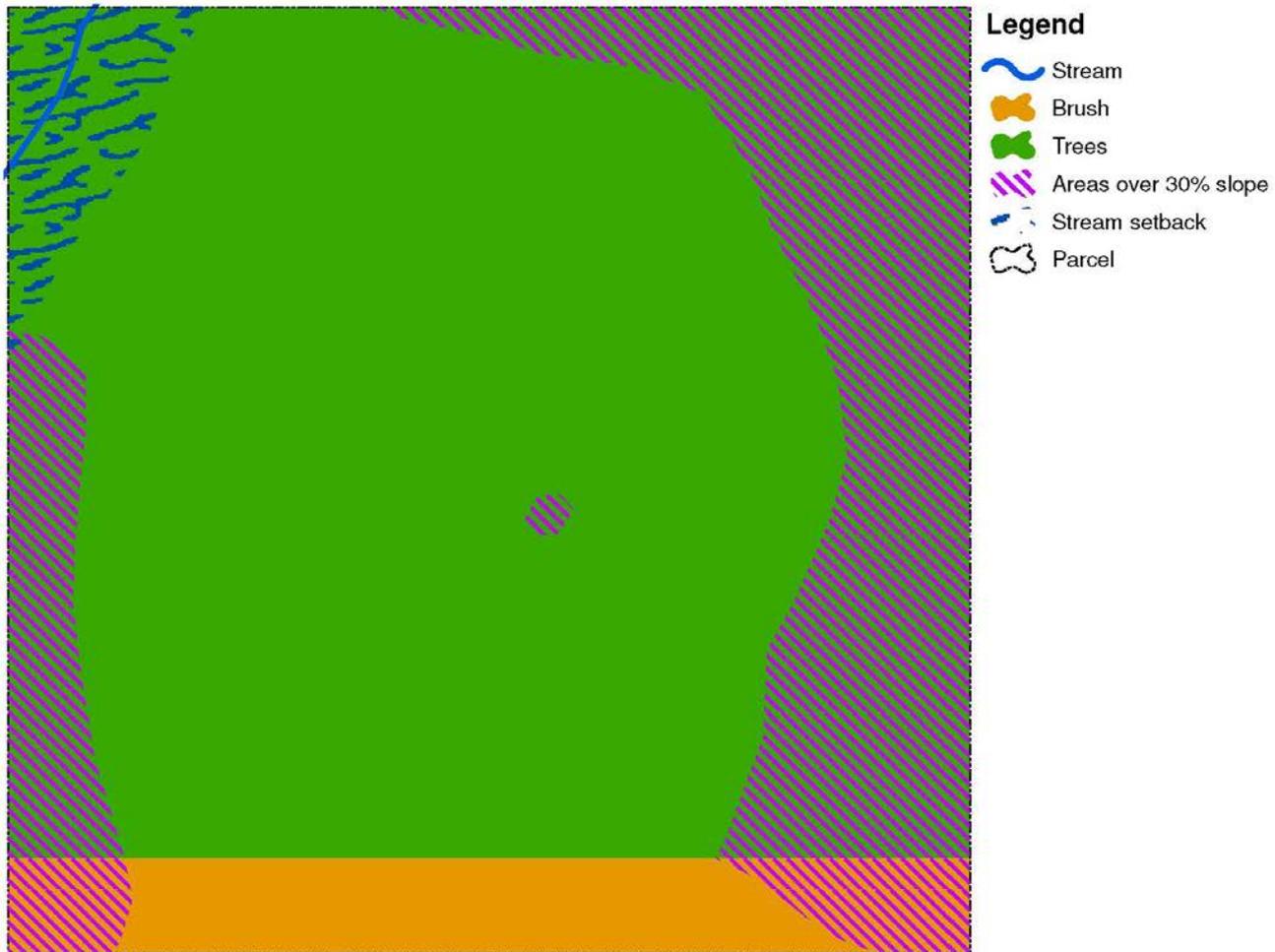


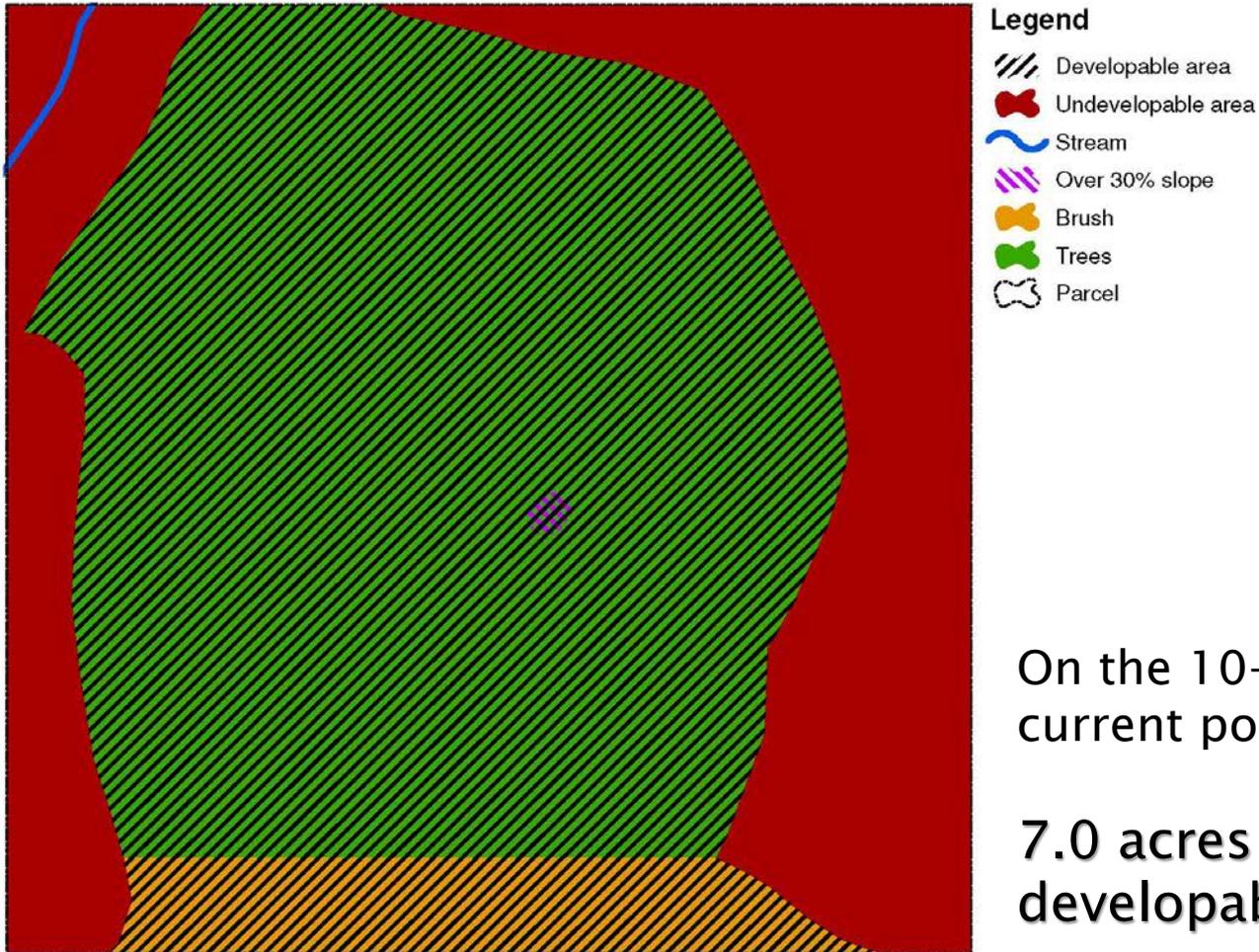
Analysis of Proposed Water Quality & Tree Protection Ordinance

Various Scenarios

Hypothetical 10-acre Parcel on the West Side of the Napa Valley



Scenario 1: Parcel under Current Policies



Scenario 2: Parcel with 70% Tree Canopy Retention



On the 10-acre parcel with the addition of 70% tree canopy retention:

3.4 acres of developable area

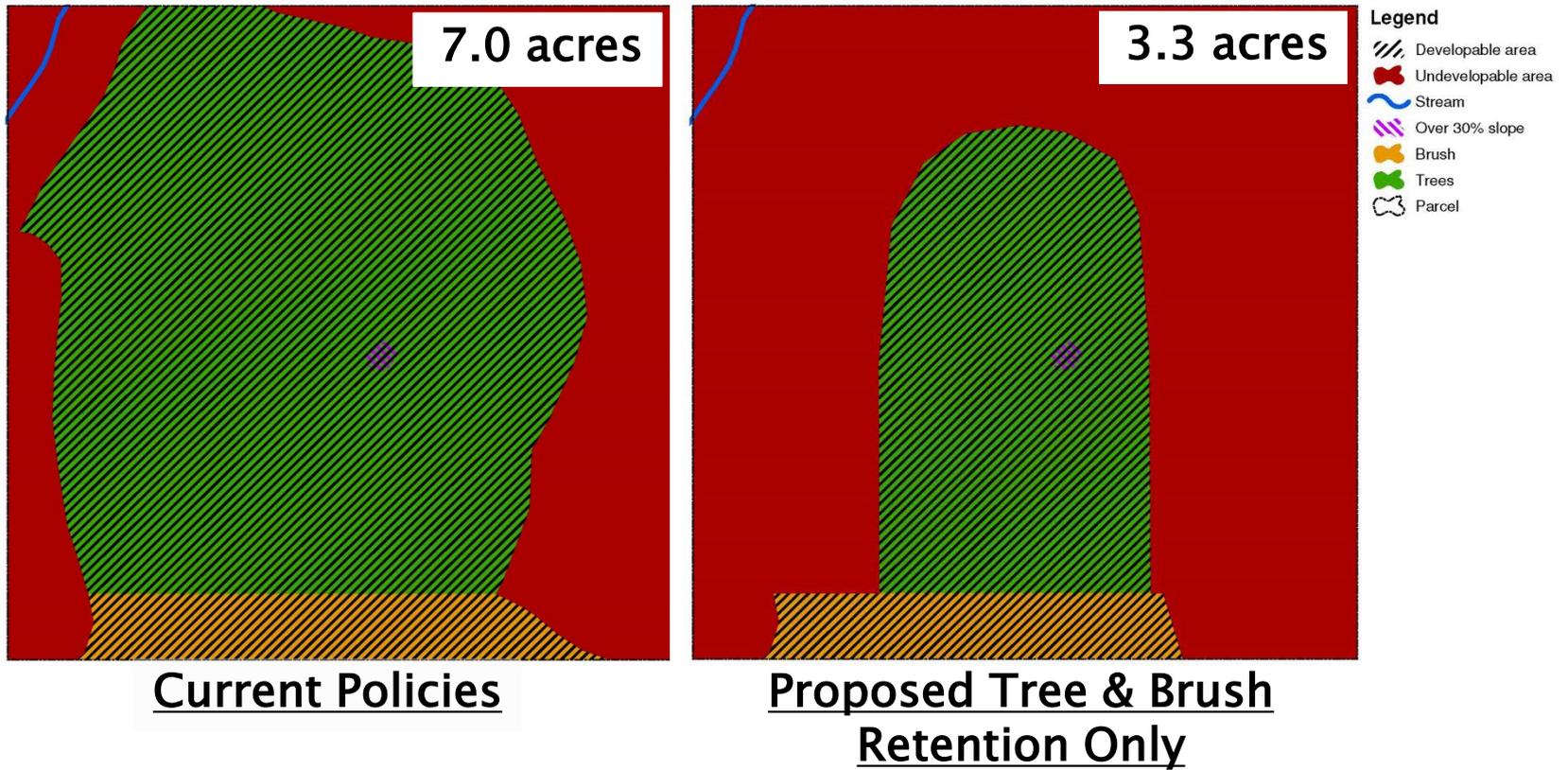
Scenario 3: Add 40% Brush Retention to Previous Scenario



On the 10-acre parcel with the addition of 40% brush retention:

3.3 acres of developable area

Parcel Comparison with 70% Tree & 40% Brush Retention



53% reduction of developable area

Preservation of 67% of the parcel vs. 6%

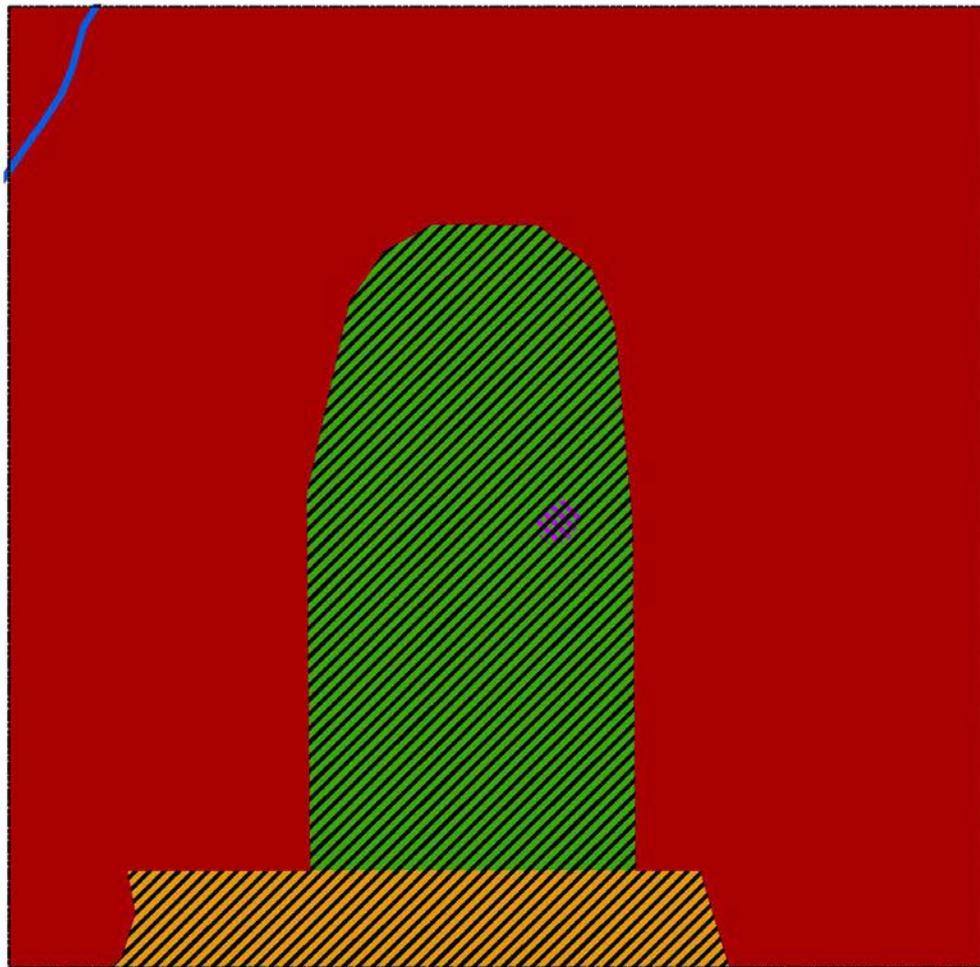
Scenario 4: Add 3:1 Tree Mitigation to Previous Scenario



On the 10-acre parcel with the addition of 3:1 tree mitigation:

2.8 acres of developable area

Scenario 5: 3:1 Tree Mitigation Outside of Stream Setbacks



Legend

- Developable area
- Undevelopable area
- Stream
- Over 30% slope
- Brush
- Trees
- Parcel

On the 10-acre parcel with the addition of 3:1 tree mitigation now located outside of stream setbacks:

2.7 acres of developable area

Scenario 6: Preservation Must be Outside Stream Setbacks and on Areas Less Than 30% Slope



On the 10-acre parcel with the addition of 3:1 tree mitigation, located outside of stream setbacks & now in areas under 30% slope:

2.1 acres of developable area

Scenario 6: Preservation Must be Outside Stream Setbacks and on Areas Less Than 30% Slope

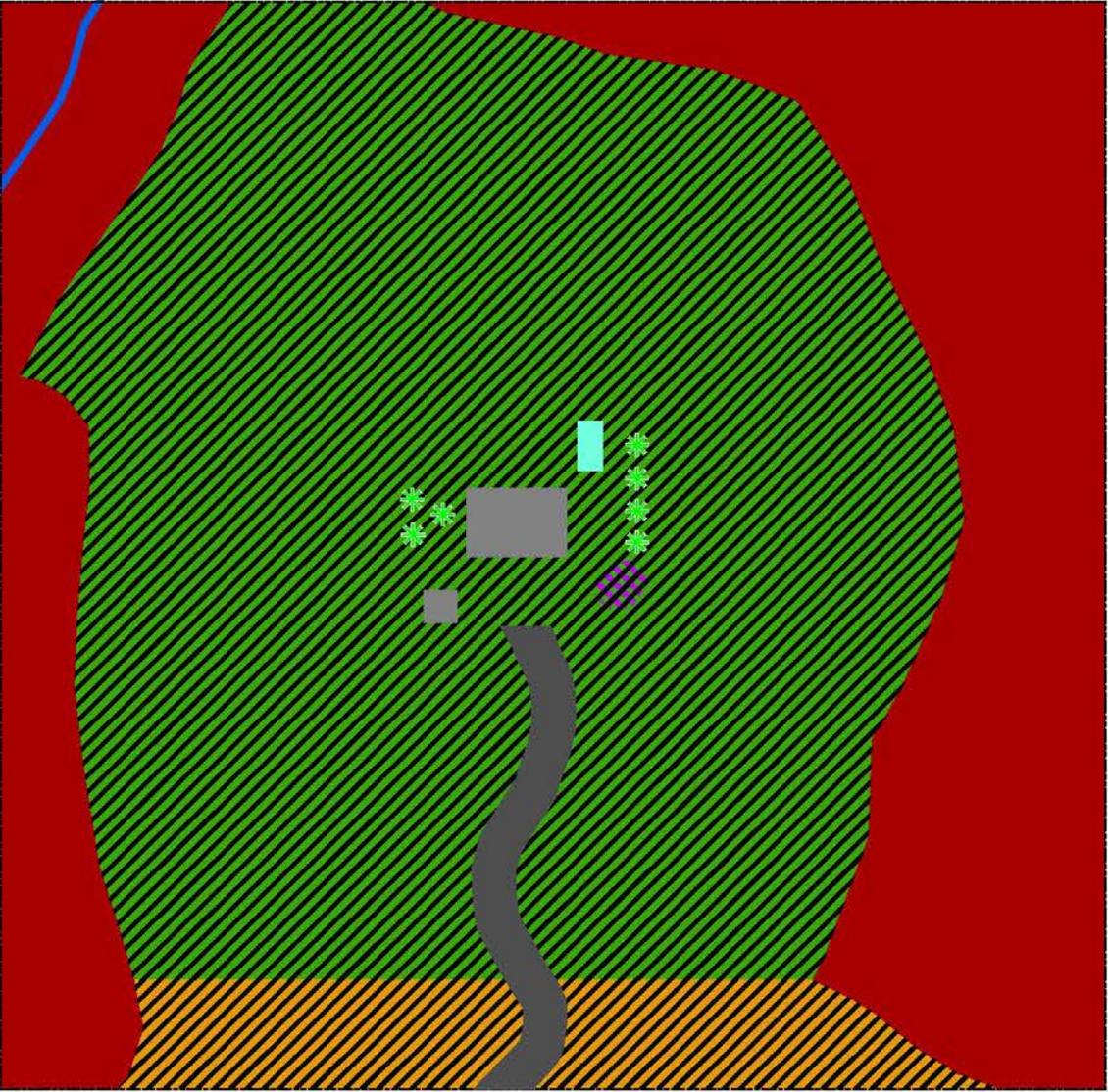


On the 10-acre parcel with the addition of 3:1 tree mitigation, located outside of stream setbacks & now in areas under 30% slope:

2.1 acres of developable area

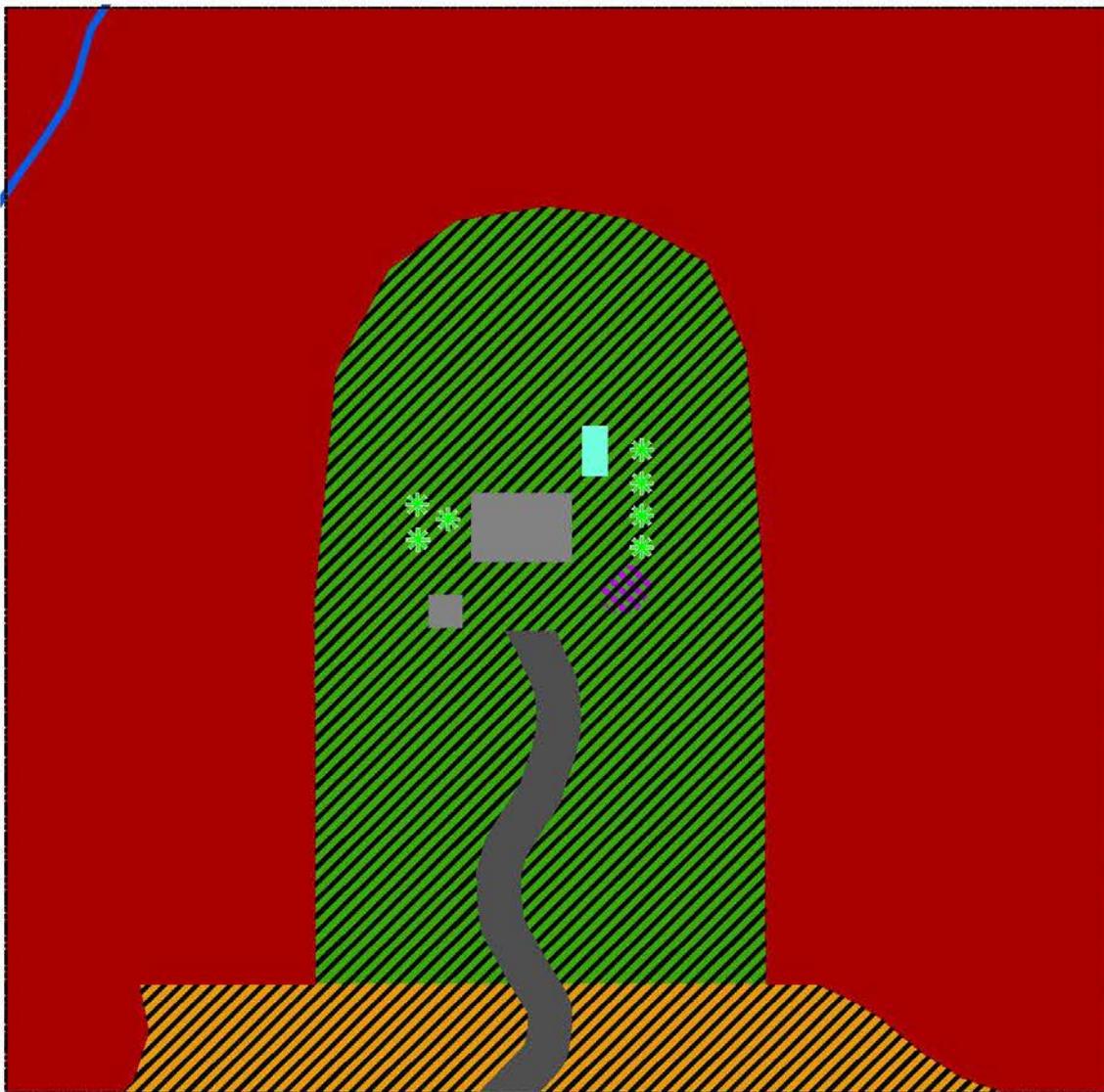
Legend

-  Buildings
-  Developable area
-  Undevelopable area
-  Stream
-  Over 30% slope
-  Brush
-  Trees
-  Parcel



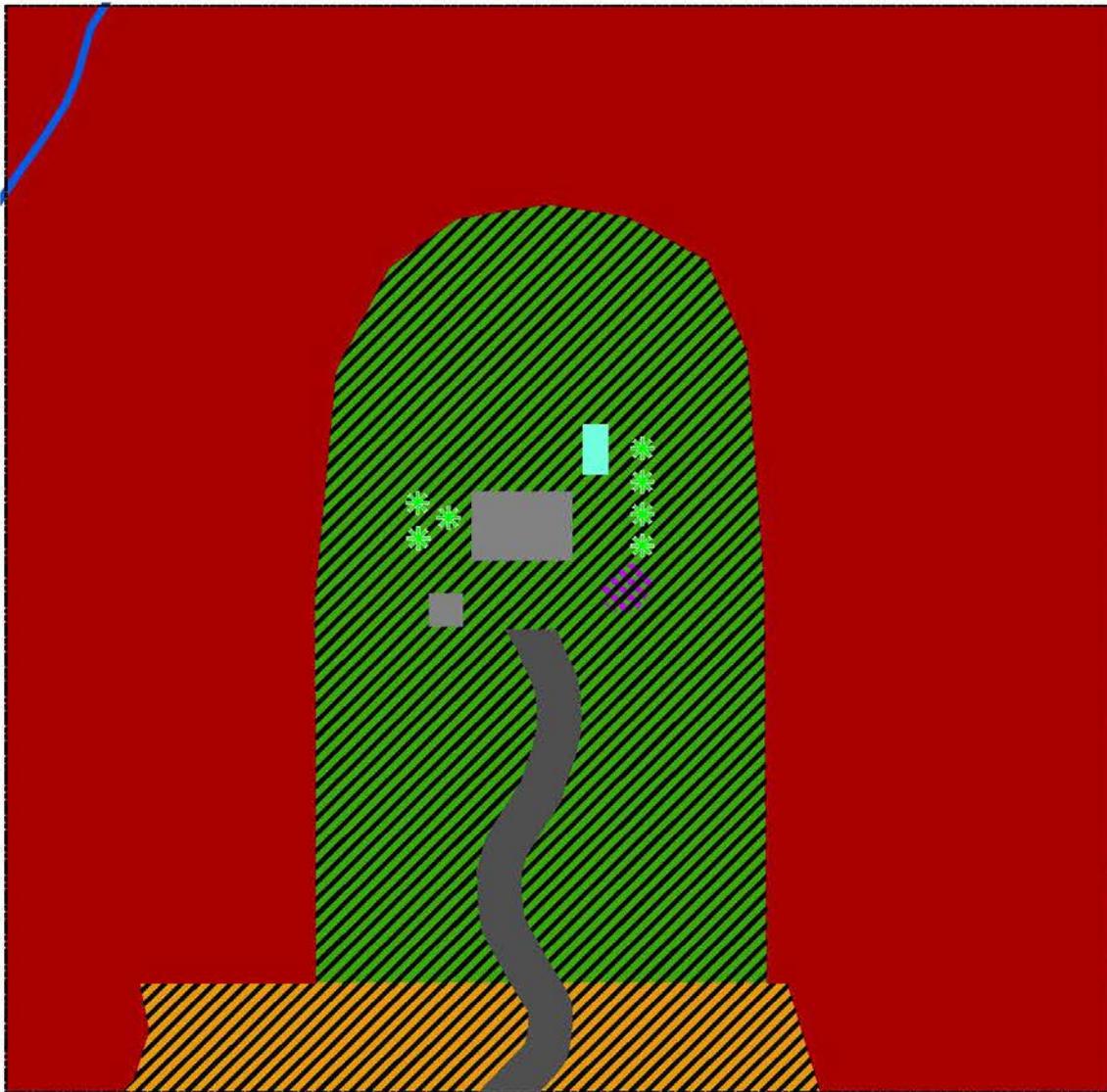
Legend

-  Developable area
-  Undevelopable area
-  Stream
-  Over 30% slope
-  Brush
-  Trees
-  Parcel



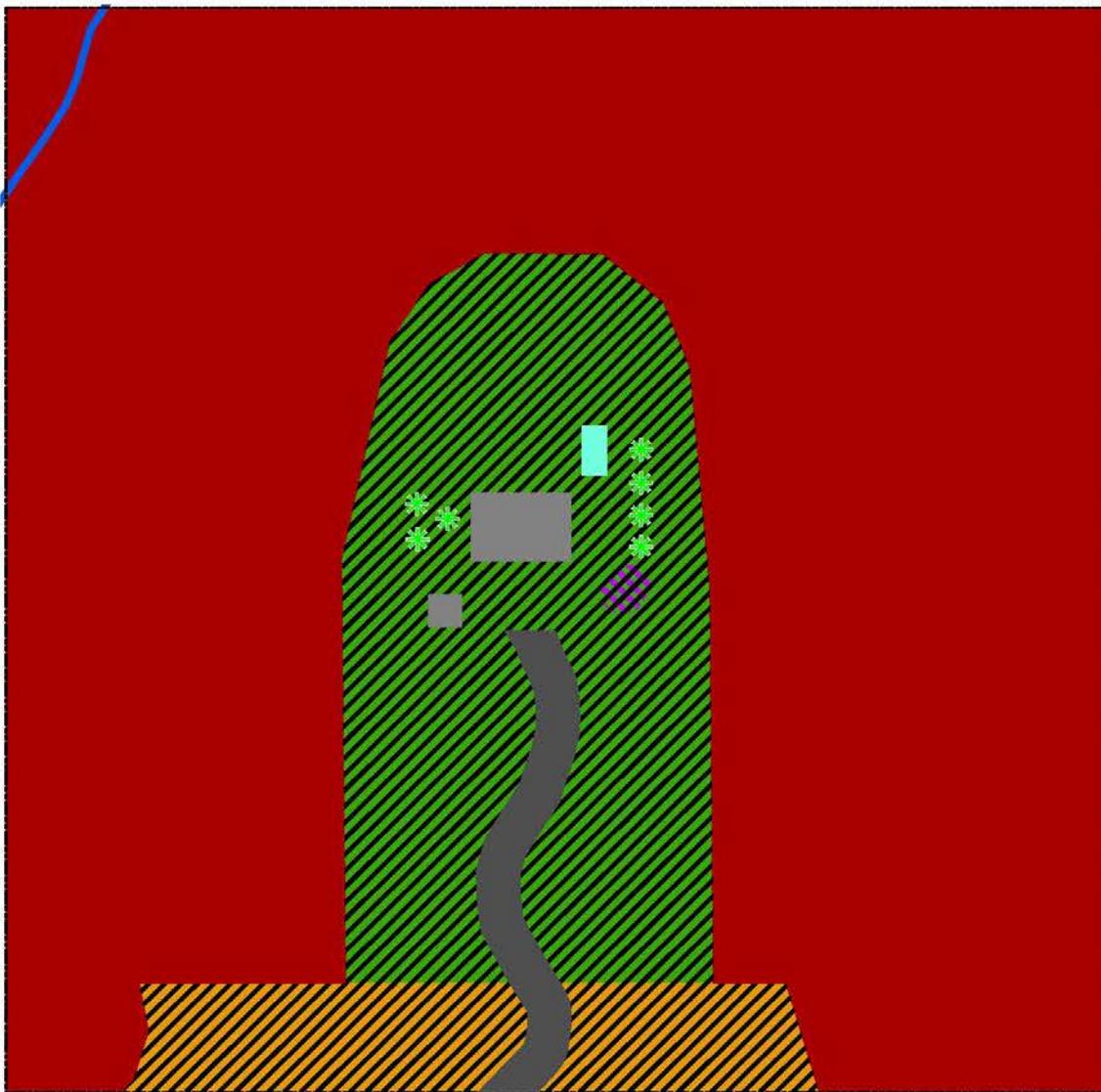
Legend

-  Buildings
-  Developable area
-  Undevelopable area
-  Stream
-  Over 30% slope
-  Brush
-  Trees
-  Parcel



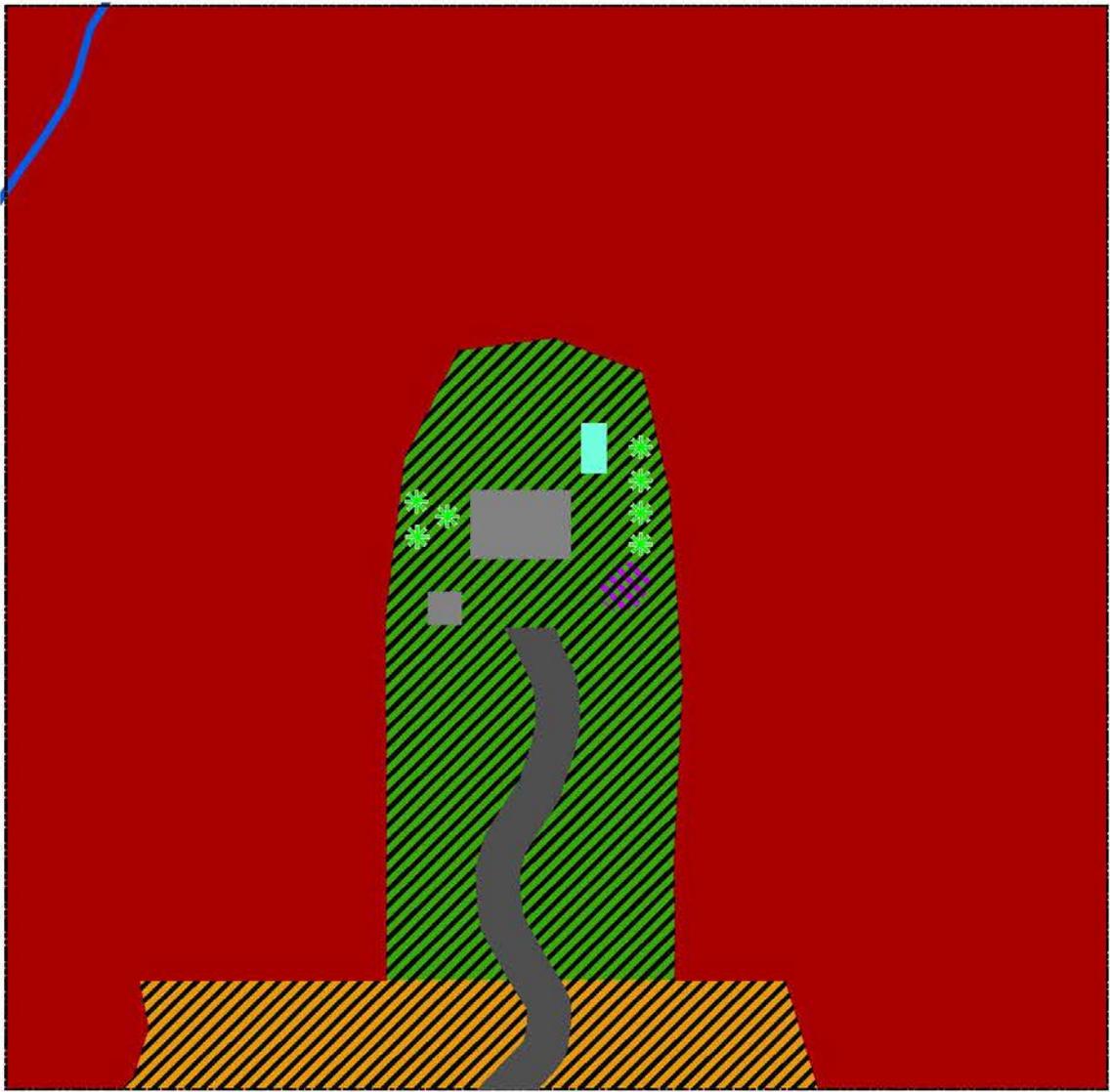
Legend

-  Developable area
-  Undevelopable area
-  Stream
-  Over 30% slope
-  Brush
-  Trees
-  Parcel

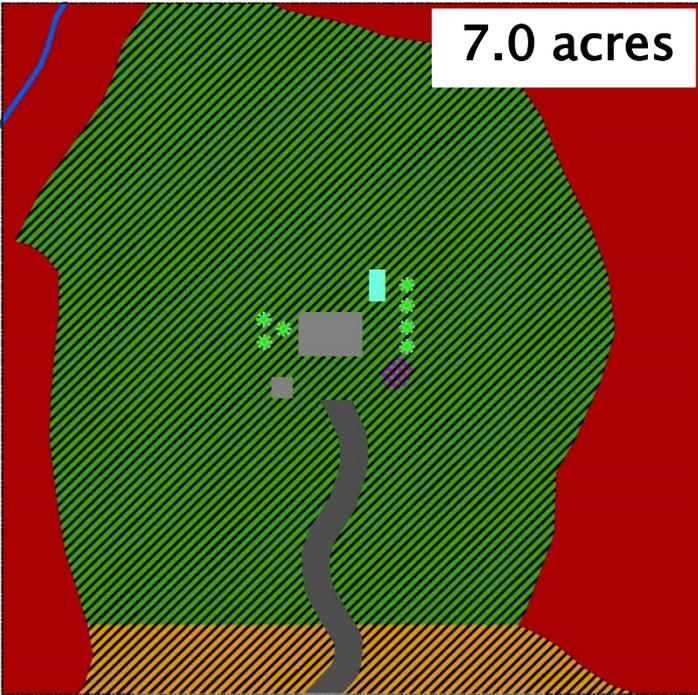


Legend

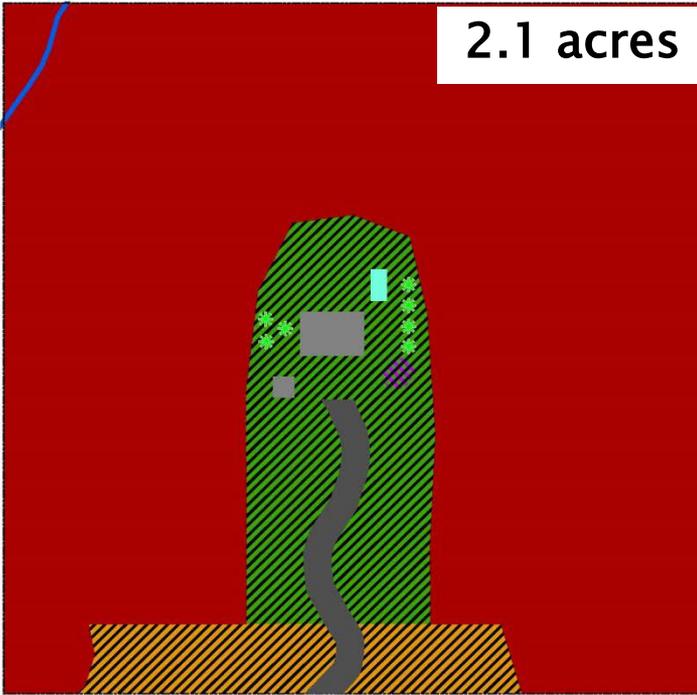
-  Buildings
-  Developable area
-  Undevelopable area
-  Stream
-  Over 30% slope
-  Brush
-  Trees
-  Parcel



Parcel Comparison: West Side



Current Policies

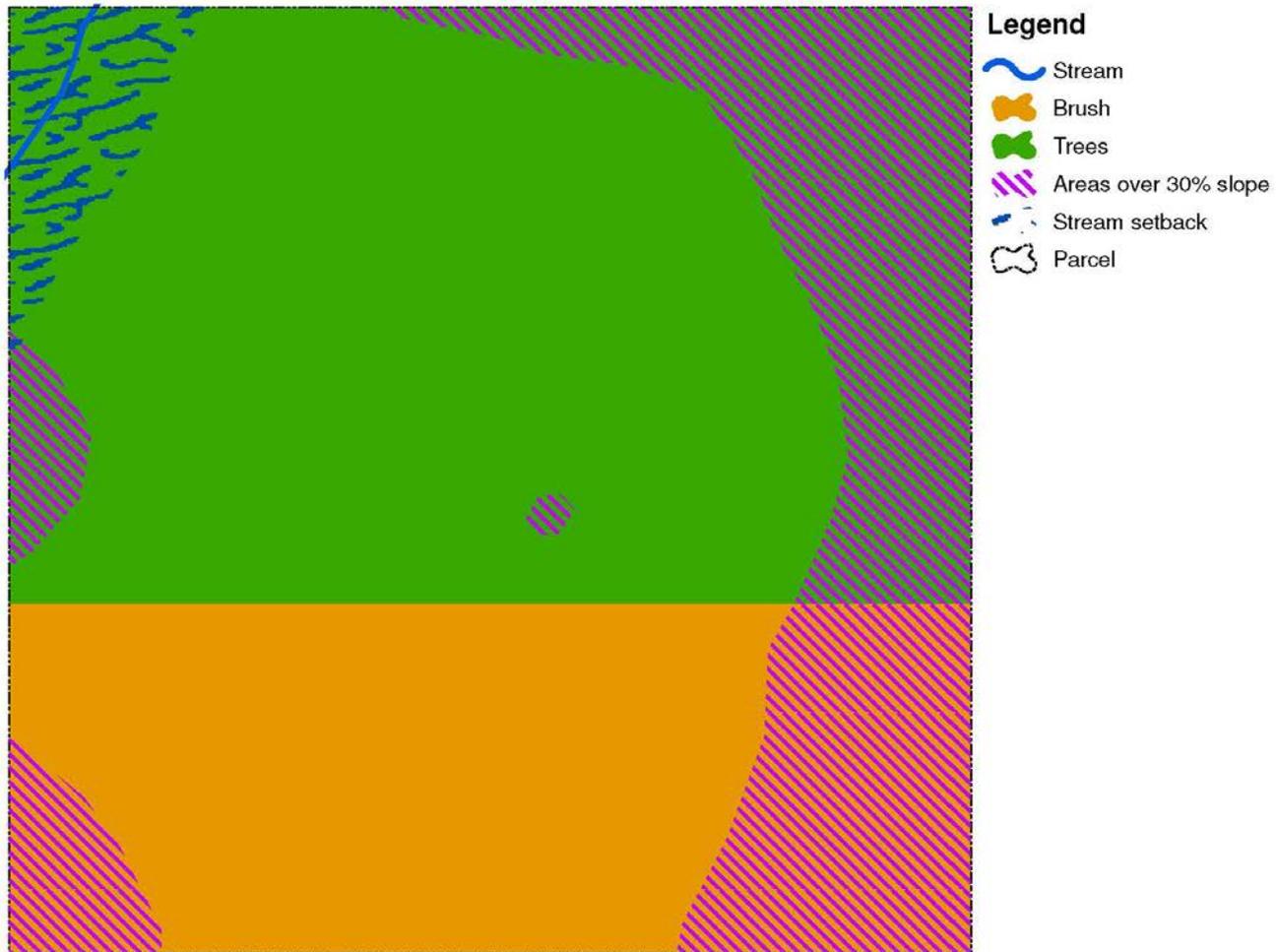


Proposed Policies

- Legend
- Buildings
 - Developable area
 - Undevelopable area
 - Stream
 - Over 30% slope
 - Brush
 - Trees
 - Parcel

7.0 acres of developable area vs. 2.1 acres, a 70% reduction

Hypothetical 10-acre Parcel on the East Side of the Napa Valley



Scenario 1: Parcel under Current Policies



Legend

- Developable area
- Undevelopable area
- Stream
- Over 30% slope
- Brush
- Trees
- Parcel

On the 10-acre parcel under current policies:

7.0 acres of developable area

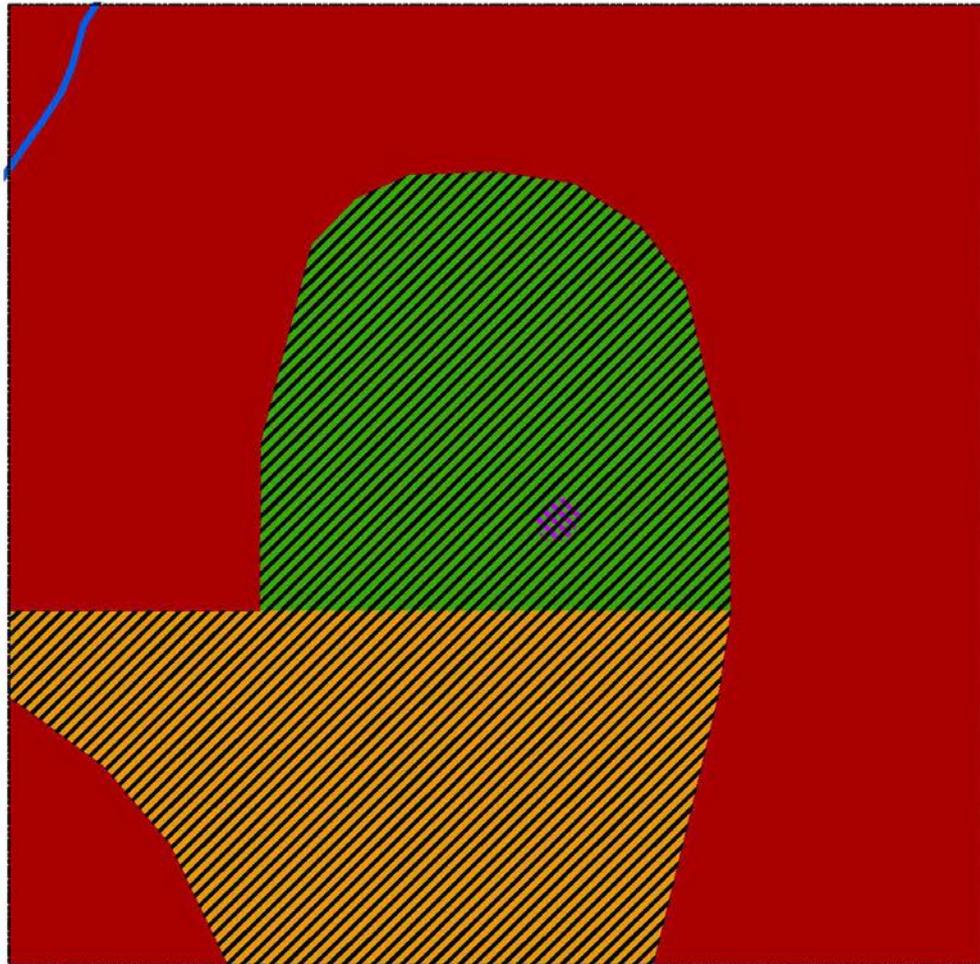
Scenario 2: Parcel with 70% Tree Canopy Retention



On the 10-acre parcel with the addition of 70% tree canopy retention:

4.5 acres of developable area

Scenario 3: Add 40% Brush Retention to Previous Scenario



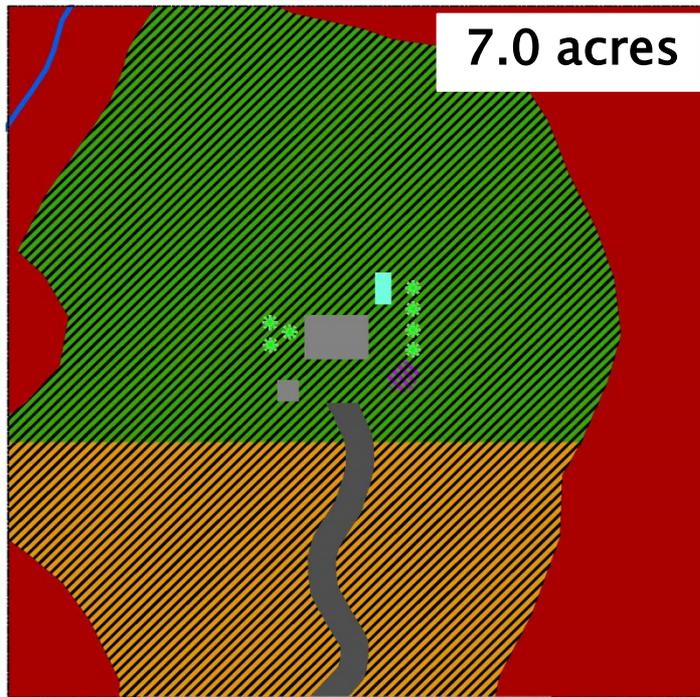
Legend

-  Developable area
-  Undevelopable area
-  Stream
-  Over 30% slope
-  Brush
-  Trees
-  Parcel

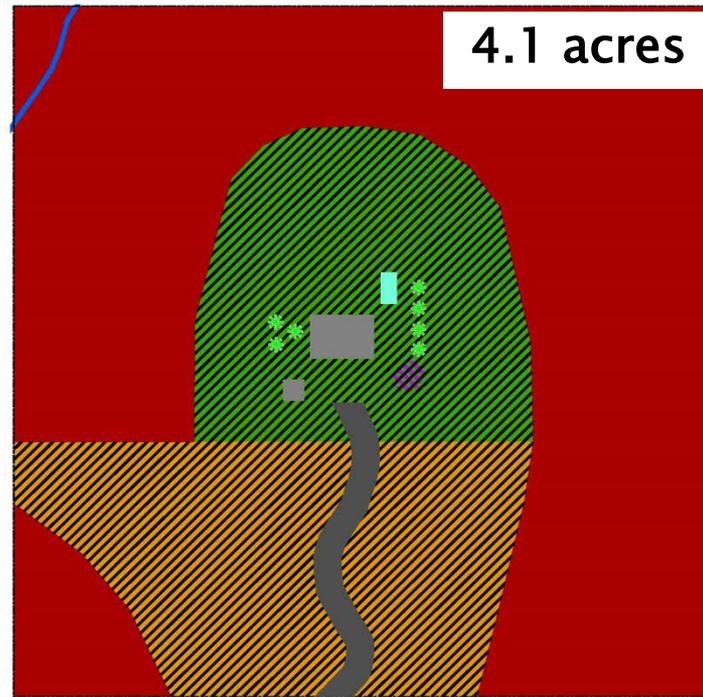
On the 10-acre parcel with the addition of 40% brush retention:

4.1 acres of developable area

Parcel Comparison with 70% & 40% Retention



Current Policies



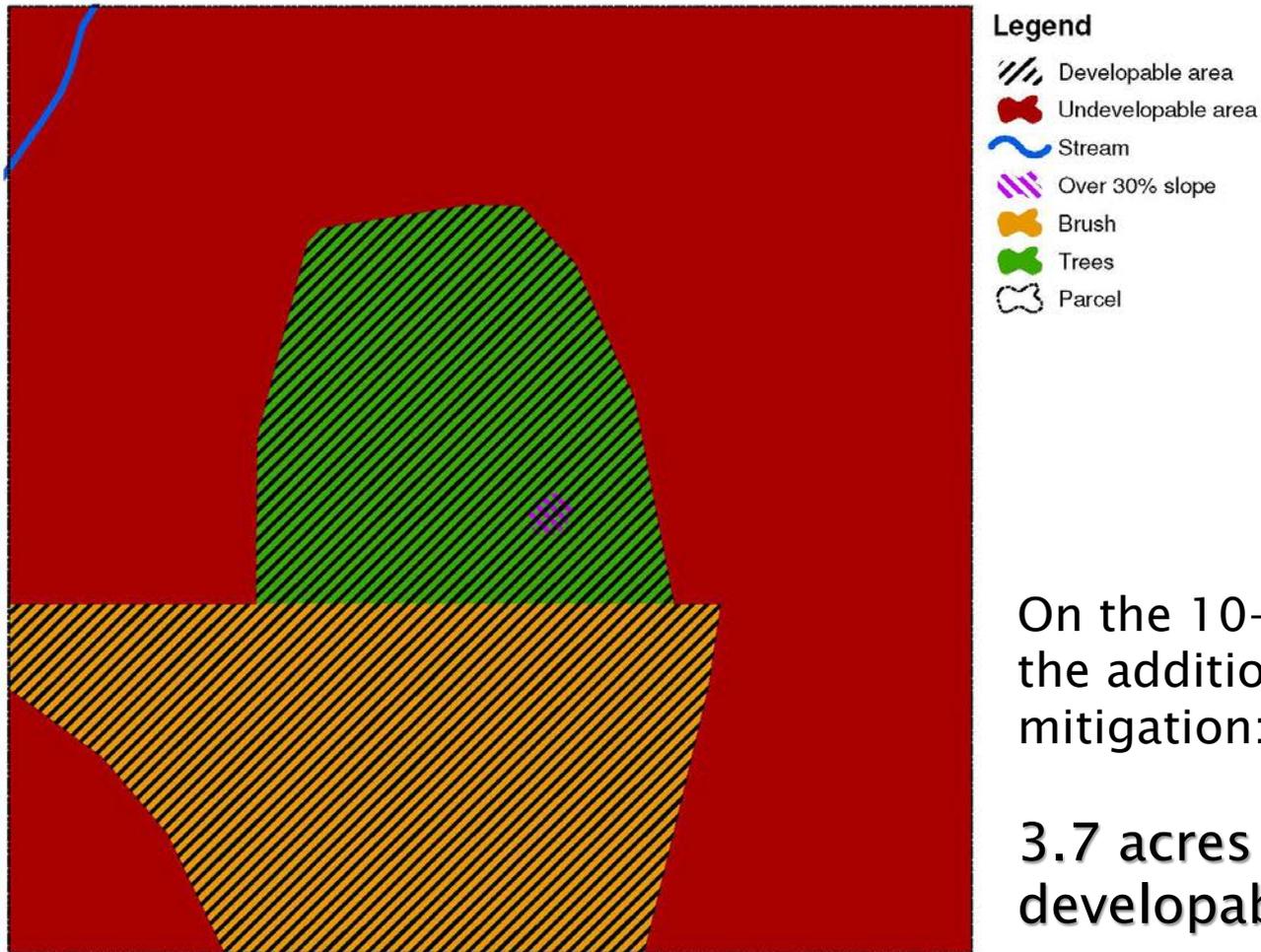
Proposed Tree & Brush Retention Only

- Legend
- Buildings
 - Developable area
 - Undevelopable area
 - Stream
 - Over 30% slope
 - Brush
 - Trees
 - Parcel

41% reduction of developable area

Preservation of 59% of the parcel vs. 6%

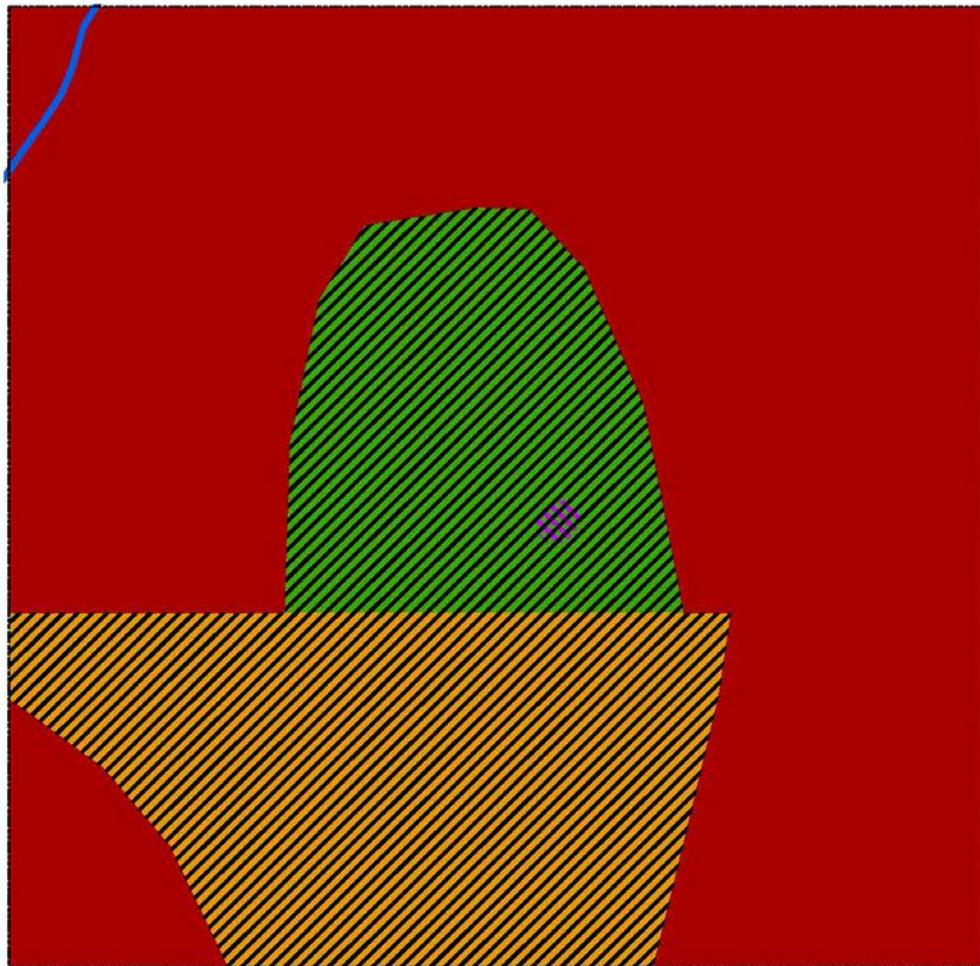
Scenario 4: Add 3:1 Tree Mitigation to Previous Scenario



On the 10-acre parcel with the addition of 3:1 tree mitigation:

3.7 acres of developable area

Scenario 5: 3:1 Tree Mitigation Outside of Stream Setbacks



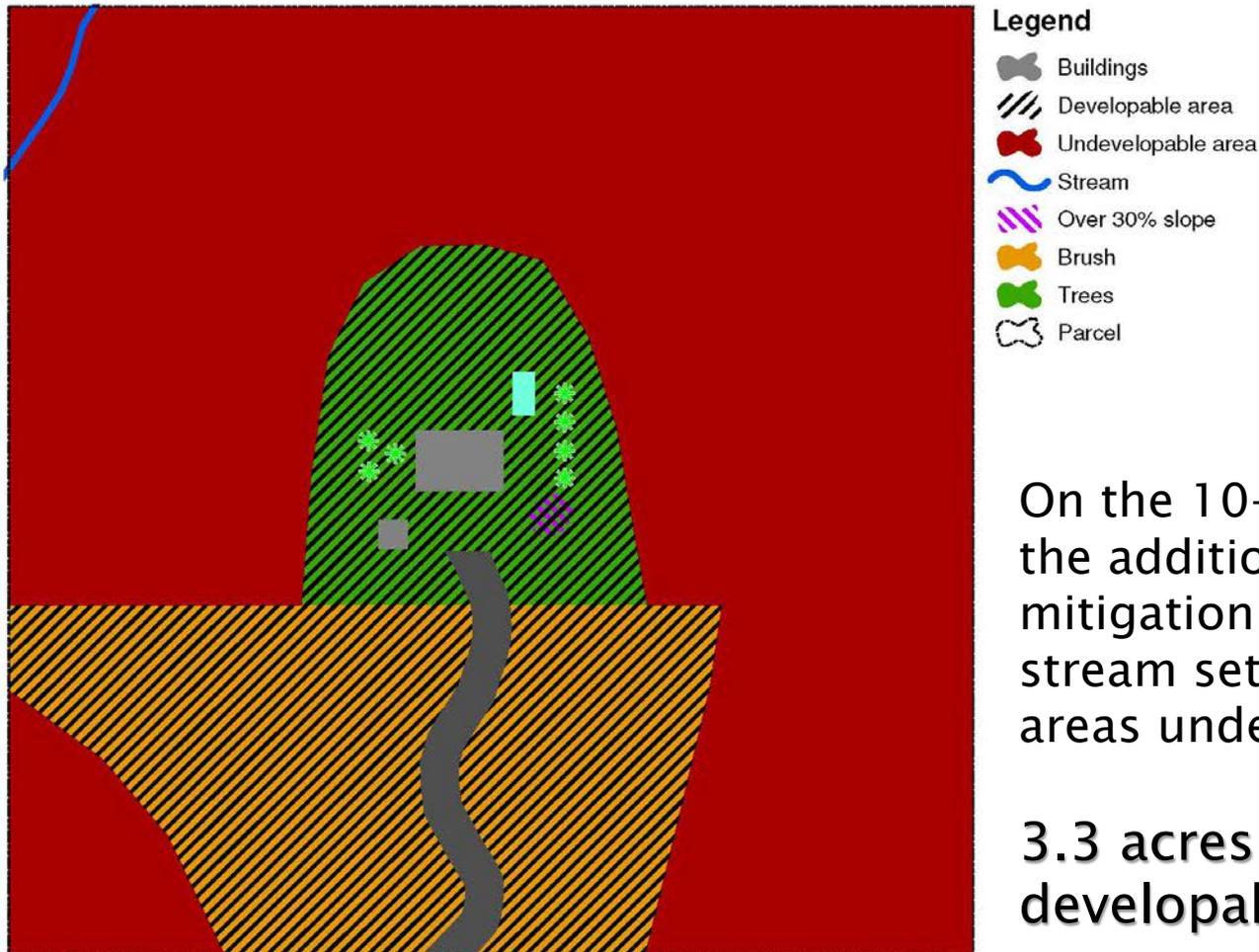
Legend

- Developable area
- Undevelopable area
- Stream
- Over 30% slope
- Brush
- Trees
- Parcel

On the 10-acre parcel with the addition of 3:1 tree mitigation now located outside of stream setbacks:

3.6 acres of developable area

Scenario 6: Preservation Must be Outside Stream Setbacks and on Areas Less Than 30% Slope

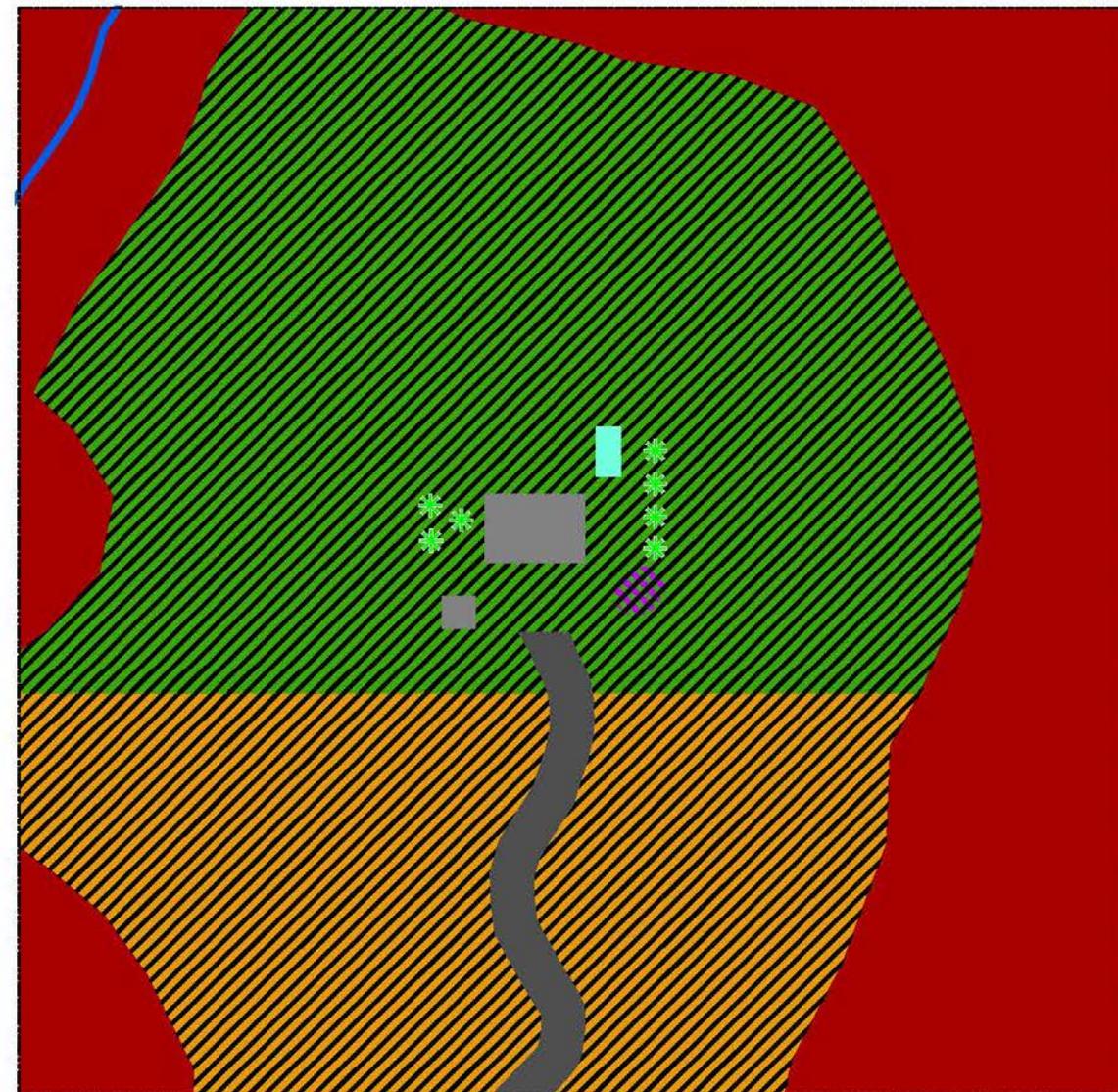


On the 10-acre parcel with the addition of 3:1 tree mitigation, located outside of stream setbacks & now in areas under 30% slope:

**3.3 acres of
developable area**

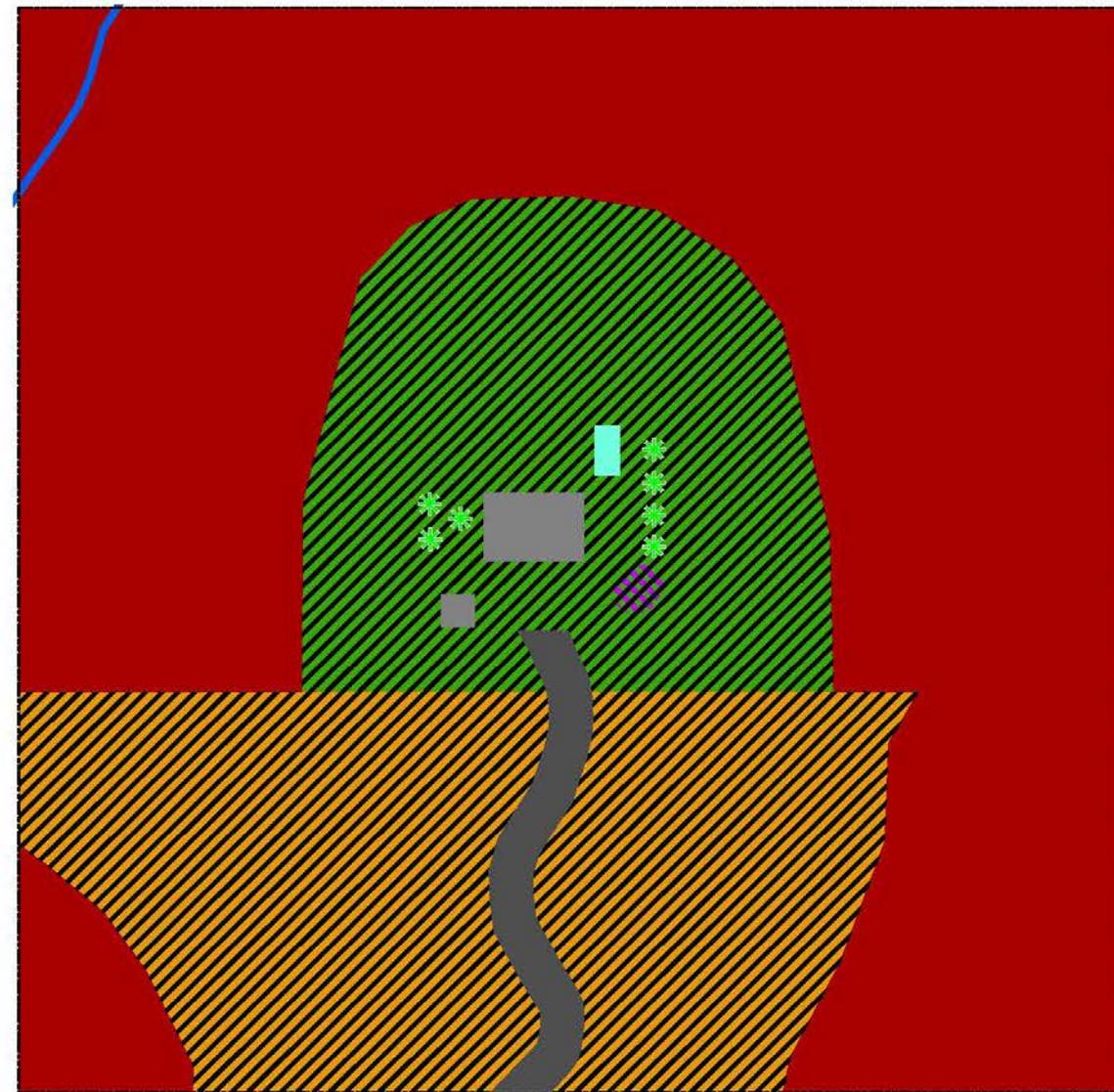
Legend

-  Buildings
-  Developable area
-  Undevelopable area
-  Stream
-  Over 30% slope
-  Brush
-  Trees
-  Parcel



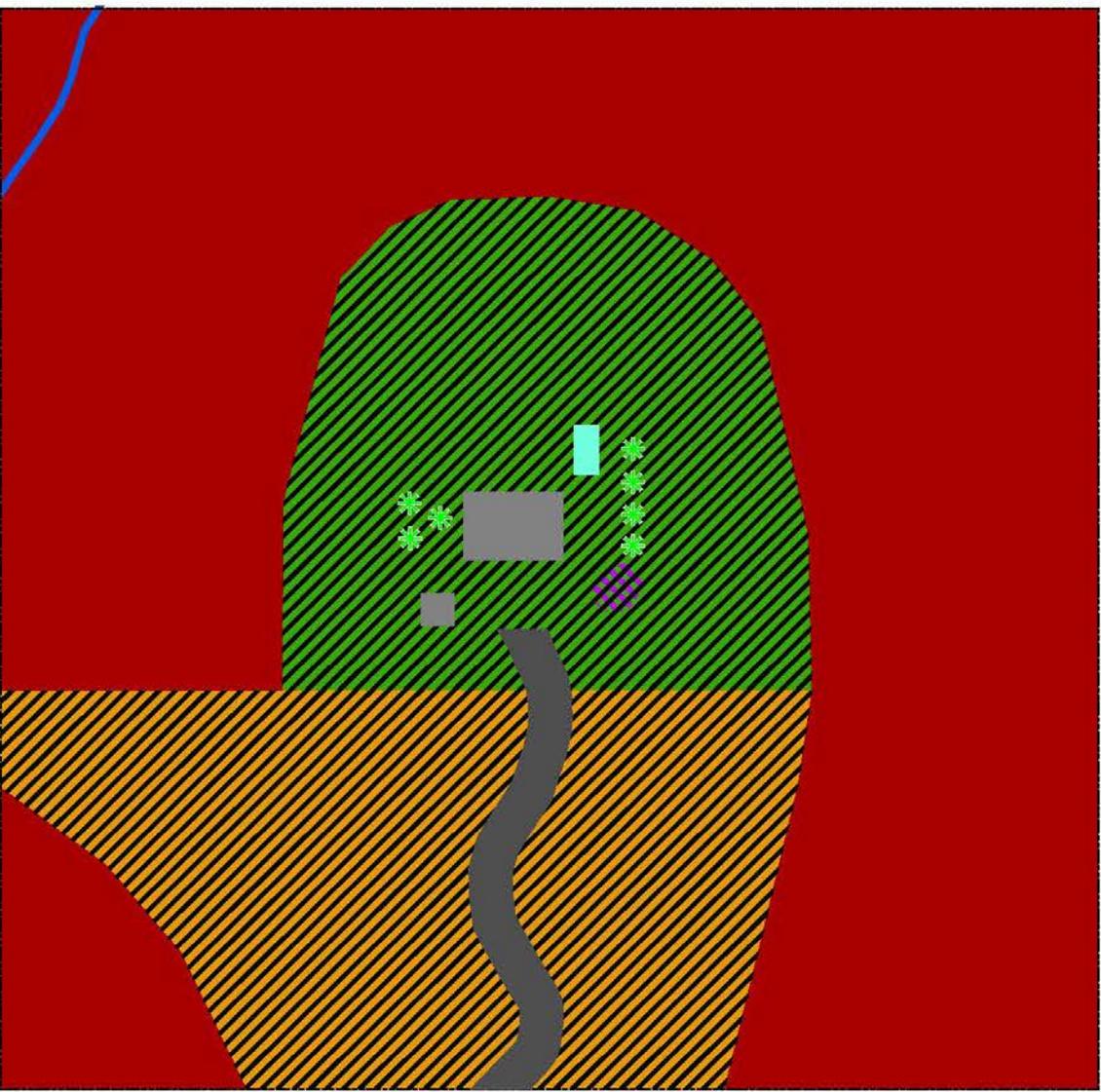
Legend

-  Buildings
-  Developable area
-  Undevelopable area
-  Stream
-  Over 30% slope
-  Brush
-  Trees
-  Parcel



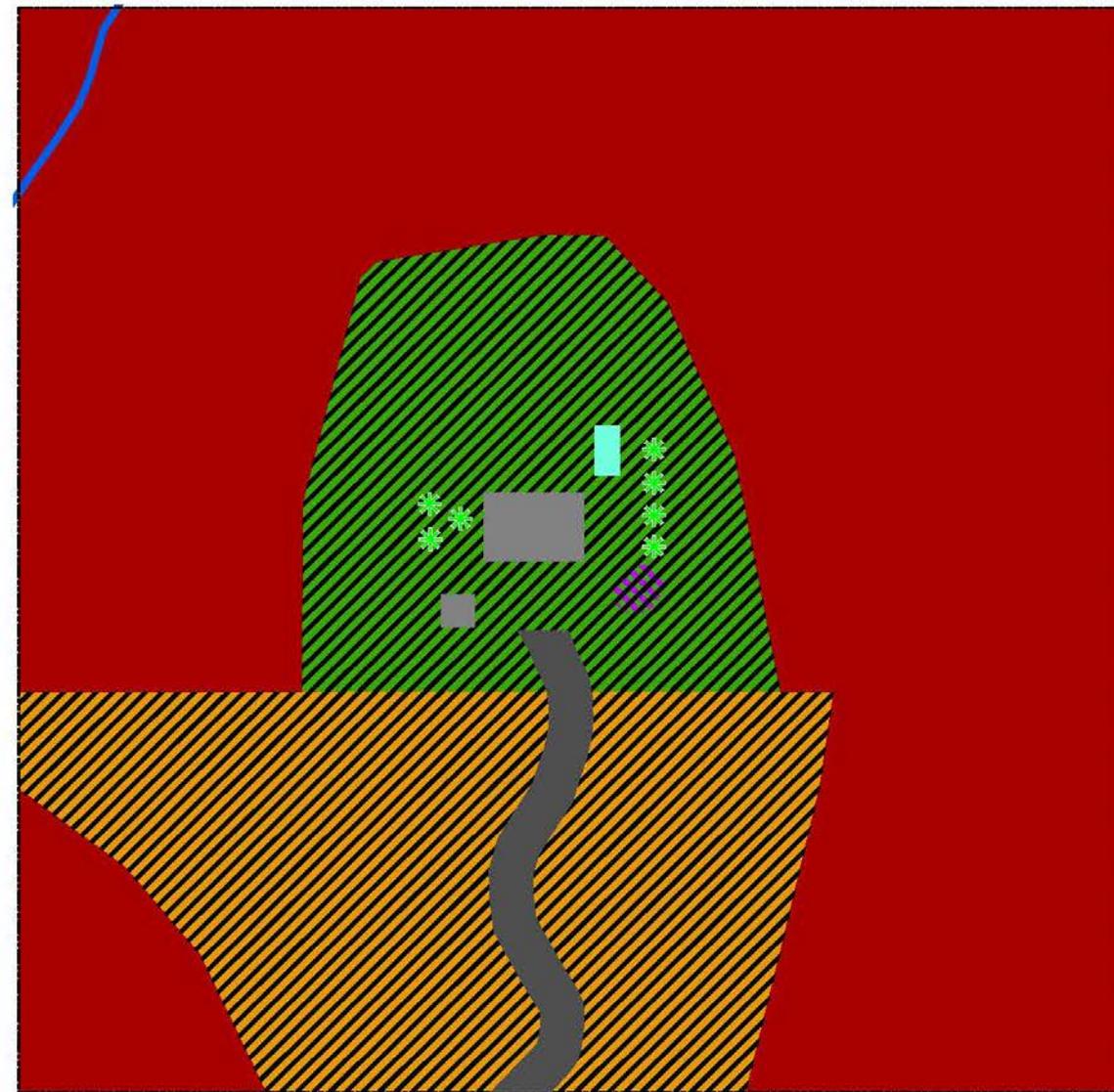
Legend

-  Buildings
-  Developable area
-  Undevelopable area
-  Stream
-  Over 30% slope
-  Brush
-  Trees
-  Parcel



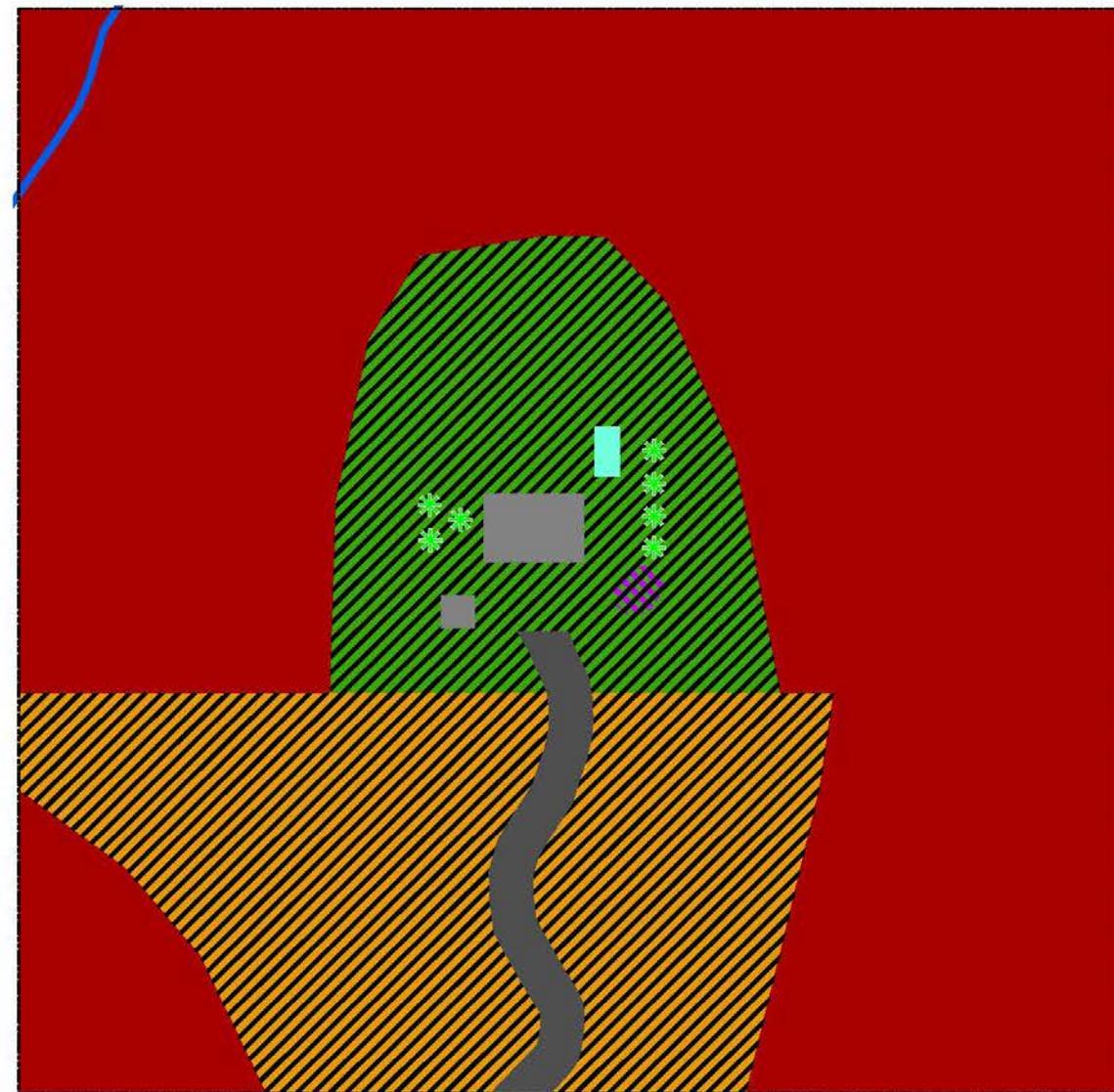
Legend

- Buildings
- Developable area
- Undevelopable area
- Stream
- Over 30% slope
- Brush
- Trees
- Parcel



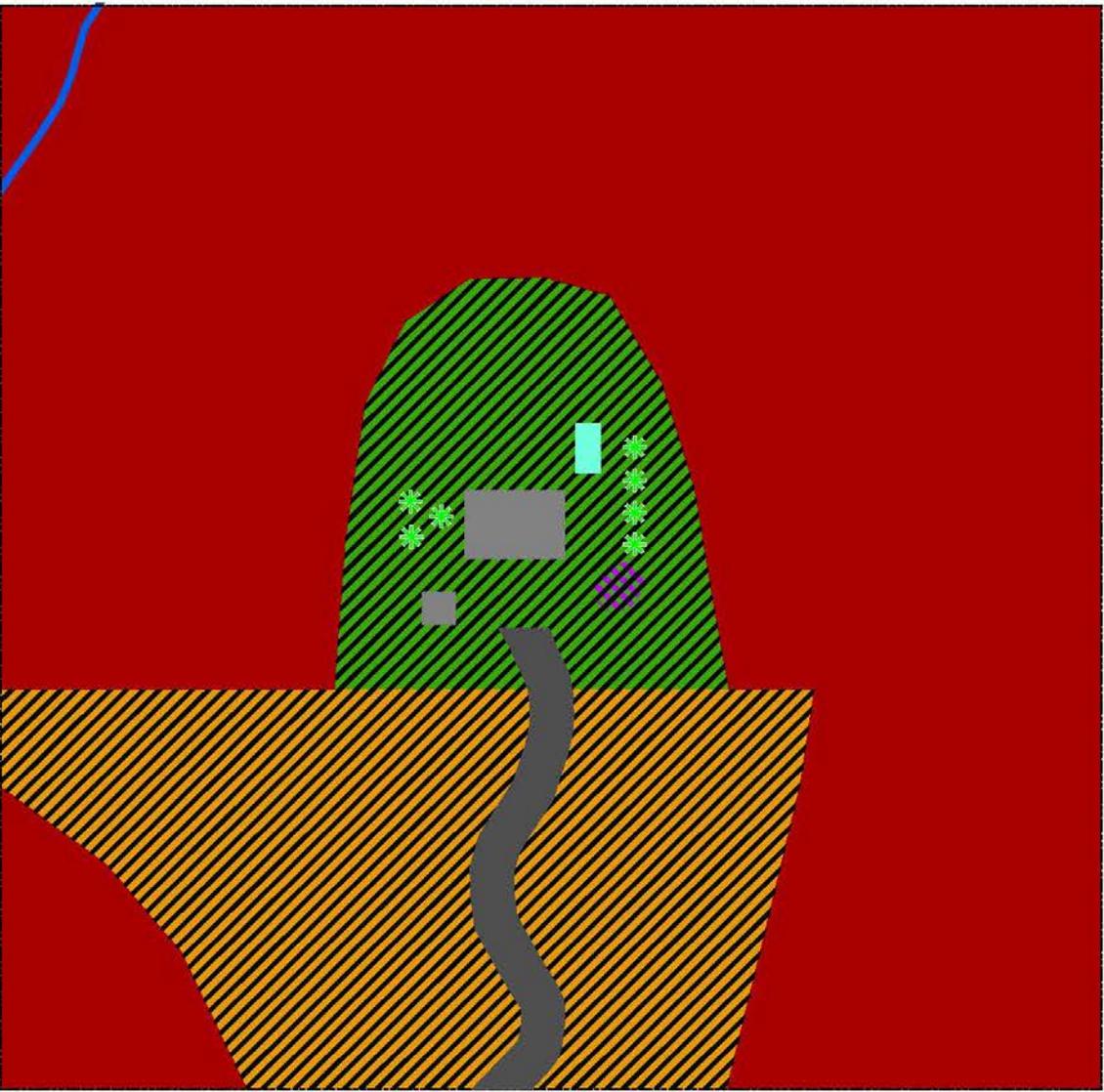
Legend

-  Buildings
-  Developable area
-  Undevelopable area
-  Stream
-  Over 30% slope
-  Brush
-  Trees
-  Parcel

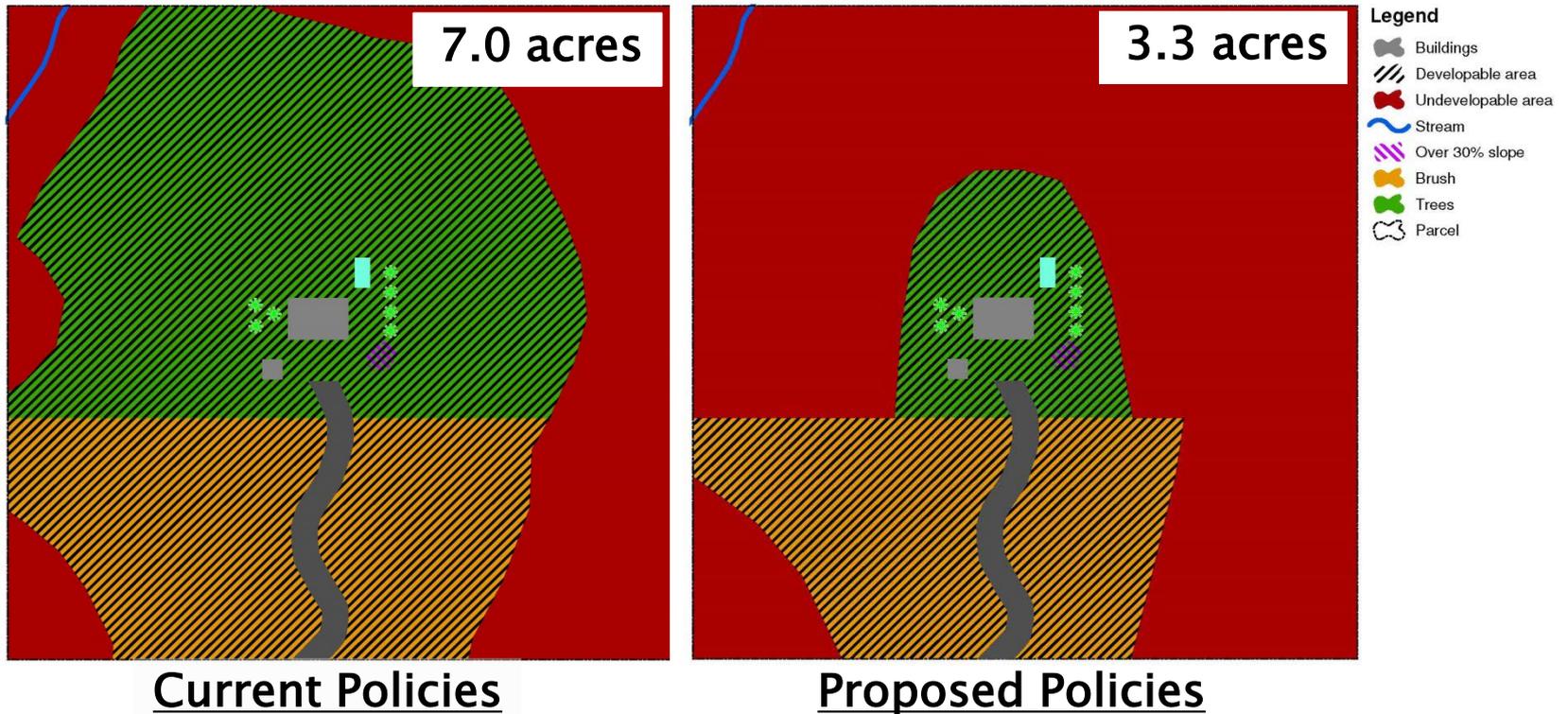


Legend

-  Buildings
-  Developable area
-  Undevelopable area
-  Stream
-  Over 30% slope
-  Brush
-  Trees
-  Parcel

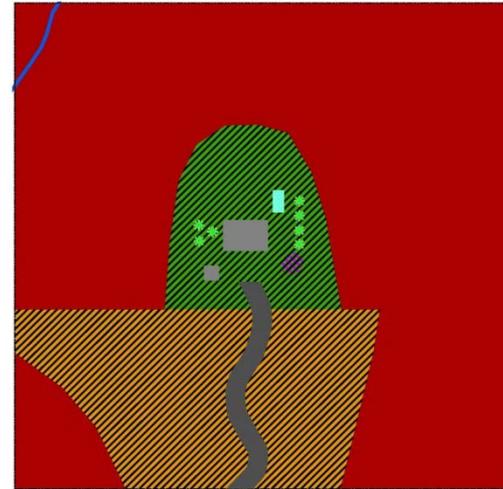
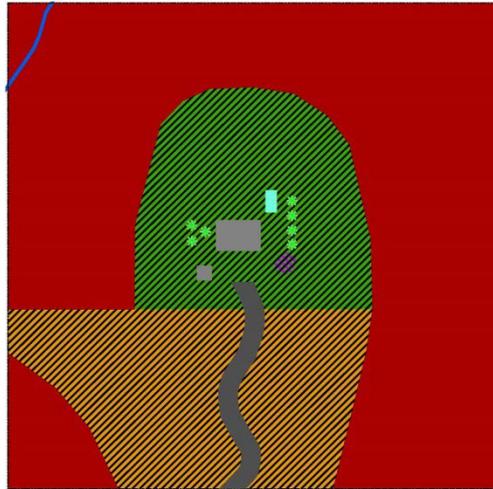
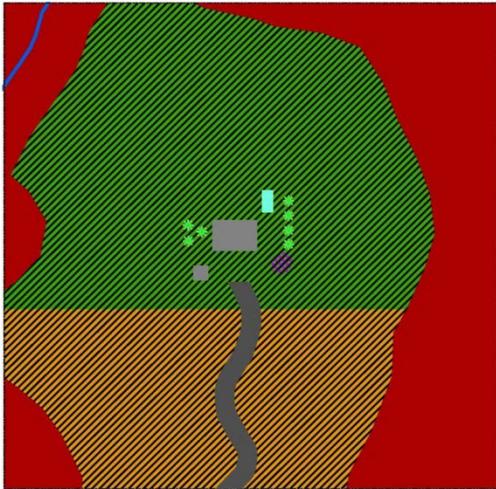
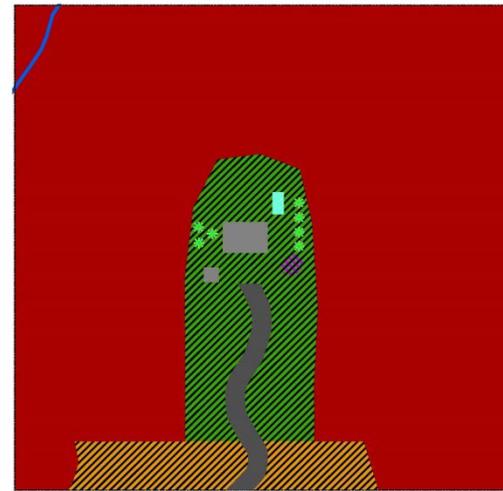
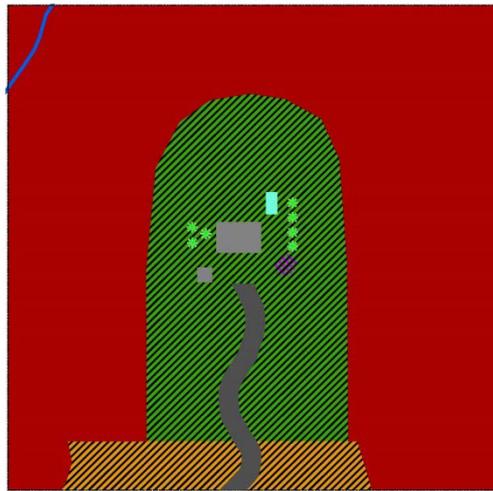
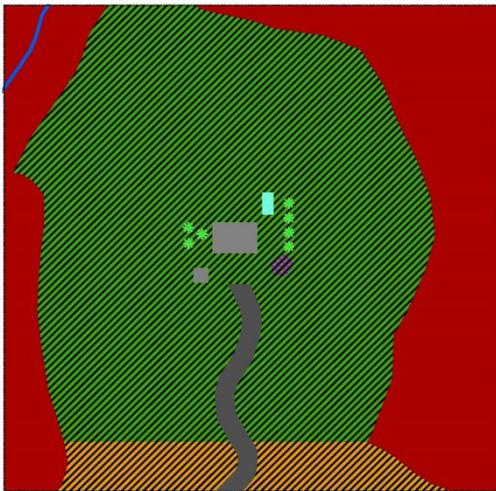


Parcel Comparison: East Side



7.0 acres of developable area vs. 3.3 acres, a 53% reduction

Is Requiring Mitigation in Addition to Retention Necessary?



Current Policies

Proposed 70% & 40% Retention

Proposed 70% & 40% Retention and 3:1 Mitigation