

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

DEPT: Chief Executive Office

BOARD AGENDA # *B-9

Urgent

Routine

AGENDA DATE April 17, 2012

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval of the Merger of Three Adjacent County-Owned Parcels Comprising the Stanislaus County Public Safety Center Located at 250 East Hackett Road, Modesto (APN 086-015-014 and 086-015-015) Into One Single Parcel; and Authorize the Chief Operations Officer and the Clerk of the Board of Supervisors to Sign and Record the Lot Merger Documents

STAFF RECOMMENDATIONS:

1. Approve the merger of the three adjacent County-owned parcels comprising the Stanislaus County Public Safety Center located at 250 East Hackett Road, Modesto (APN 086-015-014 and 086-015-015) into one single parcel to permit planning and construction of the Jail Expansion Plan per the Stanislaus County Public Safety Center Expansion Operational and Architectural Program and Site Master Plan 2011 Update.
2. Authorize the County Chief Operations Officer and the Clerk of the Board of Supervisors to sign and record the lot merger documents with the Clerk-Recorder.

FISCAL IMPACT:

There is no additional fiscal impact to the General Fund associated with the recommended action to merge three existing Public Safety Center parcels into one single parcel at the County's Public Safety Center. With the Board's approval, three contiguous parcels (Parcel 3, Parcel C and Parcel D) totaling 126.53 acres will be merged. The three parcels are part of the 177.51 acres originally acquired for the Public Safety Center use on February 28, 1989, and are located entirely within the County's Public Safety Center.
(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2012-162

On motion of Supervisor Chiesa, Seconded by Supervisor Withrow

and approved by the following vote,

Ayes: Supervisors: Chiesa, Withrow, Monteith, De Martini, and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval of the Merger of Three Adjacent County-Owned Parcels Comprising the Stanislaus County Public Safety Center Located at 250 East Hackett Road, Modesto (APN 086-015-014 and 086-015-015) Into One Single Parcel; and Authorize the Chief Operations Officer and the Clerk of the Board of Supervisors to Sign and Record the Lot Merger Documents

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FISCAL IMPACT: (Continued)

The three parcels were divided while under County ownership from the original site for the purpose of providing security for past financings – all of which have been repaid and satisfied. The Certificates of Participation (COP) 1997 Series B (refunding of a previous public financing) pledged the Public Safety Center Support Services (kitchen/laundry) facility as an asset which has now been repaid.

In January 2007, the Board of Supervisors authorized the Certificates of Participation (COP) 2007 Series A refinancing. The refinancing of the 2007A COP released the pledged assets that were previously used as collateral to finance the refunding of the prior public financing:

- Minimum Security Housing Unit;
- Sheriff's Operations Center;
- Ten acres of vacant land at the Juvenile Justice Center;
- Public Safety Center Main Jail;
- Agricultural Center; and
- Ray Simon Criminal Justice Training Center.

The recommended merger of the three parcels will permit the planning and construction of the Jail Expansion Plan per the Stanislaus County Public Safety Center Expansion Operational and Architectural Program and Site Master Plan 2011 Update approved by the Board of Supervisors on December 13, 2011.

DISCUSSION:

This proposed action will authorize the Chief Operations Officer and the Clerk of the Board of Supervisors to sign and record a lot merger to reconsolidate three County-owned parcels at the Public Safety Center. The three parcels, Parcels 3, C and D, will be merged into a single jail site at the Public Safety Center and will allow for expansion of needed jail facilities directly adjacent to the existing Sheriff's jail operations, as shown in Exhibit 1 below.

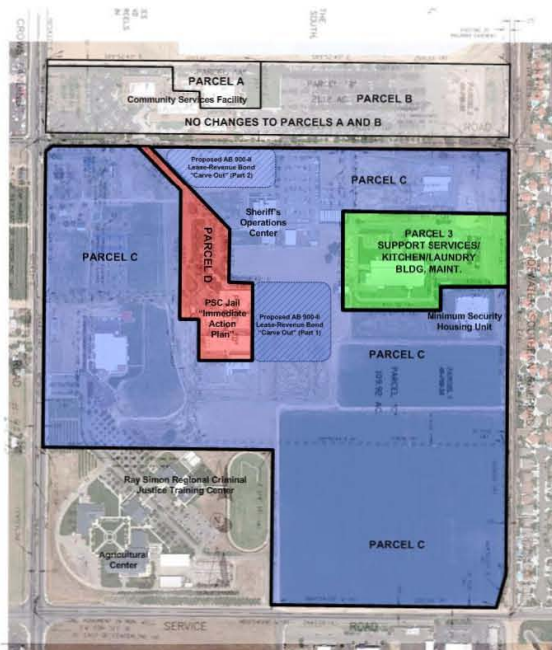
Approval of the Merger of Three Adjacent County-Owned Parcels Comprising the Stanislaus County Public Safety Center Located at 250 East Hackett Road, Modesto (APN 086-015-014 and 086-015-015) Into One Single Parcel; and Authorize the Chief Operations Officer and the Clerk of the Board of Supervisors to Sign and Record the Lot Merger Documents

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EXHIBIT 1

Existing and Proposed Merger of Public Safety Center Parcel 3, Parcel C and Parcel D:

Existing (Before Merger)



Proposed Parcel Merger



STAFFING IMPACT:

Existing Capital Projects staff in collaboration with the Clerk of the Board will record the lot merger.

POLICY ISSUES:

This action to record the lot merger advances the Board of Supervisors' priority for a Safe Community.

CONTACT PERSON:

Patricia Hill Thomas, Chief Operations Officer. Telephone 209-525-6333

Filed 4/20/2012



STANISLAUS COUNTY PLANNING & COMMUNITY DEVELOPMENT

1010 10th Street, Suite 3400
Modesto, CA 95354

<http://www.stancounty.com/planning/index.shtml>

Phone: (209) 525-6330
Fax: (209) 525-5911

MERGER

HOW DO I APPLY?

Complete and submit this application/questionnaire form to the Stanislaus County Department of Planning & Community Development. Copies of this application may be obtained in person or on-line at our website, www.stancounty.com. You are urged to meet and discuss your application with Planning staff. Pre-application meetings are not required, but are highly recommended.

HOW LONG WILL IT TAKE, FROM THE TIME A COMPLETE APPLICATION HAS BEEN RECEIVED?

The County has 30 days from the filing date to determine whether an application is complete. Applicants will be notified of incomplete applications. No application will be referred to any agency until it is deemed to be complete.

WHAT INFORMATION WILL I NEED TO PROVIDE?

A complete application/questionnaire form including all applicable information listed on the Application Checklist (pages 1-2).

WHO APPROVES THE APPLICATION?

The County will review the proposed application for compliance with County Ordinances and the State Subdivision Map Act rules pertaining to lot line changes. If the map is in conformance, it will be sent to interested agencies for their comments. After comments are received, Planning Department staff will review them and make a final decision.

BUILDING AND OTHER PERMITS?

After approval of your application, you may need to obtain a building permit, encroachment permit or other permit from the County and may also be required to obtain Federal or State permits from agencies such as the Department of Fish and Game, Regional Water Quality Control Board or US Army Corps of Engineers. Staff can assist you in identifying these permits.

HOW MUCH WILL IT COST?

Application fee:

All Zoning Districts.....\$ 79.00

If approved:

Recording Fee.....\$ 45.00

(Payable to Stanislaus County by check, cash or credit card.)

APPLICATION CHECKLIST

= Information Included

All Applications:

- Complete Application/Questionnaire Form
Must be signed by all property owners and the applicant(s).
- One copy of the current Grant Deed
Must include a legal description of the property for which the project is being requested. Please note that the legal description is not the same as the Assessor's Parcel Number (APN).
- Proof of Legal Parcel
In order to prove the legal status, you must submit one of the following for each parcel involved in the merger:
 - A Grant Deed recorded prior to 1966. (Exceptions: SMA 66499.34 Permits Granted)
 - A Lot from a recorded Subdivision, recorded after 1893. (Exceptions: Old Township maps that were not recorded)
 - A Lot created from a recorded Parcel Map. (Exceptions: SMA section 66428 to Government/Utilities)
 - A Recorded Certificate of Compliance (issued by: The Department of Public Works)



Legal Descriptions of Parcels*

The legal descriptions must be prepared in the format listed below:

- “Before” description must be labeled and referred to as Exhibit “A”
- “After” description must be labeled and referred to as Exhibit “B”
- 8-1/2” by 11” map must be labeled and referred to as Exhibit “C”

**Legal Descriptions are optional to submit with application - may be required to finalize Lot Merger.*



Five (5) copies of a folded lot merger map, 36” x 24” or 26” x 18” (unless otherwise approved)

The lot merger map itself must contain the following physical data:

- Existing and proposed lot lines
- Sufficient description to define the location, date, north arrow, scale and boundaries. Include an area map and show the full width of all streets bordering the property.
- Name and address of record owner or owners.
- Name and address of persons preparing map.
- Acreage to the nearest tenth of an acre, parcels less than one acre in area may be noted in square feet.
- Location and size of all pipelines, existing irrigation and drainage facilities, irrigation and drainage patterns, existing or proposed water wells, septic tanks and drain (leach) fields, sewer lines and structures used in connection therewith in the immediate vicinity of the lot lines being changed. The map shall also show water table depth, soil types and slope of the land.
- Outline of the existing buildings and mobile homes to remain in place within the subdivision, showing the distance to existing or proposed streets, lots and building lines.
- Tax Assessor's parcel number as shown on the latest County Assessment Roll.



A reproducible 8-1/2” by 11” copy of the lot merger map



Application Fee

Payable to Stanislaus County in the appropriate amount listed on Page 1.

APPLICATION CHECKLIST MUST BE SUBMITTED WITH APPLICATION QUESTIONNAIRE

*The County will review the proposed application for compliance with County Ordinances and the State Subdivision Map Act rules pertaining to lot line changes. If the map is in conformance, it will be sent to interested agencies for their comments. After comments are received, staff will review them and make a final decision. **Staff's decision may be appealed to the Planning Commission within ten (10) days of the decision. The appeal must be in writing, and accompanied by a \$628.00 appeal fee. Please be advised that prior to recording final papers for approved mergers, you must submit signatures from any and all security holders for the properties involved, agreeing to the application.***



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
 Phone: 209.525.6330 Fax: 209.525-5911

S _____ T _____ R _____
ZONE _____
RECEIVED _____
APPLICATION NO. _____
RECEIPT NO. _____

MERGER APPLICATION

1. Property Owner(s):

Parcel 1

Stanislaus County (Patricia Hill Thomas)
 Name _____
 1010 10th Street, Ste 6800, Modesto, CA
 Address, City, Zip _____
 (209) 525-6333
 Phone _____
 (209) 544-6226
 Fax Number _____

Parcel 2

Stanislaus County (Patricia Hill Thomas)
 Name _____
 1010 10th Street, Ste 6800, Modesto, CA
 Address, City, Zip _____
 (209) 525-6333
 Phone _____
 (209) 544-6226
 Fax Number _____

Parcel 3

Stanislaus County (Patricia Hill Thomas)
 Name _____
 1010 10th Street, Ste 6800, Modesto, CA
 Address, City, Zip _____
 (209) 525-6333
 Phone _____
 (209) 544-6226
 Fax Number _____

Parcel 4

Name _____
 Address, City, Zip _____
 Phone _____
 Fax Number _____

2. Name and address of person(s) preparing map: Associated Engineering, Inc., David Skidmore, L.E., 4206 Technology Drive., Ste 4, Modesto for Stanislaus County CEO-Capital Projects, Tim Fedorchak, (209) 652-1649

3. Assessor's Parcel No. of parcels adjusted:

Parcel 1: Book 086 Page 015 No. 014
 Parcel 3: Book 086 Page 015 No. 015

Parcel 2: Book 086 Page 015 No. 014
 Parcel 4: Book _____ Page _____ No. _____

4. Size of all adjusted parcels:

Before

After

Parcel 1: 116.53 Acres
 Parcel 2: -incl. Parcel 1-
 Parcel 3: 10.00 Acres
 Parcel 4: _____

Parcel 1: 126.53 Acres
 Parcel 2: _____
 Parcel 3: _____
 Parcel 4: _____

5. Why are the lot lines being changed? BE SPECIFIC To consolidate into a single parcel separate properties that were previously encumbered by County financing (now un-encumbered) for future planned growth and expansion of facilities within the same campus.

6. How are these parcels currently utilized? Please check appropriate uses

- Residential
 - Single Family
 - Duplex
 - Multiple
 - Commercial
 - Industrial
 - Other (Specify) County government
-
- Agriculture
 - Row Crop – type _____
 - Trees – type _____
 - Vines – type _____
 - Range (unirrigated) _____
 - Pasture (irrigated) _____
 - Poultry _____
 - Dairy _____
 - Other (Specify) _____

7. List all structures on properties: Sheriff's Operations Center; Main Jail; Support Services (Kitchen/Laundry); Min. Security Housing Unit; Property/Evidence Bunker; BAS modular; Fleet Services; Programs and Equestrian Ctr.

8. How have these parcels been utilized in the past, if different than current use? No change; continued use as County Public Safety Center site per 1989 Jail Master Plan.

9. When did current owner(s) acquire the parcel(s)?

Parcel 1: 1988 Parcel 2: 1988
 Parcel 3: 1988 Parcel 4: _____

10. Is the property under Williamson Act Contract? Yes No If yes, contract number? _____

11. Do the parcels irrigate? Yes No If yes, how? Turlock Irrigation District canal

12. Will these parcels continue to irrigate? Yes No If yes, describe any physical changes in the irrigation system. No change anticipated on currently undeveloped portion of the parcel(s.)

13. Signature of property owner(s) Patricia Hill Thomas Stanislaus County (Patricia Hill Thorn)
Owner's Signature Owner's Name Printed

Owner's Signature Stanislaus County (Patricia Hill Thorn)
Owner's Name Printed

Owner's Signature Stanislaus County (Patricia Hill Thorn)
Owner's Name Printed

Owner's Signature Owner's Name Printed

NOTICES TO ALL APPLICANTS:

TECHNICAL STUDIES:

If the project site is on or near a historical site, archaeological site, landfill site, river, floodplain, freeway, railroad, or airport, or if specific environmental impacts are identified throughout the course of the project review, then specific technical studies may be required. Applicants are encouraged to contact the Planning Department at the earliest possible opportunity to determine the possible need and scope of such studies.

DEED RESTRICTIONS AND COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS):

The property involving this permit request may be subject to deed restrictions called Covenants, Conditions and Restrictions (CC&Rs) or a variety of private easements or other deed restrictions which may restrict the property's use and development. These deed restrictions are private agreements and are **NOT** enforced by the County of Stanislaus. Consequently, development standards specified in such deed restrictions are **NOT** considered by the County when granting permits.

You are advised to determine if the property is subject to deed restrictions and if so, contact the appropriate homeowners association and adjacent neighbors about your project prior to proceeding with construction. Following this procedure will minimize the potential for disagreement among neighbors and possible litigation.

ACKNOWLEDGMENTS/AUTHORIZATIONS:

CULTURAL RESOURCES REVIEW

The County of Stanislaus may refer this application to the Stanislaus State University Archaeological Information Center to determine whether an Initial Study (Environmental Analysis) addressing cultural resources will need to be conducted by a cultural resource consultant. Should this referral occur, the applicant(s) understand that further study by a cultural resources consultant may be required. If further study is required, the applicant(s) will be responsible for any additional costs. The applicant(s) signature on this application form signifies an acknowledgement that this statement has been read and understood.

STREAMBED ALTERATION AGREEMENT AND U.S. ARMY CORPS OF ENGINEERS JURISDICTION

Prior to the commencement of any grading and/or construction activities on the property in question, that are based upon entitlements conferred by Stanislaus County permit approval(s), the applicant should consult with the California Department of Fish & Game (DFG) to determine whether or not a Streambed Alteration Agreement [§1603, CA Fish & Game Code] is required. The applicant should also consult with the U.S. Army Corps of Engineers to determine whether or not a permit is required for these activities pursuant to Section 404 of the Clean Water Act. The applicant(s) signature on this application form signifies an acknowledgement that this statement has been read and understood.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site:

(<http://www.envirostor.dtsc.ca.gov/public/>)

The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site is or is not included on the List.

Date of List consulted: March 1, 2012

Source of the listing: _____
(To be completed only if the site is included on the List)

INDEMNIFICATION:

In consideration of the County's processing and consideration of this application for approval of the land use project being applied for (the "Project"), and the related California Environmental Quality Act (CEQA) consideration by the County, the Owner and Applicant, jointly and severally, agree to indemnify the County of Stanislaus ("County") from liability or loss connected with the Project approvals as follows:

1. The Owner and Applicant shall defend, indemnify and hold harmless the County and its agents, officers and employees from any claim, action, or proceeding against the County or its agents, officers or employees to attack, set aside, void, or annul the Project or any prior or subsequent development approvals regarding the Project or Project condition imposed by the County or any of its agencies, departments, commissions, agents, officers or employees concerning the said Project, or to impose personal liability against such agents, officers or employees resulting from their involvement in the Project, including any claim for private attorney general fees claimed by or awarded to any party from County.

The obligations of the Owner and Applicant under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

2. The County will promptly notify Owner and Applicant of any such claim, action, or proceeding that is or may be subject to this Indemnification and, will cooperate fully in the defense.
3. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, actions, or proceeding in good faith. To the extent that County uses any of its resources responding to such claim, action, or proceeding, Owner and Applicant will reimburse County upon demand. Such resources include, but are not limited to, staff time, court costs, County Counsel's time at their regular rate for external or non-County agencies, and any other direct or indirect cost associated with responding to the claim, action, or proceedings.
4. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.
5. The Owner and Applicant shall pay all court ordered costs and attorney fees.
6. This Indemnification represents the complete understanding between the Owner and Applicant and the County with respect to matters set forth herein.

IN WITNESS WHEREOF, by their signature below, the Owner and Applicant hereby acknowledge that they have read, understand and agree to perform their obligations under this Indemnification.

(Attach additional sheets as necessary)

ASSESSOR'S INFORMATION WAIVER

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make information relating to the current owners assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.

PROPERTY OWNER/APPLICANT SIGNATURE

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form including:

1. The Notices to All Applicants
2. Acknowledgments/Authorizations
3. The Indemnification

Property Owner(s): (Attach additional sheets as necessary)

<i>Patricia Hill Thomas</i>	Patricia Hill Thomas	4/18/12
Signature(s)	Print Name	Date

Patricia Hill Thomas, Chf. Opns. Of.

Applicant(s): (If different from above)

<i>Christine Ferraro Tallman</i>	Christine Ferraro Tallman	4/18/12
Signature(s)	Print Name	Date

Christine Ferraro-Tallman, Clerk

DEPARTMENT OF TOXIC SUBSTANCES CONTROL
ENVIROSTOR

Envirostor Home Tools Reports Community Involvement Information DTSC Home

PROJECT SEARCH RESULTS CLEANUP STATUS: All Statuses GO

SEARCH CRITERIA: CERES, FEDERAL SUPERFUND SITES (NPL), STATE RESPONSE SITES, VOLUNTARY CLEANUP SITES, SCHOOL CLEANUP SITES, PERMITTED - OPERATING SITES, POST-CLOSURE PERMITTED SITES, HISTORICAL NON-OPERATING SITES, CORRECTIVE ACTION SITES, TIERED PERMIT SITES

2 RECORDS FOUND

REPORT ID	MAP ID	SITE FACILITY NAME	SITE FACILITY TYPE	CLEANUP STATUS	ADDRESS DESCRIPTION	CITY	ZIP	COUNTY
		ELEMENTARY #13 - WALT HANLINE ELEMENTARY SCHOOL	SCHOOL CLEANUP	ACTIVE	4137, 4201, 4225, 4231, AND 4237 CENTRAL AVENUE	CERES	95307	STANISLAUS
		ELEMENTARY #14 - LUCAS ELEMENTARY SCHOOL	SCHOOL CLEANUP	ACTIVE	2842 ROEDING ROAD	CERES	95307	STANISLAUS

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ENVIROSTOR

LAYERS

- Federal Superfund
- State Response
- Voluntary Cleanup
- School Cleanup
- Evaluation
- School Investigation
- Military Evaluation
- Tiered Permit
- Corrective Action
- Haz Waste Permit
- Monitoring Wells
- GeoTracker LIFT
- GeoTracker S-UC

MAP SIZE
1024x768

Map Satellite Hybrid Terrain

LINK TO THIS MAP

Done Internet | Protected Mode: Off 100%

EXHIBIT "A"
LEGAL DESCRIPTION
PRIOR TO MERGER

ALL that certain real property situate in the County of Stanislaus, State of California, lying within a portion of the Southwest Quarter of Sections 16, Township 4 South, Range 10 East, Mount Diablo Meridian, described as follows:

Parcel "C" and Parcel "D" as shown on that certain map filed in the Office of the Recorder of the County of Stanislaus on June 1, 1995 in Book 47 of Parcel Maps at Page 24.

Parcel 3 as shown on that map filed in the Office of the Recorder of the County of Stanislaus on September 25, 1992 in Book 45 of Parcel Maps at page 36.

CONTAINING 126.53 acres inclusive, more or less.





Dave L. Skidmore, L.S. 7126
2/17/12

EXHIBIT "B"
LEGAL DESCRIPTION
AFTER MERGER

ALL that certain real property situate in the County of Stanislaus, State of California, lying within a portion of the Southwest Quarter of Sections 16, Township 4 South, Range 10 East, Mount Diablo Meridian, described as follows:

PARCEL 4:

Parcel "C" together with Parcel "D" as shown on that certain map filed in the Office of the Recorder of the County of Stanislaus on June 1, 1995 in Book 47 of Parcel Maps at Page 24.


Also together with Parcel 3 as shown on that map filed in the Office of the Recorder of the County of Stanislaus on September 25, 1992 in Book 45 of Parcel Maps at page 36.

CONTAINING 126.53 acres, more or less.

SUBJECT to all easements and/or rights of way of record.

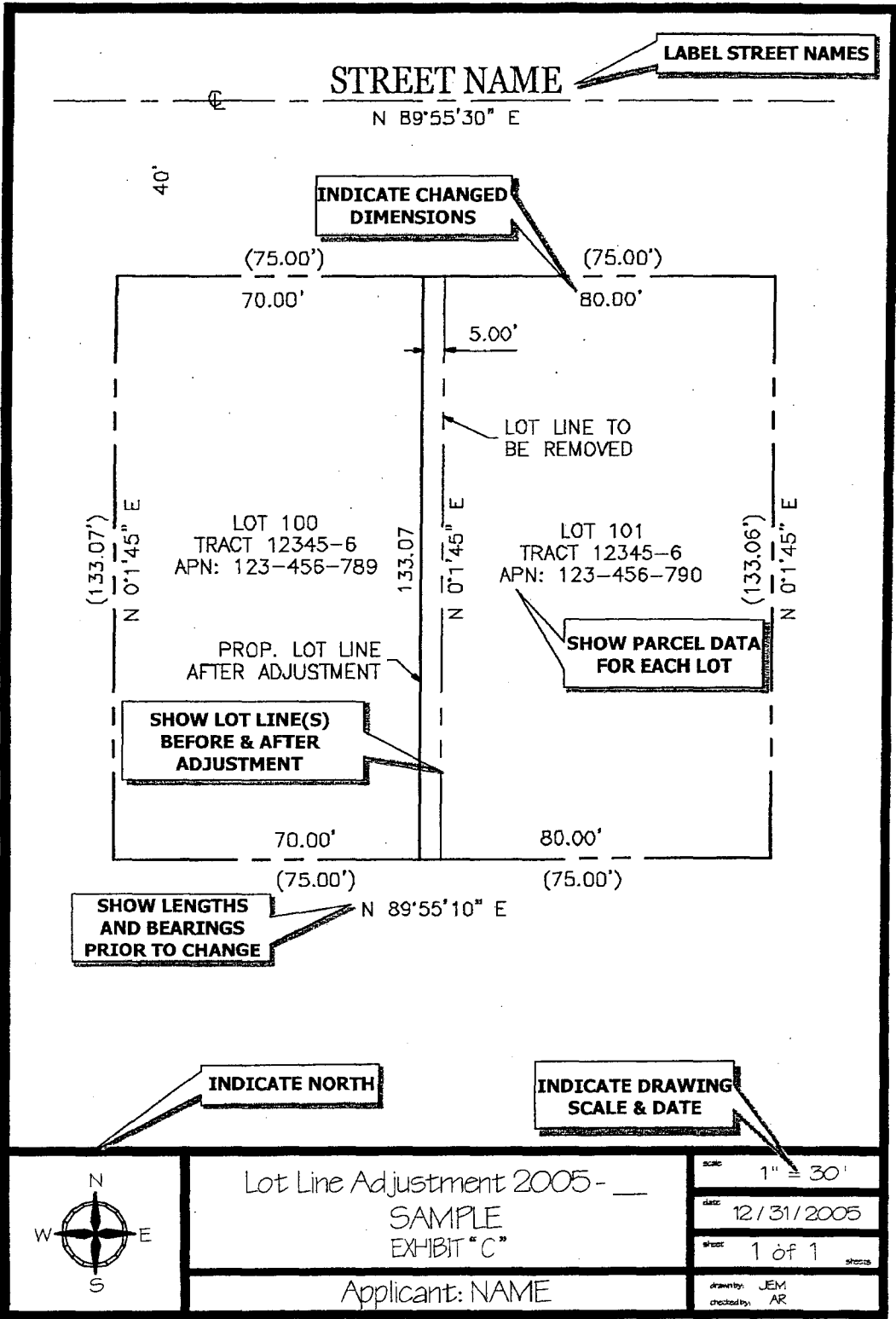
THE above described Parcels of land shall herein after be considered one (1) parcel of land.

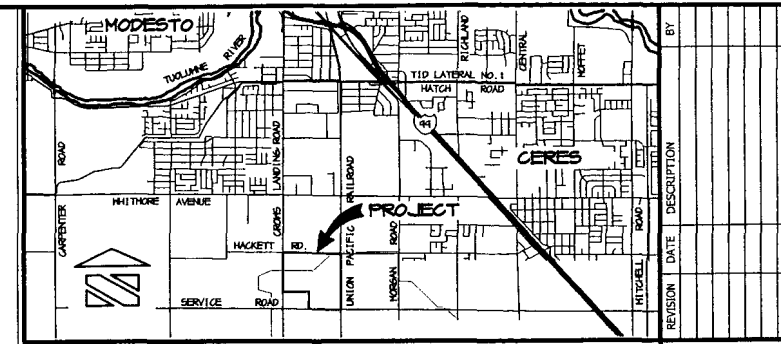
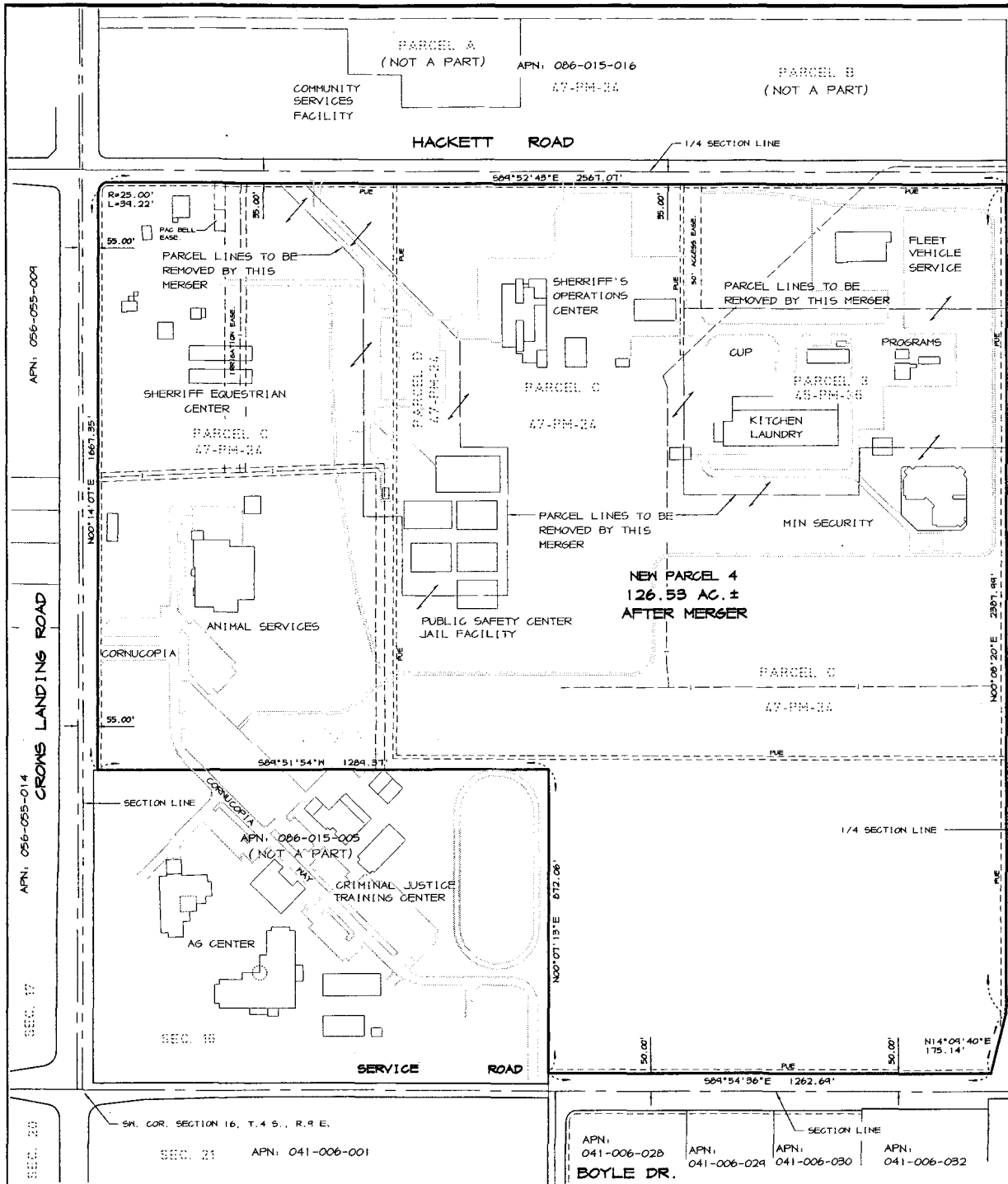




Dave L. Skidmore, L.S. 7126
2/17/12

EXAMPLE OF EXHIBIT "C"





VICINITY MAP
NO SCALE

OWNER(S)
COUNTY OF STANISLAUS
1010 10TH STREET, #3500
MODESTO, CA, 95354
PH: (209) 525-6461
C/O: TIM FEDORCHEK
SENIOR MANAGEMENT CONSULTANT
STANISLAUS COUNTY/
CEO - CAPITAL PROJECTS
1010 10TH STREET #6800
MODESTO, CA, 95354
PH: (209) 652-1644

PARCEL SUMMARY

BEFORE MERGER	
APN: 006-015-014	
PARCEL 'C' - 47-PM-24	104.92 AC.
PARCEL 'D' - 47-PM-24	6.61 AC.
APN: 006-015-015	
PARCEL 'B' - 45-PM-36	10.00 AC.
	126.53 AC.
AFTER MERGER	
APN. TO BE DETERMINED	
PARCEL 4	126.53 AC.

GENERAL NOTES

- ASSESSOR'S PARCEL NUMBER(S): 006-015-014 & 015
- EXISTING ZONING: PD
- CURRENT DOMESTIC WATER: BY CITY OF CERES
- CURRENT SANITARY SEWER: BY CITIES OF MODESTO & CERES
- ASSESSOR'S INFORMATION DEFICITS THAT SUBJECT PARCELS ARE NOT RESTRICTED BY A WILLIAMSON ACT CONTRACT.
- SITE CURRENTLY OPERATES AS STANISLAUS COUNTY CENTER NO. 6 AND HOUSES NUMEROUS COUNTY OPERATIONS AND FACILITIES
- THE PROPERTY LINE DISTANCES, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE APPROXIMATE AND ARE TAKEN FROM DEEDS, ASSESSOR'S MAPS, OR BOTH, AND PRELIMINARY FIELD OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL FIELD SURVEY. THE BUILDING AND PARKING FIELD LOCATIONS ARE APPROXIMATE AND ARE DERIVED FROM AVAILABLE IMPROVEMENT PLANS AND AERIAL PHOTOGRAPHY.

**ASSOCIATED
ENGINEERING
GROUP**



4746 TECHNICAL AVENUE DRIVE SUITE 4 MODESTO, CA 95356

PARCEL MERGER

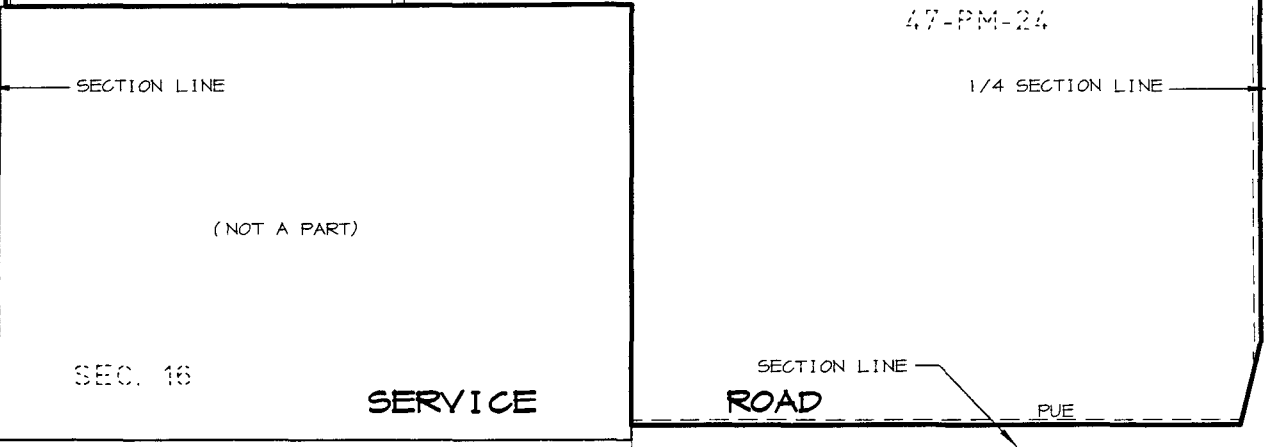
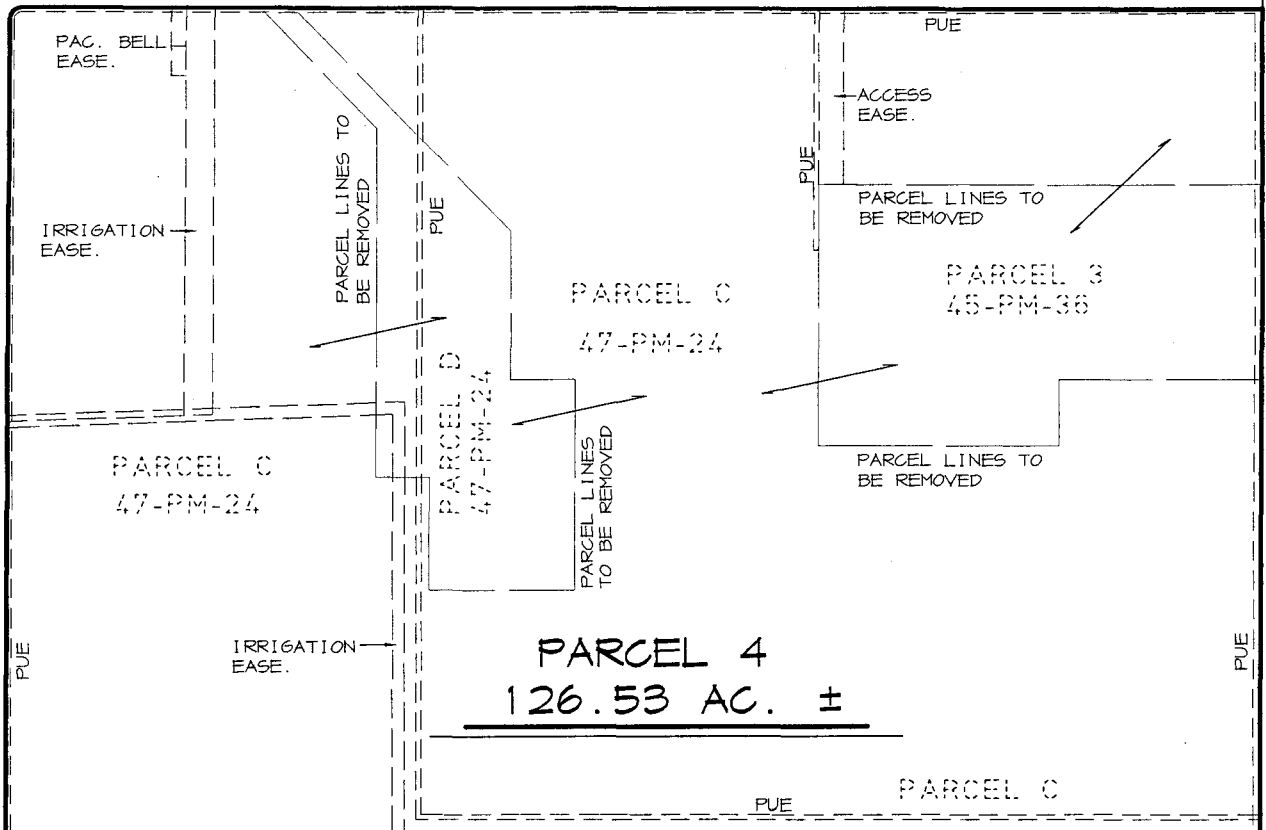
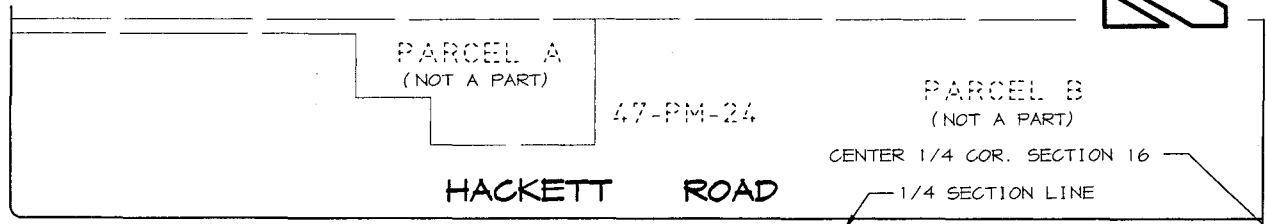
(PORTION OF COUNTY CENTER NO. 6)
BEING PARCEL B AS SHOWN IN BK. 45 - PM - P6, 36 AND
PARCELS 'C' & 'D' AS SHOWN IN BK. 47 - PM - P6, 24, S.C.R.
LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 16,
TOWNSHIP 4 SOUTH, RANGE 9 EAST, MOUNT DIABLO MERIDIAN

DRAWN BY: DLS
DATE: 2/17/11
SCALE: 1"=200'
DWG: Mer_01
CHECKED:
JOB #: 829C-1

SHEET

1

OF



CROWS LANDING ROAD

TIDEWATER SOUTHERN RAILROAD

SEC. 17

SEC. 20

SW. COR. SECTION 16, T.4 S., R.9 E.
SEC. 21

BOYLE DR.

DRAWN:	DLS
DATE:	2/16/12
SCALE:	1"=400'
JOB #:	823C-12
DWG:	Exc

EXHIBIT "C"

PARCEL MERGER

BEING A PORTION OF THE SOUTHWEST 1/4
OF SECTION 16, T.4 S., R.9 E., M.D.M.
STANISLAUS COUNTY CALIFORNIA



**ASSOCIATED
ENGINEERING
GROUP**

4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
PHONE: (209) 545-3390 FAX: (209) 545-3875 www.assoceng.com

ACKNOWLEDGMENT

State of California
County of STANISLAUS

On APRIL 18, 2012 before me, THERESA A. GUNTER NOTARY PUBLIC
(insert name and title of the officer)

personally appeared CHRISTINE FERARLO
who proved to me on the basis of satisfactory evidence to be the pers on(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 pers on(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 [Handwritten Signature] (Seal)

OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document
and could prevent fraudulent removal and reattachment of this form to another document.*

Description of Attached Document

Title or Type of Document: PUBLIC SAFETY CENTER MEMBER PARCE APPLICATION

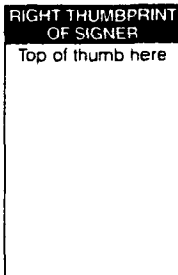
Document Date: 4/18/2012 Number of Pages: 9

Signer(s) Other Than Named Above: PATRICIA HILL THOMAS

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

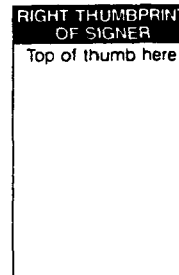
- Individual
- Corporate Officer -- Title(s): _____
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer -- Title(s): _____
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

ACKNOWLEDGMENT

State of California
County of STANISLAUS

On APRIL 18, 2012 before me, THERESA A. GUNTER NOTARY PUBLIC,
(insert name and title of the officer)

personally appeared PATRICIA HILL THOMAS
who proved to me on the basis of satisfactory evidence to be the pers on(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 pers on(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 T.A.G. (Seal)

OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document
and could prevent fraudulent removal and reattachment of this form to another document.*

Description of Attached Document

Title or Type of Document: PUBLIC SAFETY CENTER PARCEL MEMBER APPLICATION

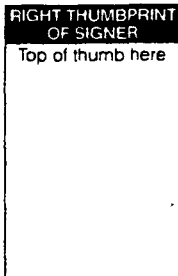
Document Date: 4/18/2012 Number of Pages: 9

Signer(s) Other Than Named Above: CHRISTINE FERRARO

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Approval of the Merger of Three Adjacent County-Owned Parcels Comprising the Stanislaus County Public Safety Center Located at 250 East Hackett Road, Modesto (APN 086-015-014 and 086-015-015) Into One Single Parcel; and Authorize the Chief Operations Officer and the Clerk of the Board of Supervisors to Sign and Record the Lot Merger Documents

Page 2

FISCAL IMPACT: (Continued)

The three parcels were divided while under County ownership from the original site for the purpose of providing security for past financings – all of which have been repaid and satisfied. The Certificates of Participation (COP) 1997 Series B (refunding of a previous public financing) pledged the Public Safety Center Support Services (kitchen/laundry) facility as an asset which has now been repaid.

In January 2007, the Board of Supervisors authorized the Certificates of Participation (COP) 2007 Series A refinancing. The refinancing of the 2007A COP released the pledged assets that were previously used as collateral to finance the refunding of the prior public financing:

- Minimum Security Housing Unit;
- Sheriff's Operations Center;
- Ten acres of vacant land at the Juvenile Justice Center;
- Public Safety Center Main Jail;
- Agricultural Center; and
- Ray Simon Criminal Justice Training Center.

The recommended merger of the three parcels will permit the planning and construction of the Jail Expansion Plan per the Stanislaus County Public Safety Center Expansion Operational and Architectural Program and Site Master Plan 2011 Update approved by the Board of Supervisors on December 13, 2011.

DISCUSSION:

This proposed action will authorize the Chief Operations Officer and the Clerk of the Board of Supervisors to sign and record a lot merger to reconsolidate three County-owned parcels at the Public Safety Center. The three parcels, Parcels 3, C and D, will be merged into a single jail site at the Public Safety Center and will allow for expansion of needed jail facilities directly adjacent to the existing Sheriff's jail operations, as shown in Exhibit 1 below.

Approval of the Merger of Three Adjacent County-Owned Parcels Comprising the Stanislaus County Public Safety Center Located at 250 East Hackett Road, Modesto (APN 086-015-014 and 086-015-015) Into One Single Parcel; and Authorize the Chief Operations Officer and the Clerk of the Board of Supervisors to Sign and Record the Lot Merger Documents

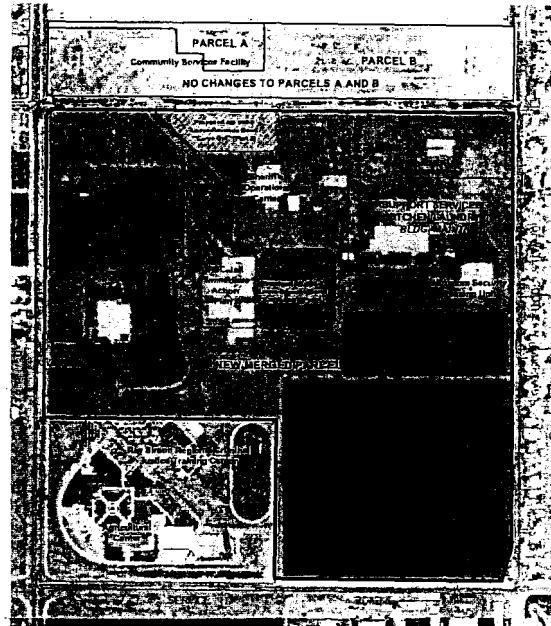
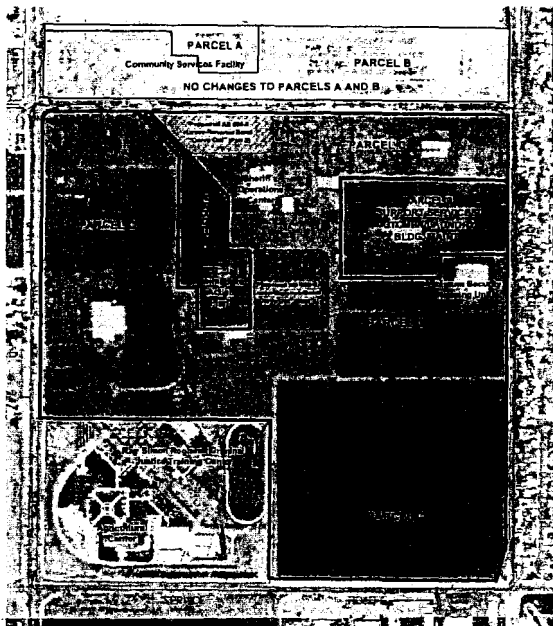
Page 3

EXHIBIT 1

Existing and Proposed Merger of Public Safety Center Parcel 3, Parcel C and Parcel D:

Existing (Before Merger)

Proposed Parcel Merger



STAFFING IMPACT:

Existing Capital Projects staff in collaboration with the Clerk of the Board will record the lot merger.

POLICY ISSUES:

This action to record the lot merger advances the Board of Supervisors' priority for a Safe Community.

CONTACT PERSON:

Patricia Hill Thomas, Chief Operations Officer. Telephone 209-525-6333