

## EXHIBIT A-1

<b>Lyons Hillside Vineyard New Vineyard Development Vegetation Retention Analysis</b>		
completed in December of 2019 (revised February 2020) by Omar Reveles of Acme Engineering Inc.		
<b>Predevelopment Conditions (2018 Aerial)</b>		
Tree Canopy	28.0	acres
Grass/Shrub/Scrub	33.9	acres
Existing Development	17.4	acres
Total	79.3	acres
<b>Areas Disturbed during Development</b>		
Tree Canopy to be removed	6.5	acres
Grass/Shrub/Scrub to be removed	16.3	acres
Proposed Development	19.0	acres
Pre-approved Development	3.8	acres
<b>Post-Development Conditions (2018 Aerial)</b>		
Tree Canopy	21.5	acres
Grass/Shrub/Scrub	17.6	acres
Developed (overall)	40.2	acres
Total	79.3	acres
<b>Vegetation Retention Percentage</b>		
<b>Tree Canopy Retention</b>	<b>77%</b>	
<b>Grass/Shrub/Scrub Retention</b>	<b>52%</b>	

The 2018 conditions were used as a baseline due to the fact that the subject parcel was damaged by the 2017 Atlas Fire (Napa County Ordinance No. 1441)

EXHIBIT A-1

Legend

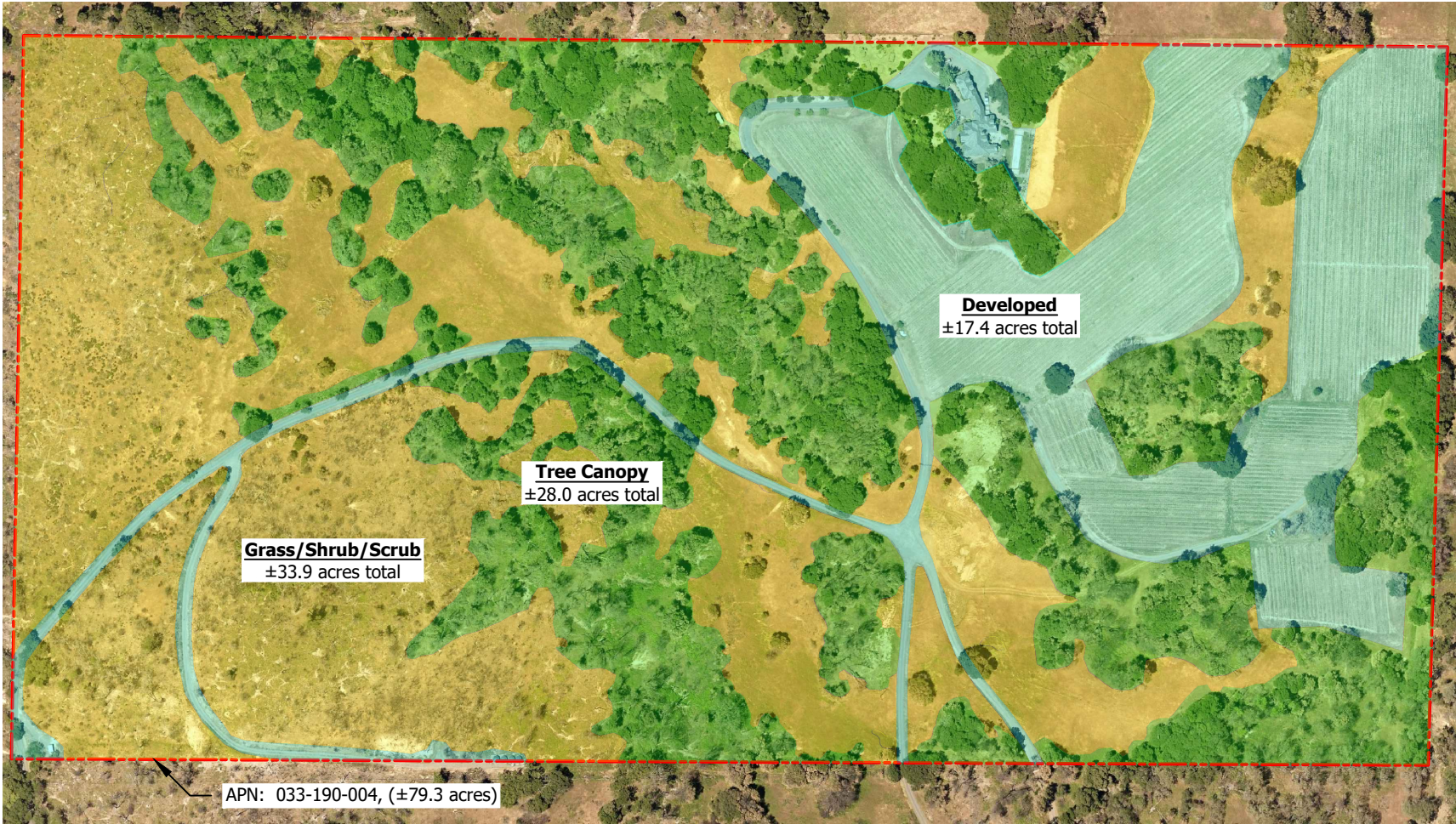
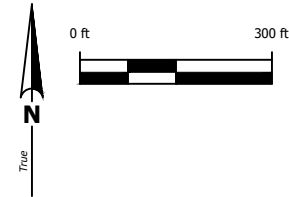
- Parcel Boundary
- Tree Canopy
- Grass/Shrub/Scrub
- Developed Area

Pre-development Cover Conditions:

Tree Canopy:	±28.0 acres
Grass/Shrub/Scrub:	±33.9 acres
Developed:	±17.4 acres
Total:	±79.3 acres

Notes:

- Magnetic declination is approximately 13° east of true north at this location.
- Aerial image was taken in summer of 2018.



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LYONS VINEYARD  
VEGETATION RETENTION  
PRE-DEVELOPMENT

PROJECT NO.	180802-0122
DRAWING NO.	02 01
SCALE	1" = 300'
DATE	02/04/2020



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## Legend

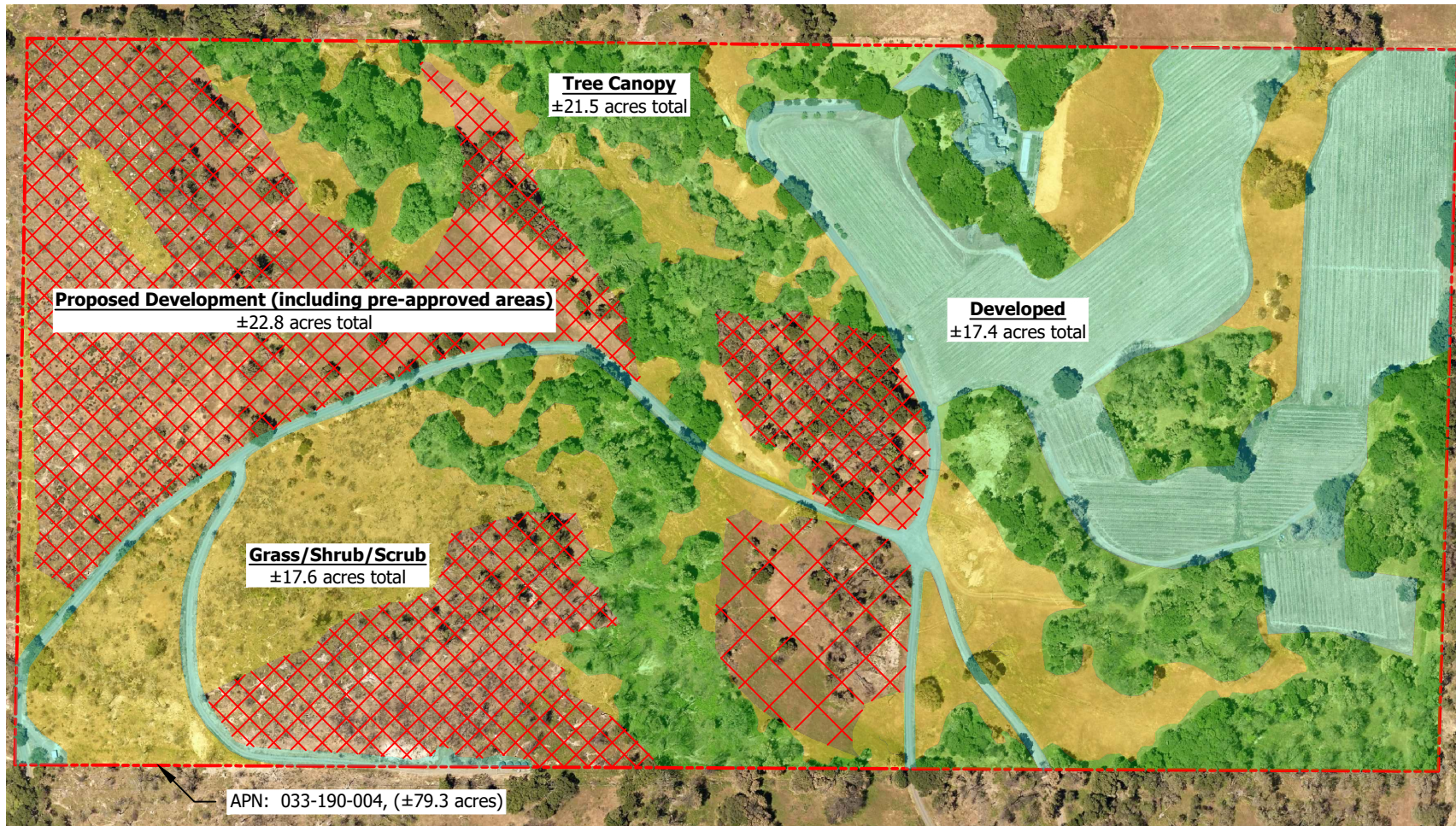
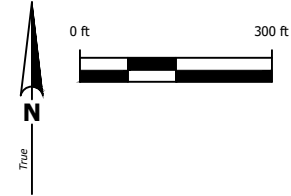
- - - - - Parcel Boundary
- Tree Canopy
- Grass/Shrub/Scrub
- Developed Area
- X X X X X Proposed Development

## Post-development Cover Conditions:

Tree Canopy: ±21.5 acres  
 Grass/Shrub/Scrub: ±17.6 acres  
 Developed: ±40.2 acres  
**Total: ±79.3 acres**

## Notes:

1. Magnetic declination is approximately 13° east of true north at this location.
2. Aerial image was taken in summer of 2018.



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SHEET **2** OF 2