



**BOARD OF SUPERVISORS  
AGENDA LETTER**

**Agenda Number:**

**Clerk of the Board of Supervisors**  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Submitted on:**  
**(COB Stamp)**

**Department Name:** General Services  
**Department No.:** 053  
**Agenda Date:** December 9, 2025  
**Placement:** Administrative Agenda  
**Estimated Time:**  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

**TO:** Board of Supervisors  
**FROM:** Department Director(s): Kirk Lagerquist, Director, General Services  
Contact Info: Ted Teyber, Assistant Director, General Services  
**SUBJECT:** More Mesa Conservation Easement; 2<sup>nd</sup> Supervisorial District (Folio # 00102)

DocuSigned by:  
*Kirk Lagerquist*  
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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** Risk

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

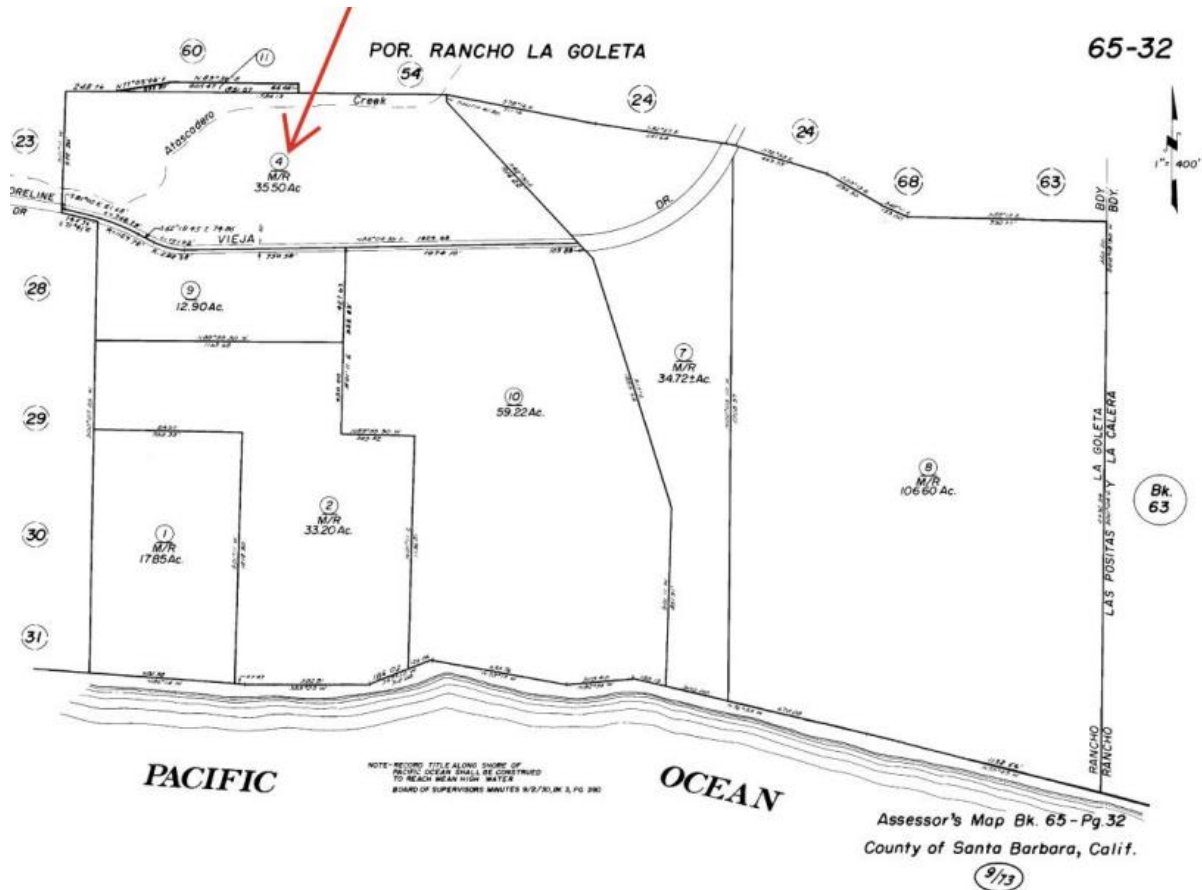
**Recommended Actions:**

That the Board of Supervisors:

- a) Approve and Authorize the Chair to execute a Deed of Conservation Easement in a form substantially similar to the attached (Attachment A) creating and conveying an easement interest over real property located in the More Mesa preserve (Assessor Parcel Number: 065-320-004), to the Land Trust for Santa Barbara County;
- b) Authorize the Director of General Services or designee to execute any additional related documents and pay closing fees required to facilitate the County's establishment and granting of the Conservation Easement; and
- c) Determine that there is no possibility that the recommended action may have a significant effect on the environment and is therefore exempt from further review under the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15061(b)(3), Review for Exemption.

**Summary Text:**

This item recommends execution of a Conservation Easement with the Land Trust for Santa Barbara County over a County-owned parcel in the More Mesa coastal preserve.



The Easement contemplates that the property would continue to be managed by the County in substantially the same manner as currently, but would prevent any future development of the property. The Land Trust for Santa Barbara County would monitor the property to ensure the conservation values are maintained.

### Discussion:

The proposed Easement acknowledges the existence of certain easements over the property, including those favoring County Public Works, and allows them to remain. In addition to limiting future development of the property, the Easement prohibits certain public recreational uses, including:

- motorized vehicles or off-highway vehicle (OHV) activities,
- commercial horse rentals, commercial horseback riding, horse boarding stables, poultry or hog facilities, and
- aviation activities.

The proposed Easement contains a provision that if the County were to ever transfer the property, the County would need to pay a transfer fee equal to the greater of 0.25% of FMV or \$40,000, adjusted every five years. However, the County has no plans on selling the property.

**Background:**

The proposed More Mesa Conservation Easement is recommended in connection to the Modoc Trail project which provides for a paved pedestrian and bike trail through the Modoc Preserve. The Land Trust for Santa Barbara County had another conservation easement over the Modoc Preserve, and in not objecting to the pedestrian and bike path through that easement area negotiated to have the conservation values replaced by another conservation easement to be provided by the County. On November 5, 2024, a Declaration of Restrictive Covenant was executed by the Board of Supervisors over the instant More Mesa parcel to ensure that 1) no housing could be built on the site, and 2) the property shall be limited to open space and public use. The Easement recommended today for approval provides more detailed restrictions on use of the property, and provides the Land Trust a stronger legal basis to enforce the restrictions against the County.

**Fiscal and Facilities Impacts:**

There is not any anticipated fiscal impact from the recommended actions. However, the Conservation Easement does provide that the Land Trust may be able to recover damages for violations of the Easement or damaging conservation values.

**Staffing Impacts:**

The management of the easement area will continue to be met by existing County staff.

**Special Instructions:**

After Board Action, the Chair executed Deed of Conservation Easement must be notarized. Please contact Sachi Swick at [sswick@countyofsb.org](mailto:sswick@countyofsb.org) to coordinate notary and recording in the County Clerk-Recorders Office.

**Attachments:**

**Attachment A** – Deed of Conservation Easement

**Contact Information:**

Ted Teyber, Assistant Director