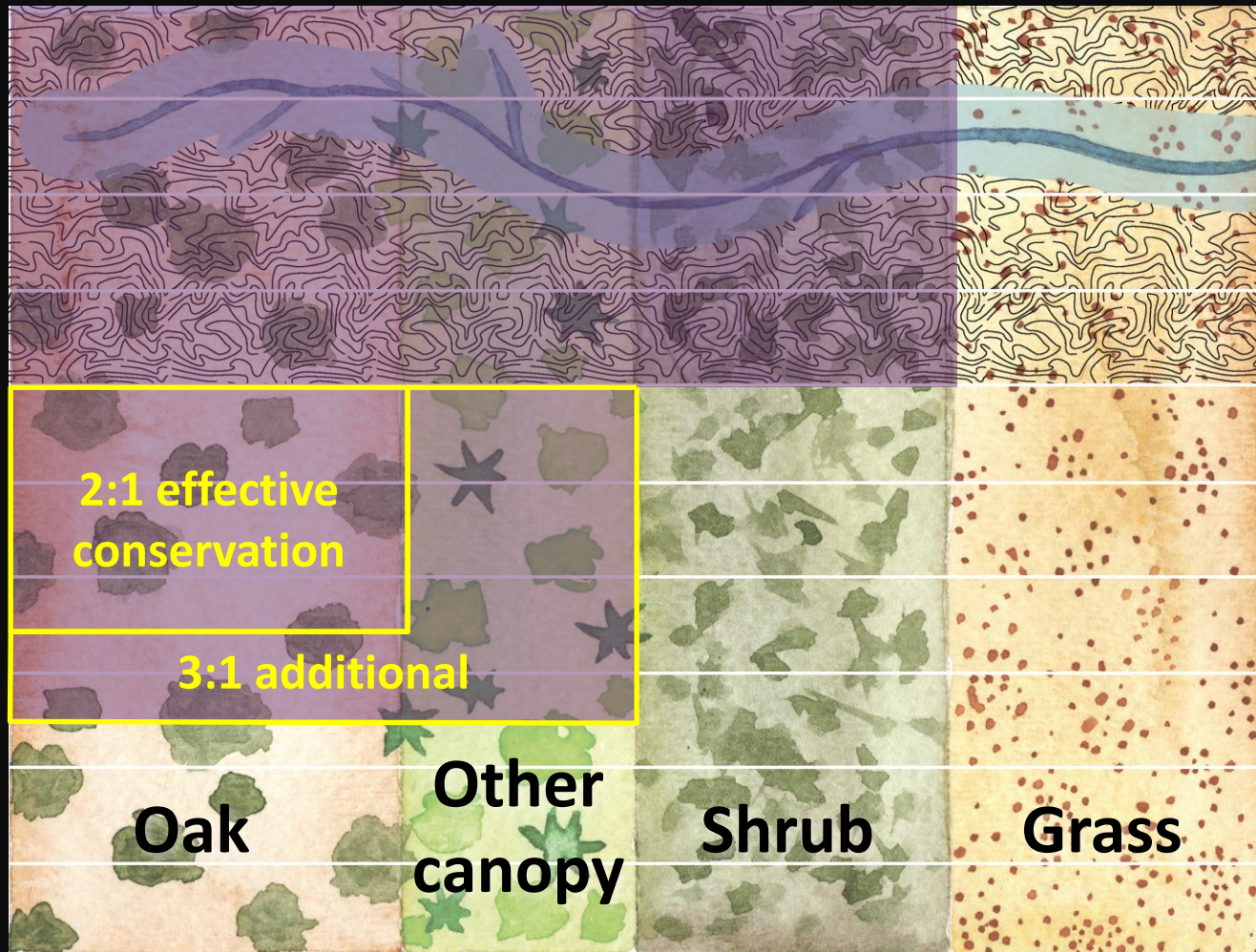
County Proposal: 3:1 Canopy Mitigation

With mitigation on undevelopable land



County Proposal: 3:1 Canopy Mitigation and 40% shrub retention

With mitigation on undevelopable land



What is the problem?

- Current 3:1 proposal doesn't offer a meaningful increase in conservation over 2:1
- Because areas already off-limits to development would absorb most of the mitigation increase



Preferred Policy

- No mitigation on undevelopable land
- 85% canopy retention minimum

