

THE
**ANDERSON
VALLEY
LAND
TRUST**
INCORPORATED



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DEDICATED TO THE VOLUNTARY PRESERVATION
OF THE LAND AND ITS ABUNDANT
NATURAL RESOURCES FOR THE BENEFIT
OF GENERATIONS TO COME.

GOOD DIRT

The Newsletter of The Anderson Valley Land Trust
Fall 1996

PRESERVING A SENSE OF PLACE: CONSERVATION EASEMENTS FROM A PERSONAL PERSPECTIVE

Growing up in San Francisco, visiting the Santa Clara valley was always a particular joy. It was verdant, with miles of orchards, gardens and open hills. I experienced the ripest, freshest fruit, saw miles of farms, smelled summer. I learned this valley had some of the most fertile soil in the world, with a perfect climate for growing just about everything. I thought it would always be there -- for what civilization would thoughtlessly lose such rich farmland?

Protecting Agricultural Lands: **Growing Houses or Crops in Anderson Valley? A Workshop with Ag Attorney Max Mickelsen**

Join us **Wednesday evening, November 6, from 7 - 9 PM** at the **Apple Hall** (Dining Room) in Boonville to for a presentation and discussion with **Max Mickelsen, a 3rd generation Sonoma County dairyman and attorney specializing in agriculture.** We will be focusing on maintaining agricultural land in the Valley and using conservation easements to do so. Max earned both his law degree and a degree in agricultural economics from UC-Davis, and has a 25 year law practice. He has worked closely with the Marin Agricultural Land Trust, Sonoma Land Trust and Sonoma County Agricultural and Open Space District.

This is another of AVLT's *free* educational workshops and everyone is welcome. ***Delicious refreshments will be served up with this stimulating discussion.*** Tax deductible donations to help cover the workshop expenses are welcome. The Apple Hall Dining Room is located at the County Fairgrounds on the west side of Highway 128 in the heart of Boonville.

Alas, this land also was good for growing a new crop: houses. On a recent visit there, I got lost between highways, never saw an open field, never saw a single farm. Getting home, I was especially thankful for living in Anderson Valley, where there are fields and farms and forests, wonderful fresh fruits and vegetables, and the smell of summer is from the soil, not asphalt.

For many of us, Anderson Valley is a paradise. And, having seen what has happened just about everywhere else in California, we are lucky to have the chance to keep this special place as it is. We don't have to just suburbanize and love this valley to death, we can both live here and steward it. We can be smart enough to see a good thing and keep it that way. This will take commitment on the part of valley landowners, community education, and using all the tools at our disposal.

One of the very best tools for saving land from overdevelopment is the *conservation easement*. If farmers had used them in Santa Clara in the sixties, we'd still have orchards there today. Conservation easements allow you to strip away land uses and development rights you don't want, while keeping the ones you do want -- such as farming, forestry or limited residential uses. Conservation easements have been used for over 60 years to save millions of acres of special places for people throughout the country: farms, trails, forests, a myriad of landscapes both managed and wild.

Conservation easements are an easement like any other, such as a road or power easement, in that they are a restricted interest in real property, land. Unlike those other easements, though, conservation easements are held so that the rights in the easement *won't* ever be used. So if you and your family want to be sure your ranch remains a ranch and not a residential subdivision, those development rights you don't want are held permanently "in trust" by an organization like the Anderson Valley Land Trust.

Land trusts have been around a long time, as befits organizations set up to hold things in perpetuity. They originated over a 100 years ago as the "Village Improvement Societies" of the northeast. (One of the oldest land trusts is actually here in California, the Sempervirens Fund, founded 100 years ago.) These foresighted people recognized that having open space made villages more habitable, even back then.

***Each one of our home places added together makes up
this rare place we call Anderson Valley.***

Today, conservation easements are used more than ever to keep farms as farms, forests as forests, and fields as fields, but they also bring an added benefit. Many people can't afford to keep their land in their families or for other heirs, because land has become so valuable. Recognizing the value of protecting significant natural values to the public, the US Government made the donation of a conservation easement a charitable gift, providing the opportunity for significant income and estate tax benefits for those who undertake this conservation commitment. This is one of the few times Uncle Sam has made a win-win solution: people who love their land can protect it, substantially lower their tax burden, and provide the public with benefits by seeing important natural resources protected.

So, how does this work? First, sit down with your family and talk about what you want to always see be there on your land, and also about what kinds of uses you want to see either continue or be available as options in the future. Do you want your family to keep farming? Conserve your timber against excessive cutting? Protect your creek? Assure your property isn't overbuilt?

If you want to ensure that the special qualities of your land will be available for future generations to enjoy as you have, then contact the Anderson Valley Land Trust. We can help you think through the structure of a possible conservation easement so it works best for you and your family. We can also help you estimate its impact on your income and estate taxes, to maximize the financial benefits of conservation. You design your easement for your land, so it individually suits your context and your property. Easements are a private, voluntary transaction. Use one only if it works for you.

Perhaps best of all, *easements empower us to create a future we want*. As a kid, I watched many places I loved disappear year after year to development. Development has its place, but it does not have to be everywhere, spread across all landscapes. Easements are a tool I wish more folks had known about back then, and I hope more will use now. Conservation easements allow each owner of the many special places that add up to create Anderson Valley to make a commitment to the future of this extraordinary place.

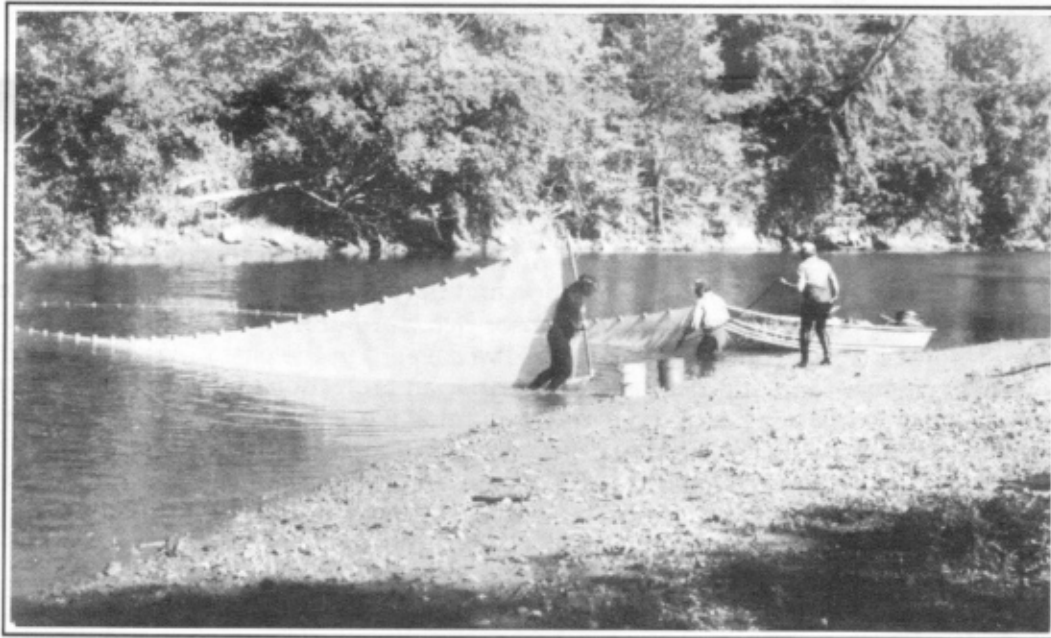
- Laurie Wayburn

From the Board of Directors . . .

Anderson Valley Land Trust Annual Report

The Anderson Valley Land Trust celebrated its 5th anniversary last March. During this time the Anderson Valley Land Trust has succeeded in establishing itself as a strong local voice for voluntary land conservation. We are all people who have invested of ourselves in this valley -- in its orchards and vineyards, timber and pasture, soil and water. We are committed to the protection of the special qualities that continue to make this valley such a rare and beautiful place in the California landscape. Those special qualities include not only the abundant natural resources of the valley, but the traditional rural uses that have sustained the people here for generations as well. We believe that by working as a community, and by taking personal responsibility for our own properties, our children and all future generations can benefit from the natural resources of this place as we have.

Some folks see Anderson Valley and say, "There's no development threat there." But the rural character of the valley is not guaranteed -- Anderson Valley could be laid out as the next Windsor with a few twists of fate, real estate and politics. We're witnessing the pressures of population growth, residential development and agricultural conversion spreading throughout Mendocino County. Though we are buffered by the winding highways that access the valley, we cannot be complacent if we are to retain the quality of life we treasure. The Anderson Valley Land Trust was created as a non-profit publicly supported charity in 1991 as a vehicle for landowners and the community to act today to ensure we will have the valley we love tomorrow.



Fisher folk Gisele Reaney and Bob Baxter with Steve Cannata of Humboldt State set up the beaches seine for fish sampling in the Navarro Estuary for the Navarro Watershed Restoration Plan research

Since our founding, we have been joined in our efforts by 125 landowners and residents. Their generosity has funded our annual operating budget of typically \$7000 and their volunteer time has fueled our educational and conservation projects. In addition, we have received several tremendous gifts of conservation easements and timber rights worth approximately \$750,000. (See the financial statements below. Unusually high revenue is due to receipt of special donation for timber rights acquisition and the receipt of government grants for the Navarro Watershed Restoration Plan.)

By placing the significant natural qualities of their land "in trust" with the AVLTL, these donors have made a permanent commitment to preserving the valley for the benefit of everyone. We would like to applaud these landowners: **Scharffenberger Cellars** (Indian Creek property in Philo); **Todd and Marge Evans** (Wellspring-Navarro River property in Philo); **Hap Tallman** (Perry Gulch property in Navarro, including timber rights); and **Connie Best** (Elkhorn Road property in Yorkville)

These pioneering landowners will be joined by many others as conservation easements we are now preparing reach their conclusion. As each conservation easement is an expression of deep commitment to the land, one can take from six months to several years to complete, depending on the landowner's situation.



Juvenile steelhead smolt sampled from the upper Navarro River Estuary.

In addition to our land conservation projects, the Anderson Valley Land Trust has two other program areas: public education and the Navarro Watershed Restoration Plan. In the area of public education, we sponsor two free public workshops a year on voluntary resource conservation. The topics we've covered in the past range from road design and maintenance to minimize erosion to riparian protection to using conservation easements for estate planning purposes. Our upcoming workshop is announced on the first page of this newsletter. We write, print and distribute *Good Dirt* to the 2400 landowners in the Navarro watershed twice a year. In addition, we cooperate with the five other land trusts through the Land Trust Alliance of Mendocino County in educational efforts for the greater public as well as public officials. We have provided testimony to the Board of Supervisors and the Planning Commission on the use of voluntary conservation easements to accomplish resource conservation goals of public benefit. In fact, our support was instrumental in amending the County General Plan to acknowledge the use of conservation easements donated by landowners to non-governmental land trusts as fulfilling the land use goals and policies of the county.

The Navarro Watershed Restoration Plan is a major undertaking that the AVLTL is sponsoring with our partners, the State Coastal Conservancy and the Mendocino County Water Agency. The goal of this project is for the local community to develop a set of recommended, voluntary projects to conserve or restore water resources, to benefit both salmon and all water users. The best available scientific data, analysis and restoration experience will inform the planning process, provided by our consultants, Trihey & Associates, Circuit Riders and Pacific Watershed Associates. Scores of local

residents are involved in this process, providing access, volunteering for data collection, serving on the Advisory Group. The resulting plan is expected to be available during the summer of 1997, after extensive public review. We expect the Navarro Watershed Restoration Plan to provide the basis for many voluntary efforts, large and small, to improve water quality and salmon habitat.

We would like to give special recognition to our Board, key volunteers and major supporters for their dedication to the long-term protection of Anderson Valley:

Joel Clark, President	Michael & Susan Addison	Jane & Patrick Miller
Barbara Goodell, Secretary	Lawrence & Florence Bates	Nessgram Farms
Connie Best, Treasurer	Lyman Casey	Hugo & Bea Oswald
Bill Chambers, Director	John Friedman	Alan Porter, Esq.
Scott Kivel, Director	Jean Haber Green	Carroll & Carole Pratt
Laurie Wayburn, Director	Frank Green	Susannah Schroll
Dan Sicular, Navarro Watershed Restoration Proj. Coordinator	Hallomas	Edward & Ann Short
Kathy Bailey, Stewardship Comm.	Gene & Richard Herr	Michael Shapiro
John Scharffenberger	The Highland Ranch	Clare Wheeler
Micki Colfax	Leah Lund	MaryAnne Wilcox
	Lucinda May & Tom Segar	Nancy Witstine
	The Boonville Hotel	Anderson Valley Grange

Join the Anderson Valley Land Trust

Work with your friends and neighbors to help preserve the abundant natural resources of this valley for the benefit of generations to come.

We can't do it without you!

1995 FINANCIAL STATEMENTS ANDERSON VALLEY LAND TRUST, INC.

BALANCE SHEET

Assets	
Cash	\$244,072 ¹
Stewardship Endow.	17,578
Contract	
Receivable	119,294 ²
Tallman Timber	
Rights	430,400
Total Assets	<u>\$811,344</u>
Liabilities	
Tallman Note	\$235,970
Total Liabilities	\$235,970
Fund Balance	\$575,374
Total Liabilities	
& Fund Balance	<u>\$811,344</u>

INCOME STATEMENT

Income	
Donations	\$242,045
Contracts	25,700
Interest	2,582
Total Income	\$270,327
Expenses	
Consultants	\$ 10,000 ³
Dues & Subs	150
Insurance	702
Interest	13,618
Legal/Accounting	150
Meetings/Events	385
Office	383
Postage	610
Printing	1,169
Telephone	745
Total Expenses	\$ 27,912
Excess of Income	\$242,415

¹ Includes funds previously pledged to pay off Tallman Timber Rights note (see liabilities)

² Includes Coastal Conservancy and Mendocino Co. Water Agency contracts for Navarro Watershed Restoration Plan

³ For Dan Sicular, Project Coordinator for Navarro Watershed Restoration Plan.

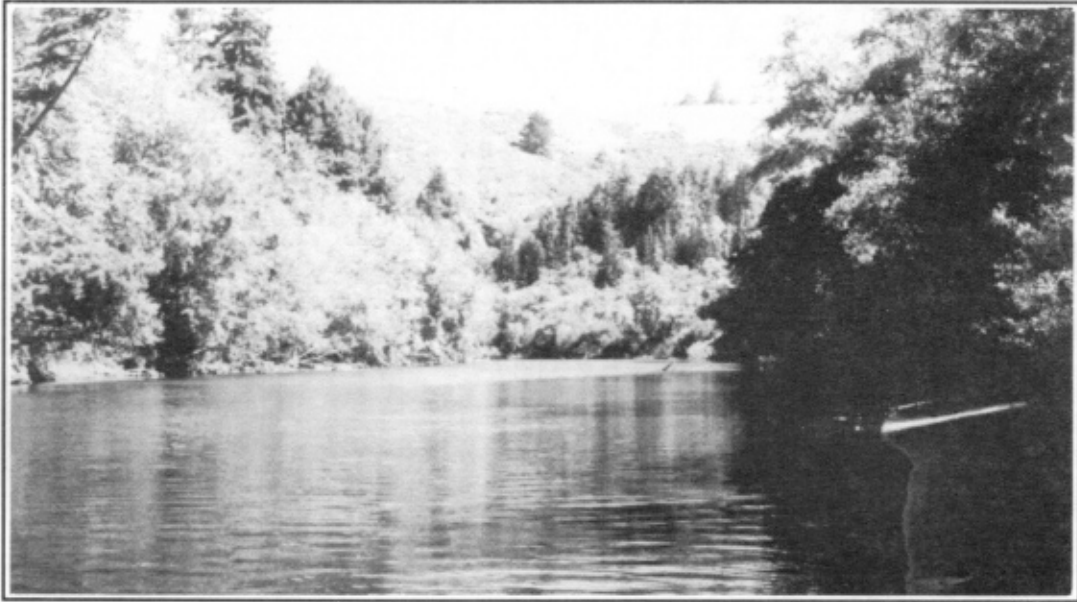
News from the Navarro Watershed Restoration Project: **Scientific Field Work Nears Completion**

Scientific research for the Navarro Watershed Restoration Plan is nearing completion. The Restoration Plan, a joint project of the Anderson Valley Land Trust, Mendocino County Water Agency and California State Coastal Conservancy, has as its main goal the improvement of water quality and aquatic habitat in the Navarro and its tributaries through voluntary, cooperative efforts by interested landowners. This summer, scientists and technicians from our consultants, Trihey and Associates, and from the California Dept. of Fish and Game spread out across the many watersheds and stream reaches of the Valley. "Getting permission from landowners to access their property was a challenge," says Dan Sicular, Project Coordinator for the AVL, "but it gave me the opportunity to discuss the project with dozens of people. In the end, we were pleased that more than 60 landowners agreed to participate."

The field work has focused on two topics: identifying the major sources of sediment that enter the stream channels; and surveying coho salmon and steelhead populations and habitat in carefully selected stream reaches. These studies, combined with stream flow and stream temperature data collected by the County Water Agency in cooperation with community volunteers and the State Water Resources Control Board, will give the project's Advisory Group and Trihey and Associates enough information to select priority sub-basins of the watershed for restoration planning this winter. Then specific restoration and conservation projects will be discussed and designed. Restoration projects are likely to focus on upland erosion control, stabilization and revegetation of stream banks and riparian areas, road maintenance, and construction of in-stream structures for fish habitat enhancement. Conservation efforts are expected to include water usage (both residential and agricultural) and protection of significant existing in-stream and riparian habitats. In addition to Trihey and Associates, restoration project design support will be provided by Circuit Riders and Pacific Watershed Associates, all of which have extensive experience in watershed restoration.

Based on the Plan, landowners and community groups will be better able to take voluntary steps that can significantly improve salmon habitat and water quality overall. **We would like to thank the following landowners for their cooperation with the Navarro Watershed Restoration project.**

Anderson Vineyards	Everett & Gloria Dodd	Michael McKnight
Peryl Aston	William Eley	William McMillan
Tim & Karen Bates	Gerald & Gail Eiselman	Jim McVicker
Robert & Eileen Beaumont	David and Ann Flinn	Harry Merlo
Connie Best & Laurie Wayburn	Fred Galbreath	Pamela Miller
Richard Bishop	Don Gowan	Jeff & Virginia Mitchell
William & Linda Blackerby	Rod & Nancy Graham	Eleanor Nash
Peter & Patricia Boudoures	Robert & Irene Grider	Karl & Margaret Poppelreiter
Peter & Marty Bradford	The Hanes Ranch	Clifford & Adeline Rich
Jane Buckley	Robert & Roxanne Hedges	John Santana & Mary Cassidy
Burgess Lumber	William & Darlene Hightower	Don & Sally Schmitt
David Butler & Linda Baruch	Betty Ingram	Hans & Birgit Smidth
Paul and Iva Marie Burns	Manfred Jetzelsberger	Margaret Snyder
Richard Byrum	Eva Johnson	Terry Terteling
Richard Carlson	Geoff Jones & Dorothy Grier	John & Susan Thomas
Lyman Casey	Paula Kesenheimer	Maurice & Bernadine Turner
William & Helen Clow	Jack & Leslie Lauderback	Barbara VonTobel
Congaree River Partners	Helen & Leon Libeu	Jan Wax & Chris Bing
William & Virginia Craig	Louisiana Pacific Corp.	Bryant & Penny Whitaker
The Day Ranch	Duncan & Shirley Macpherson	Fred Wooley
Jack Davis & Joannie King	Larry Mailliard	Alan York



The upper Navarro Estuary.

Field Work Illuminates Rich Habitat of Navarro River Estuary

Late in 1995 the Anderson Valley Land Trust received a grant from the Northwest Emergency Assistance Program to conduct a study of how fish use the Navarro River Estuary. This program is administered in Mendocino County through the Humboldt County Resource Conservation District, with the advice of our own RCD. The purpose of our Estuary Study is to conduct baseline surveys of the biology of the estuary, focusing on utilization by salmon and identifying key features that may be limiting salmon production. The NEAP grant requires the majority of the funds be used to hire fisher men and women displaced by the decline in commercial fishing.

The AVL T contracted with Humboldt State University Foundation for the services of Steve Cannata, a masters student in fisheries biology who has worked on the estuaries of the Eel and Garcia Rivers. Working under Professor Terry Roelofs (who has very generously contributed much time to this study), Steve designed and directed the field research conducted by a crew of five fisher men and women hired for the project. We'd like to thank them all for their fine work: Bob Baxter, Gisele Reaney, and Ernie Quintana of Albion; and Mike Maahs and Mike Meachem of Fort Bragg.

Field sampling began in May 1995 and since then Steve and his crew have been conducting sampling at 11 permanent locations every three weeks. Sampling includes testing water quality parameters; collecting, identifying and measuring fish; and observing fish and invertebrates underwater using snorkel and mask. In addition, crew members have identified the upstream limit of salt water intrusion into the river, defining the upper limit of the estuary; have researched the history of the area; and have assisted Dennis Slota of the County Water Agency in surveying the bottom of the estuary.

The initial results of the study show that the Navarro estuary provides critical habitat for juvenile steelhead and coho salmon, and at least sixteen other species of fish. Juvenile steelhead have been found in abundance in the lower three miles of the river all summer. The crew has documented the importance of sunken logs and half-immersed trees in the estuary, as they create scour pools and provide both protection and a food source for fish. Two remnant slough channels have also been identified.

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Join the Anderson Valley Land Trust

"Dedicated to the Voluntary Preservation of the Land
and its Abundant Natural Resources for the Benefit of Generations to Come"

___ **Yes!** I want to contribute to the preservation of the natural heritage of our
valley by supporting the Anderson Valley Land Trust.

___ **I want to learn more** about the Anderson Valley Land Trust and private
land conservation. Please send me additional information.

___ **I want to volunteer** my time to work with the Anderson Valley Land Trust.

Name: _____ Phone: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Membership Category:

Individual (\$15)

Family (\$25)

Supporter (\$50)

Sustainer (\$100)

Steward (\$250)

Sponsor (\$500)

Thank you!

Please mail this form and your tax-deductible contribution to:

The Anderson Valley Land Trust, Inc., P.O. Box One, Yorkville CA 95494