



BOARD OF SUPERVISORS  
AGENDA LETTER

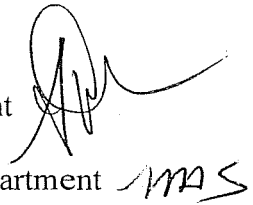
Agenda Number:

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

Department Name: Public Works  
Department No.: 054  
For Agenda Of: April 28, 2009  
Placement: Administrative  
Estimated Tme:  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

**TO:** Board of Supervisors

**FROM:** Department Scott McGolpin, Director Public Works Department  
Director(s) 568-3010  
Contact Info: Mark Schleich, Deputy Director Public Works Department  
882-3604

  
*MS*

**SUBJECT:** Rescission of Resolution Declaring County Owned Real Property (portion of Baron Ranch) as Surplus

**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** N/A

**Auditor-Controller Concurrence**

As to form: Yes

**Recommended Actions:**

Adopt the attached Resolution in the Matter of Rescission of Resolution 07-030 Declaring County Owned Real Property as Surplus.

**Summary Text:**

In 1990, the County purchased the Baron Ranch located adjacent to the Tajiguas Landfill on the Gaviota Coast to provide a buffer for the landfill. The Ranch is a total of 1,092 acres of which 100 acres is planted with avocados and 7 acres is planted with cherimoya. Net revenue from the sale of the fruit often times offsets the costs for operating the ranch but does not cover the cost for debt service. A County project team evaluated the property and recommended that the front 140-acre portion of the ranch, which is improved with a single family residence, be declared as excess to County needs. In March 2007, the Board of Supervisors adopted Resolution 07-030 Declaring Real Property as Surplus and directed Real Property and the Resource Recovery and Waste Management Division (the Division) to order an appraisal of the property and the portion. The appraisal determined that the portion was worth less than the value expected by the Division. In addition, the Division was evaluating a potential reconfiguration of a planned expansion at the Tajiguas Landfill which would require significant mitigation efforts and the neighboring Baron Ranch proved to be an excellent site for hosting the required restoration to riparian habitat. Due to these considerations, staff recommends not pursuing the sale of the portion. The purpose of this Board Letter and recommended action is to formalize this recommendation.

**Background:**

Baron Ranch is a 1,092 acre County-owned property located at 14550 Calle Real, adjacent to and east of the Tajiguas Landfill. The Division purchased Baron Ranch in 1990 for \$7,500,000 to provide a buffer between the landfill and private ownership, to allow flexibility for the RR&WM Division's existing and future solid waste operations, provide options for project specific mitigation, and for possible future public access for community uses. Purchase monies and incidental expenses were financed using 1991 Certificates of Participation in the amount of \$7,994,003. The Property is zoned for agriculture, and is planted with approximately 100 acres of avocado and 7 acres of cherimoya which are professionally managed under contract and is the site of a single family residence.

In 2003, a consultant conducted an analysis of the RR&WM Division's finances. That study showed that when the debt service payments were included, the costs for Baron Ranch continually exceeded fruit sale revenues. Staff has addressed all recommendations contained in that study with the exception of the disposal of Baron Ranch, or a portion thereof. Over the past eight years, the Division has paid an average of approximately \$700,000 per year for the debt service and to maintain the property. The debt service will be retired in 2011. The current net payout (principle plus interest less reserve for debt service) is \$1.83 million.

In May 2005, in order to reduce the financial burden of the Baron Ranch property on the RR&WM Division, your Board directed staff to form a project team to study the feasibility of declaring all or part of the Baron Ranch as excess to County needs. In February 2006, staff brought to your board the Project Team's recommendation to declare a 140-acre portion, including the single family residence, as surplus to County needs, and to hold the majority of the Property for future Division needs and to maintain a buffer for the Tajiguas Landfill. In March 2007, your Board approved a resolution declaring the 140-acre portion as excess to County needs. In July 2007, the Planning Commission found that the action was in conformance with the County General Plan. An appraisal of the 140-acre portion as well as the entire ranch was conducted and the appraisal was accepted by your Board in closed session in September 2007. County Counsel advised that if the portion were ultimately sold, the sale must be preceded by compliance with CEQA. As a result, staff prepared a Negative Declaration to analyze potential environmental impacts of the sale pursuant to the requirements of the California Environmental Quality Act and the County's CEQA Guidelines. The draft was circulated, a public hearing was held, but the document was not brought to the Board for approval due to a change in course.

Not pursuing the sale of the portion of the Baron Ranch due to the decreased value of the property and the opportunity to use the ranch for restoration of riparian habitat in coordination with a potential reconfiguration of a future expansion project at the Tajiguas Landfill appears reasonable. At this time, the net payout for the Baron debt due in total in 2011 is \$970,000. The purpose of this item is to formalize the rescission of the resolution declaring a portion of the Baron Ranch as surplus.

**Performance Measure:**

None

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

**Narrative:** The proposed budget for FY 09/10 includes the cost for debt service on the Baron Property. As of March 2009, \$970,000 is due by 2011 for full payment of the debt service.

**Staffing Impacts:**

**Legal Positions:**

**FTEs:**

None

**Special Instructions:**

After Board approval, please provide a copy of the executed Resolution and Minute Order to Leslie Wells, Resource Recovery & Waste Management Division.

**Attachments:**

Attachment A: Resolution in the Matter of Rescission of Resolution 07-030 Declaring County Owned Real Property as Surplus.

**Authored by:**

Leslie Wells, Public Works, Resource Recovery & Waste Management Division, 882-3611



Attachment A

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

**IN THE MATTER OF RESCISSION OF  
RESOLUTION 07-030 DECLARING  
COUNTY OWNED REAL PROPERTY AS  
SURPLUS**

**RESOLUTION NO. \_\_\_\_\_**

**[140-acre portion of Baron Ranch, 14550  
Calle Real, APN 081-150-0321]**

WHEREAS, on the 6<sup>th</sup> day of March, 2007 the Board of Supervisors of the County of Santa Barbara, State of California, passed Resolution 07-030 declaring a 140 acre portion of Assessor's Parcel Number 081-150-032 to be excess to the County's needs and surplus property. A copy of said Resolution and the attached map is attached herewith and incorporated by this reference (Exhibit 1), and;

WHEREAS, the circumstances upon which that action was based and the needs of COUNTY and the public good have changed subsequent to said action;

NOW, THEREFORE it is resolved by this BOARD, that Resolution 07-030 declaring the property to be surplus is rescinded and shall be of no further force nor effect. It is found that the continued ownership and use of the subject property by the COUNTY is in the best interests of the COUNTY and the Public.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this \_\_\_\_\_ day \_\_\_\_\_, 2009, by the following vote:

AYES;

NOES:

ABSTAINED:

ABSENT:

COUNTY OF SANTA BARBARA

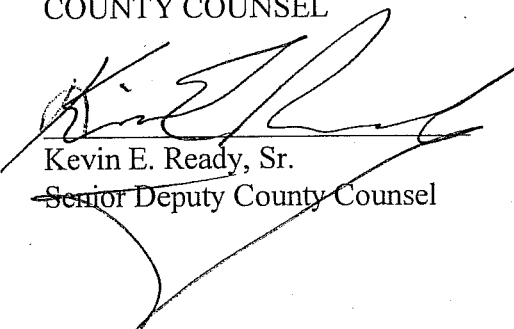
ATTEST:  
MICHAEL F. BROWN  
CLERK OF THE BOARD

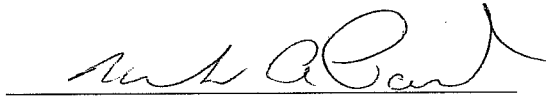
By: \_\_\_\_\_  
Chair, Board of Supervisors

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
DENNIS MARSHALL  
COUNTY COUNSEL

APPROVED AS TO ACCOUNTING FORM  
ROBERT W. GEIS, C.P.A.  
AUDITOR-CONTROLLER

  
Kevin E. Ready, Sr.  
~~Senior Deputy County Counsel~~

  
\_\_\_\_\_

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

RESOLUTION NO. 07-030

In the Matter of the Board of )  
Supervisors Declaring County- )  
Owned Real Property as Surplus)

RESOLUTION DECLARING REAL  
PROPERTY AS SURPLUS

[140-Acre Portion of Baron Ranch,  
14550 Calle Real, APN 081-150-032]

Government Code Section 50569

WHEREAS, in 1990 the Resource Recovery and Waste Management Division of the Department of Public Works for the County of Santa Barbara ("RR&WM") purchased real property and improvements at located at 14550 Calle Real, within the boundaries of the *County of Santa Barbara*, also known as County Assessor's Parcel Number 081-150-032 (hereinafter the "Property");

WHEREAS, the Property was purchased for use by the RR&WM Division to provide a buffer between the Tajiguas Landfill and privately owned property to allow flexibility for the RR&WM Division's existing and future solid waste operations, provide options for project specific mitigation, and for possible future access for community uses; and

WHEREAS, the Property contains a 140-acre legal parcel which is improved with a single family home (hereinafter the "Portion"); and

WHEREAS, the RR&WM Division has determined that the 140-acre Portion is not needed for any of the uses for which the Property was purchased; and

WHEREAS, the Board of Supervisors of Santa Barbara County deems it to be in the best interest of the public to declare the 140-acre Portion as excess to the County's foreseeable needs.

NOW, THEREFORE, BE IT RESOLVED, the Board of Supervisors of the County of Santa Barbara, State of California does hereby find, determine and order as follows:

1. That the above recitals are true and correct.
2. That the Board of Supervisors hereby finds that the above referenced 140-acre Portion of the Property as shown and described on Exhibit A-1 and Exhibit A-2 attached hereto, is in excess of the County's needs and declares it to be surplus property.

PASSED AND ADOPTED by the County of Santa Barbara, State of California, this 6th day  
of March, 2007, by the following vote:

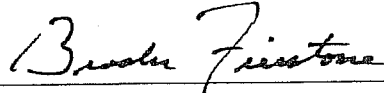
AYES: Supervisors Firestone, Gray, Centeno

NOES: Supervisor Wolf

ABSENT: Supervisor Carbajal

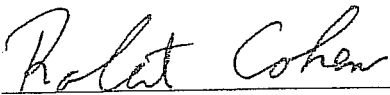
ABSTAIN: None

COUNTY OF SANTA BARBARA

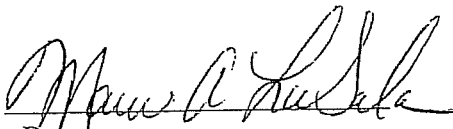


Chair, Board of Supervisors

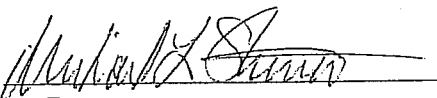
ATTEST:  
MICHAEL F. BROWN  
CLERK OF THE BOARD

By:   
Deputy Clerk

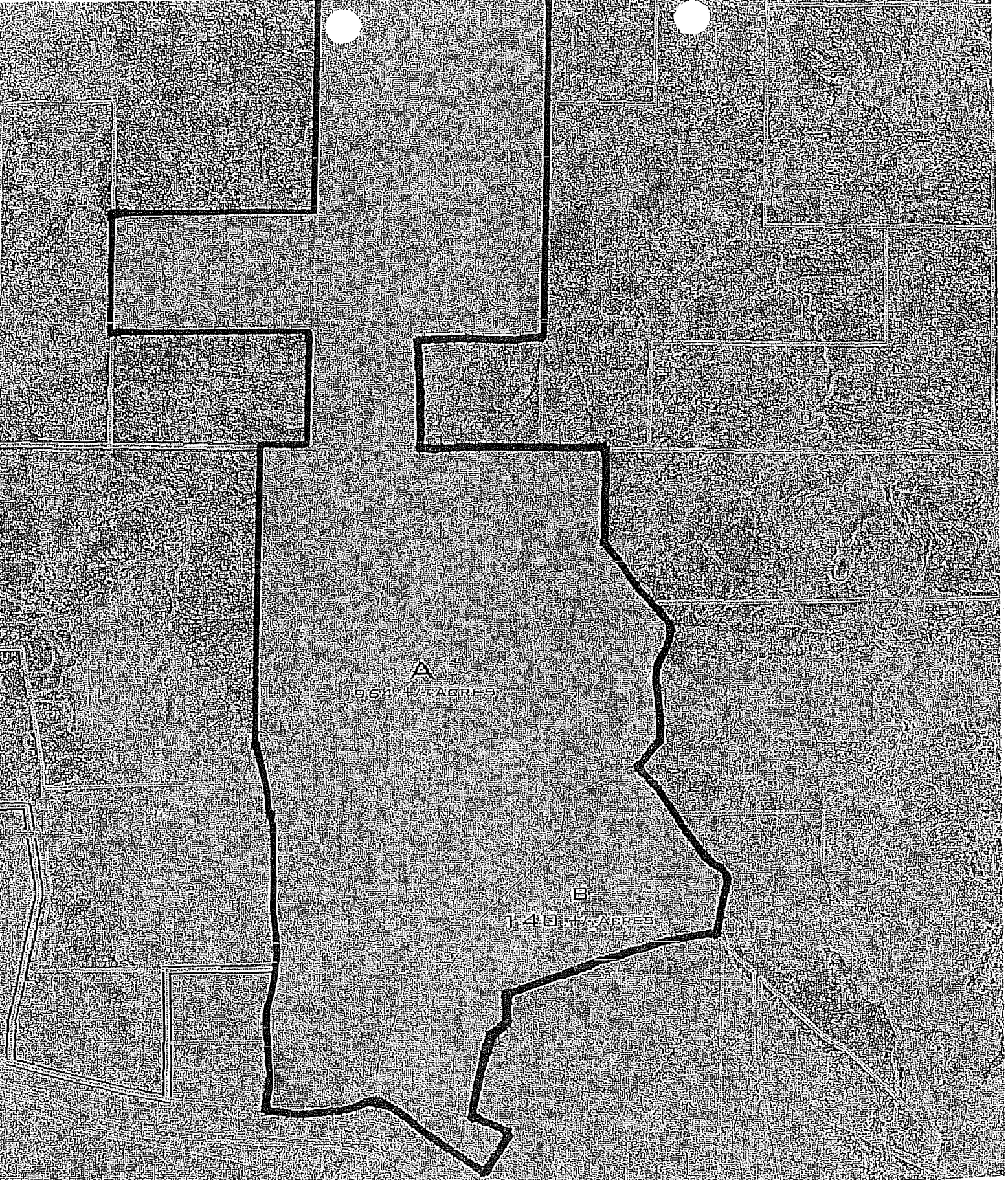
APPROVED AS TO FORM:  
STEPHEN SHANE STARK  
COUNTY COUNSEL


By:   
Deputy

APPROVED AS TO FORM:  
ROBERT W. GEIS, CPA  
AUDITOR-CONTROLLER

By:   
Deputy






 = the "Property"

**EXHIBIT A-1**



 = the "Portion"

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

RESOLUTION NO. 07-030

In the Matter of the Board of )  
Supervisors Declaring County- )  
Owned Real Property as Surplus)

RESOLUTION DECLARING REAL  
PROPERTY AS SURPLUS

[140-Acre Portion of Baron Ranch,  
14550 Calle Real, APN 081-150-032]

Government Code Section 50569

**WHEREAS**, in 1990 the Resource Recovery and Waste Management Division of the Department of Public Works for the County of Santa Barbara ("RR&WM") purchased real property and improvements at located at 14550 Calle Real, within the boundaries of the *County of Santa Barbara*, also known as County Assessor's Parcel Number 081-150-032 (hereinafter the "Property");

**WHEREAS**, the Property was purchased for use by the RR&WM Division to provide a buffer between the Tajiguas Landfill and privately owned property to allow flexibility for the RR&WM Division's existing and future solid waste operations, provide options for project specific mitigation, and for possible future access for community uses; and

**WHEREAS**, the Property contains a 140-acre legal parcel which is improved with a single family home (hereinafter the "Portion"); and

**WHEREAS**, the RR&WM Division has determined that the 140-acre Portion is not needed for any of the uses for which the Property was purchased; and

**WHEREAS**, the Board of Supervisors of Santa Barbara County deems it to be in the best interest of the public to declare the 140-acre Portion as excess to the County's foreseeable needs.

**NOW, THEREFORE, BE IT RESOLVED**, the Board of Supervisors of the County of Santa Barbara, State of California does hereby find, determine and order as follows:

1. That the above recitals are true and correct.
2. That the Board of Supervisors hereby finds that the above referenced 140-acre Portion of the Property as shown and described on Exhibit A-1 and Exhibit A-2 attached hereto, is in excess of the County's needs and declares it to be surplus property.

PASSED AND ADOPTED by the County of Santa Barbara, State of California, this 6th day  
of March, 2007, by the following vote:

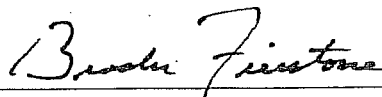
AYES: Supervisors Firestone, Gray, Centeno

NOES: Supervisor Wolf

ABSENT: Supervisor Carbajal


ABSTAIN: None

COUNTY OF SANTA BARBARA

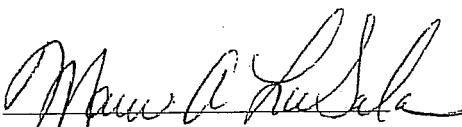


Chair, Board of Supervisors

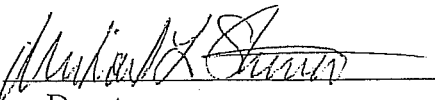
ATTEST:  
MICHAEL F. BROWN  
CLERK OF THE BOARD

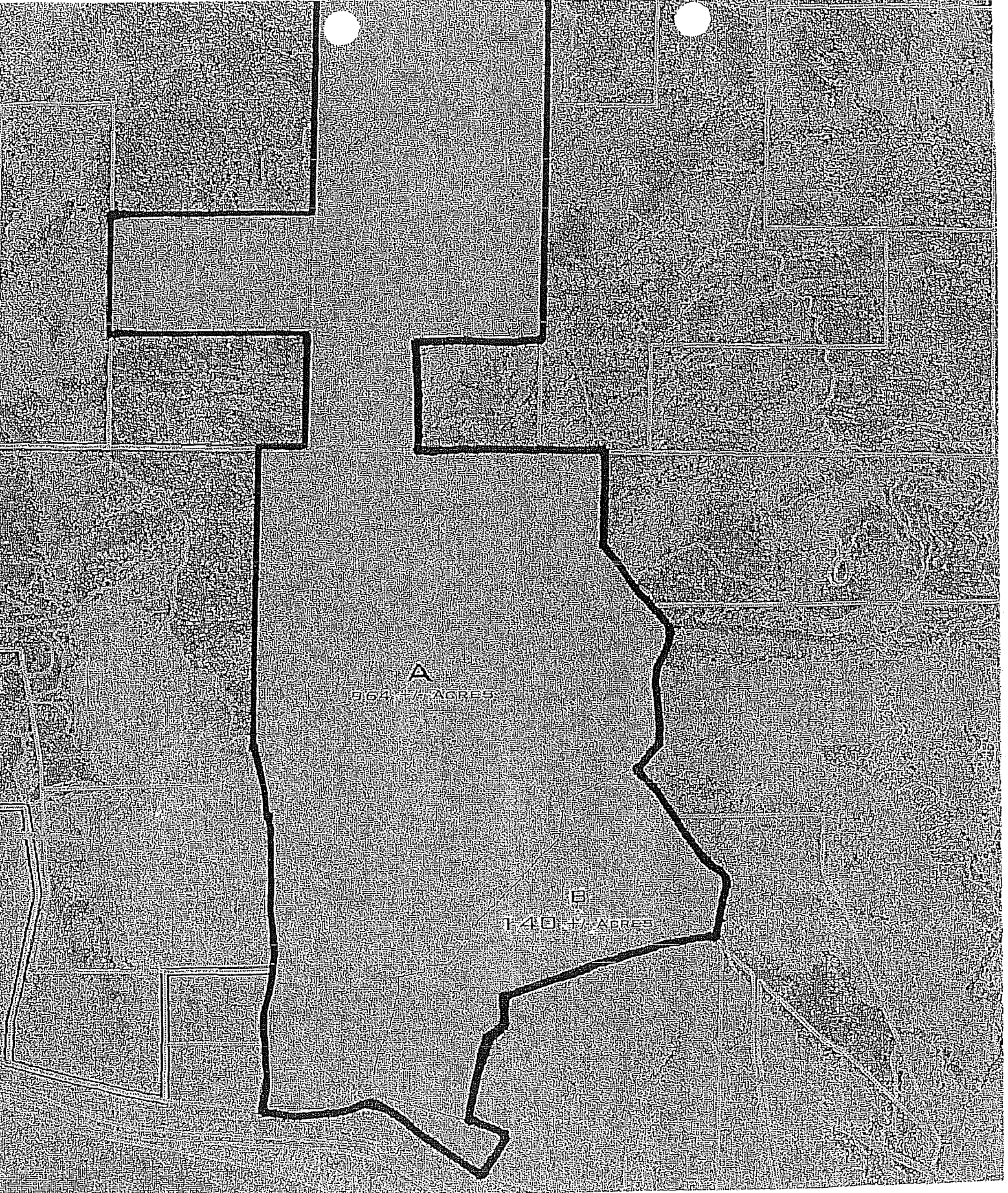
By:   
Deputy Clerk


APPROVED AS TO FORM:  
STEPHEN SHANE STARK  
COUNTY COUNSEL

By:   
Deputy


APPROVED AS TO FORM:  
ROBERT W. GEIS, CPA  
AUDITOR-CONTROLLER

By:   
Deputy



 = the "Property"



 = the "Portion"