







# Orella Ranch Conservation Easement

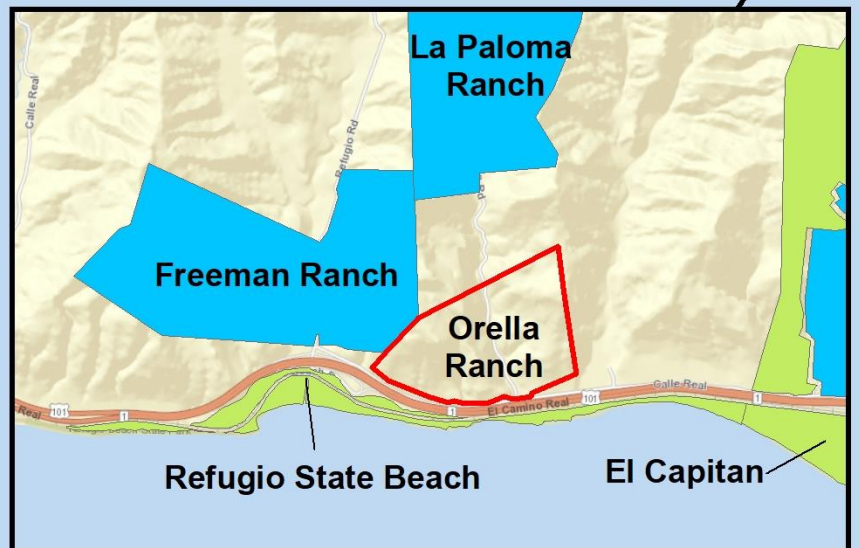
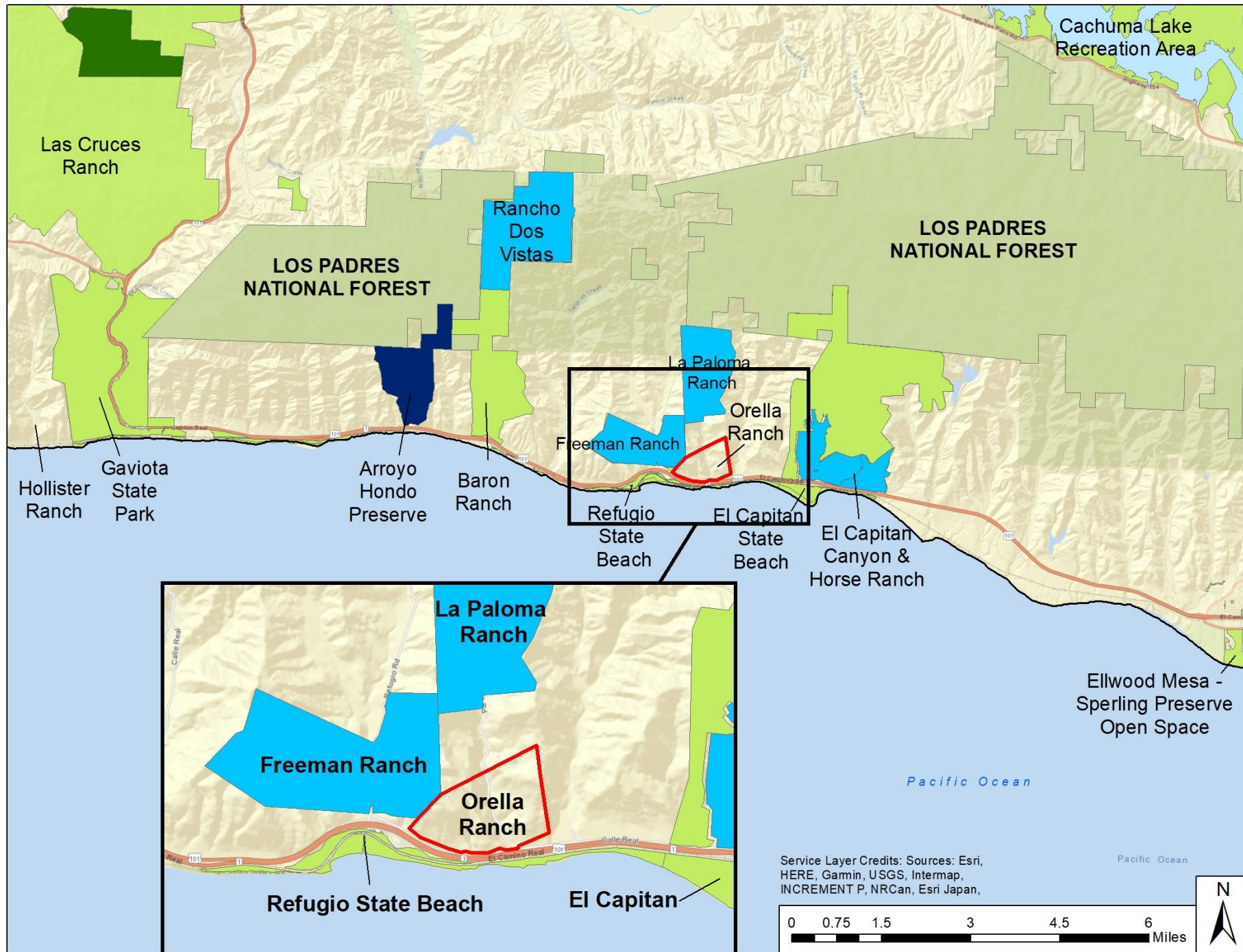


The Land Trust  
For Santa Barbara County



# Orella Ranch CE Gaviota Coast Protected Lands

-  Orella Ranch
-  Los Padres Nat'l Forest
-  Other Protected Lands
- Land Trust Properties**
-  Easement
-  Transfer
-  Preserve







## Orella Ranch Conservation Values

- 277 acres of open space
  - 55 acres of native habitat
  - 200+ of historic agricultural lands
- Stunning Gaviota Coast viewshed
- Important stretch of Venadito Creek
- Wildlife movement from surrounding protected lands

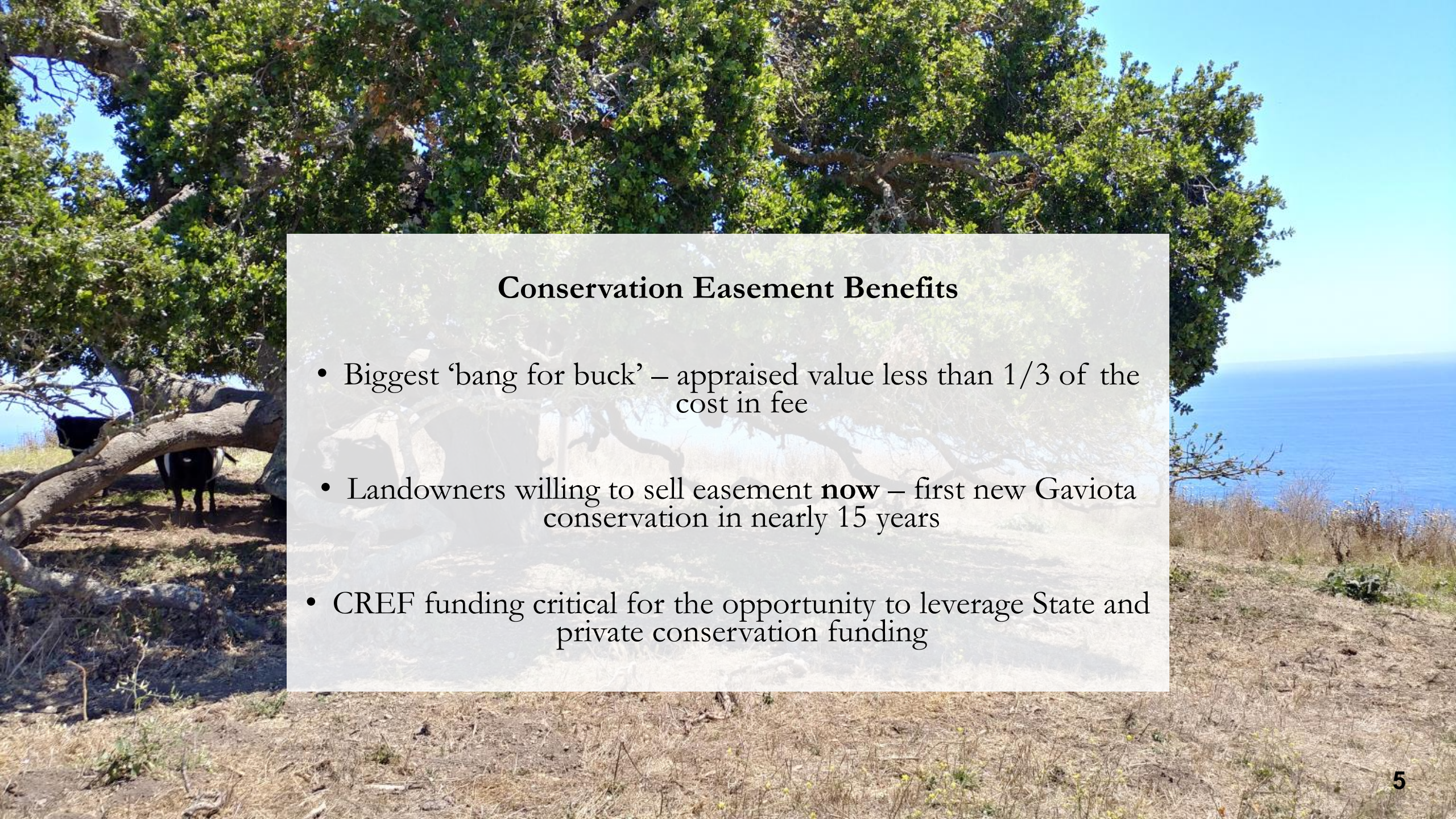


# Conservation Outcomes

- Limit size, height, location of any future development on the ranch
- Permanently protect native riparian and coastal habitat
- Preserve scenic views from State beaches and Coastal Trail
- Allow for continued agricultural use consistent with the long history of Gaviota ranches







## Conservation Easement Benefits

- Biggest ‘bang for buck’ – appraised value less than 1/3 of the cost in fee
- Landowners willing to sell easement **now** – first new Gaviota conservation in nearly 15 years
- CREF funding critical for the opportunity to leverage State and private conservation funding



