



Declare Portion of Baron Ranch as Excess to County Needs

Resource Recovery & Waste
Management Division
March 2007

Background

- Purchased in 1990 by Public Works for \$7,500,000
- 1,092 acres adjacent to Tajiguas Landfill
- 100 acres of avocado
7 acres of cherimoya
- Single family residence on 140 acre portion of ranch





Background

- Including operational and debt service costs:
 - Loss to Division of \$700,000/year
 - Costs approximately \$3.20/ton disposed at Tajiguas
 - Remaining principal debt of \$2.9M
 - Debt retires in 2011



Background

- Material received at Tajiguas is based on market competitiveness
- Have to control costs at the facility
- Goal of Baron review was to significantly reduce debt service or offset future capital improvement costs to limit future tip fee increases

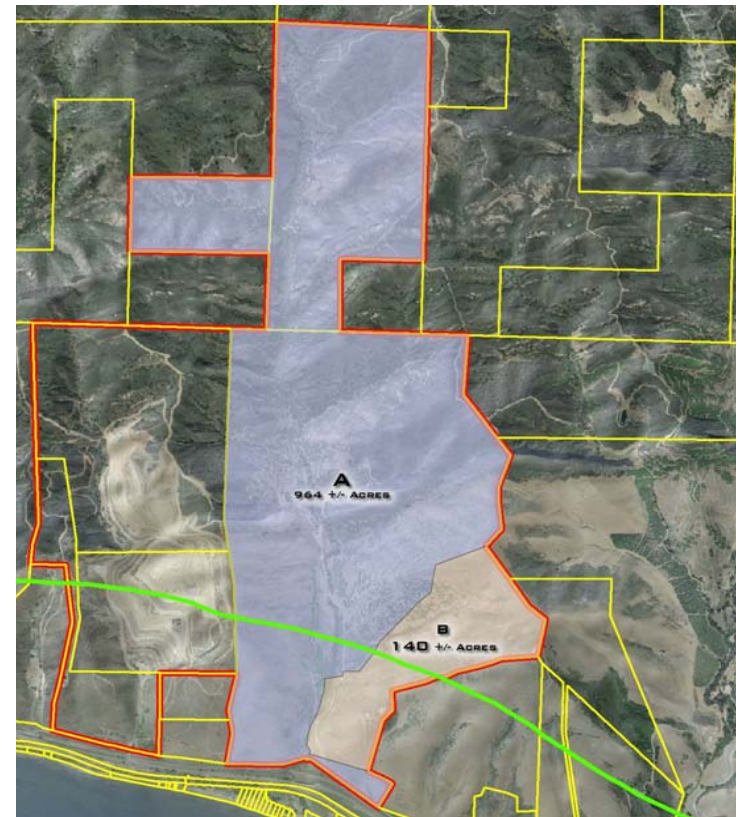


Background

- May 2005, BOS directed staff to form project team to determine feasibility of declaring portion as excess
- Project Team had representatives from RR&WM, Surveyor's Office, Real Property, P&D and Parks
 - Project Team evaluated 3 different parcel configurations

Background

- Project Team recommended 140 acre parcel with single family residence as excess
- Maintain majority as buffer and for future uses
- Conceptual approval by BOS in March 2006



Surplus Declaration

- BOS may declare portion as surplus by adopting the attached Resolution
- Adoption of resolution will not result in legal or physical changes to property, therefore exempt from CEQA





Surplus Declaration

- If the Resolution is approved, Real Property will:
 - Submit request to Planning Commission for finding of conformity with County's General Plan
 - Order an appraisal to determine the market value of the Portion
- Public Works staff will evaluate the benefits of potential payoff or transfer of debt



Future Steps

- Upon completion of the above, staff will consider options available including the possible sale of the property to a public or private entity
- If the property is sold, it must be preceded by compliance with CEQA
- Staff will need to return to your Board for future direction

