

Declaration of Surplus, Baron Ranch (Portion)

Agenda Date: May 24, 2005

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**SANTA BARBARA COUNTY  
BOARD AGENDA LETTER**



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

**Agenda Number:**

**Prepared on:** May 10, 2005

**Department:** Public Works

**Department No.:** 054

**Agenda Date:** May 24, 2005

**Placement:** Administrative

**Estimate Time:**

**Continued Item:** NO

**If Yes, date from:**

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**TO:** Board of Supervisors

**FROM:** Phillip M. Demery, Director  
Public Works Department

**STAFF CONTACT:** Mark Schleich (805-882-3605)  
Jeff Havlik (805-568-3073)

**SUBJECT:** Declaration of Surplus; Baron Ranch (Portion)  
Third Supervisorial District  
Real Property Folio # R-211

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**Recommendations:**

That the Board of Supervisors direct Public Works, Resource Recovery & Waste Management to form a project team to study the feasibility of declaring all or part of the County owned property at Baron Ranch as surplus to County needs and report back to your Board in six months. The proposed team will consist of staff from the County Executive Office, Resource Recovery, Real Property and the Parks Department.

**Alignment with Board Strategic Plan:**

The recommendation(s) are primarily aligned with our organizational values regarding economy in government and with actions required by law or by routine business necessity.

**Executive Summary and Discussion:**

The Resource Recovery and Waste Management Division of Public Works purchased Baron Ranch located at 14550 Calle Real for \$7,500,000.00 in accordance with the Real Property Purchase Offer dated October 26, 1990. Fee simple ownership of the property was transferred to the County on January 31, 1991 via Grant Deed number 91-005093. The property is located adjacent to and east of the Tajiguas Landfill and was purchased to provide a buffer between the landfill and private ownership.

The property is zoned AG-II-100 and AG-II-320, and is approximately 1,092 acres in size. A significant portion of the land is improved with a producing avocado and Cherimoya orchard which the County has

professionally managed. There are several support structures associated with the avocado ranching operations and a residence on the Property. The topography is gentle to steep canyon land.

Portions of the property may be excess to County needs. If so directed the team would attempt to ascertain if portions of the property are unneeded for County use. If the team believes all or part of the property to be excess to County needs they will be identified and a rough estimate of market value will be determined.

In the years since the County purchased the property, many potential uses have been proposed by other government agencies and private organizations. The community has also expressed an interest in establishing a public trail through the property to access the Forest Service lands to the north. Because of the many concerns and interest in the property, the Department believes a Project Team of the suggested Departments is necessary. Your Board may also wish to include other Departments.

The Division will return to your Board in six months to report on the findings of the Project Team, and provide a range of options for the future disposition of the Baron Ranch.

**Mandates and Service Levels:**

No change in programs or service levels.

**Fiscal and Facilities Impacts:**

There are no fiscal or financial impacts associated with this study.

**Special Instructions:**

After Board action, please distribute as follows:

1. Minute Order Public Works; Real Property, Attn: Jeff Havlik, and Resource Recovery and Waste Management, Attn: Everett King