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## LAND TRUST GIANT DALE MISSIMER (1925-2010)

An invaluable friend of the Land Trust of Napa County for over 30 years, Dale Missimer passed away early in 2010. While his generosity to the Land Trust has been truly remarkable, Dale's passion for conserving Napa County was even more extraordinary.



Photo credit: Meg Smith Photography

In 1999, Dale and his wife Sue revealed how much they enjoyed Napa's copious wildflowers. They challenged us to find the best floral display in the county that was currently under threat of residential development. We did, and they in turn purchased the land and donated it to the Land Trust to protect it forever. This was the beginning of the Missimer-Snell Valley Wildflower Preserve that started with 240 acres and blossomed to 520 acres of oak savanna, mixed chaparral, and an abundant, brilliant wildflower display that grows each spring. The Preserve is one of the most important serpentine wet meadow sites in Napa County and is recognized by Bay Area botanists as a prime display of regional, North Coast Range flora.

The following year, the Missimers approached the Land Trust again to protect their beloved vineyard and second home on the Yountville Crossroad. They donated a conservation easement prohibiting further development and protecting important habitat along the Napa River. When asked if there was

a name for their property, Dale said "none yet," so it was fondly dubbed Nunyette Conservation Easement in tribute to Dale's sense of humor.

In 2006, when we were challenged to raise over \$20 million in six months for our Napa Valley Wild Campaign, the Missimers again demonstrated extraordinary leadership and dedication to land conservation. They sold their home in Inverness in order to fund both our campaign and the Marin Agricultural Land Trust.

That same year we were privileged to have Sinead Bullard, Dale and Sue's granddaughter, intern with us in the Lands Department. Sinead won over the staff with her contagious enthusiasm and sharp intellect. She is definitely Dale's granddaughter!

Though Dale and Sue always preferred to give anonymously, they also understood that their leadership might motivate the next generation of donors if we were allowed to whisper "just a bit" about their generosity. Their example has proven inspirational.

Dale will be missed dearly by the Land Trust and by the community at large. However thanks to his vision, foresight, and love of Napa County wildflowers, his land legacy will survive us all. For more information please contact John Hoffnagle at 707-252-0435 or [john@napalandtrust.org](mailto:john@napalandtrust.org).



# Land Trust

## OF NAPA COUNTY

Spring 2010

The Land Trust of Napa County works to protect the natural diversity, scenic open space and agricultural vitality of Napa County by preserving lands with significant conservation values for present and future generations and by fostering an appreciation and understanding of the natural environment.

## Membership Drive: June is Land Trust Month

This June, the Land Trust invites you to join us in our first-ever membership drive and help raise awareness about the importance of protecting open space and land conservation in Napa.

As residents of Napa County, we all enjoy the benefits of our rural lifestyle, but only a small percentage of the county's population currently supports the Land Trust. That is why our goal this June is to raise awareness about the Land Trust and increase the number of members by 50%, and we can't do it without your help to spread the message and inspire others to join.

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### How to Help:

This June, we ask you to consider hosting a party or other social gathering to build awareness about the Land Trust and recruit new members. Having a BBQ or dinner party? Turn it into a mini-fundraiser for Land Trust and encourage your friends to become members. This isn't about raising high dollar amounts—it's about inviting our friends and neighbors to invest in the place we all care about deeply!

**MEMBERSHIP starts at just \$40 per year—  
that's less than a dollar a week!**

If you want to host a house party, or even a neighborhood party, we'll provide you with tools to make it easy, including maps, brochures and other materials to share.

Plus, you'll be invited to join us at one of our kick-off parties in May, and for every member you sign up during June, you'll be entered to win

a private guided hike for you and 11 friends on the Land Trust Preserve of your choice accompanied by a gourmet, picnic lunch like no other created by famed Napa chef Ken Frank of La Toque.

### If you cannot host a party there are other ways to help:

- Not a member yet? Join now
- Renew your own membership if it has lapsed
- Volunteer to help staff Land Trust phones during the month of June
- Give gift memberships to all your favorite dads and grads
- Ask your online social networks (e.g. Facebook and Twitter) to become members, spread the word, and share web links to the Land Trust's membership page
- Ask your employer to sponsor the Land Trust and run an ad on the local radio or newspaper
- Donate a percentage of sales if you own your own business
- Get creative—we need and appreciate your involvement

Annual membership dues play a vital role in our ability to protect land and quality of life all over Napa County. To date, membership support has protected close to 53,000 acres of open space, vineyards and farmland, including six permanent preserves that would not otherwise be accessible for hiking and wilderness appreciation.

This is a countywide membership drive and **Napa County is proclaiming June as Land Trust of Napa County Month.**

We hope you'll join us. Together we can sign up at least 500 new members. If you have questions or suggestions, or would like information about how to throw a Land Trust party (it's easy, we promise!), please call or email today: **707-252-3270** or [info@napalandtrust.org](mailto:info@napalandtrust.org).

## Accomplishments in 2009

Last year the Land Trust completed a total of seven land protection projects equaling 280 acres. That brings our total to over 53,000 acres saved over the Land Trust's 34 years of operation. Of those seven projects, five were new conservation agreements which are the primary way we protect land in Napa County in addition to donations of land and land transfers.

Conservation agreements are unique agreements between the private landowner and a conservation organization like a Land Trust. They are specifically crafted to meet the landowner's needs and future wishes for their property while protecting key characteristics, or "conservation values," that are important in the county or area where the property is located.

Our conservation agreements in Napa County protect vital agricultural lands, key watershed habitats that feed municipal water supplies, significant scenery, and numerous native California habitats for common, rare and endangered flora and fauna. We have worked in partnership with over 70 individual landowners to protect their properties. For the most part, these conservation agreement lands remain in private ownership and are therefore not open to the public; however exceptions include those properties owned by government agencies, like Alston Park in Napa or the Newell Open Space Preserve in American Canyon.

Our success in Napa County land conservation depends upon the generosity and foresight of landowners. We offer thanks and appreciation to those that have contributed in the past 34 years and welcome the following into our Land Trust family:

- 1. Henry Cedar Valley donation**  
Donated by Jim & Nancy Henry and Gary Van Dam, 40 acres near Lake Berryessa
- 2. Heitz fee transfer to Linda Falls Preserve**  
donated by Kathleen Heitz-Myers of Heitz Wine Cellars, 25 acres adjacent to Linda Falls
- 3. Mahoney Family Vineyards conservation easement (CE)**  
donated by Francis & Kathleen Mahoney, 19 acres in the Carneros region
- 4. Long Meadow Ranch IV CE**  
donated by Ted & Laddie Hall, 48 acres in Rutherford
- 5. Georges III-3 CE**  
donated by Andy & Betty Beckstoffer, 48 acres in Rutherford
- 6. Georges III-4 CE**  
donated by Andy & Betty Beckstoffer, 44 acres in Rutherford
- 7. Spring Mountain-Ballard CE**  
donated by Carroll and Christina Ballard, 58 acres on Spring Mountain



LONG MEADOW RANCH



MAHONEY FAMILY VINEYARDS



GEORGES III



## Conservation Agreements 101

If you're like most people, you've heard the term conservation agreement but don't really know what it means.

**Our mission at the Land Trust is to protect land in Napa County and we do it three ways: donations of land, collaborative land transfers, and conservation agreements.** Donations of land generally become part of our permanent preserve system. Collaborative land transfers like Knoxville Wildlife Area or portions of Robert Louis Stevenson State Park entail partnering with another organization to protect land that we neither own nor manage.

But, the most common way we protect land is through conservation agreements, also known as conservation easements.

### What is a Conservation Agreement?

Conservation agreements are voluntary, mutually designed contracts between a private landowner and the Land Trust that restricts development rights on the property forever.

Here's how it works. Every landowner starts out having full rights to use his property however he wants (more or less). He could subdivide, he could build a guest house and a barn, he could plant grapes, cut down trees, build a winery, etc.; anything within zoning regulations. By placing his property into a conservation agreement, he still owns the land but gives up all, or a portion of, its development potential for the sake of protecting the history, biodiversity, and anything else that makes the land an environmental treasure (also known as the conservation value). Since conservation agreements are permanent, these restrictions are passed on to the new owner when the land is sold. This is the best way to ensure important lands, AKA those with significant conservation value, are protected forever.

### How Do Conservation Agreements Affect Land Use?

Ordinarily for the Land Trust of Napa County, we work with limits on the number of houses or structures on a property; ability to subdivide; ability to install new vineyards or expand current ones. The unique nature of each property guarantees that no two conservation agreements are quite the same. Just as your property is different from your neighbors', conservation agreements address individual goals and the long-term vision of the landowner.

Most of the conservation agreements have some standard terms, but the individuality of the agreements is based on how the land is currently used, what already exists on the property, and what the landowner hopes to accomplish with the protection of his property.

### Why should I Limit My Land Use Rights?

Will Rogers once said about land, "They ain't making more of the stuff." And almost everywhere in the world land is being developed much faster than it is being protected. For that reason, choosing to do a conservation agreement is a small price to ensure there will be a natural world left for our children and grandchildren to enjoy.

And, since conservation agreements are co-designed with landowners, any limitations are generally designed in direct support of a landowner's vision for his property. As a result, landowners rarely feel the agreements are restrictive.

Conservation agreements serve an enormous public good, especially here in Napa County where over 75% of land is in private ownership. When we look at the beautiful valley landscapes or the sprawling oak savannas, hillsides and grasslands, we're mostly seeing privately-owned properties that do everything from provide fresh water to our municipalities, give a home to rare plants and endangered species, and provide breathtaking scenic vistas. These are a few reasons why landowners in Napa County and across the country are choosing to protect their land forever through conservation easements.

If you're interested in learning more about conservation agreements, contact **John Hoffnagle** at [john@napalandtrust.org](mailto:john@napalandtrust.org) or **707.252.0435**.

- Don't forget, our organized hikes occasionally visit some otherwise inaccessible conservation agreement lands. Go to [napalandtrust.org](http://napalandtrust.org) to sign up early.
- Visit [napalandtrust.org](http://napalandtrust.org) for a full list of our conservation agreements.

# Guide to Hiking on Land Trust Properties

Many of you are familiar with the Land Trust properties, particularly the permanent preserves and lands that are accessible for hiking. These are Archer Taylor Preserve, Connolly Ranch, Foote Botanical Preserve at Mt. George, Linda Falls in Angwin, Wildlake and Duff Ranch, and more.

You may have been on a hike or joined us for a workday, pulling weeds or building a trail. But if not, here are some FAQ's and guidelines for doing just that.

## Q. How can I hike on a Land Trust property?

**A.** Sign-up for an organized Land Trust hike. We have seasonal and annual hikes to our preserve properties throughout the year. This is an excellent opportunity to learn about a new-to-you property and hike the trails with a guide.

## Q. Do I need permission to go on a Land Trust property?

**A.** Yes, all hiking on Land Trust preserves is by permission only. To go on a hike you must have hiked the property with a Land Trust hike guide at least once before, and contact either the property caretakers or the Land Trust office. At least 24 hours notice is required, more is preferred.

## Q. Can I hike by myself if I haven't been on a scheduled Land Trust hike before?

**A.** No. You must have prior experience on the property you wish to hike. This can be through a Land Trust hike, through volunteer work, or through some other organized tour. We do not have guides or maps on-site, so you need to know the trails.

## Q. Can I bring friends or co-workers and hike with a group?

**A.** Yes, you can hike in a group. Friends, co-workers and family members are welcome provided they are fit enough to hike safely. You must accompany your guests on the hike.

## Q. I'd like to use a Land Trust property for business purposes. Is it ok to charge my clients/guests/students a fee to hike?

**A.** No, the Land Trust does not allow any fee associated with admission, attendance, program costs, special fees, classes, etc. for hikes on Land Trust property. Contact the Land Trust if you have questions.

## Q. I love exploring pristine wilderness areas. Is it ok to go off-trail?

**A.** Sorry, no trail-blazing allowed. Hiking or biking off-trail can damage delicate habitats full of biological wonders, scenic views and wildlife. We have trails and roads available on all our properties. Bicycles are allowed on the Wildlake/Duff Ranches only.

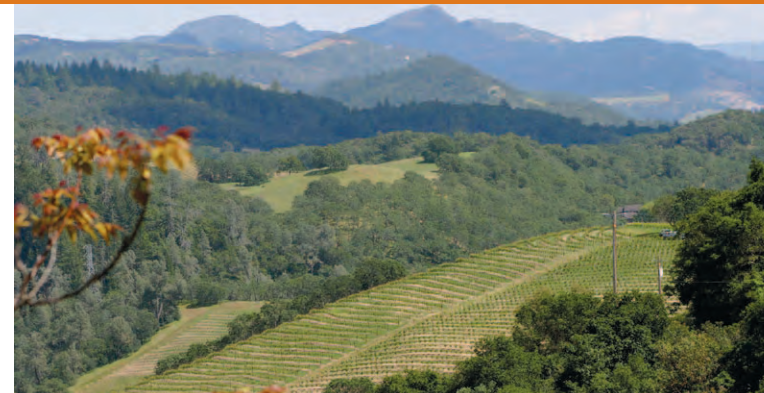
## Q. Who can go on a Land Trust hike?

**A.** Everyone is welcome on Land Trust properties! Provided you are fit enough to hike safely, we encourage you to experience Napa County nature up close and personal, because there is no better way to understand why land conservation is so important. And by respecting hike guidelines you help to protect these special properties for their extraordinary ecological and scenic qualities. Please feel free to contact the Land Trust if you have questions. Email: [hikes@napalandtrust.org](mailto:hikes@napalandtrust.org) or 707.252.3270.

## Q. Are conservation easement-protected properties open to the public?

**A.** No. These lands are in private ownership and not open to the public without explicit permission from the landowners. The exceptions to this are Alston Park and Newell Open Space Preserve, both owned by public entities. Similarly, portions of the Tuteur Ranch are available through the Bay Area Ridge Trail.

*Please feel free to contact the Land Trust if you have questions. Email: [hikes@napalandtrust.org](mailto:hikes@napalandtrust.org) or 707.252.3270.*



For reference at-a-glance, here is a quick guide to hiking on Land Trust protected properties:

**Alston Park:** Managed as part of the City of Napa – Community Resources Department; open to the public.

**Archer Taylor Preserve:** Contact the ATP caretakers at least 24 hours in advance. They will respond to you regarding access. You MUST have been on the property previously to gain access. The ATP hike line is 707-254-0996 or email to [atphiker@napalandtrust.org](mailto:atphiker@napalandtrust.org).

**Audubon-Cheyney:** Contact the Land Trust. We have limited road access via license agreement.

**Connolly Ranch:** Contact Connolly Ranch for activities or events directly related to the farm. 707-224-1894.

**Foote Botanical Preserve at Mt. George:** Contact the Land Trust at least 24 hours in advance. We have limited road access through easements over neighbors' properties. We must notify the neighbors and ask permission for parking prior to the hike.

**Linda Falls:** Contact the Land Trust.

**Missimer Snell Valley Wildflower Preserve:** Contact the Land Trust. There are no trails on this property; as such, we limit the amount and season of hiking on the property.

**Newell Open Space Preserve:** Managed as part of the City of American Canyon – Parks & Recreation Department; open to the public. There is limited access over neighbors' properties – gate keys available at the Land Trust or Parks & Recreation Department.

**Wantrup Wildlife Sanctuary:** Contact the caretakers at least 24 hours in advance. They will respond to you regarding access. The number is 707-965-2225 or email to [wantrup@napalandtrust.org](mailto:wantrup@napalandtrust.org).

**Wildlake/Duff Ranches:** Contact the Land Trust. Access to the property is through locked gates; additional gates are on the property. There is limited through access and none directly onto the Silverado Trail.



## We Need Your Support

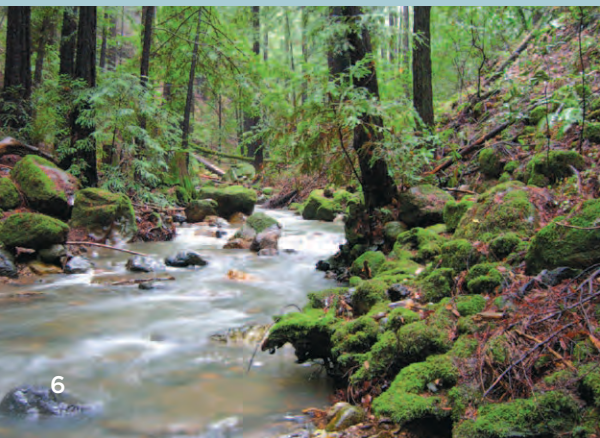
As a 501(c)(3) non-profit organization, your membership dues and donations make our world go 'round. Thanks to your generosity over the past several years we've been able to weather the economic storm and save even more land in Napa County. But the job isn't over yet. Land is still at risk for development and we must work even harder to protect the way of life that means so much to all of us who live here or visit. We can't thank you enough for your steadfast commitment, passion, and partnership in protecting our threatened lands.

To become a member or make an additional donation, go online to [napalandtrust.org](http://napalandtrust.org) or use the enclosed envelope to make a donation today.





Save Land



## Land Trust Top Ten: Why Save Land?

This newsletter says a lot about how we save land, now here's why it's so important. And just to prove we're not all serious, we've ripped off David Letterman's Top 10 list format. Enjoy!

### Why Save Land?

(In reverse order of importance)

- 10. You get to save on income taxes!**  
As if anyone has that problem in today's economy.
- 9. You get to save on estate taxes!**  
There is currently no estate tax as we speak, but that could change at any time.
- 8. You can keep houses and development from spreading all over the Valley floor.** We know, we know, the Ag Preserve has been in place for 40 years and there is no real threat of development. Tell that to the cherry farmers circa 1960 in Santa Clara County.
- 7. You get to control what your kids do with the property after you're gone.**  
How many times have you thought about control from the grave with the next generation in mind?
- 6. Together we can protect the county forever.**  
The Ag Preserve isn't permanent. Permanent protection through conservation agreements are the best chance we have for permanently protecting the county.
- 5. Open space means clean air and clean water.** Protected land helps ensure natural watersheds and plenty of carbon dioxide-balancing vegetation.
- 4. Protected land close by means that we don't have to wait in traffic to get to Tahoe (or other pretty places).** With more public access lands protected we can enjoy one of the world's most beautiful places without going far and wide.
- 3. We can reduce carbon emissions and slow down climate change.** The polar ice caps are melting and much of southern Napa is just a few feet above sea level. Do you know how to swim? Save land to keep your head above water.
- 2. Your neighbors will appreciate what you have done to their property values.** It's a fact. Protected open space raises property values because adjoining properties benefit from the certainty that adjacent lands will never be developed.
- 1. You will have created a legacy that will transcend your lifetime and honor the land that you once tended and loved.** 'Nuff said.

Healthy

## Eco-Friendly Spring Cleaning

Spring is here. To help you kick off the season, here are some environmentally friendly recipes for cleaners made from ingredients in your kitchen cabinet.

### All-Purpose Cleaner

- 1/2 tsp washing soda
- A dab of liquid soap
- 2 cups hot tap water

Combine the ingredients in a spray bottle and shake until the washing soda has dissolved. Apply and wipe off with a sponge or rag.

*Tip: If you're out of washing soda, use 2 1/2 tsp of borax, instead.*

### Window Cleaner

- 1/4 — 1/2 tsp liquid detergent
- 3 tbsl vinegar
- 2 cups water
- spray bottle

Put all the ingredients into a spray bottle, shake it up a bit, and use as you would a commercial brand. The soap in this recipe is important. It cuts the wax residue from the commercial brands you might have used in the past.

### Creamy Soft Scrubber

Simply pour about 1/2 cup of baking soda into a bowl, and add enough liquid detergent to make a texture like frosting. Scoop the mixture onto a sponge, and wash the surface. This is the perfect recipe for cleaning the bathtub because it rinses easily and doesn't leave grit.

*Tip: Add 1 tsp of vegetable glycerin to the mixture and store in a sealed glass jar, to keep the product moist. Otherwise, just make as much as you need at a time.*

### Oven Cleaner

- 1 cup or more baking soda water
- A squirt or two of liquid detergent

Sprinkle water generously over the bottom of the oven, then cover the grime with enough baking soda that the surface is totally white. Sprinkle some more water over the top, then let the mixture set overnight. You can easily wipe up the grease the next morning because the grime will have loosened. When you have cleaned up the worst of the mess, dab a bit of liquid detergent or soap on a sponge, and wash the remaining residue from the oven.

### Mold Killer

- 2 tsp tea tree oil
- 2 cups water

Combine in a spray bottle, shake to blend, and spray on problem areas. Do not rinse.

### Furniture Polish

- 1/2 tsp oil, such as olive (or jojoba, a liquid wax)
- 1/4 cup vinegar or fresh lemon juice

Mix the ingredients in a glass jar. Dab a soft rag into the solution and wipe onto wood surfaces. Cover the glass jar and store indefinitely.

Happy spring cleaning!

