

THE
**ANDERSON
VALLEY
LAND
TRUST**
INCORPORATED



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GOOD DIRT

The Newsletter of The Anderson Valley Land Trust
Spring-Summer 1999

WHAT IS THE FUTURE OF ANDERSON VALLEY? *LAND TRUST EXPANDS ACTIVITIES TO PROTECT OUR QUALITY OF LIFE*

The challenges ahead for all of us in the Anderson Valley community are huge. Residential sub-division and development are accelerating all around us, as the Bay Area sprawl reaches further north. A booming economy is fueling building and land projects everywhere -- including here. Anderson Valley could find itself a very different place in just another decade. We are lucky, though. Napa's avenues of tasting room chateaux and Windsor's tract homes aren't here yet. There is still time for us to act -- individually and collectively -- to shape our growth thoughtfully so we can preserve the special character of the valley while accommodating new people, enterprises and homes.

An Introduction to Estate Planning with Attorney Alan Porter *Should a Conservation Easement be part of your Estate Plan?*

Join us at the Philo Grange Dining Room on **Saturday afternoon, June 12**, from **3 - 4 PM**, for an introduction to estate planning -- geared especially to rural landowners -- with attorney Alan Porter. Alan has an extensive estate planning practice, with offices in San Francisco and in Yorkville. In addition to his law degree from Hastings, Alan has a natural resources degree from U.C. Berkeley.

Land is a precious asset, both financial and emotional. It's a part of us and our history. With rising land and resource values, many more families are affected by estate taxes than ever before. Unfunded estate tax liability can force the break up of land and unwanted development. There are simple ways to avoid estate taxes, including the use of a conservation easement. Come learn about these and other tools that can protect your family land.

The Philo Grange is located on Highway 128 between
Boonville and Philo.

The Anderson Valley Land Trust is here help us take advantage of the opportunity we still have to protect the landscape we love. We as a community have many advantages. In addition to the great talent and resources that reside here, our greatest asset is our commitment to our rural way of life.

Now we also have the opportunity to bring more resources -- more technical assistance and more money -- to the Valley to help us meet our goals for conservation and sustainable resource management.

We believe it's time to step up local efforts to preserve the land and its critical natural resources -- or they won't be here tomorrow to sustain our children and grandchildren. **Toward that end the Anderson Valley Land Trust has made the commitment to hire an Executive Director.** We will also be opening an office in Boonville, centrally located on Highway 128 next to Glad's Cafe, at space shared with the Pacific Forest Trust. Although our volunteers dedicate some 500 hours annually to facilitating voluntary land conservation here, we will be able to step up our activities considerably with paid staff to leverage these volunteer hours.

In nine years as a volunteer organization, the Anderson Valley Land Trust has done a lot:

- Directly protecting a total of 1100 acres of forest, range and agricultural land -- including four new conservation easements likely to be concluded this year .
- Consulting with dozens of other landowners on conservation issues they face in the management of their land.
- Leading the development of a comprehensive Navarro River Watershed Restoration Plan, including significant scientific data collection and analysis as well as an encyclopedia of Recommended Land Management Practices everyone can utilize to conserve and restore our watershed.
- Producing fifteen educational workshops and newsletters with valuable, practical information to help landowners and residents.
- Cooperating with government agencies and community organizations in efforts to protect Anderson Valley's great resources.

We will continue to do all this and more, working with more landowners, providing better information and technical assistance to the community, and bringing more dollars to the Valley for conservation and restoration.

Our vision is one where in 2020, Anderson Valley will still have an economy built upon our tremendous beauty and bounty, including agriculture, timber, hospitality and many cottage industries. And where open space and natural habitat are valued and protected by landowners and local residents for everyone's benefit.

Please join with us in making the pledge to fulfill this vision. Join the AVLTL. Contribute your energy, talent and resources to protecting our quality of life.

Navarro Watershed Restoration Demo Projects Progress

*Be sure to check out the streambank stabilization projects
as they progress at:*

- **AV High School:** (at confluence of Anderson and Robinson Creeks, visible from Anderson Creek bridge on Hwy. 128) rip-rap planted with trees to stabilize banks and provide shade to creek.
- **Bradford Ranch:** (on Robinson Creek, visible west of Hwy. 128) rip-rap being planted with trees, exclusionary fencing being built.

Community Questionnaire:
**Tell Us Your Land and Resource Conservation
 Priorities for Anderson Valley**

Please complete and return this questionnaire to the Anderson Valley Land Trust so we can better meet the goals of residents and landowners.

We appreciate your taking the time to help us out!

1. What kinds of land and resources are most important to you for AVLT to help protect in Anderson Valley? (Check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Agriculture/Ranching | <input type="checkbox"/> Fish and wildlife habitat |
| <input type="checkbox"/> Forestland | <input type="checkbox"/> Open space |
| <input type="checkbox"/> Grassland | <input type="checkbox"/> Scenic beauty |
| <input type="checkbox"/> Creeks/watersheds | <input type="checkbox"/> Biodiversity generally |
| <input type="checkbox"/> Other: Please describe: _____ | |

2. Are there particular parts of Anderson Valley or watersheds within the Navarro that you feel AVLT should focus its efforts on?

3. What do you think the biggest land or natural resource problem is in Anderson Valley? (Please add paper if you need more room to answer this or any question.)

4. What topics should AVLT focus on in its educational program (workshops, newsletters, other events or publications)?

- | | |
|---|---|
| <input type="checkbox"/> Conservation easements | <input type="checkbox"/> "Smart-growth" planning |
| <input type="checkbox"/> Road maintenance | <input type="checkbox"/> Native plant restoration |
| <input type="checkbox"/> Fish habitat restoration | <input type="checkbox"/> Preventing soil erosion |
| <input type="checkbox"/> Riparian area management | <input type="checkbox"/> Water conservation |
| <input type="checkbox"/> Tax benefits of conservation | <input type="checkbox"/> Sustainable forestry |
| <input type="checkbox"/> Other: _____ | |

5. Would you like more information on the Navarro Watershed Restoration Plan and its practical recommendations for improving water quality and fish habitat?

- Yes No

6. Would you like to see a public-access recreational trail network for hiking, biking and riding in Anderson Valley? Yes No Where? _____

7. How do you think AVLT can better achieve its goals of protecting what we value about Anderson Valley?

8. Do you want to help by working with AVLT? Yes No
 If so, let us know what you're interested in doing:
- | | |
|---|---|
| <input type="checkbox"/> Workshop organization | <input type="checkbox"/> Conservation easement projects |
| <input type="checkbox"/> Newsletter production | <input type="checkbox"/> Easement monitoring/management |
| <input type="checkbox"/> Office assistance | <input type="checkbox"/> Recreational trail projects |
| <input type="checkbox"/> Providing technical assistance (describe): _____ | |
| <input type="checkbox"/> Other: _____ | |

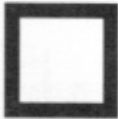
9. Please tell us a little about yourself: Do you own land here? Yes No
 Where are you located in Anderson Valley? _____
 How do you use your land? _____

Optional Information: Provide name, address and phone if you want us to know who you are:

----- fold -----

Community Questionnaire
 Please return as soon as possible!

----- fold -----
 Return Address:



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

Financial Report for the Anderson Valley Land Trust, Inc. 1997 - 1998

The following summary unaudited financial statements are for two years, prepared by AVL T Treasurer Connie Best and bookkeeper Mary Anne Wilcox. Please see the next page for a discussion of this information.

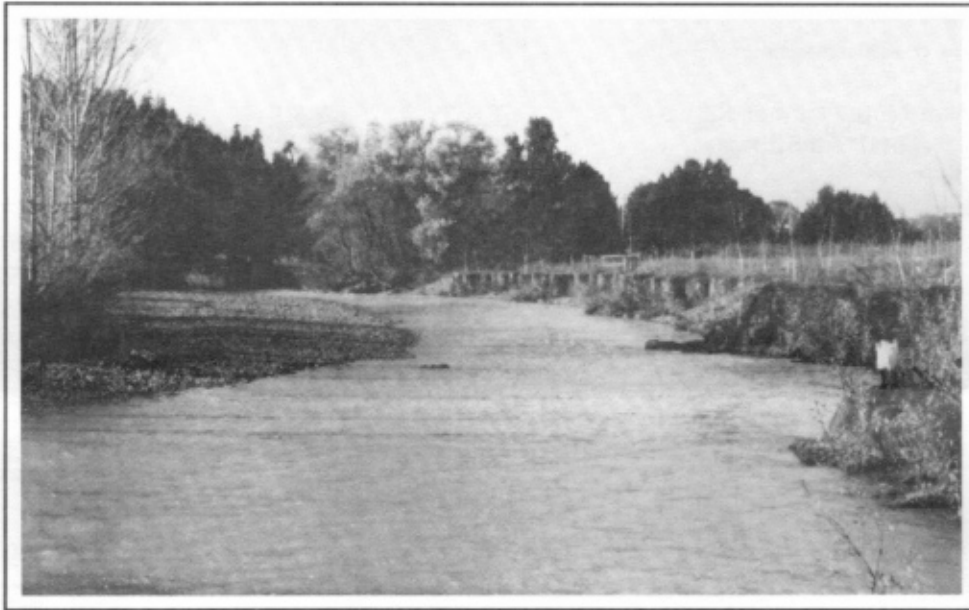
Statement of Financial Position		
	December 31, 1997	December 31, 1998
Assets		
Cash	\$ 83,893	\$ 14,304
Stewardship Endowment	21,377	22,529
Govt. Grant Receivable	32,106	10,914
Timber Rights	<u>430,400</u>	<u>430,400</u>
TOTAL ASSETS	<u>567,776</u>	<u>478,148</u>
Liabilities & Net Assets		
Liabilities		
Tallman Note (Timber Rights)	<u>78,657</u>	
Total Liabilities	<u>78,657</u>	<u>-0-</u>
Net Assets		
At Beginning of Year	527,879	489,120
Change in Net Assets	(38,759)	(10,972)
At End of Year	<u>489,120</u>	<u>478,148</u>
TOTAL LIABILITIES & NET ASSETS	<u>\$567,776</u>	<u>\$478,148</u>

Statement of Activities and Changes in Net Assets		
	December 31, 1997	December 31, 1998
Support and Revenue		
Donations	\$ 10,305	\$ 10,200
Stewardship Endowment	1,450	-0-
Govt. Grants	8,551	-0-
Interest and Dividends	5,551	1,796
Miscellaneous	<u>255</u>	<u>615</u>
TOTAL SUPPORT AND REVENUE	<u>\$ 26,112</u>	<u>\$ 12,611</u>
Expenses		
Dues and subscriptions	\$ 150	\$ 150
Navarro Estuary Project expense	11,770	10
Insurance	1,927	1,927
Office expense	166	208
Postage	1,609	728
Printing & publications	3,755	3,174
Professional fees		
Navarro Restoration Plan	44,144	15,750
Other	292	976
Special events/meetings	74	268
Telephone	797	391
Travel	<u>188</u>	<u>-0-</u>
TOTAL EXPENSE	<u>\$ 64,871</u>	<u>\$ 23,583</u>
Change in Net Assets	<u>(\$ 38,759)</u>	<u>(\$ 10,972)</u>

Thanks for Your Support!

We want to thank our members, the Compton and San Francisco Community Foundations, as well as the California State Coastal Conservancy and the Mendocino County Water Agency for their generosity in supporting the work of the Anderson Valley Land Trust over the last two years.

Our expenses for the creation of the Navarro Watershed Restoration Plan peaked in 1996 - 97 and wound down with the completion of the Plan in 1998. Correspondingly, our operating deficit in "net assets" (the non-profit equivalent of "net income" for a business) has diminished as we paid out Navarro project expenses against government grants received in earlier years. In 1999 the Board anticipates returning to our historical pre-Navarro project pattern of breaking even or having a slight gain in net assets. On a normal operating basis, AVLT's average annual expenses have been in the range of \$7,000 - 8,000, with major expenditures for liability insurance, newsletter production, postage and telephone.



Anderson Creek in Boonville where Chris and Stephanie Tebbutt and Connie Best have jointly built a novel streambank restoration system using special marine webbing filled with native river rock and planted with willow-cottonwood.

New Professional Staff and More Conservation Work Increases Funding Needs

In 1999, the AVLT Board approved a budget of \$28,500 that reflects our expanding activities. The operating expenses are projected at about \$12,000 and the difference is for the hire in mid-year of the new half-time AVLT Executive Director. The search is in progress and we hope to have someone on board over the summer.

We began the year with a very good cash position as well as grant receivables most of which are to reimburse AVLT for previously expended Navarro Plan costs. Therefore, AVLT is in an excellent position to make this hire. However, 2000 will bring even greater fundraising demands with a full year of staff costs to underwrite.

Therefore, we are making a special appeal to our current members to increase their support and for others to join the Anderson Valley Land Trust. Our goal is to raise an additional \$20,000 this year to fuel AVLT's expanded conservation program. If ever your contribution to expanding land conservation in Anderson Valley was needed deeply, it is now.

Landowner Profile: *Connie Best*

Recently AVLT Director Susan Addison had lunch with Connie Best and wrote this profile:

A founder of the Anderson Valley Land Trust, Connie Best is so convinced of the importance of protecting our rural landscape that she is conserving all her properties as productive ag land, forest and open space.

She began by donating an easement on 41 acres in Yorkville that she was selling at the time. That land is a mix of woods and meadow and was sub-dividable into smaller parcels. In particular it has a beautiful section of creek-side redwood that Connie wanted to protect. The conservation easement prevents both subdivision and commercial timber harvesting, as well as any harvesting along the tributary to Dry Creek. Two homes and non-commercial cutting of trees are allowed, as well as other uses. The easement was donated to the AVLT just before the property sold to Dan Dodt, ensuring that the land and its natural character were protected for the future. In fact, this parcel became the first to sell in Mendocino County subject to a conservation easement. This simple easement serves as a model for AVLT's subsequent easements on smaller properties within ranch sub-divisions.

Having moved to Anderson Valley in 1985 from New York, Connie treasures the quality of the land and life here and is committed to preserving it for future generations to enjoy. She knows that unless we are vigilant small changes will become big changes, and we will find that we are no longer living in a beautiful rural valley that is off the beaten path, but in another version of the commercialized Napa Valley. As a local landowner she wants to work towards another future for the Valley, by helping to preserve its traditional resource-based economy and protect it from residential over-development. Therefore, in addition to her tireless volunteer work for the Anderson Valley Land Trust, she is committed to placing conservation easements on all her land.

She is part-owner of an 88 acre agricultural property on the outskirts of Boonville. Currently for sale, she and her partner intend to put an easement on this property before it is sold to guarantee that it remains in its current agricultural use. An easement on this property will also protect the riparian habitat along Anderson Creek by preventing cutting of the planted and native trees that provide stabilization for the stream bank. While most of the land south of this on Anderson Valley Way is in 5 acre parcels and smaller, Connie hopes that by keeping this large parcel intact the sprawl of Boonville will be prevented from growing in leaps and bounds down Highway 128. A denser, more contained Boonville, she believes, will be better both for agriculture and for town.

Connie's personal commitment to protecting the natural values of her land serves as an example to all of us who live in Anderson Valley. Each of us needs to look around at this beautiful valley and do what we can personally to preserve and maintain those things that make this such a special place to live. Certainly conservation easements, like those Connie has initiated, are a tool for us all to consider. "If each of us takes responsibility for our own property's fate," she commented, "and prevents excessive development, then we will stem the tide and keep Anderson Valley the rare place it is today."

Anderson Valley Land Trust Board & Staff

Laurie Wayburn, President	Bill Chambers, Director
Barbara Goodell, Vice President	Joel Clark, Director
Connie Best, Treasurer	Gwen Brock, Administrative Assist.
Susan Addison, Secretary	Mary Anne Wilcox, Bookkeeper

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THIRD CLASS

*Special Community Survey
Tell Us Your Land and Resource
Conservation Priorities*
*Introduction to Estate
Planning Workshop
June 12 at the Grange*

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:

- | | |
|--|--|
| <input type="checkbox"/> Individual (\$25) | <input type="checkbox"/> Sustainer (\$100) |
| <input type="checkbox"/> Family (\$35) | <input type="checkbox"/> Sponsor (\$500) |
| <input type="checkbox"/> Supporter (\$50) | <input type="checkbox"/> Charter (\$1000) |

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