

*Case Study #4: The Sattui-Henry Ranch II, Napa County, California*

The Property

The Henry Ranch is located southwest of the City of Napa in a 4,000 acre valley that has historically been held by two ranches, the Henry Ranch and the Alexander Ranch. Both cattle grazing ranches have remained largely unaltered until the last decade. The current landowner acquired the 530-acre Henry Ranch in 1993, constructed a reservoir and planted 125 acres with grapes. Other than vineyards, the property is undeveloped. In 2002, the owner donated a conservation easement on 117 acres of the property along with several historic ranch buildings and barns to the Land Trust of Napa County (see Case Study #3 above).

The Easement

This easement is an excellent example of an agricultural land easement with scenic protection provisions. The owner of the Henry Ranch has reserved the right to construct a future winery, prohibited any future estate residential use, and protected a significant stand of oak riparian woodland as well as the scenic ridgelines on the property.

One of the conservation concerns both in Napa County and other parts of the country, is the potential for excessive conversion of farmland and open space to wineries. To address the issue, the California wine industry has developed a series of best management practices to make viticulture a more sustainable and environmentally-friendly industry. In the case of this property, the easement limits grape growing to 150 acres of the 418 acres, and limits the size of the winery that the landowner intends to build on the site by setting a ceiling for production of 100,000 cases per year, fairly small for Napa County. A key environmental and scenic provision prohibits the location of the winery within 200 feet of either Carneros Creek or an unnamed tributary of the creek.

