

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # *B-4

Urgent

Routine

AGENDA DATE March 24, 2009

CEO Concurs with Recommendation YES NO

4/5 Vote Required YES NO

(Information Attached)

SUBJECT:

Approval to Convey A Grant Deed to the Keyes Fire Station Property at 5629 Seventh Street in Keyes to the Keyes Fire Protection District

STAFF RECOMMENDATIONS:

1. Authorize the Chairman of the Board of Supervisors to sign the Grant Deed, included as Exhibit 1, for the conveyance of the Keyes Fire Station located at 5629 Seventh Street in Keyes, Assesor Parcel Number 045-029-008 to the Keyes Fire Protection District.
2. Find that the recommended actions are exempt from the provisions of the California Environmental Quality Act (CEQA).

FISCAL IMPACT:

The Stanislaus County Board of Supervisors recorded a Grant Deed on April 10, 1962 for property located at 5629 Seventh Street in Keyes on behalf of the Keyes Fire Protection District. At the time the property was acquired, funds for the acquisition were raised by the District; however, the California Health and Safety Code Sections 13800 and 13861 required that ownership of the property be vested with the County in which the District was located. The property was held on behalf of the District by Stanislaus County, and the District raised funds and subsequently constructed the Keyes Fire Station on the parcel.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2009-166

On motion of Supervisor Chiesa, Seconded by Supervisor Grover

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Grover, Monteith, and Chairman DeMartini

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:



ATTEST:

CHRISTINE FERRARO TALLMAN, Clerk

File No. DF-15-32

FISCAL IMPACT: (Continued)

In 1990, Sections 13800 and 13861 of the Health and Safety Code were repealed to allow the District to hold title to and control the property. The Keyes Fire Protection District has requested that title to the property be returned to the District.

The recommended action has no fiscal impact to Stanislaus County as the property is held by the County on behalf of the District and was purchased at the District's expense. The District provides all maintenance and is responsible directly for the operation of the facility. Transfer of title back to the Fire Protection District will provide the District with greater ability to manage its resources.

DISCUSSION:

Stanislaus County holds title to the Keyes Fire Protection District property at 5629 Seventh Street in Keyes since its acquisition in 1962 and subsequent construction of the Keyes Fire Station. The property was acquired with funds provided by the District, but title was vested with Stanislaus County per California Health and Safety Code Sections 13800 and 13861. These codes sections required that property owned by the District be held by the County in which the District is located.

Sections 13800 and 13860 of the Health and Safety Code were repealed in 1990, allowing the District to hold, manage, occupy, dispose of, convey and encumber the property, and to create a leasehold interest in the property for the benefit of the District.

Keyes Fire Protection District has requested that title to the property be returned by Stanislaus County to the District. If this action is approved, a Grant Deed (provided in Exhibit 1) would be recorded to convey the subject property to the Keyes Fire Protection District.

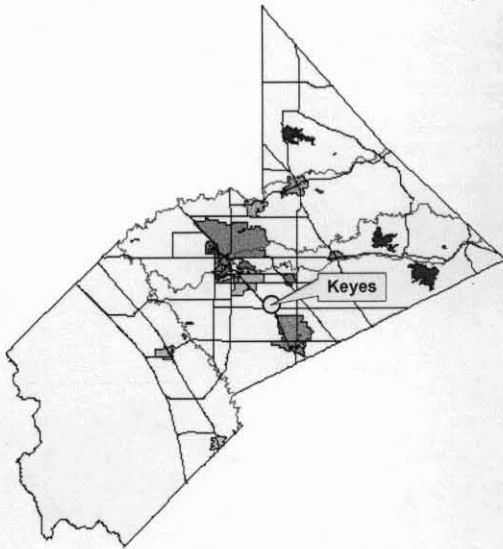
The recommended actions are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 156 (b)(3) of the State CEQA Guidelines, since the Keyes Fire Station are existing public facilities and the recommended actions involve no expansion of the use of the facility and only transfer of ownership to another public agency.

POLICY ISSUES:

This action to convey ownership of 5629 Seventh Street in Keyes to the Keyes Fire Protection District per the District's request would enable the District to manage its property resource directly, and is consistent with the Board of Supervisors' priority of providing *Efficient delivery of public services*.

STAFFING IMPACTS:

There are no staffing impacts associated with the transfer of title to the Keyes Fire Station to the Keyes Fire Protection District. The property has been, and will continue to be managed, operated and maintained by the Keyes Fire Protection District at its sole expense.



RECORDING REQUESTED BY
Keyes Fire Protection District

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name Keyes Fire Protection District
Street P.O. Box 827
Address Keyes, CA 95328
City & State
Zip
Title Order No. _____ Escrow No. _____

T 355 Legal (2-94)

Grant Deed

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ -0- NOT A SALE

unincorporated area City of _____

Parcel No. 045-029-008

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

COUNTY OF STANISLAUS, STATE OF CALIFORNIA,

hereby GRANT(S) to KEYES FIRE PROTECTION DISTRICT, a public agency,

the following described real property in the unincorporated area of the county of Stanislaus, state of California:

Lots 1, 2, 3 and 4 in Block 16 of the TOWN OF KEYES, according to the Official Map thereof, filed in the Office of the Recorder of Stanislaus County, California, on November 19, 1908 in Volume 4 of Maps, at Page 8.

Dated _____

STATE OF CALIFORNIA }
COUNTY OF _____ } s.s.
On _____ before me,

COUNTY OF STANISLAUS

By: _____

_____ a Notary Public in and for said County and State, personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

(This area for notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Keyes Fire Protection Dist. P.O. Box 827 Keyes, CA 95328
Name Street Address City & State