

BODEGA LAND TRUST

dedicated to the conservation and stewardship of land and community



Celebrating 15 years of stewardship and service

CONTENTS

History	2
Mission	3
Conservation Objectives	4
Conservation Easements	6
Programs	8
Volunteers	10
Financial Support	11
How You Can Help	12

The Bodega Land Trust was formed in 1992 and received 501(c)3 tax-exempt status in 1997. Initially formed by local sheep ranchers to encourage the preservation of agricultural open space, the organization has evolved into a vital grassroots organization that encourages and supports community involvement in land stewardship.

Local participants manage easements, conduct educational programs and restoration activities, and support community efforts. Protected land includes approximately two miles of riparian corridor, old-growth redwood forests and coastal prairie. Most easements are located in or near the Salmon Creek Watershed, protecting important habitat for salmonids and other threatened and endangered species, and open space for visitors to the Sonoma coast.

The Bodega Land Trust is a founding member of the California Council of Land Trusts, and member of the Land Trust Alliance and the Sonoma County Farm Bureau.

Cover photo: Sunrise on Bay Hill Road. **Jerry Dodrill**



Sheep grazing the rolling hills northwest of Bodega are managed to preserve the Coastal Prairie habitat.

Jerry Dodrill

MISSION

Bodega Land Trust is dedicated to preserving and restoring land and its communities. We promote appreciation of human interaction individuals with plant, animal, and other species by encouraging wise land use practices. We engage and draw from the community in many of our efforts. Our primary focus is to maintain the agricultural and rural scenic character of western Sonoma County. Bodega Land Trust helps to sustain our local resources through conservation and agricultural easements, restoration activities, education and community support.

Western Sonoma County is resplendent with the scenic beauty of rolling pastoral landscapes and sweeping ocean panoramas. Coastal prairie, forested hills and clear running creeks abound in this rural agricultural area. Our coastal watersheds provide important habitat for threatened and endangered species and an incredible biodiversity of plants and animals. We work to ensure that future generations can enjoy these treasures.



*Finley Creek sub watershed looking south from Coleman Valley Road.
Jerry Dodrill*

“We abuse land because we regard it as a commodity belonging to us. When we see land as a community to which we belong, we may begin to use it with love and respect.”

- Aldo Leopold, A Sand County Almanac, 1949

CONSERVATION OBJECTIVES

Riparian and Watershed Values. Coastal watersheds in western Sonoma County support a variety of endangered and threatened species such as steelhead trout, California freshwater shrimp and red-legged frogs. Known causes for the threatened demise of these and historically known populations of Coho salmon include habitat degradation and decreasing summer time flow in the creeks and tributaries. The Bodega Land Trust seeks to restore ecosystem balance by targeting riparian corridors and aquifer recharge areas for protection. We work with local watershed councils and agencies to develop and implement watershed plans that protect and restore riparian habitat, monitor and improve water quality, and restore or protect instream flow. Appropriate forest and grasslands management is encouraged.



*The Fay Creek easement protects some of the best steelhead spawning grounds in the Salmon Creek Watershed. **Jerry Dodrill***



*Historic barn on land currently in the process of receiving an agricultural easement. **Joe Mortenson***

Agriculture. Agriculture is an integral part of the western Sonoma County landscape and economy. Generations of ranchers and growers have raised sheep, dairy and beef cattle, goats, grapes and other crops. Terrain, infrastructure and soil are well suited for agriculture. Corporate farming, estate taxes, regulations and development pressure make it difficult for agricultural families to stay in business or to maintain agricultural uses of land when landowners pass away. At the same time, Sonoma County residents are placing increasing value on sustainable agriculture and eating locally grown food. Bodega Land Trust helps sustain the local agricultural community by encouraging agricultural easements. We also provide landowners with assistance and referrals to expert resources regarding best management practices and environmental restoration.

Coastal Prairie and Forests. The coastal prairie and coastal mist forests found in western Sonoma County constitute rare, threatened and important ecosystems in California. Both support great biodiversity. Much of the coastal prairie is currently utilized for agriculture. Private, non-industrial landowners own over 65% of the forestland. A number of factors including population growth, regulations and changes in the economy are creating pressure to convert forests and prairie to other uses. Ensuring the continuity of these forests and prairies will allow for their continued good health and habitat value. Bodega Land Trust works with various groups to identify large and small properties for protection that link habitat, pastures, forests, and nearby protected land. Appropriate grazing protective of the coastal prairie ecosystem is supported via agricultural easements.



*Magnificent views from Bay Hill Road make it one of West Sonoma County's most treasured back roads. **Joe Mortenson***

View Sheds. The country roads of western Sonoma County provide some of the most delightful scenery in California. Tourists and residents alike cherish the open pastoral panoramas, ocean views, rolling hills, and driving roads through redwood and coastal oak forests. Over two million visitors travel up the Sonoma Coast each year. Lands targeted for attention include those adjacent to or visible from Highway 12 between Sebastopol and the Coast Road, Highway 1, Coleman Valley Road, Bay Hill Road, Salmon Creek Road, Joy Road and Bohemian Highway. BLT volunteers are actively photo-documenting the spectacular scenery.



*Coastal prairie is one of the most threatened ecosystems in the United States. **Jerry Dodrill***

CONSERVATION EASEMENTS

A **conservation easement** is a means to permanently protect land with habitat, agricultural, scenic or historic values. Land protected under conservation or agricultural easements remains in private ownership. Specific conservation goals and land uses are determined with the landowner. Protections expressed in the easement are permanent and remain in force when the land changes hands. Landowners can make an important difference in the landscape of the future by deciding to protect their land today.

A conservation easement is a legal agreement between a landowner and a **Land Trust**. Land Trusts are qualified nonprofit organizations set up specifically to conserve land and hold conservation easements. The Land Trust must ensure that the terms of the easement are upheld. This is usually done via annual monitoring visits to each easement by trained volunteer monitors. Landowners typically manage and maintain the property, though the Land Trust can assist with projects or information that benefit or improve its conservation values.

A variety of financial options and tax incentives can help landowners achieve their conservation goals. In addition to income and, in many cases, property tax benefits, conservation easements can significantly lower estate taxes – sometimes allowing heirs to keep the land rather than having to sell it. Five percent of the value of the easement donation is normally required by Bodega Land Trust in order to cover the costs of on-going stewardship and defense of the easement. This cost is generally much less than the tax benefits to the donor, who receives a tax deduction equal to the appraised value of the easement.

Easements can be donated or sold depending on the financial needs of the landowner. Other conservation options include donating all or part of the land to a Land Trust, selling the land at a bargain price, or placing a conservation easement on the land prior to sale. Each of these options can provide financial advantages.

To date all Bodega Land Trust easements have been donated. However, if a landowner is willing, and the land supports important conservation values, we will seek funding, partners or conservation buyers to help protect the land.

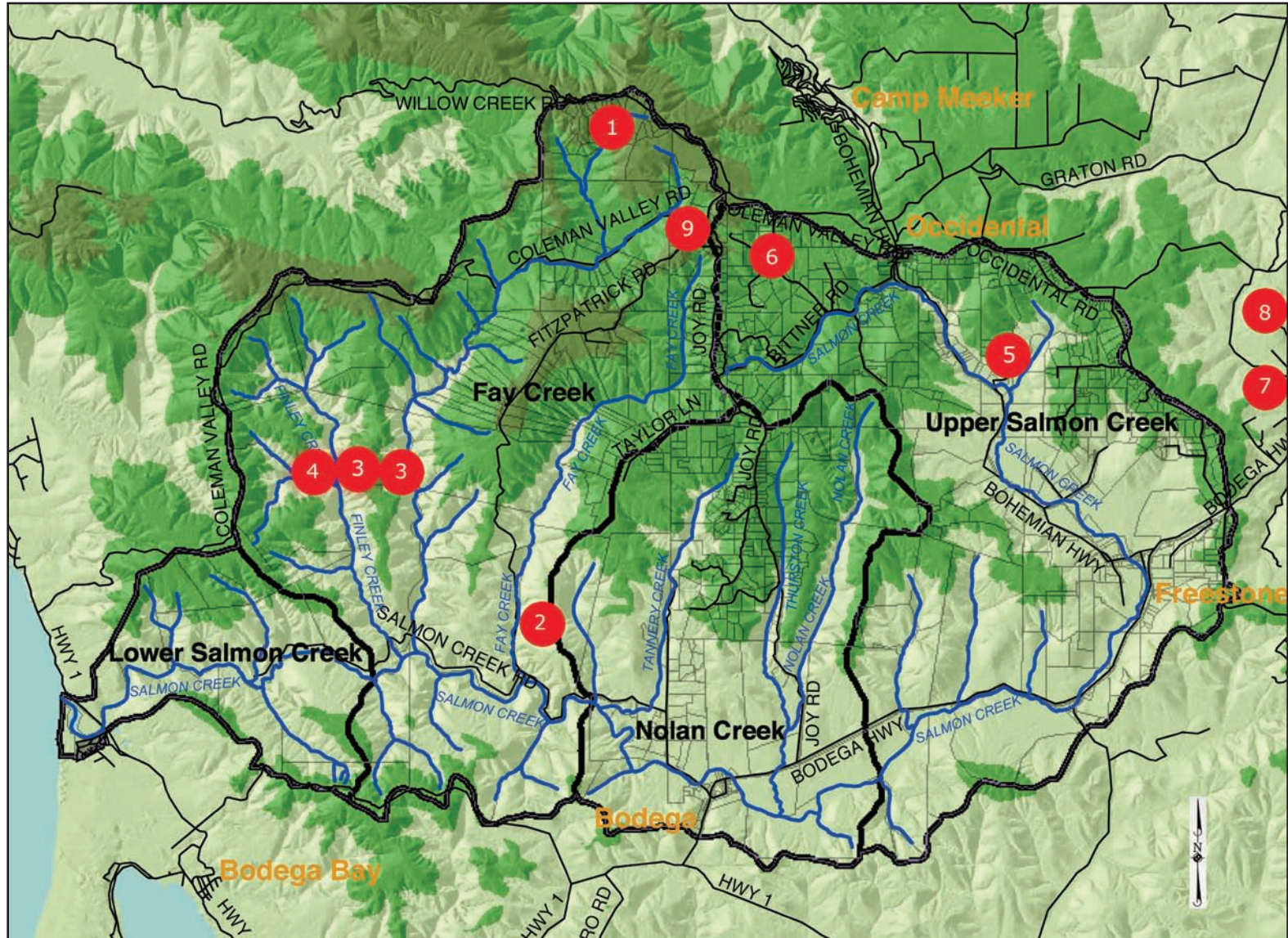
We encourage all landowners in our area to consider conservation easements on their property, because just about all the land in our area has important conservation value! All our existing easements protect riparian and wildlife habitat, but we also work to encourage the preservation of agriculture and agricultural land. We seek easements that provide linking corridors for wildlife movement, protect coastal prairie and forest ecosystems, and preserve the beautiful scenic views we all love so well.



*Abigail Myers, Jerry Dodrill and Sandy Sharp conduct an annual monitoring visit.
Rob Cary*

BODEGA LAND TRUST EASEMENTS

Named for the original donor, numbered in the order they were acquired.



- | | | | |
|----|---|----|---|
| 1. | Burnett-Barry, Coleman Creek Headwaters and Ridgetop Forest | 6. | Silberschatz-Owyang, Redwood Forest |
| 2. | Delia Moon, Fay Creek Riparian Corridor | 7. | Sone, Wildlife Sanctuary |
| 3. | Wheeler Ranch, Coleman and Finley Creek Riparian Corridors | 8. | Sone, Redwood Creek Wildlife Corridor |
| 4. | Amanda Moon, Finley Creek Riparian Corridor | 9. | Sherer, Fay Creek Headwaters and Redwood Forest |
| 5. | Khysie Horn, Brown's Canyon Creek | | |

PROGRAMS

In addition to seeking and managing easements that address the above-described conservation objectives, the Bodega Land Trust focuses on the following program areas.

EDUCATION

Bodega Land Trust publishes an informative newsletter, facilitates workshops and makes presentations. Our regular Walks and Talks series is led by local volunteer naturalists or other experts. Topics have included wildflower identification, birding, geology, lambing, archaeology, kayaking, history and much more. We sponsor and participate in local educational events.



Local scientist Peter Connors discusses coastal ecology with BLT. Steve Killey

RESTORATION

1996: Salmon Creek Stream Bank Restoration Project

Heavy flooding in 1996 damaged the banks of Salmon Creek in Bodega. The Federal Northwest Emergency Assistance Program and the Rex Foundation provided landowners with funding for labor and materials to stabilize and revegetate the damaged banks. Bodega Land Trust worked with Gold Ridge RCD, the California Department of Fish and Game and the Natural Resources Conservation Service to restore the stream banks. Volunteers assisted with planting and the construction of biotechnical erosion control structures.

Alders, bays, maples, box elder, willows and other native species were planted along the banks. Tree trunks and other large woody debris were left in place or anchored in more strategic positions to provide young fish cover and protection. Revegetation efforts improved salmonid habitat by stabilizing the stream banks (thus reducing sedimentation), creating a shady canopy to lower water temperature, providing shelter for the young fish against predators, and attracting food sources.

1998 – 2000: Fay Creek Riparian Restoration Project

Bodega Land Trust assisted the landowner of the Fay Creek Easement, along with several conservation agencies to convert hay fields to seven acres of riparian habitat along the creek. The project was initiated and managed by Linda Esposito, local botanist and former Bodega Land Trust Director. Cost-share funding was provided by the US Fish and Wildlife Service “Partners for Wildlife Program,” along with Gold Ridge RCD and the Sonoma County Fish and Wildlife Advisory Board.

Hanging gates were installed to exclude wandering cattle; a 25-foot wide willow thicket was planted along the stream banks; a biotechnical bank repair was installed at a badly eroding section; and over 1100 native riparian trees, shrubs and plants were planted by volunteers from Bodega Pastures, Bodega Land Trust, Americorp, Occidental Country Day School, and many local residents.

2005 - 2006: Invasive Species Eradication and Revegetation Project

Bodega Land Trust assisted a local landowner to obtain funding from the US Fish and Wildlife “Partners for Wildlife” Program to remove the invasive species *Vinca major* from the banks of Green Creek, a tributary of Salmon Creek. Bodega Land Trust assisted with coordination of volunteers for the restoration/education project. Several techniques were demonstrated for *Vinca* removal and replacement with native plants that provide ecological benefits for the riparian system. Sharon Sadler managed the project as part of the Habitat Positive Program, which educates landowners and nurseries on the benefits of using native plants.

2004 – 2008: Redwood Planting

In cooperation with Forests Unlimited and many other local groups, Bodega Land Trust helps plant redwood seedlings on various properties including its the Burnett-Barry and Sherer easements, helping to restore the crown forest that existed prior to heavy logging and grazing during the 1800’s and 1900’s.



BLT Volunteers learn several eco-friendly methods of removing invasive species on Green Creek. Abigail Myers

COMMUNITY SUPPORT

Bodega Land Trust supports local community groups and initiatives by providing start-up, fiduciary, volunteer, and technical support. We:

- Helped form the Salmon Creek Watershed Council and sponsored and participated in Salmon Creek Watershed Days. Ongoing collaborative efforts include assistance with water quality monitoring and working with Gold Ridge RCD to create and implement a watershed plan.
- Provided start up assistance for the Paula Lane Action Network, a group working to protect wildlife habitat and open space near Petaluma;
- Serve as the community Joint Use Partner in the Salmon Creek Falls Environmental Center at Salmon Creek School;
- Support and participate with local groups and conservation agencies such as the West County Conservation Acquisition Group and the Small Forests Coalition to plan and prioritize conservation activities, and establish a “green belt” of protected ranches and parcels that encompass coastal prairie, forests and riparian habitat stretching from the Estero Americano to the Russian River.



Quinlan Gulch, adjacent to Bay Hill Road, site of proposed gravel quarry and targeted for protection as part of a local vision to protect sensitive coastal prairie and local agriculture. Jerry Dodrill

VOLUNTEERS

Volunteers provide the backbone of easement monitoring, restoration and fundraising activities. Bodega Land Trust continues to build, train and encourage its volunteer work force to support its operations. New areas of outreach and volunteer recruitment include young people from nearby high schools and middle schools.

Those listed in bold have heroically led these efforts for many years.

THANK YOU!

Easement Monitors team up to ensure that each easement is visited, photographed and results properly documented on an annual basis.

Karl Anderson	Jerry Dodrill	Darlene LaMont
Dan Arendt	Ellie Fairbairn	Essra Mostafavi
Lynn Axelrod	Kassy Fatooh	Abigail Myers
Mary Biggs	Robert Feurer	Bob Nelson
Noel & Ben Bouck	Lisa Gonzalez	Susie Nosker
Bob Burke	Ann & Don Hines	Karen Saari
Rob Cary	Norma Jellison	Sharon Sadler
Nancy Conkle	Christy Juhasz	Sandy Sharp
Ben Cornelis	Steve Killey	Don Sherer
		Carol Sklar



The Annual Auction is one of the mainstays of BLT fundraising. Rob Cary

Fundraising Volunteers help with our traditional annual dinner and auction in the fall. 2007 dinner volunteers included:

Laura Sauter: Hall set up and decoration;
Javier Salmon and Cuyuy: Music;
John Everett: Auctioneer;
Betsy Mundell, Roberta Paskos and Beth Tractenberg: Secured auction items;
Joan Mortenson: Auction set up;
Jan Aanstoos and Martha McMillan: Ticket sales and cashiering;
Ben Cornelis: Help at the BLT table;
Jill Davidson and Scott van Cleemput: Shopping;
Nick Peck and Barbara Peterson: Food coordination;
Matthew Burnham, Anne Greenfield, Alyssum Cowley, Betsy Mundell, Pam Morales, Tess Pohlmann, Mary Rich, and Jay Sliwa: Kitchen crew;
Cathi Bruton, Aimee Damkoehler, Sue Head, Ann Hines, Patti Karlin, Buffy Menez, Gloria Molica, Abby Myers, Catherine Newman, Patty O'Rourke, Satri Pencak, Tara Rodriguez, Sharon Sadler, Sandy Sharp, Freya Sharp-Biggs, Sally Smith, Marie Stokes, Peter Stull and Lorene Warwick: Hors d'oeuvres and desserts;
Steve Killey and Alistair Bleifuss: Wine service;
Laura Bennett, Chris Calvi, Maya Craig and Mike Zahradnik: Clean-up crew;
Benedicta Justine: Supervisor of the servers;
Brian Bennett, Cheyenne Daleiden, Kaiya Daleiden and Cody Harlan: Servers;
Hazel Flett: Overall coordination.

FINANCIAL SUPPORT

We are extremely grateful to the many individuals, businesses, agencies and foundations that have provided generous financial support of Bodega Land Trust. Your support is essential for enabling Bodega Land Trust to continue our stewardship responsibilities and further our efforts to preserve land and community in our area. Stewardship "in perpetuity" is a significant responsibility. Costs associated with this duty include organization, document storage, research, coordination of monitors, communication with supporters and the public, outreach and communication with potential easement donors, processing of easements and fundraising. Efforts to support and encourage wise land use practices including restoration and education projects also require financial support.

MAJOR DONORS (OVER \$1000)

Bodega Pastures Sheep
Robert Burnett and Kathleen Barry
Rob Cary
Steve Killey
Delia Moon
Melissa Myers
Michael Petru

THANK YOU

TO BUSINESSES AND INDIVIDUALS THAT DONATED 2007 AUCTION ITEMS

Andy's Produce Market * Mela Angleman and Algeo Casul * Artisana * Artisans' Coop Aubergine * Belladonna * Benziger Wineries * Bodega Bay Kayak * Bodega Bay Lodge * Bodega Goat Cheese * Bodega Pastures Sheep * Brew * Cinnabar Arts Corporation * Copperfield's Books * Crane Canyon Cellars * Linda Cannefax * The Casino * The Children's Boutique * Nancy Conkle * Jerry Dodrill Photography * The Dressmaker * East West Café * Earthchild * Jana Edmonson * Forestville Veterinary Hospital * Hazel Flett * Mark Francis * G & G Market * Galleria * Global Village * Gourmet au Bay * Gourmet Mushroom * Jim Grant * Hand Goods * Happy Woman Jewelry * Harmony Farm Supply * Hat in Hand * Ann Hines * Barbara Hoffman * Huntington Wine Cellars * Iron Horse Vineyards * Kenwood Vineyards * Kurt Erickson's Family * La Crema Winery * Laguna Veterinary Hospital * Lake Sonoma Winery * Landmark Studio * Leapin' Lizards * Many Rivers * Martha's Old Mexico Restaurant * Mexico Lindo * Janet Moore * Mostly Natives Nursery * Naturlich Flooring * Edie Nelson * Nonprofits' Support Services * Northern Light Surf Shop * Occidental Arts & Ecology Center * Occidental Choir * Olive * Osmosis Enzyme Bath & Massage * Owl Ridge Winery * Pacific Market * Patagonia Clothing * People's Music * Candi Penn * Tess Pohlmann * Puttin' on the Bisque * Rose and Thorn Gift Shop * Rosemary's Garden * Santa Rosa Symphony * Sea Cliff Designs * Sebastopol Hardware Center * Screamin' Mimi's * Carol Sklar * Jay Sliwa * Sonoma Gourmet * Sonoma Coast Villa * Sonoma County Repertory Theater * Annie Murphy Springer * Laird Sutton * Sweep For Hire * Taylor Maid Coffee * Thai Pot * Trader Joe's * Traditional Medicinals * Traverso's * Union Hotel * Valley Ford Market * Valley of the Roses Handmade Soap * Varda Rose * Lorene Warwick Photography * West County Cycle Service * Whole Foods * Wild Flour Bread * Wild Things * Wilderness Press * Willow Wood Market Café * Windwalker Designs

GRANTS AND FOUNDATION SUPPORT

Bay Area Open Space Council
Bodega Bay Fisherman's Festival
California Council of Land Trusts
California Department of Fish and Game
Furthur Foundation
Land Trust Alliance
Rex Foundation
Sonoma County Community Foundation
Sonoma County Fish and Wildlife Commission
Trust for Public Lands
US Fish and Wildlife Service

THANK YOU!

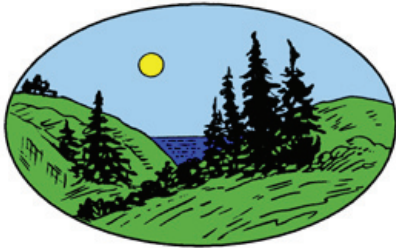


Kneeling left to right: Board Members John Everett, Mary Biggs (President) and Sharon Harston, (not shown: Rob Cary and Don Sherer). Standing left to right: Summer Intern Ben Cornelis, Executive Assistant, Abigail Myers, Former Board Members Alistair Bleifuss and Sandy Sharp, and active members Ann Cassidy, Sharon Sadler and Hazel Flett. Eli Bynum

HOW YOU CAN HELP

There are many ways you can help the Bodega Land Trust conserve and protect our beautiful land and community. We hope you will provide support in any of the ways listed below:

- **Donate an Easement.** Donated easements are the most obvious way you can support land and agricultural conservation. Your tax savings may easily cover the stewardship costs for your easement.
- **Make a Major Donation.** Your donations not only vitalize our operation but also help us to seek and match funding provided by foundations and other agencies. Major donations may be earmarked for special projects or properties, or given in support of our general operating needs.
- **Leave a Legacy.** Donating land for conservation is truly one of the finest legacies a person can leave to future generations. The donation of remainder interest or a “reserved life estate” allows you or other named persons to continue to live on the property throughout your lifetime. Providing for the Bodega Land Trust in your will allows the work to carry on in perpetuity, as it must.
- **Become an Annual Donor.** Your donation is essential for supporting the on-going costs associated with the Land Trust.
- **Attend a Fundraising Event.** Have fun, buy items contributed by local donors, or contribute something to our auction. New events are anticipated soon. The food is sure to be great!
- **Become a Volunteer.** We are primarily supported by volunteers and we need you! We need help monitoring easements, communicating, and networking. We need technical experts, administrators, and leaders or helpers for restoration and education projects.
- **Help Fundraise.** Do you know anyone who might become a “conservation buyer”? Can you plan, organize, or host an event? Can you provide us with ideas or information to help us obtain funding? Please let us know!



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17175 Bodega Highway #4
PO Box 254
Bodega, CA 94922

landtrust@bodeganet.com
(707) 876-3093

www.bodeganet.com/landtrust

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*Mary Biggs, President
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