



City of Ceres • City of Hughson • City of Modesto • City of Newman • City of Oakdale • City of Patterson
City of Riverbank • City of Turlock • City of Waterford • County of Stanislaus

**POLICY BOARD MEETING
STANCOG BOARD ROOM
1111 I STREET, SUITE 308
MODESTO, CA 95354
WEDNESDAY, OCTOBER 15, 2025
6:00 PM**

**Amended on 10/14/2025: Staff Report for 8.A – Offer dates and offer letters updated
(Attachments 3A-3D, 4)**

In addition to in person attendance at the location identified above, the following options are available to members of the public to listen to this meeting and provide comments to the Policy Board members during this meeting.

1. Join the Policy Board meeting from your computer or tablet. Register in advance for this meeting at:

https://us06web.zoom.us/meeting/register/tx1YANvtSDOsnMeNEZl_Qg

After registering, you will receive a confirmation email containing information about joining the meeting.

OR

2. For participation by teleconference only, please use the following telephone number and access codes:

Call in Number: +1 669 444 9171

Meeting ID: 812 0764 8345

Passcode: 118976

If you wish to make a comment on a specific agenda item, please use the “Raise Hand” icon in Zoom and you will be called on by the chair during the meeting. For those joining the meeting by telephone, please press *9 on your telephone keypad to raise your hand. To lower your hand, press *9 again.

Board Agendas and Minutes: Policy Board agendas, minutes and copies of items to be considered by the StanCOG Policy Board are available at least 72 hours prior to the meeting at the StanCOG offices located at 1111 "I" Street, Suite 308, Modesto, CA during normal business hours. The documents are also available on StanCOG's website at www.stancog.org.

Materials related to an item on this Agenda submitted to the Policy Board after distribution of the agenda packet are available for public inspection at the address listed above during normal business hours. These documents are also available on StanCOG's website, subject to staff's ability to post the documents before the meeting.

Reasonable Accommodations: This Agenda shall be made available upon request in appropriate alternative formats to persons with a disability, as required by the Americans with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (California Government Code § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact Shannon Silva at (209) 525-4600 during regular business hours at least 72 hours prior to the time of the meeting to enable StanCOG to make reasonable arrangements to ensure accessibility to this meeting.

Notice Regarding Non-English Speakers: StanCOG Policy Board meetings are conducted in English. Anyone wishing to address the Policy Board is advised to have an interpreter or to contact Shannon Silva at (209) 525-4600 during regular business hours at least 72 hours prior to the time of the meeting so that StanCOG can provide an interpreter.

Aviso con Respecto a Personas que no Hablan el Idioma de Inglés: Las reuniones de la Mesa Directiva del Consejo de Gobiernos de Stanislaus son conducidas en Inglés. Cualquier persona que desea dirigirse a la Mesa Directiva se le aconseja que traiga su propio intérprete o llame a Shannon Silva al (209) 525-4600 durante horas de oficina regulares o a lo menos 72 horas antes de la reunión, para proporcionarle con un intérprete.

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

Members of the public may address the Policy Board on any item not on the agenda. Comments shall be limited to five minutes unless the Chair of the Policy Board sets a different time limit. The Policy Board cannot take action on matters not on the agenda, unless the action is authorized by Section 54954.2 of Government Code.

5. ADJOURN TO CLOSED SESSION

- A.** Conference with Real Property Negotiators: Pursuant to Government Code Section 54956.8
Agency Negotiators: Tony Harris, StanCOG, Ed Noriega, Mark Thomas & Co., Jennifer Cole, Monument
Under Negotiation: Price and Terms of Payment
Properties and Negotiating Parties: Listed on Last Page of Agenda
- B.** Public Employee Appointment: Pursuant to Government Code Section 54957
Title: Interim/Executive Director
- C.** Conference with Labor Negotiators: Pursuant to Government Code Section 54957.6
Unrepresented Employee: Interim/Executive Director
- D.** Conference with Legal Counsel: Potential Litigation
Pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: Two Cases

6. RECONVENE FROM CLOSED SESSION

- A.** Report from Closed Session

7. CONSENT CALENDAR

- A.** Motion to Approve the Policy Board Meeting Minutes of September 17, 2025
- B.** Motion to Accept the Measure L Funds Received and Investment Recap Report

8. DISCUSSION/ACTION ITEMS

- A.** Consider and Adopt a Resolution(s) of Necessity to Acquire Real Property, or an Interest in Real Property, by Eminent Domain for the State Route 132-West Project for the Following Parcels:

Resolution No.	Owner(s)	Parcel	ROW Acquisition Area
Resolution 25-09	Jessica S. Mariscal Raya & Edwin Macias	835 N. Hart Road Modesto, CA 95358 (APN 012-040-004)	134,494 sf fee interest (3.088 acres) (full acquisition)
Resolution 25-10	The Texas Ranch Limited Partnership	012-037-006 012-039-020	226,010 (5.19 acres)
Resolution 25-11	Alcamo Farms, LLC	824 Dakota Ave. Modesto, CA 95358 (APN 081-031-013)	6,771 sf fee interest (partial acquisition)
Resolution 25-12	M3 Land Company, LLC	6237 Maze Blvd Modesto, CA (APN 012-039-015)	75,379 sf fee (partial acquisition)

- B.** Motion to Adopt Resolution 25-13 Authorizing the Executive Director to Negotiate and Execute a Memorandum of Understanding (MOU) for the Modesto Bus Rapid Transit Study (BRT) with Stanislaus Regional Transit Authority (StanRTA) (Jean Foletta)
- C.** Motion to Adopt Resolution 25-14 Authorizing the Executive Director to Negotiate and Execute Memorandums of Understanding (MOUs) for the Regional Early Action Planning Grants of 2021 (REAP 2.0) Transformative Funding Suballocation Program with the Member Agencies (Jean Foletta)
- D.** Motion to Approve by Resolution 25-15 the Fiscal Year (FY) 2025/26 Measure L Project Summary for MOVE Stanislaus as Required by the Measure L Master Funding Agreement (Jean Foletta)
- E.** Motion to Adopt Resolution 25-16 Authorizing the Executive Director to Negotiate and Execute a Professional Services Agreement with Psomas for the Church Street Mobility Enhancement Project (Tony Harris)

9. INFORMATION ITEMS

The following items are for information only.

- A. Program Delivery Status Report
- B. Change in Employment Assignments
- C. Valley Vision Stanislaus Steering Committee Meeting Minutes of August 14, 2025
- D. Measure L Oversight Committee Meeting Minutes of September 2, 2025
- E. Management and Finance Committee Meeting Minutes of September 3, 2025, and October 1, 2025
- F. Executive Committee Meeting Minutes of October 6, 2025

10. CALTRANS REPORT

11. INTERIM EXECUTIVE DIRECTOR REPORT

12. MEMBER REPORTS

13. ADJOURNMENT

Next Regularly-Scheduled Policy Board Meeting:
November 19, 2025 @ 6:00 pm

Item 5.A Parcel List

APN	Property Owner	Address	City
101-004-070	Isaias EudesDiaz Soy (prev. Lopez)	Locust St	Modesto
101-004-069	Dalila Zavala-Patino	Locust St	Modesto
101-004-067	Erik Navarro	304 N. Madison	Modesto
101-004-065	Vallie Carson	127 Laurel	Modesto
101-004-064	City of Modesto	212 Linden	Modesto
101-004-063	Crystal D. Matthews	216 Linden	Modesto
101-004-059	Jeffrey & Norina Manglona	308 N. Madison	Modesto
101-004-057	F9 Properties, LLC (prev. Ano LLC)	301 N. Washington	Modesto
101-004-016	F9 Properties, LLC (prev. Ano LLC)	N Washington at Laurel	Modesto
101-004-015	Fahmi Alsumeri	107 Laurel	Modesto
101-004-014	Neftali Peraza	111 Laurel	Modesto
101-004-013	Larry Leslie	115 Laurel	Modesto
101-004-012	Larry Leslie	119 Laurel	Modesto
101-004-011	Rajiv & Mridula Sharma	123 Laurel	Modesto
101-003-023	Alba Fregoso	320 Laurel	Modesto
101-003-020	Carl Gwaltney	318 Laurel	Modesto
101-003-019	Josephine Burrell	310 Laurel	Modesto
101-003-002 101-004-009 101-004-064	City of Modesto	501 N. Jefferson St.	Modesto
029-021-013	Wang Meng Vang	412 Elm	Modesto
029-021-012	Neil A. Herrera Joseph F. Herrera and Nora G. e e	416 Elm	Modesto
029-021-011	REL Real Estate LLC	426 Elm	Modesto
029-021-010	Gloria Ramirez	434 Elm	Modesto
029-016-014	County of Stanislaus	Elm Way	Modesto
029-016-013	Kamal Lal	641 Elm	Modesto
029-016-001 029-016-002	Pedro H. Contreras and Gudelia G. Hervat, husband and wife and Rigoberto H. Contreras	638 Elm	Modesto
029-015-031	Francisco V. Castillo	625 Elm	Modesto
029-015-030	Jose Galeana and Sandra Galeana	701 Elm	Modesto
029-015-023	Ricardo Luis Arrieta & Beatrice Mendoza Arrieta	609 Elm	Modesto
029-015-021	Stanislaus Regional Housing Authority	722 Kansas	Modesto
029-015-018	Jacquelynne Ocana	812 Kansas	Modesto
029-015-014	Debra Godfrey	617 Elm	Modesto
029-015-012	Dayren A. Bautista Naranjo and Juan Revuelta Rodriguez	603 Elm	Modesto
029-015-011	Jose B. Navarro Jr	527 Elm	Modesto
029-015-010	Ariana Monroy & Francisco J. Verduzco	515 Elm	Modesto
029-015-009	John C. Molthen	505 Elm	Modesto
029-015-004	Trimble Land Company LLC	820 Kansas	Modesto
029-014-005	615 Kansas Avenue LLC		Modesto
029-014-004	Quality Air Cond Inc	531 Kansas	Modesto
029-013-015	Grand Salkhi Properties LLC	815 Kansas	Modesto
029-013-014	Rodney and Mallory Lewis	811 Kansas	Modesto
029-013-013 029-014-010	NP Modesto Industrial LLC	1200 Graphics	Modesto

029-013-011	State of California	908 Emerald	Modesto
029-013-009	MB LLC	903 Kansas	Modesto
012-060-004	Richard Eugene Quaresma	543 Butler	Modesto
012-060-002 012-060-006 012-060-007 012-060-008	Joseph Henriques & Kristi Henriques	Maze	Modesto
012-047-010	John Cardoso & Mary Cardoso	Maze	Modesto
012-047-009	Antonio Garcia & Maria Garcia	Maze	Modesto
012-042-018	Brandon W. Cooper and Katie Cooper	531 N Hart	Modesto
012-042-010	Garcia-Les Partners, LP	7713 Maze	Modesto
012-040-004	Jessica Mariscal Raya & Edwin Macias	835 N Hart	Modesto
012-039-015	M3 Land Company LLC	6237 Maze	Modesto
012-038-014	Jacob Verburg & Jayne Verburg	942 N Hart	Modesto
012-037-012 012-037-013	Kathleen Menghetti & Andrea Menghetti	5019 Maze	Modesto
012-037-006 012-039-020	Texas Ranch LTD Partnership	5837 Maze	Modesto
007-022-021 007-022-022	Luchessa Properties LLC	4843 Maze	Modesto
007-022-019	Luchessa Properties LLC	Maze	Modesto
007-022-016	Dwight Wolf & Lori Wolf	4290 Kansas	Modesto
007-022-007	UVR Enterprises, Inc.	459 N Dakota	Modesto
007-022-006	Bray	4130 Kansas	Modesto
007-022-003 007-022-026	John Terra & Beverly Terra	4413 Maze	Modesto
081-031-013	Alcamo Farms, LLC	824 Dakota	Modesto
012-039-016	Isabel Azevedo	306 N Hart	Modesto
012-039-014	Manuel Azevedo	342 N Hart	Modesto
012-042-017	Manuel Azevedo	601 N Hart	Modesto
012-040-003	Joe Gonsalves & Debbie Gonsalves	1088 N Hart	Modesto
012-042-013	Joseph A. Gonsalves	7601 Maze	Modesto
012-042-021	Joseph Gonsalves & Debra Gonsalves	7243 Maze	Modesto



StanCOG
Stanislaus Council of Governments

CLOSED SESSION



StanCOG
Stanislaus Council of Governments

CLOSED SESSION

**THE POLICY BOARD WILL MEET FOR
A CLOSED SESSION AT THIS TIME**



StanCOG
Stanislaus Council of Governments

CONSENT CALENDAR



**POLICY BOARD MEETING
STANCOG POLICY BOARD ROOM
1111 I STREET, SUITE 308
MODESTO, CA**

**Minutes of September 17, 2025 (Wednesday)
6:00 pm**

In addition to in person attendance at the locations identified above, members of the public were able to join the meeting virtually or participate by teleconference to provide comments to the Policy Board during the meeting.

MEMBERS PRESENT: Chair Buck Condit, Vito Chiesa, Mani Grewal, Terry Withrow (Stanislaus County); Vice-Chair George Carr (City of Hughson); Rosa Escutia-Braaton, David Wright, Sue Zwahlen (City of Modesto); Casey Graham (City of Newman); Rachel Hernandez (City of Riverbank); Charlie Goeken (City of Waterford); Kayleigh Gilbert (City of Oakdale); Erika Phillips (City of Turlock)

ALSO PRESENT: Sylvia Dayak (Caltrans, District 10); Jose Luis Caceres, Jean Foletta, Jennifer Graham, Tony Harris, Josey Oshana, Shannon Silva, Monica Streeter (StanCOG); James Pratt (Infinity Technologies); Sybil Hatch (Convey Inc); Carolyn Neumann (Member of the Public); Toby Wells (Director of Engineering, City of Modesto); Doug Dunford (Ceres City Manager); Omar Afife (Member of the Public); Kevin MCclarty (Member of the Public)

1. CALL TO ORDER

Chair Buck Condit called the meeting to order at 6:00 pm.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

Carolyn Neumann requested clarification on when the next Technical Advisory Committee was, and José Luis Cáceres provided an answer.

5. PRESENTATION

A. Measure L Website Update

Sybil Hatch previewed the Measure L website with the council. Ms. Hatch also stated that the funds page would show where the Measure L money was going, both local and regional, along with the plan to develop and share social media content.

Member Escutia-Braaton asked a question regarding the language app, to which Ms. Hatch stated it was a machine language translator.

6. CONSENT CALENDAR

- A. Motion to Approve the Policy Board Meeting Minutes of August 20, 2025**
Carolynn Neumann requested policy information on the Policy Board members' attendance. Monica Streeter provided an answer.
- B. Motion to Accept the Measure L Funds Received and Investment Recap Report**
- C. Motion to Approve by Resolution 25-02 the Professional Services Agreement with CPS HR Consulting for Executive Recruitment Services for an Executive Director**

***By Motion (Member David Wright /Member Charlie Goeken) and a unanimous vote**, the Policy Board approved the Consent Calendar.

7. DISCUSSION/ACTION ITEMS

- A. Motion to Approve by Resolution 25-03 the Memorandum of Understanding for Suballocation of Local Partnership Competitive Program for the 7th Street Bridge Replacement Project**
José Luis Cáceres discussed the Memorandum of Understanding for Suballocation of Local Partnership Competitive Program for the 7th Street Bridge Replacement Project. He stated that the county must request the funds to be allocated by the California Transportation Commission (CTC).

Members of the Policy Board asked several questions, to which Mr. Cáceres provided an answer.

***By Motion (Member Vito Chiesa/Vice-Chair George Carr) and a unanimous vote**, the Policy Board approved by Resolution 25-03 the Memorandum of Understanding for Suballocation of Local Partnership Competitive Program for the 7th Street Bridge Replacement Project.

- B. Motion to Adopt by Resolution 25-04 the Measure L Regional Control Project Cooperative Agreement with Stanislaus County for Plans, Specifications, and Estimates for the Faith Home Road Expressway Project**

José Luis Cáceres discussed the Measure L Regional Control Project Cooperative Agreement with Stanislaus County for Plans, Specifications, and Estimates for the Faith Home Road Expressway Project. Mr. Cáceres stated that Stanislaus County had requested \$8 million of the \$10 million in the budgeted Measure L Regional Project Funding for the PS&E of the Faith Home Road Expressway Project.

Toby Wells and Doug Dunford both expressed their dissatisfaction with StanCOG's process in the project.

Several members made comments regarding the rules for phasing on the funding round guidelines.

***By Motion (Member Vito Chiesa/Member David Wright) and a unanimous vote**, the Policy Board Approved by Resolution 25-04 the Measure L Regional Control Project Cooperative Agreement with Stanislaus County for Plans, Specifications, and Estimates for the

C. Motion to Approve by Resolution 25-05 the Submittal of Project Applications for Funding under the StanCOG FFY 2027-2030 Surface Transportation Block Grant (STBG) and Congestion Mitigation and Air Quality (CMAQ) Improvement Program Funding Round

José Luis Cáceres discussed the Submittal of Project Applications for Funding under the StanCOG FFY 2027 2030 Surface Transportation Block Grant (STBG) and Congestion Mitigation and Air Quality (CMAQ) Improvement Program Funding Round. Mr. Cáceres explained that the funding round extended the deadline for applications from September 19th to October 14th, 2025.

Several Policy Board members had questions and comments regarding the feedback StanCOG received from their Management and Finance Committee, as well as the extension on the deadline. Mr. Cáceres provided information and feedback.

Omar Afifeh asked for clarification on the State Route 132 funding projects, to which Mr. Cáceres provided an answer.

Kevin MCclarty asked for background on the ACE train project as well as several questions on State Route 132. Mr. Cáceres informed Mr. MCclarty that there had been traffic studies and that there would currently be two lanes for SR 132.

Toby Wells expressed support for the State Route 132 project; however, he did not support the process that StanCOG was using. Mr. Wells also recommended that StanCOG be more transparent and inform other agencies before the cities spend time preparing their applications. Mr. Wells also suggested that StanCOG remove one of the three project applications.

Doug Dunford expressed apprehension about the phasing policy. Additionally, Mr. Dunford indicated he was not in support of the process that StanCOG used to submit the applications for funding. He felt that the approach taken did not align with the best practices or expectations.

Member Vito Chiesa asked for more information on the Funding Round Guideline Rules for phasing. He asked why other agencies had to ask StanCOG for permission to break projects into phasing. Mr. Cáceres stated that they did not have to ask for permission; instead, they had to inform the agency prior to applying.

Member Charlie Goeken requested that the Management and Finance Committee review the funding round guidelines rules for phasing in the future.

***By Motion (Member Vito Chiesa/Member Terry Withrow) with Member Rachel Hernandez Abstaining and a 8-4-1 roll call vote**, the Policy Board Approved by Resolution 25-05 the Submittal of Project Applications for Funding under the StanCOG FFY 2027 2030 Surface Transportation Block Grant (STBG) and Congestion Mitigation and Air Quality (CMAQ) Improvement Program Funding Round.

D. Motion to Adopt by Resolution 25-06 an Amendment to the Employee Policies and Procedures Handbook

Monica Streeter reviewed the amendment to the employee policies and procedures handbook. She mentioned that the handbook was reviewed annually by outside legal counsel and that it was last presented to the Policy Board on November 17, 2021. Ms. Streeter also mentioned that if the amendment was adopted, the vacation rates would go into effect October 4, 2025, to coincide with the employee pay periods. Ms. Streeter also informed the Policy Board that the provision in

the handbook addressed that the out-of-class increase in pay to employees would be determined by the Executive Director of StanCOG.

Member Charlie Goeken expressed concerns with StanCOG's policies and procedures, and Ms. Streeter provided him with more background.

The Policy Board discussed the possibility of conducting a classification and comparison study on annual rates in the future.

Carolyn Neumann and Doug Dunford both made several comments on StanCOG's policies and procedures.

***By Motion (Member Casey Graham/ Member Charlie Goeken) and a unanimous vote**, the Policy Board Adopted by Resolution 25-06 an Amendment to the Employee Policies and Procedures Handbook with the provision that the handbook be reviewed by the Management and Finance Committee prior to the Policy Board approval in the future.

E. Motion to Approve by Resolution 25-07 the FY 2025/26 Cost of Living Adjustments (COLA) Effective July 1, 2025, as Budgeted for in the Approved FY 2025/26 Overall Work Program (OWP) and Budget, for StanCOG Staff Employed as of the Date the Policy Board Takes Action

Jean Foletta discussed the FY 2025/26 Cost of Living Adjustments (COLA), effective July 1, 2025, as budgeted for in the Approved FY 2025/26 Overall Work Program (OWP) and Budget, for StanCOG Staff Employed as of the Date the Policy Board Takes Action. Ms. Foletta also mentioned that the FY 2025/26 OWP included a COLA estimate of 4%. She discussed that the Consumer Prices Index (CPI) would be 3% and eligible employees were those employed by StanCOG as of September 17, 2025.

***By Motion (Member Vito Chiesa/Member Rosa Escutia-Braaton) and a unanimous vote**, the Policy Board Approve by Resolution 25-07 the FY 2025/26 Cost of Living Adjustments (COLA) Effective July 1, 2025, as Budgeted for in the Approved FY 2025/26 Overall Work Program (OWP) and Budget, for StanCOG Staff Employed as of the Date the Policy Board Takes Action.

*At 8:17 pm, the Policy Board took a break.

8. INFORMATION ITEMS

The following items were provided for information only.

- A.** Program Delivery Status Report
- B.** Special Measure L Oversight Committee Meeting Minutes of August 5, 2025
- C.** Executive Committee Meeting Minutes of September 8, 2025

9. CALTRANS REPORT

Sylvia Dayak reported that under the Clean California Act, \$1.2 billion was invested to dedicate cleaning efforts throughout California highway systems.

10. INTERIM EXECUTIVE DIRECTOR REPORT

Elisabeth Hahn informed the Policy Board that she was retiring as of September 17, 2025.

Member Vito Chiesa thanked Elisabeth for her hard work. Chair Buck Condit thanked Elisabeth Hahn for her help and success with StanCOG.

11. MEMBER REPORTS

Member Sue Zwahlen provided an update on Measure L projects for the City of Modesto. Member Rachel Hernandez provided information on the Ad Hoc Committee.

12. ADJOURNMENT

The Policy Board adjourned to closed session at 8:55 pm.

A. Public Employee Appointment: Pursuant to Government Code Section 54957.6:
Title: Acting/Interim Executive Director and Executive Director

B. Conference with Labor Negotiators: Pursuant to Government Code Section 54957.6:
Unrepresented Employee: Acting/Interim Executive Director and Executive Director

C. Conference with Legal Counsel: Potential Litigation
Pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: 2 Cases

13. RECONVENE FROM CLOSED SESSION

The Policy Board Reconvened from Closed Session at 9:42 pm.

A. Report from Closed Session

Monica Streeter reported that the Policy Board voted 9-4 to appoint Jean Foletta as the Interim Executive Director, with a 10% increase to base pay effective immediately.

14. Motion to Approve by Resolution 25-08 the Response to the Stanislaus County Civil Grand Jury Report Case #25-06C

Monica Streeter reported that if the Civil Grand Jury response was approved, it would be provided to the Presiding Superior Court Judge, and it would be available on the StanCOG website.

***By Motion (Member Charlie Goeken/Member Erika Phillips Goeken) and a unanimous vote**, the Policy Board approved by Resolution 25-08 the Response to the Stanislaus County Civil Grand Jury Report Case #25-06C

15. ADJOURNMENT

Chair Buck Condit adjourned the meeting at 9:44

Next Regularly-Scheduled Policy Board Meeting:
October 15, 2025 (Wednesday) @ 6 pm

Minutes Prepared By:



Shannon Silva
Office Supervisor



StanCOG

Stanislaus Council of Governments

TO: Policy Board

FROM: Franklin Wong, Financial Services Manager
Jennifer Graham, Financial Services Specialist II

DATE: October 7, 2025

SUBJECT: Measure L Funds Received and Investment Recap Report

Staff Report
Motion

Recommendation

By Motion:

Accept the Measure L Funds Received and Investment Recap Report.

Background

The Measure L revenue projection per the expenditure plan is \$38,000,000, annually. Measure L funds are received monthly from the California Department of Tax and Fee Administration (CDTFA). Monthly estimated allocations are made by CDTFA using methodologies to estimate sales tax revenues based on past reports for the region. The actual amount for sales tax revenue is calculated in the month following the end of each quarter, at which time the CDTFA will deduct their administrative fees for the quarter and issue a final quarterly payment for the net amount based on the actual quarterly revenue received. Distributions made to jurisdictions for FY 2025/26 are based on receipts from August 1, 2025- July 31, 2026.

Discussion

As of August 31, 2025, StanCOG has received \$4,955,682.00 for FY 2025/26. The attached schedules show the status of the Measure L receipts as of August 2025. Attachment 1 provides the total monthly allocation to date as compared to the total estimated for the Fiscal Year. The year-to-date comparison between FY 2024/25 and FY 2025/26 reflects a decrease of Measure L revenue of \$889,144.00.

Attachment 2 reports the allocation of Measure L funds by category and jurisdiction. Attachment 3 identifies the total breakdown by jurisdiction and/or project.

The Investment Recap report reflects the cash balance of \$81,162,934.34 as of August 31, 2025. The pie chart on the report shows the percentage of Measure L funds by category.

Should you have any questions regarding this staff report, please contact Jean Foletta, Interim Executive Director, at 209-525-4600 or via e-mail at jfoletta@stancog.org.

Attachments:

1. Measure L Funds Received
2. Measure L Allocations Year to Date
3. Measure L Jurisdiction Allocations
4. Measure L Investment Recap

STANISLAUS COUNCIL OF GOVERNMENTS

FY 2016/17 - FY 2025/26

MEASURE L SALES TAX RECEIVED BY FISCAL YEAR																	
Fiscal Year	Measure L Estimate	*Advance Aug	*Advance Sept**	*Advance Oct	*Advance Nov	*Advance Dec**	*Advance Jan	*Advance Feb	*Advance Mar**	*Advance Apr	*Advance May	*Advance Jun**	*Advance Jul	Total Received	Over/(Under) Estimate		
2016/17	\$ 4,636,849.00											\$ 2,326,548.72	\$ 2,310,300.00	\$ 4,636,848.72	\$ 0.28		
2017/18	\$ 38,000,000.00	\$ 3,080,400.00	\$ 4,816,568.04	\$ 2,406,400.00	\$ 3,208,500.00	\$ 5,375,999.17	\$ 2,727,300.00	\$ 3,636,400.00	\$ 4,541,239.94	\$ 2,622,200.00	\$ 4,385,508.85	\$ 3,234,553.60	\$ 3,515,463.61	\$ 43,550,533.21	\$ 5,550,533.21		
2018/19	\$ 38,000,000.00	\$ 3,164,285.27	\$ 3,601,301.18	\$ 4,776,715.14	\$ 3,874,997.86	\$ 3,877,031.47	\$ 3,889,363.54	\$ 4,010,825.21	\$ 3,723,522.60	\$ 3,841,237.75	\$ 3,087,567.17	\$ 3,672,893.38	\$ 4,255,626.50	\$ 45,775,367.07	\$ 7,775,367.07		
2019/20	\$ 38,000,000.00	\$ 3,688,979.59	\$ 3,778,329.93	\$ 4,528,918.75	\$ 3,750,070.23	\$ 3,731,210.52	\$ 3,800,254.86	\$ 5,056,881.53	\$ 3,272,027.46	\$ 3,277,683.25	\$ 2,928,768.07	\$ 3,187,559.64	\$ 4,741,959.54	\$ 45,742,643.37	\$ 7,742,643.37		
2020/21	\$ 38,000,000.00	\$ 4,331,073.44	\$ 4,118,147.59	\$ 5,078,153.62	\$ 4,432,475.99	\$ 3,748,021.59	\$ 4,235,193.59	\$ 5,734,046.94	\$ 3,782,840.00	\$ 4,484,733.37	\$ 5,460,189.58	\$ 4,840,278.72	\$ 6,250,330.66	\$ 56,495,485.09	\$ 18,495,485.09		
2021/22	\$ 38,000,000.00	\$ 4,839,766.33	\$ 4,841,474.90	\$ 5,836,529.35	\$ 4,943,815.73	\$ 4,778,828.90	\$ 4,877,929.79	\$ 6,185,952.70	\$ 4,619,346.56	\$ 4,583,947.00	\$ 5,639,814.51	\$ 4,991,200.89	\$ 6,046,435.17	\$ 62,185,041.83	\$ 24,185,041.83		
2022/23	\$ 38,000,000.00	\$ 4,309,907.33	\$ 4,993,099.43	\$ 5,345,624.00	\$ 5,462,637.00	\$ 4,928,354.14	\$ 4,687,533.10	\$ 6,791,445.11	\$ 4,656,555.69	\$ 4,357,009.30	\$ 5,326,235.41	\$ 4,664,131.18	\$ 5,619,694.11	\$ 61,142,225.80	\$ 23,142,225.80		
2023/24	\$ 38,000,000.00	\$ 5,069,116.39	\$ 4,834,300.38	\$ 5,191,043.51	\$ 5,524,691.93	\$ 4,727,437.12	\$ 4,570,378.83	\$ 6,219,510.45	\$ 4,699,645.81	\$ 4,337,563.12	\$ 5,335,401.34	\$ 4,710,642.67	\$ 5,254,244.22	\$ 60,473,975.77	\$ 22,473,975.77		
2024/25	\$ 38,000,000.00	\$ 5,844,825.62	\$ 4,865,639.83	\$ 4,546,820.42	\$ 5,456,716.00	\$ 5,178,706.00	\$ 4,452,975.00	\$ 5,774,333.00	\$ 4,442,163.00	\$ 3,946,961.00	\$ 6,034,035.00	\$ 5,059,539.00	\$ 5,746,892.00	\$ 61,349,605.87	\$ 23,349,605.87		
2025/26	\$ 38,000,000.00	\$ 4,955,682.00															
Total		\$ 34,328,353.97	\$ 35,848,861.28	\$ 37,710,204.79	\$ 36,653,904.74	\$ 36,345,588.91	\$ 33,240,928.71	\$ 43,409,394.94	\$ 33,737,341.06	\$ 31,451,334.79	\$ 38,197,519.93	\$ 36,687,347.80	\$ 43,740,945.81	\$ 441,351,726.73			

FY 2025/26 MEASURE L FUND RECEIVED COMPARED TO FY 2024/25 MEASURE L FUNDS RECEIVED																
Fiscal Year	Measure L Estimate	*Advance Aug	*Advance Sept**	*Advance Oct	*Advance Nov	*Advance Dec**	*Advance Jan	*Advance Feb	*Advance Mar**	*Advance Apr	*Advance May	*Advance Jun**	*Advance Jul	YTD MEASURE L		
2024/25	\$38,000,000.00	\$ 5,844,825.62												\$5,844,825.62		
2025/26	\$38,000,000.00	\$ 4,955,682.00												\$4,955,682.00		
DIFFERENCE		\$ (889,143.62)	0	0	0	0	0	0	0	0	0	0	0	\$ (889,143.62)		

** One advance payment is made each month, and the quarterly reconciliation and payment (cleanup) is distributed in conjunction with the first advance for the subsequent quarter.

STANISLAUS COUNCIL OF GOVERNMENTS
MEASURE L ALLOCATIONS
FY 2025/26 Year To Date
August 31, 2025

Total Allocation from CDTFA	\$ 4,955,682.00
Less StanCOG Administration 1%	\$ 49,556.82
Remaining Allocations	<u>\$ 4,906,125.18</u>

2025/26	Allocation Percentages	Jurisdiction Categories/Funds	TOTAL CATEGORY	TOTAL JURISDICITON
Local Streets and Roads - 50%			\$ 2,453,062.59	
	6.36%	Ceres - Local Streets & Roads		\$ 156,014.78
	1.26%	Hughson - Local Streets & Roads		\$ 30,908.59
	35.79%	Modesto - Local Streets & Roads		\$ 877,951.10
	1.26%	Newman - Local Streets & Roads		\$ 30,908.59
	3.86%	Oakdale - Local Streets & Roads		\$ 94,688.22
	4.55%	Patterson - Local Streets & Roads		\$ 111,614.35
	3.42%	Riverbank - Local Streets & Roads		\$ 83,894.74
	15.26%	Turlock - Local Streets & Roads		\$ 374,337.35
	1.26%	Waterford - Local Streets & Roads		\$ 30,908.59
	26.98%	Stanislaus County - Local Streets & Roads		\$ 661,836.29
	100.00%			\$ 2,453,062.59
Traffic Management - 10%			\$ 490,612.52	
	6.36%	Ceres - Traffic Management		\$ 31,202.96
	1.26%	Hughson - Traffic Management		\$ 6,181.72
	35.79%	Modesto - Traffic Management		\$ 175,590.22
	1.26%	Newman - Traffic Management		\$ 6,181.72
	3.86%	Oakdale - Traffic Management		\$ 18,937.64
	4.55%	Patterson - Traffic Management		\$ 22,322.87
	3.42%	Riverbank - Traffic Management		\$ 16,778.95
	15.26%	Turlock - Traffic Management		\$ 74,867.47
	1.26%	Waterford -Traffic Management		\$ 6,181.72
	26.98%	Stanislaus County - Traffic Management		\$ 132,367.26
	100.00%			\$ 490,612.52
Bike and Pedestrian - 5%			\$ 245,306.26	
	6.36%	Ceres - Bike and Pedestrian		\$ 15,601.48
	1.26%	Hughson - Bike and Pedestrian		\$ 3,090.86
	35.79%	Modesto - Bike and Pedestrian		\$ 87,795.11
	1.26%	Newman - Bike and Pedestrian		\$ 3,090.86
	3.86%	Oakdale - Bike and Pedestrian		\$ 9,468.82
	4.55%	Patterson - Bike and Pedestrian		\$ 11,161.43
	3.42%	Riverbank - Bike and Pedestrian		\$ 8,389.47
	15.26%	Turlock - Bike and Pedestrian		\$ 37,433.74
	1.26%	Waterford - Bike and Pedestrian		\$ 3,090.86
	26.98%	Stanislaus County - Bike and Pedestrian		\$ 66,183.63
	100.00%			\$ 245,306.26
Regional Projects - 28%	Distribution By Project		\$ 1,373,715.05	
		StanCOG Undistributed - Regional Projects		\$ 1,373,715.05

Transit Providers - Other Transportation Programs and Services - 7%			\$ 343,428.76
Point-To-Point Services for Seniors, Veterans and Persons With Disabilities - 30%			
		StanCOG Undistributed - Point-to-Point Services	
	100.00%	Move	\$ 103,028.63
Community Connections - 30%	Distribution By Project		
		StanCOG Undistributed - Community Connections	\$ 103,028.63
		Ceres - Community Connections	
		Hughson - Community Connections	
		Modesto - Community Connections	
		Newman - Community Connections	
		Oakdale - Community Connections	
		Patterson - Community Connections	
		Riverbank - Community Connections	
		Turlock - Community Connections	
		Waterford - Community Connections	
		Stanislaus County - Community Connections	
Transit Services - 20%			\$ 68,685.75
		StanCOG Undistributed -Transit Services	
	92.00%	StanRTA - Transit Services	\$ 63,190.89
	8.00%	Turlock - Transit Services	\$ 5,494.86
	100.00%		\$ 68,685.75
Rail Services - 20%	Distribution By Project		
		StanCOG Undistributed -Rail Services	\$ 68,685.75

Total Allocations

\$ 4,955,682.00	\$ 4,955,682.00
------------------------	------------------------

Total Allocation
Variance

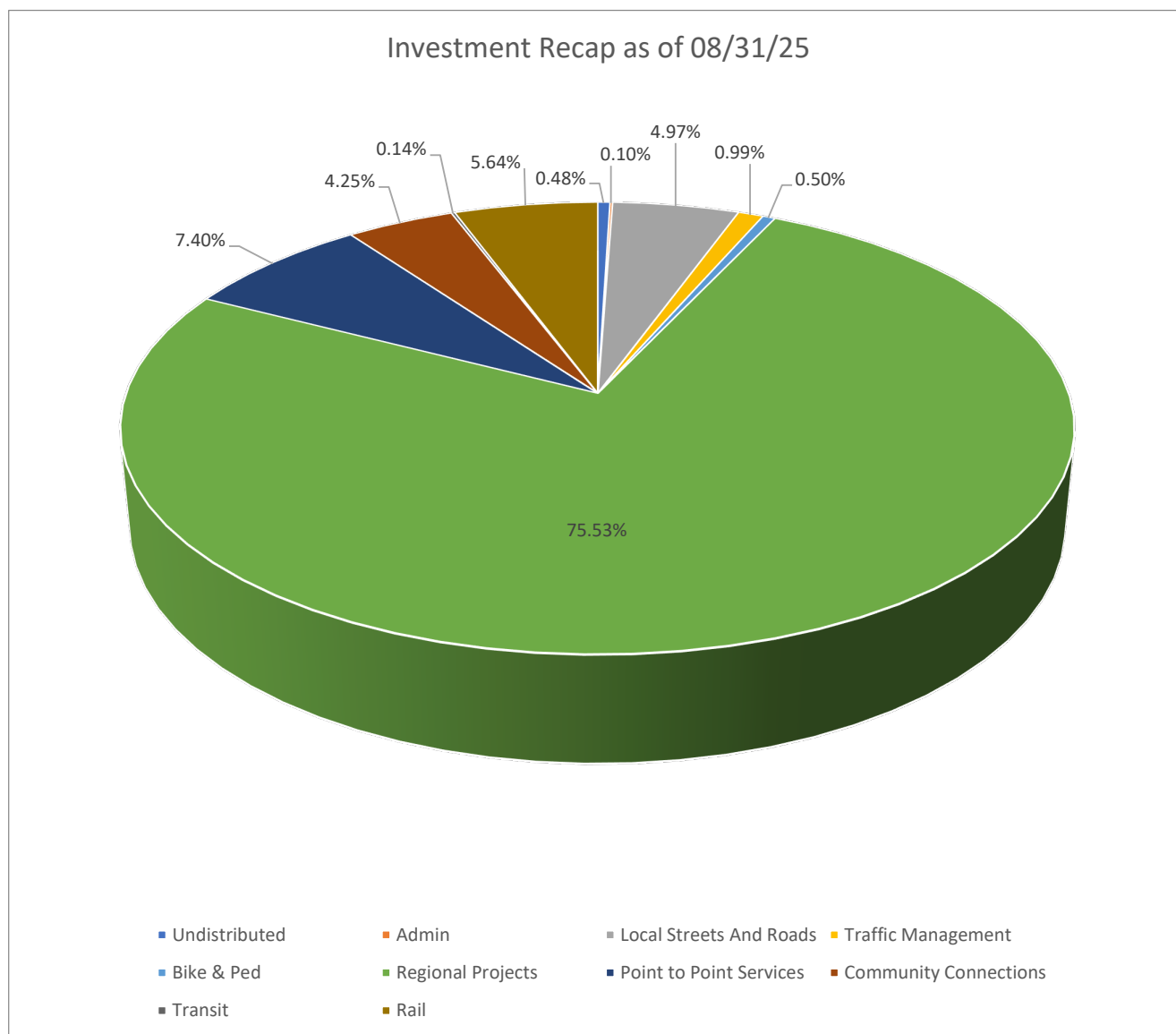
\$ 4,955,682.00	\$ 4,955,682.00
-	-

STANISLAUS COUNCIL OF GOVERNMENTS
MEASURE L JURISDICTION ALLOCATIONS
FY 2025-26
Aug-25

Jurisdiction	Category	Amount
StanCOG	Administrative Fees	\$ 49,556.82
Ceres	Local Streets & Roads	\$ 156,014.78
Ceres	Traffic Management	\$ 31,202.96
Ceres	Bike & Pedestrian	\$ 15,601.48
	Total Ceres	\$ 202,819.21
Hughson	Local Streets & Roads	\$ 30,908.59
Hughson	Traffic Management	\$ 6,181.72
Hughson	Bike & Pedestrian	\$ 3,090.86
	Total Hughson	\$ 40,181.17
Modesto	Local Streets & Roads	\$ 877,951.10
Modesto	Traffic Management	\$ 175,590.22
Modesto	Bike & Pedestrian	\$ 87,795.11
	Total Modesto	\$ 1,141,336.43
MOVE	Other Transportation Programs & Services	\$ 103,028.63
	Total MOVE	\$ 103,028.63
Newman	Local Streets & Roads	\$ 30,908.59
Newman	Traffic Management	\$ 6,181.72
Newman	Bike & Pedestrian	\$ 3,090.86
	Total Newman	\$ 40,181.17
Oakdale	Local Streets & Roads	\$ 94,688.22
Oakdale	Traffic Management	\$ 18,937.64
Oakdale	Bike & Pedestrian	\$ 9,468.82
	Total Oakdale	\$ 123,094.68
Patterson	Local Streets & Roads	\$ 111,614.35
Patterson	Traffic Management	\$ 22,322.87
Patterson	Bike & Pedestrian	\$ 11,161.43
	Total Patterson	\$ 145,098.65
Riverbank	Local Streets & Roads	\$ 83,894.74
Riverbank	Traffic Management	\$ 16,778.95
Riverbank	Bike & Pedestrian	\$ 8,389.47
	Total Riverbank	\$ 109,063.16
Stanislaus County	Local Streets & Roads	\$ 661,836.29
Stanislaus County	Traffic Management	\$ 132,367.26
Stanislaus County	Bike & Pedestrian	\$ 66,183.63
	Total Stanislaus County	\$ 860,387.17
Turlock	Local Streets & Roads	\$ 374,337.35
Turlock	Traffic Management	\$ 74,867.47
Turlock	Bike & Pedestrian	\$ 37,433.74
Turlock	Transit Services	\$ 5,494.86
	Total Turlock	\$ 492,133.42
StanRTA	Transit Services	\$ 63,190.89
	Total StanRTA	\$ 63,190.89
Waterford	Local Streets & Roads	\$ 30,908.59
Waterford	Traffic Management	\$ 6,181.72
Waterford	Bike & Pedestrian	\$ 3,090.86
	Total Waterford	\$ 40,181.17
Undistributed	Point to Point Connections	\$ -
Undistributed	Community Connections Project Based	\$ 103,028.63
Undistributed	Regional Projects -Project Based	\$ 1,373,715.05
Undistributed	Rail Services	\$ 68,685.75
	Total Undistributed Funds	\$ 1,545,429.43
Total Year-To-Date		\$ 4,955,682.00

Stanislaus Council of Governments
Measure L
Investment Recap as of 08/31/2025

Investment Recap	Closing Market Value	Yield At Maturity
Oak Valley Community Bank	43,884,288.23	--
California Asset Management Program (CAMP)	37,278,646.11	0.10%
Less: Outstanding Checks	-	
Total Measure L Funds	\$ 81,162,934.34	





StanCOG
Stanislaus Council of Governments

DISCUSSION & ACTION ITEMS



StanCOG

Stanislaus Council of Governments

TO: Policy Board

Staff Report

FROM: Tony V. Harris, P.E., Manager of Strategic Project Delivery

DATE: October 15, 2025

SUBJECT: State Route 132 West - Resolution of Necessity

Recommendation

It is recommended that the Board consider adopting Resolutions of Necessity authorizing acquisition of the properties or property interests set forth herein and more particularly described and depicted in the Resolutions of Necessity.

To adopt the Resolutions of Necessity, the Board is being asked to consider and:

1. Find that the public interest and necessity require the Project (defined below).
2. Find that the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
3. Find that the interests in the properties sought to be acquired and described in the attached Resolutions of Necessity are necessary for the Project.
4. Find that the offer required by section 7267.2 of the Government Code has been made to the owner.
5. Adopt the Resolutions of Necessity in the forms attached hereto as Attachments 1A-1E.

For the convenience of the Board, the property interests sought to be acquired are set forth in the following table:

Property	Owner(s)	Parcel	ROW Acquisition Area
A	Jessica S. Mariscal Raya & Edwin Macias	835 N. Hart Road Modesto, CA 95358 (APN 012-040-004)	134,494 sf fee interest (3.088 acres) (full acquisition)

B	The Texas Ranch Limited Partnership	012-037-006 012-039-020	226,010 (5.19 acres)
C	Alcamo Farms, LLC	824 Dakota Ave. Modesto, CA 95358 (APN 081-031-013)	6,771 sf fee interest (partial acquisition)
D	M3 Land Company, LLC	6237 Maze Blvd. Modesto, CA (APN 012-039-015)	75,379 sf fee (partial acquisition)

The property interests set forth herein are necessary to accommodate the construction and operation of the proposed State Route 132 West Freeway/Expressway project which includes a new access-controlled facility from Dakota Avenue to Gates Road, and improvements from east of Carpenter Road to Needham Street including interchange improvements at State Route 132/99 ("Project").

Background & Discussion

The State Route 132 West ("SR 132") is the main east/west arterial and freight corridor from the City of Modesto to San Joaquin County and the San Francisco Bay Area. The conventional highway provides an interregional connection between Interstate 5 (I-5) near the City of Tracy to the west and to State Route 99 (SR 99) in Modesto to the east. The facility is the only east-west highway with access across the Tuolumne, San Joaquin, and Stanislaus Rivers from Modesto. As such, SR 132 has increasingly served the Central Valley and has become a major truck route between I-5 and SR 99. The Stanislaus Council of Governments' ("StanCOG") has identified this corridor as the highest priority corridor in the Stanislaus region.

StanCOG in collaboration with the California Department of Transportation ("Caltrans"), Stanislaus County, the City of Modesto and Federal Highway Administration (FHWA) have partnered to implement the Project including funding, preparation of Plans, Specifications, and Estimates (PS&E) and to acquire right-of-way for construction of the Project.

The Project proposes to construct a four-lane access-controlled expressway from SR 99 to Gates Road with interchanges at SR 99 / SR 132, Gates Road, Hart Road, Carpenter Road (partial) and an overcrossing at North Dakota Avenue.

SR 132 West is essential to mobility in western Stanislaus County because it is the only highway that connects I-5 and SR 99 in the county. The Project proposes to:

- Improve mobility.
- Improve capacity for regional movement of traffic and goods.
- Improve the circulation of local roads and connectivity to SR 132.
- Provide route continuity.

The Project has received a grant from the State Trade Corridor Enhancement Program (TCEP) in the amount of \$66.8 million. The funds were awarded for Fiscal Year 2025-26 and must be allocated by the California Transportation Commission by June 2026. Additional project funding is provided by Measure L. The Project is also pursuing State and

Federal grants to leverage Measure L investment. This includes State TCEP, State Solutions for Congested Corridors Program (SCCP), State Local Partnership Program (LPP), State Interregional Transportation Improvement Program (ITIP), and Federal Better Utilizing Investments to Leverage Development (BUILD) Program.

In 1933 the route was added to the State Highway System and was adopted by the California Highway Commission (CHC) as a conventional highway in 1935 including the portion within the project limits. SR 132 was adopted by the CHC on June 20, 1956, as a freeway on a new alignment (north of its existing location, just south of Kansas Avenue) starting at the San Joaquin River to SR 99. Freeway Agreements were executed with the County, which included future interchanges at Gates Road, Hart Road, North Dakota Avenue, Carpenter Road, and at SR 99. Butler Road access was proposed to be severed. Between the late 1950s to late 1960s, Caltrans acquired most of the right-of-way needed for the adopted freeway corridor construction. To implement the proposed Project, StanCOG has now partnered with Stanislaus County, the City of Modesto, Caltrans and the FHWA. The Project is subject to State and Federal environmental review requirements; therefore, Project documentation was prepared in compliance with both California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). Caltrans and FHWA were the lead agencies for environmental review of this Project.

Environmental approvals were completed pursuant to two environmental documents. The first environmental document for the improvements from east of Carpenter Road to Needham Street including interchange improvements at State Route 132/99 was circulated for public review and comment on January 18, 2017. Two build alternatives and a no-build alternative were considered. After a thorough analysis the preferred alternative was identified and the environmental document was approved on March 2, 2018 followed by issuance of a Notice of Determination and Findings of No Significant Impact (FONSI) that this segment of the Project satisfied the CEQA and NEPA requirements. The draft environmental document for the Dakota Avenue to Gates Road segment of the Project was circulated for public review and comment on April 7, 2021. Four build alternatives and a no-build alternative were considered for this segment. After a thorough analysis the preferred alternative was identified and the environmental document was approved on April 21, 2022 followed by issuance of a Notice of Determination and Record of Decision that this segment of the Project satisfied the CEQA and NEPA requirements. The environmental studies and supporting documents are available for review through StanCOG's website and are incorporated herein by reference (<http://SR132West.com>).

The design has progressed to a level of detail to precisely determine the right-of-way needs of the Projects. The StanCOG Policy Board is being asked to consider the adoption of Resolutions of Necessity to acquire by eminent domain the real properties set forth herein for the Project. A diagram portraying as far as practicable the properties sought to be acquired and showing their location in relation to the Project is attached hereto as Attachment 2 – SR 132 West Corridor Phase 2- Plan View.

The power of eminent domain is used by StanCOG only as a last resort to obtain interests necessary for the Project. Offers of just compensation have been made to the owners for the full fair market value of the property interests sought to be acquired including improvements pertaining to reality, if any, as determined by various appraisals. Staff have

attempted to negotiate a settlement in good faith and will continue to do so throughout the process. Although StanCOG has attempted to engage the owners in an attempt to reach a negotiated acquisition, as of the date of preparation of this report, a negotiated purchase of the properties has not been achieved.

California eminent domain law provides that a public entity may not commence an eminent domain proceeding on a property until its governing body has adopted a Resolution of Necessity. That resolution may only be adopted after the governing body has given the owner(s) of the affected property, a reasonable opportunity to appear and be heard on each of the required findings.

A notice of this hearing was sent by U.S. mail to the property owner(s) and other interested parties, as necessary, and as prescribed by law. The notice stated StanCOG's intent to consider the adoption of a Resolution of Necessity, the right of the property owner to appear and be heard on the issues set forth above, and that failure to file a written request to appear would result in a waiver of the right to appear and be heard.

A copy of each of the proposed Resolutions of Necessity being recommended for adoption is attached hereto. (See Attachment 1A-1D — Resolution of Necessity). The hearing on the proposed resolution relates only to the findings set forth below as they may apply to the properties sought to be acquired. The fair market value of the property or interests in property sought to be acquired is not an issue, nor is the amount of StanCOG's offer a matter for consideration at the time of the hearing.

STATEMENT OF PUBLIC USE:

The property interests or portions thereof as described herein and in the Resolutions of Necessity are to be acquired for the construction of the Project. The Project proposes to construct a four-lane access-controlled expressway from SR 99 to Gates Road with interchanges at SR 99 / SR 132, Gates Road, Hart Road, Carpenter Road (partial) and an overcrossing at North Dakota Avenue, and an at-grade crossing at Gates Road. The Project will:

- Improve mobility
- Improve capacity for regional movement of traffic and goods
- Improve the circulation of local roads and connectivity to SR 132
- Provide route continuity

While Caltrans and FHWA were the lead agency for environmental review, StanCOG is the lead agency for right-of-way acquisition and construction of the Project. Staff are currently in the process of acquiring the ROW necessary to complete the Project. StanCOG needs to acquire the property interests described below to certify the Project and construct the proposed Project improvements:

Property Owners and ROW Acquisition Areas:

1. **Owners:** Jessica S. Mariscal Raya and Edwin Macias

Acquisition Area: Full fee acquisition of a 134,494 square foot tract of land commonly identified as 835 N. Hart Road, Modesto, CA 95358 (Assessor's Parcel No.: 012-040-004).

The property is improved with a single-family home, a manufactured home, and various site improvements. The entire property including the improvements are being acquired. The Project will require the property to accommodate drainage basins and the SR132/Hart Rd interchange.

StanCOG hired a Member Appraisal Institute (MAI) certified general real estate appraiser to appraise the Property. The appraiser's opinion is that the fair market value of the property as defined by Section 1263.320 of the Code of Civil Procedure is \$920,000.00. Pursuant to section 7267.2 of the Government Code, an offer of just compensation in the full amount of the appraisal was presented to the owners of the property. (See Attachment 3A Offer Letter, dated March 2, 2025).

Since the date of the initial offer, Monument acquisition consultants have been in contact with Ms. Raya and Mr. Macias on over a dozen occasions including meeting in person, multiple telephone conferences and emails. Ms. Raya and Mr. Macias claim that they are the owners of the manufactured home located on the property because they have repaired, maintained, and leased it out since they acquired the Property in 2021. However, tax records and title records with the Department of Housing and Community Development indicate that the manufactured home is owned by Yan Fen Cui. Efforts to locate and make an offer to Ms. Cui have been unsuccessful. Furthermore, negotiations with Ms. Raya and Mr. Macias have not resulted in an agreement to this point. Negotiations will continue with Ms. Raya and Mr. Macias.

Accordingly, staff recommends beginning the process of acquiring the property through the eminent domain process. Proceeding by eminent domain allows StanCOG to name any and all interested parties who may have an interest in the property in the eminent domain action, allowing StanCOG to clear title and obtain clear unencumbered title to the property, including the manufactured home, while ensuring the current owners and all interested parties receive just compensation for the taking.

2. **Owners:** The Texas Ranch Limited Partnership, a California limited partnership

Acquisition Area: A 226,010 square foot (5.19 acre) fee acquisition from a portion of real property commonly identified as 5837 Maze Boulevard, Modesto, CA 95358 (Assessor's Parcel Nos.: 012-037-006 and 012-039-020)

The Texas Ranch Limited Partnership owns the above referenced real property.

The property sought to be acquired is improved with an almond orchard. The proposed acquisition from the larger parcel consists of an approximately 57 foot wide strip of land along the northern boundary of the larger parcel and adjacent to the existing right-of-way for the proposed SR 132. The property will accommodate the construction of the main corridor of the proposed SR 132.

StanCOG hired a Member Appraisal Institute (MAI) certified general real estate appraiser to appraise the property. The appraiser's opinion is that the fair market value of the property as defined by Section 1263.320 of the Code of Civil Procedure including damages to the remainder, if any, is \$308,000.00. Pursuant to section 7267.2 of the Government Code, an offer of just compensation in the full amount of the appraisal was presented to the owner of the property. (See Attachment 3B Offer Letter, dated March 20, 2025).

Since the date of the initial offer, Monument acquisition consultants have been in contact with principals of The Texas Ranch Limited Partnership. Negotiations are ongoing with The Texas Ranch Limited Partnership but an agreement has not been reached.

Staff recommends beginning the process of acquiring the property through the eminent domain process. Proceeding by eminent domain allows StanCOG to maintain the overall project schedule while ensuring the current owners receive just compensation for the taking. Negotiations with the owner will continue throughout this process.

3. **Owner:** Alcamo Farms, LLC, a California limited liability company

Acquisition Area: A 6,771 square foot fee acquisition from a portion of real property commonly identified as 824 Dakota Avenue, Modesto, CA 95358 (Assessor's Parcel No.: 081-031-013)

Alcamo Farms, LLC owns the above referenced real property including the portions sought to be acquired. The property interest sought to be acquired is improved with an almond orchard. The proposed acquisition from the larger parcel will require acquisition of a narrow strip of land along the western boundary of the larger parcel adjacent to Dakota Avenue. The property will accommodate the widening of Dakota Avenue as it approaches the overcrossing over the new SR 132.

StanCOG hired a Member Appraisal Institute (MAI) certified general real estate appraiser to appraise the property. The appraiser's opinion is that the fair market value of the property as defined by Section 1263.320 of the Code of Civil Procedure including damages to the remainder, if any, is \$10,500.00. Pursuant to section 7267.2 of the Government Code, an offer of just compensation in the full amount of the appraisal was presented to the owner of the property. (See Attachment 3C Offer Letter, dated March 17, 2025).

Since the date of the initial offer, Monument acquisition consultants have made

repeated attempts to contact the principals of Alcamo Farms, LLC without success. No response from Alcamo Farms has been received to the multiple voice mails or letters sent to the owners.

Staff recommends beginning the process of acquiring the property interest through the eminent domain process. Proceeding by eminent domain allows StanCOG to maintain the overall project schedule while ensuring the current owners receive just compensation for the taking.

4. **Owner:** M3 Land Company, LLC, a California limited liability company

Acquisition Area: A 75,379 square foot fee acquisition from a portion of real property commonly identified as 6237 Maze Boulevard, Modesto, CA 95358 (Assessor's Parcel No.: 012-039-015)

The M3 Land Company owns the above-mentioned parcel including the property interest sought to be acquired. The property interest sought to be acquired is improved with an almond orchard. The proposed acquisition from the larger parcel consists of an approximately 57-foot-wide strip of land along the northern boundary of the larger parcel and adjacent to the existing right-of-way for the proposed SR 132. The property will accommodate the construction of the main lanes of the proposed SR 132.

StanCOG hired a Member Appraisal Institute (MAI) certified general real estate appraiser to appraise the property. The appraiser's opinion is that the fair market value of the property as defined by Section 1263.320 of the Code of Civil Procedure including damages to the remainder, if any, is \$105,000.00. Pursuant to section 7267.2 of the Government Code, an offer of just compensation in the full amount of the appraisal was presented to the owner of the property. (See Attachment 3E Offer Letter, dated June 20, 2025).

Since the date of the initial offer, Monument acquisition consultants have been in contact with principals of M3 Land Company. Negotiations are ongoing with M3 Land Company but an agreement has not been reached.

Staff recommends beginning the process of acquiring the Property through the eminent domain process. Proceeding by eminent domain allows StanCOG to maintain the overall project schedule while ensuring the current owners receive just compensation for the taking. Negotiations with the owner will continue throughout this process.

For any property interest to be acquired, a Resolution of Necessity must be adopted prior to the commencement of eminent domain proceedings. (See Attachment 4 - Resolution of Necessity Requirements.)

Should the Policy Board approve the attached Resolutions of Necessity, StanCOG will work with outside counsel to initiate court proceedings to acquire the properties necessary for the Project.

Throughout the process, staff will continue to work with the owners to attempt to finalize acquisition of matter reflecting fair and equitable compensation for the property while delivering clear title to StanCOG and ensuring that the overall project schedule is maintained.

Staff is recommending the Policy Board's adoption of the Resolutions of Necessity as required per section 1245.220 of the Code of Civil Procedures before condemnation proceedings may be commenced.

Should you have any questions regarding this staff report, please contact Tony V. Harris (Manager of Strategic Project Delivery) at (209) 525-4644 or via email at tharris@stancog.org.

ATTACHMENT(S):

1. Resolutions of Necessity (Attachments 1A-1D)
2. SR 132 West Corridor Phase 2- Plan View
3. Offer Letters (Attachments 3A-3D)
4. Resolution of Necessity Requirements
5. Notices of Hearing to Adopt Resolutions of Necessity (Attachments 5A-5D)

ATTACHMENT 1A

STANISLAUS COUNCIL OF GOVERNMENTS

RESOLUTION 25-09

**RESOLUTION OF NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY OR
INTEREST IN REAL PROPERTY BY EMINENT DOMAIN**

PARCEL APN: 012-040-004

OWNERS: Jessica S. Mariscal Raya and Edwin Macias as joint tenants

BE IT RESOLVED, that the Policy Board of the Stanislaus Council of Governments, hereby finds and determines as follows:

WHEREAS, the Stanislaus Council of Governments ("StanCOG") is a Regional Transportation Planning Agency ("RTPA") and a Metropolitan Planning Organization ("MPO"), pursuant to State and Federal designation; and

WHEREAS, Article I, section 19 of the Constitution of the State of California, California Code of Civil Procedure section 1240.010 et seq., Streets and Highways Code sections 104, 114, and 130, the Joint Exercise of Powers Act under California Government Code section 6500 et seq., and the Joint Powers Agreement Establishing the Stanislaus Council of Governments, authorizes the Policy Board of the Stanislaus Council of Governments to acquire by eminent domain any property necessary to carry out any of its powers or functions; and

WHEREAS, StanCOG in cooperation with the State of California Department of Transportation, the County of Stanislaus, and the City of Modesto, proposes to construct State Route 132 West Freeway/Expressway project which includes a new access-controlled facility from Dakota Avenue to Gates Road, and improvements from east of Carpenter Road to Needham Street including interchange improvements at State Route 132/99 ("Project"); and

WHEREAS, the public interest and necessity require that StanCOG acquire the full fee interest in the real property commonly identified as 835 N. Hart Road, Modesto, CA 95358 (Assessor's Parcel No.: 012-040-004) for public use, namely the Project and all uses necessary, incidental or convenient thereto. The property sought to be acquired for the Project is more particularly defined, described and depicted in Exhibit "1" attached hereto and incorporated herein by reference (the "Subject Property"); and

WHEREAS, the requirements of the California Environmental Quality Act (“CEQA”) and National Environmental Policy Act (“NEPA”) have been satisfied for the Project. The environmental document for the improvements from east of Carpenter Road to Needham Street including interchange improvements at State Route 132/99 was approved on March 2, 2018 followed by issuance of a Notice of Determination and Findings of No Significant Impact (FONSI), and the environmental document for the Dakota Avenue to Gates Road segment of the Project was approved on April 21, 2022 followed by issuance of a Notice of Determination and Record of Decision; and

WHEREAS, notice of the hearing for this Resolution of Necessity has been properly given as required by and according to the provisions of section 1245.235 of the California Code of Civil Procedure, and a meeting has been held at which all persons whose property or interest therein may be acquired by eminent domain and whose name and address appear on the last equalized County Assessment Roll have been given a reasonable opportunity to appear and be heard by the Board of Supervisors on the matters set forth in Code of Civil Procedures sections 1240.030 and 1240.510.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Policy Board of the Stanislaus Council of Governments as follows:

1. The public interest and necessity require the Project.
2. The Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
3. The Subject Property sought to be acquired and described by this resolution is necessary for the Project.
4. The offer required by Government Code section 7267.2 has been made to the owner(s) of record.
5. The recitals contained herein are true and correct. Furthermore, the findings and determinations contained in this Resolution of Necessity are based on and incorporate the record before the Policy Board of the Stanislaus Council of Governments. The findings and determinations contained herein are also based on any testimony, records, and documents produced at the hearing, all of which are incorporated herein by this reference.
6. Pursuant to sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Subject Property is already devoted to a public use, the use to which

the Subject Property is to be put is a more necessary public use than the use to which the Subject Property is already devoted, or, in the alternative, is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the Subject Property is already devoted.

7. The Subject Property is being acquired in whole or in part pursuant to the provisions of Code of Civil Procedure Sections 1240.320, 1240.330 and 1240.350, as the case may be, as substitute property necessary for public use, for the relocation of public utility facilities, or to provide utility services to the remainder property. It is further found and determined that the taking of said substitute property is necessary for the purpose specified in Sections 1240.320, 1240.330 and/or 1240.350.
8. StanCOG's counsel is hereby authorized to institute eminent domain proceedings in the Superior Court of the State of California for the County of Stanislaus, for the purpose of acquiring the Subject Property described herein above, and is further authorized to institute proceedings for taking pre-judgment possession of the Subject Property and to deposit the probable amount of compensation therefore, in accordance with California Code of Civil Procedure section 1255.010, as directed by the Superior Court as security for said possession. Counsel is further authorized to associate with, at its election, a private law firm for the filing and prosecution of said proceedings. Counsel is further authorized to correct any errors or to make or agree to any non-material changes to the legal description of the property that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the Subject Property. Counsel is further authorized to reduce or modify the extent of the interests or property to be acquired so as to reduce the compensation payable in the action where such change would not substantially impair the construction and operation for the project for which the real property is being acquired.

ATTACHMENTS

Exhibit 1 - Legal Definition, Legal Description & Plat Map

Exhibit 1

FEE (012-040-004)

The property interest to be acquired in Fee consist of that certain real property located at 835 N. Hart Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-040-004, as described more specifically in Exhibits A (legal description) and B (plat map) attached hereto, and which are incorporated herein by this reference ("Property").

The Property interest sought to be acquired consists of a "Fee". "Fee", also known as fee simple or fee simple absolute, grants to the Stanislaus Council of Governments and its successors and assigns, absolute ownership of the property.

Exhibit A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF STANISLAUS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 8 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS GRANTED IN THE DEED FROM THE STATE OF CALIFORNIA, DATED NOVEMBER 20, 1972 AND RECORDED DECEMBER 13, 1972 IN BOOK 2517, PAGE 191, OFFICIAL RECORDS, STANISLAUS COUNTY RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

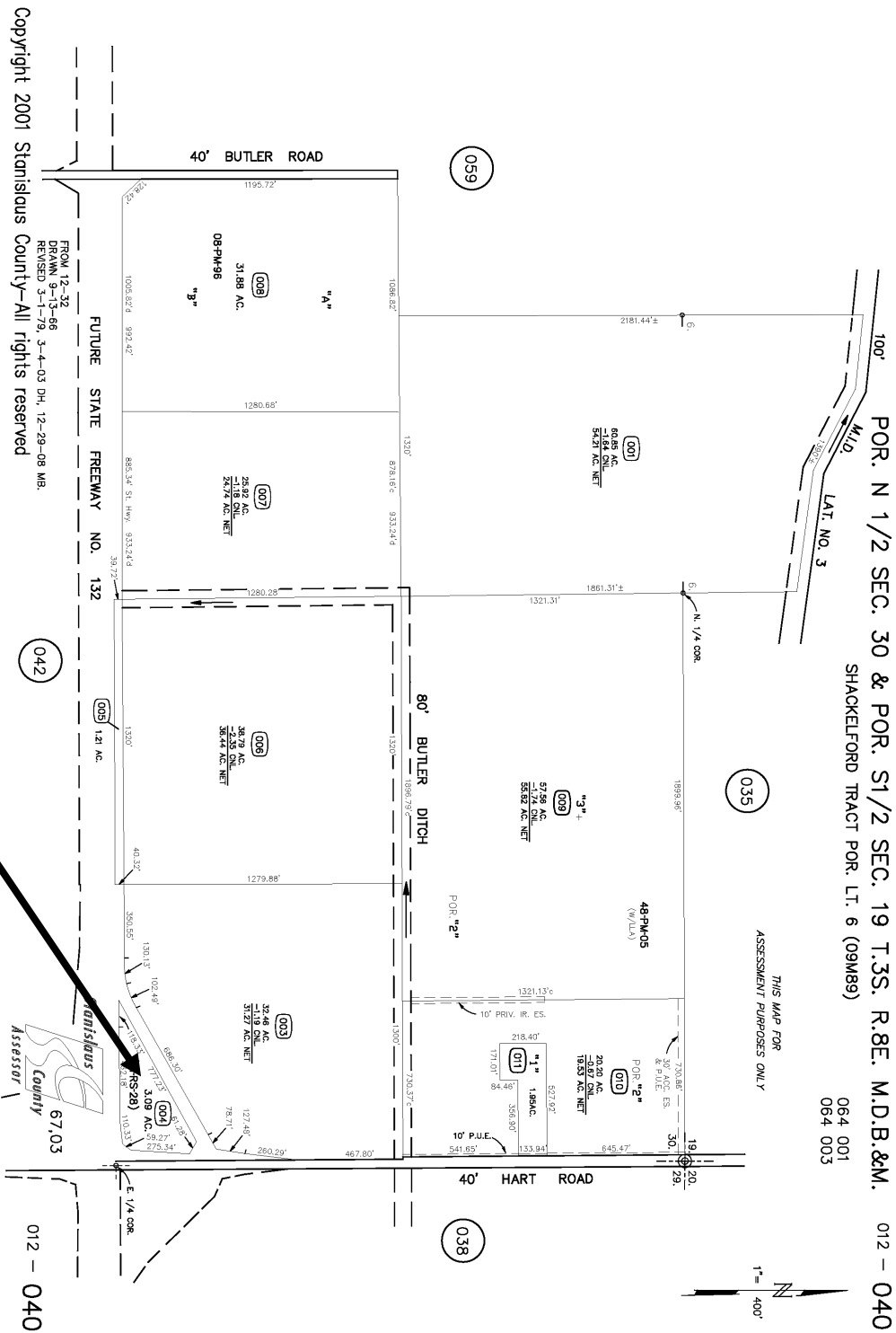
BEGINNING AT A POINT NORTH 79 DEGREES 25' 56' WEST, 110.71 FEET FROM A 8 INCH BY 8 INCH REDWOOD POST BURIED 2 FEET SET TO MARK THE EAST ONE QUARTER CORNER OF SAID SECTION 30: THENCE (1) SOUTH 87 DEGREES 03' 55" WEST, 110.33 FEET; THENCE (2) SOUTH 89 DEGREES 55' 40" WEST, 462.18 FEET; THENCE (3) SOUTH 85 DEGREES 05' 43" WEST 118.33 FEET; THENCE (4) NORTH 61 DEGREES 37' 01" EAST, 777.23 FEET; THENCE (5) SOUTH 60 DEGREES 34' 18" EAST, 81.28 FEET; THENCE (6) SOUTH 02 DEGREES 30' 05" WEST 275.34 FEET; THENCE (7) SOUTH 36 DEGREES 01' 36" WEST 59.27 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND.

SAID LAND IS ALSO DEPICTED ON THAT RECORD OF SURVEY RECORDED MAY 18, 1993 IN BOOK 21 OF SURVEYS, PAGE 28, STANISLAUS COUNTY RECORDS.

APN: 012-040-004

Exhibit B
Depiction of Property



THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 15th day of October 2025. A motion was made by Member _____ and duly seconded by Member _____, and upon a roll call vote the Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

MEETING DATE: October 15, 2025

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

JEAN FOLETTA, INTERIM EXECUTIVE DIRECTOR

ATTACHMENT 1B

STANISLAUS COUNCIL OF GOVERNMENTS

RESOLUTION 25-10

**RESOLUTION OF NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY OR
INTEREST IN REAL PROPERTY BY EMINENT DOMAIN**

PARCEL APN: 012-037-006 and 012-039-020

OWNERS: The Texas Ranch Limited Partnership, a California limited partnership

BE IT RESOLVED, that the Policy Board of the Stanislaus Council of Governments, hereby finds and determines as follows:

WHEREAS, the Stanislaus Council of Governments ("StanCOG") is a Regional Transportation Planning Agency ("RTPA") and a Metropolitan Planning Organization ("MPO"), pursuant to State and Federal designation; and

WHEREAS, Article I, section 19 of the Constitution of the State of California, California Code of Civil Procedure section 1240.010 et seq., Streets and Highways Code sections 104, 114, and 130, the Joint Exercise of Powers Act under California Government Code section 6500 et seq., and the Joint Powers Agreement Establishing the Stanislaus Council of Governments, authorizes the Policy Board of the Stanislaus Council of Governments to acquire by eminent domain any property necessary to carry out any of its powers or functions; and

WHEREAS, StanCOG in cooperation with the State of California Department of Transportation, the County of Stanislaus, and the City of Modesto, proposes to construct State Route 132 West Freeway/Expressway project which includes a new access-controlled facility from Dakota Avenue to Gates Road, and improvements from east of Carpenter Road to Needham Street including interchange improvements at State Route 132/99 ("Project"); and

WHEREAS, the public interest and necessity require that StanCOG acquire a 226,010 square foot (5.19 acre) fee acquisition from a portion of real property commonly identified as 5837 Maze Boulevard, Modesto, CA 95358 (Assessor's Parcel Nos.: 012-037-006 and 012-039-020) for public use, namely the Project and all uses necessary, incidental or convenient thereto. The property sought to be acquired for the Project is more particularly defined, described and depicted in Exhibit "1" attached hereto and incorporated herein by reference (the "Subject Property"); and

WHEREAS, the requirements of the California Environmental Quality Act (“CEQA”) and National Environmental Policy Act (“NEPA”) have been satisfied for the Project. The environmental document for the improvements from east of Carpenter Road to Needham Street including interchange improvements at State Route 132/99 was approved on March 2, 2018 followed by issuance of a Notice of Determination and Findings of No Significant Impact (FONSI), and the environmental document for the Dakota Avenue to Gates Road segment of the Project was approved on April 21, 2022 followed by issuance of a Notice of Determination and Record of Decision; and

WHEREAS, notice of the hearing for this Resolution of Necessity has been properly given as required by and according to the provisions of section 1245.235 of the California Code of Civil Procedure, and a meeting has been held at which all persons whose property or interest therein may be acquired by eminent domain and whose name and address appear on the last equalized County Assessment Roll have been given a reasonable opportunity to appear and be heard by the Board of Supervisors on the matters set forth in Code of Civil Procedures sections 1240.030 and 1240.510.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Policy Board of the Stanislaus Council of Governments as follows:

1. The public interest and necessity require the Project.
2. The Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
3. The Subject Property sought to be acquired and described by this resolution is necessary for the Project.
4. The offer required by Government Code section 7267.2 has been made to the owner(s) of record.
5. The recitals contained herein are true and correct. Furthermore, the findings and determinations contained in this Resolution of Necessity are based on and incorporate the record before the Policy Board of the Stanislaus Council of Governments. The findings and determinations contained herein are also based on any testimony, records, and documents produced at the hearing, all of which are incorporated herein by this reference.
6. Pursuant to sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Subject Property is already devoted to a public use, the use to which

the Subject Property is to be put is a more necessary public use than the use to which the Subject Property is already devoted, or, in the alternative, is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the Subject Property is already devoted.

7. The Subject Property is being acquired in whole or in part pursuant to the provisions of Code of Civil Procedure Sections 1240.320, 1240.330 and 1240.350, as the case may be, as substitute property necessary for public use, for the relocation of public utility facilities, or to provide utility services to the remainder property. It is further found and determined that the taking of said substitute property is necessary for the purpose specified in Sections 1240.320, 1240.330 and/or 1240.350.
8. StanCOG's counsel is hereby authorized to institute eminent domain proceedings in the Superior Court of the State of California for the County of Stanislaus, for the purpose of acquiring the Subject Property described herein above, and is further authorized to institute proceedings for taking pre-judgment possession of the Subject Property and to deposit the probable amount of compensation therefore, in accordance with California Code of Civil Procedure section 1255.010, as directed by the Superior Court as security for said possession. Counsel is further authorized to associate with, at its election, a private law firm for the filing and prosecution of said proceedings. Counsel is further authorized to correct any errors or to make or agree to any non-material changes to the legal description of the property that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the Subject Property. Counsel is further authorized to reduce or modify the extent of the interests or property to be acquired so as to reduce the compensation payable in the action where such change would not substantially impair the construction and operation for the project for which the real property is being acquired.

ATTACHMENTS

Exhibit 1 - Legal Definition, Legal Description & Plat Map

Exhibit 1

FEE

(012-037-006 & 012-039-020)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 5837 Maze Boulevard, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Numbers 012-037-006 & 012-039-020, as described more specifically in Exhibits A (legal description) and B (plat map) attached hereto, and which are incorporated herein by this reference ("Property").

The Property interest sought to be acquired consists of a "Fee". "Fee", also known as fee simple or fee simple absolute, grants to the Stanislaus Council of Governments and its successors and assigns, absolute ownership of the property.

EXHIBIT "A"
LEGAL DESCRIPTION
APN 012-037-006 & 012-039-020

That portion of the Southwest quarter of Section 28, Township 3 South, Range 8 East, Mount Diablo Meridian and that portion of the East half of the Southeast quarter of Section 29, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, lying northerly of the following described line:

COMMENCING at the center of said Section 28;

thence along the east line of the southwest quarter of said Section 28, South 00°30'47" East 233.41 feet to the **TRUE POINT OF BEGINNING**;

thence leaving said east line, South 89°57'15" West 2,642.69 feet to the west line of said southwest quarter;

thence South 89°53'27" West 1,322.46 feet to west line of the East half of the Southeast quarter of said Section 29.

EXCEPT THEREFROM that portion conveyed to the State of California by Deed recorded November 13, 1962 in Book 1809, at Page 425, Instrument No. 42853, of Official Records.

Containing 5.19 acres, more or less.

Shown graphically on Exhibit B, attached hereto and made a part hereof.

Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

This conveyance is made for the purpose of a freeway and the GRANTOR hereby releases and relinquishes to Stanislaus Council of Governments any and all abutter's rights including access rights, appurtenant to GRANTOR's remaining property, in and to the freeway.

EXHIBIT "A"
LEGAL DESCRIPTION
APN 012-037-006 & 012-039-020

This real property description has been prepared at Mark Thomas & Company Inc. by me or under my direction in conformance with the Professional Land Surveyor's Act.

Mark Thomas & Company, Inc.

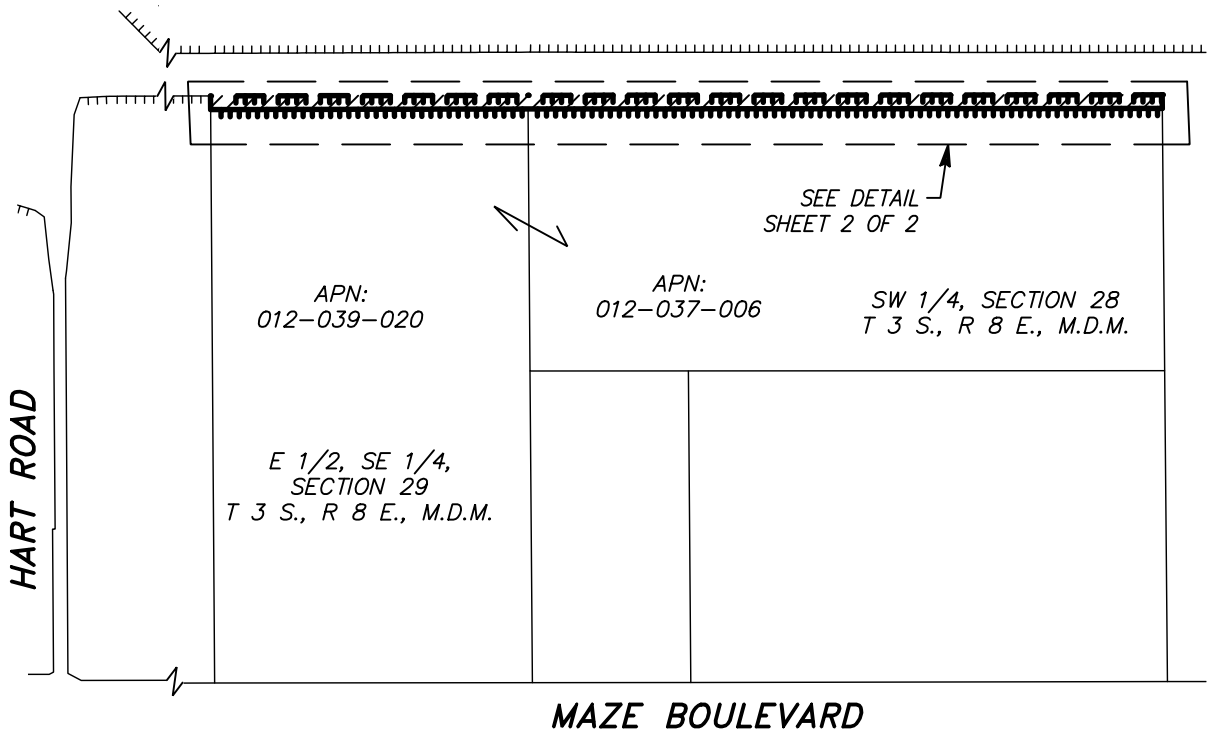
Teri Kahlen 2/4/2025
Teri Kahlen, PLS 8746





LEGEND

- POC POINT OF COMMENCEMENT
 TPOB TRUE POINT OF BEGINNING
 O.R. OFFICIAL RECORDS
 APN ASSESSORS PARCEL NUMBER
 o DIMENSION POINT
 PARCEL TO BE ACQUIRED – 226,010± SF or 5.19±ac
 ACCESS PROHIBITED
 ACCESS SUPERSEDED



SCALE 1" = 800'

BEARING AND DISTANCES SHOWN HEREON ARE BASED ON CCS83 (NSRS2007) EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.

Scale: 1" = 800'
 Date Feb, 2025
 Drawn By AK
 Checked By TK

Exhibit "B"
 APN 007-022-019, 021 & 022
 Unincorporated Area
 Stanislaus County, California

SHEET 1 OF 2



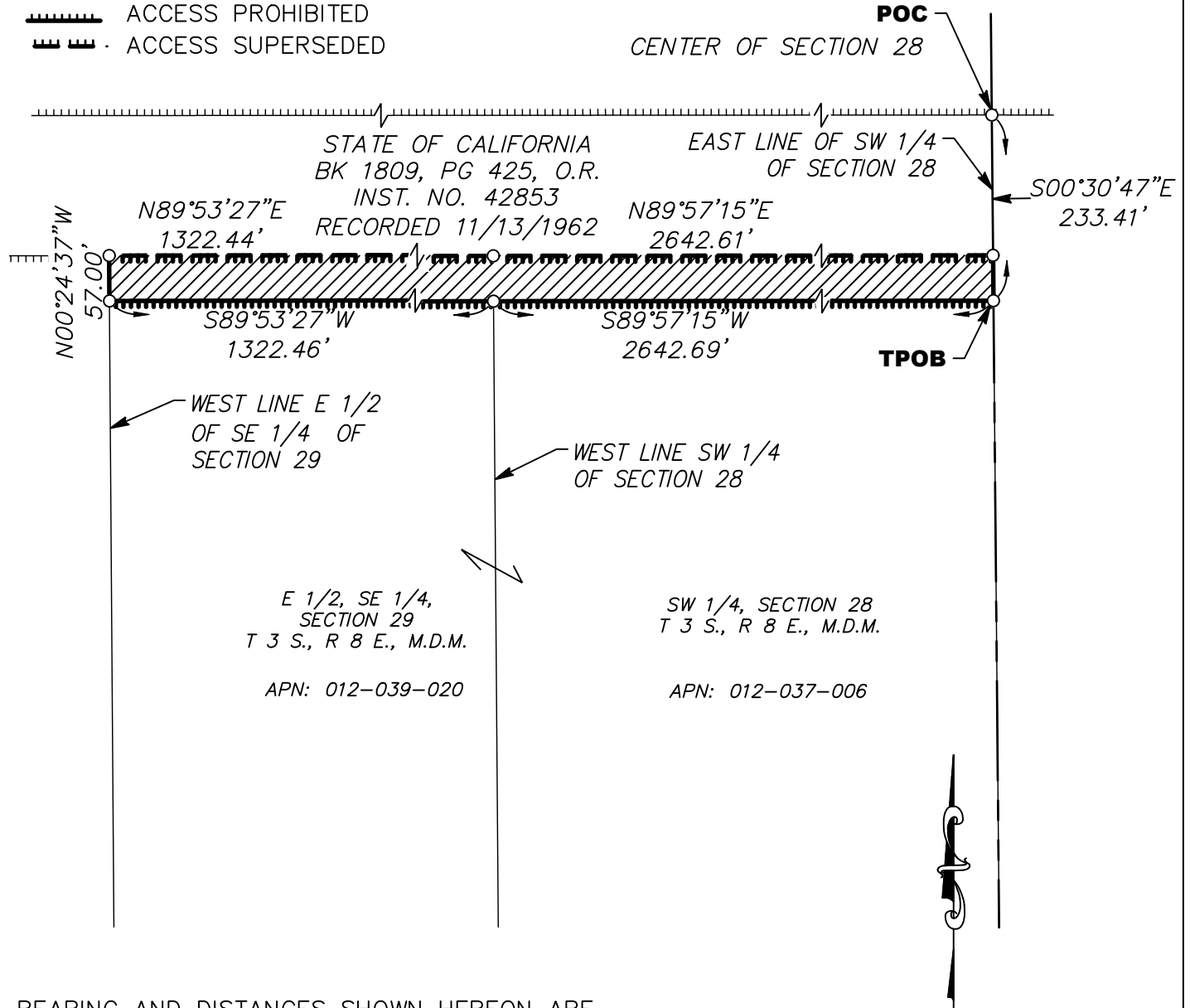
LEGEND

POC POINT OF COMMENCEMENT
TPOB TRUE POINT OF BEGINNING
O.R. OFFICIAL RECORDS
APN ASSESSORS PARCEL NUMBER
o DIMENSION POINT

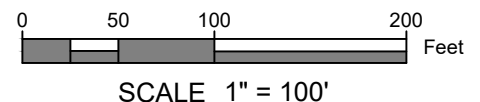
 PARCEL TO BE ACQUIRED - 226,010± SF or 5.19±ac

 ACCESS PROHIBITED

 ACCESS SUPERSEDED



BEARING AND DISTANCES SHOWN HEREON ARE
BASED ON CCS83 (NSRS2007) EPOCH 2007.00,
ZONE 3. MULTIPLY DISTANCES SHOWN BY
1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.



Scale: 1" = 100'
Date Feb, 2025
Drawn By AK
Checked By TK

Exhibit "B"
APN 007-022-019, 021 & 022
Unincorporated Area
Stanislaus County, California

SHEET 2 OF 2


MARK THOMAS

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 15th day of October 2025. A motion was made by Member _____ and duly seconded by Member _____, and upon a roll call vote the Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

MEETING DATE: October 15, 2025

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

JEAN FOLETTA, INTERIM EXECUTIVE DIRECTOR

ATTACHMENT 1C

STANISLAUS COUNCIL OF GOVERNMENTS

RESOLUTION 25-11

**RESOLUTION OF NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY OR
INTEREST IN REAL PROPERTY BY EMINENT DOMAIN**

PARCEL APN: 081-031-013

OWNERS: Alcamo Farms, LLC, a California limited liability company

BE IT RESOLVED, that the Policy Board of the Stanislaus Council of Governments, hereby finds and determines as follows:

WHEREAS, the Stanislaus Council of Governments ("StanCOG") is a Regional Transportation Planning Agency ("RTPA") and a Metropolitan Planning Organization ("MPO"), pursuant to State and Federal designation; and

WHEREAS, Article I, section 19 of the Constitution of the State of California, California Code of Civil Procedure section 1240.010 et seq., Streets and Highways Code sections 104, 114, and 130, the Joint Exercise of Powers Act under California Government Code section 6500 et seq., and the Joint Powers Agreement Establishing the Stanislaus Council of Governments, authorizes the Policy Board of the Stanislaus Council of Governments to acquire by eminent domain any property necessary to carry out any of its powers or functions; and

WHEREAS, StanCOG in cooperation with the State of California Department of Transportation, the County of Stanislaus, and the City of Modesto, proposes to construct State Route 132 West Freeway/Expressway project which includes a new access-controlled facility from Dakota Avenue to Gates Road, and improvements from east of Carpenter Road to Needham Street including interchange improvements at State Route 132/99 ("Project"); and

WHEREAS, the public interest and necessity require that StanCOG acquire a 6,771 square foot fee acquisition from a portion of real property commonly identified as 824 Dakota Avenue, Modesto, CA 95358 (Assessor's Parcel No.: 081-031-013) for public use, namely the Project and all uses necessary, incidental or convenient thereto. The property sought to be acquired for the Project is more particularly defined, described and depicted in Exhibit "1" attached hereto and incorporated herein by reference (the "Subject Property"); and

WHEREAS, the requirements of the California Environmental Quality Act (“CEQA”) and National Environmental Policy Act (“NEPA”) have been satisfied for the Project. The environmental document for the improvements from east of Carpenter Road to Needham Street including interchange improvements at State Route 132/99 was approved on March 2, 2018 followed by issuance of a Notice of Determination and Findings of No Significant Impact (FONSI), and the environmental document for the Dakota Avenue to Gates Road segment of the Project was approved on April 21, 2022 followed by issuance of a Notice of Determination and Record of Decision; and

WHEREAS, notice of the hearing for this Resolution of Necessity has been properly given as required by and according to the provisions of section 1245.235 of the California Code of Civil Procedure, and a meeting has been held at which all persons whose property or interest therein may be acquired by eminent domain and whose name and address appear on the last equalized County Assessment Roll have been given a reasonable opportunity to appear and be heard by the Board of Supervisors on the matters set forth in Code of Civil Procedures sections 1240.030 and 1240.510.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Policy Board of the Stanislaus Council of Governments as follows:

1. The public interest and necessity require the Project.
2. The Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
3. The Subject Property sought to be acquired and described by this resolution is necessary for the Project.
4. The offer required by Government Code section 7267.2 has been made to the owner(s) of record.
5. The recitals contained herein are true and correct. Furthermore, the findings and determinations contained in this Resolution of Necessity are based on and incorporate the record before the Policy Board of the Stanislaus Council of Governments. The findings and determinations contained herein are also based on any testimony, records, and documents produced at the hearing, all of which are incorporated herein by this reference.
6. Pursuant to sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Subject Property is already devoted to a public use, the use to which

the Subject Property is to be put is a more necessary public use than the use to which the Subject Property is already devoted, or, in the alternative, is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the Subject Property is already devoted.

7. The Subject Property is being acquired in whole or in part pursuant to the provisions of Code of Civil Procedure Sections 1240.320, 1240.330 and 1240.350, as the case may be, as substitute property necessary for public use, for the relocation of public utility facilities, or to provide utility services to the remainder property. It is further found and determined that the taking of said substitute property is necessary for the purpose specified in Sections 1240.320, 1240.330 and/or 1240.350.
8. StanCOG's counsel is hereby authorized to institute eminent domain proceedings in the Superior Court of the State of California for the County of Stanislaus, for the purpose of acquiring the Subject Property described herein above, and is further authorized to institute proceedings for taking pre-judgment possession of the Subject Property and to deposit the probable amount of compensation therefore, in accordance with California Code of Civil Procedure section 1255.010, as directed by the Superior Court as security for said possession. Counsel is further authorized to associate with, at its election, a private law firm for the filing and prosecution of said proceedings. Counsel is further authorized to correct any errors or to make or agree to any non-material changes to the legal description of the property that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the Subject Property. Counsel is further authorized to reduce or modify the extent of the interests or property to be acquired so as to reduce the compensation payable in the action where such change would not substantially impair the construction and operation for the project for which the real property is being acquired.

ATTACHMENTS

Exhibit 1 - Legal Definition, Legal Description & Plat Map

Exhibit 1

FEE (081-031-013)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 824 Dakota Avenue, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 081-031-013, as described more specifically in Exhibits A (legal description) and B (plat map) attached hereto, and which are incorporated herein by this reference ("Property").

The Property interest sought to be acquired consists of a "Fee". "Fee", also known as fee simple or fee simple absolute, grants to the Stanislaus Council of Governments and its successors and assigns, absolute ownership of the property.

EXHIBIT "A"
LEGAL DESCRIPTION
APN 081-031-013

That portion of the Southwest quarter of the Northwest quarter of Section 26, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described as follows:

BEGINNING at the westerly terminus of that certain course described as having a bearing of North 89°44'16" East and a length of 33.27 feet in the land described in the Grant Deed to the City of Modesto, recorded January 31, 2019, as Document No. 2019-0005586-00 of Official Records in the office of the County Recorder of said County;

thence along said certain course, North 89°44'16" East 14.00 feet;

thence leaving that certain course, North 05°17'28" West 443.69 feet;

thence South 89°40'11" West 10.00 feet to the northerly prolongation of the westerly line of Parcel No. 1 described in the Grant Deed to the State of California recorded January 19, 1962, in Volume 1736, Page 387 of said Official Records;

thence along said northerly prolongation, South 00°19'49" East 92.43 feet to the easterly line of the land described in said Grant Deed to the State of California;

thence along said easterly line South 11°36'46" East 46.54 feet and South 01°35'47" East 93.44 feet;

thence leaving said easterly line and along the easterly line of the land described in said Grant Deed to the City of Modesto, the following three (3) courses:

- 1) South 01°22'47" West 27.58 feet;
- 2) South 13°43'04" East 61.84 feet;
- 3) South 04°50'51" East 123.18 feet to the **POINT OF BEGINNING**.

EXHIBIT "A"
LEGAL DESCRIPTION
APN 081-031-013

Containing 6,771 square feet, more or less.

Shown graphically on Exhibit B, attached hereto and made a part hereof.

Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

This conveyance is made for the purpose of a freeway and the GRANTOR hereby releases and relinquishes to Stanislaus Council of Governments any and all abutter's rights including access rights, appurtenant to GRANTOR's remaining property, in and to the freeway over and across the hereinabove described Course "A" and over the following described line:

This real property description has been prepared at Mark Thomas & Company Inc. by me or under my direction in conformance with the Professional Land Surveyor's Act.

Mark Thomas & Company, Inc.

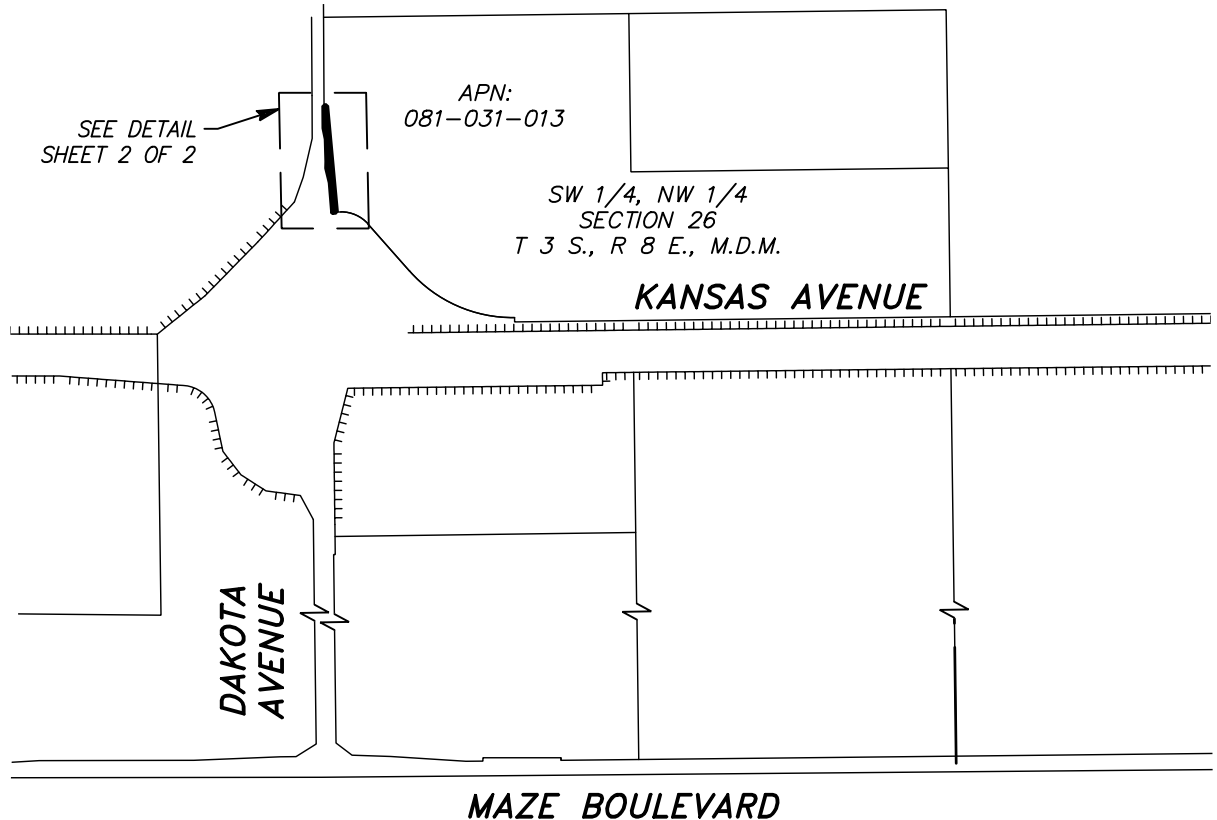
Teri Kahlen 2/4/2025
Teri Kahlen, PLS 8746





LEGEND

- POB POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
- ▨ PARCEL TO BE ACQUIRED – 6,771± SF



0 400 800 1600 Feet
SCALE 1" = 800'

BEARING AND DISTANCES SHOWN HEREON ARE BASED ON CCS83 (NSRS2007) EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.

Scale: 1" = 800'
Date Feb, 2025
Drawn By AK
Checked By TK

Exhibit "B"
APN 081-031-013
Unincorporated Area
Stanislaus County, California

SHEET 1 OF 2

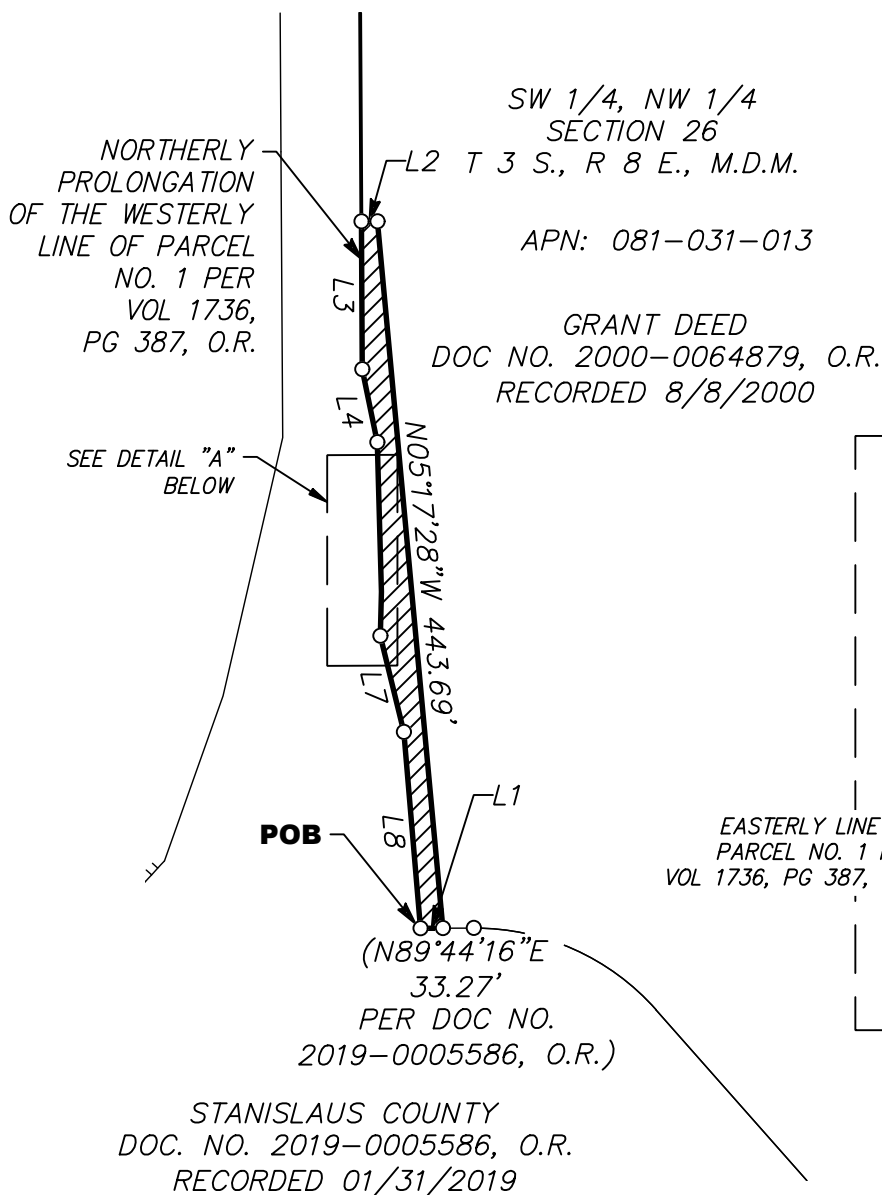

MARK THOMAS

LEGEND

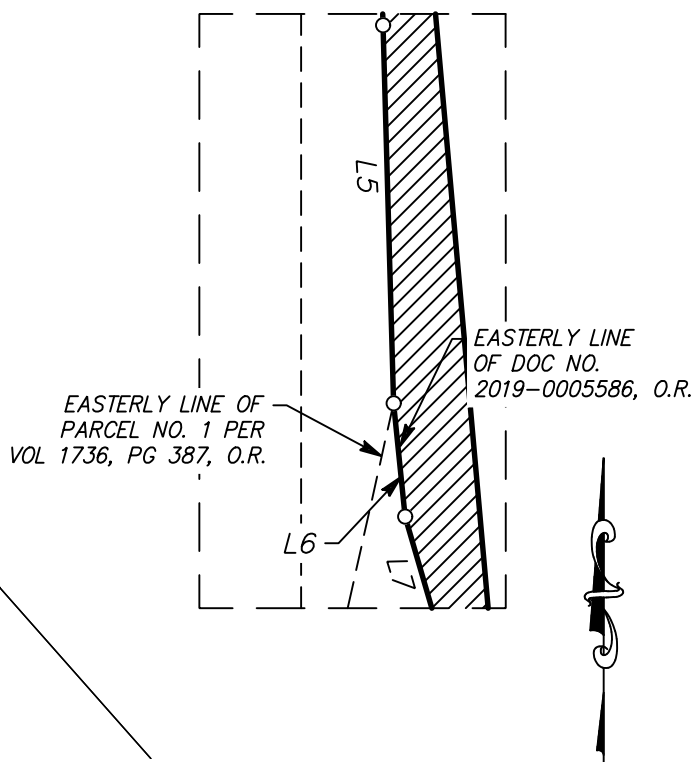
POB POINT OF BEGINNING
 O.R. OFFICIAL RECORDS
 APN ASSESSORS PARCEL NUMBER
 ○ DIMENSION POINT
 ▨ PARCEL TO BE ACQUIRED –
 6,771± SF

LINE TABLE

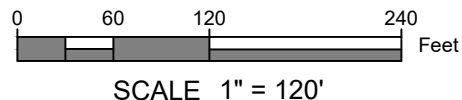
L1	N89°44'16"E 14.00'
L2	S89°40'11"W 10.00'
L3	S00°19'49"E 92.43'
L4	S11°36'46"E 46.54'
L5	S01°35'47"E 93.44'
L6	S01°22'47"W 27.58'
L7	S13°43'04"E 61.84'
L8	S04°50'51"E 123.18'



DETAIL "A" N.T.S.



BEARING AND DISTANCES SHOWN HEREON ARE
 BASED ON CCS83 (NSRS2007) EPOCH 2007.00,
 ZONE 3. MULTIPLY DISTANCES SHOWN BY
 1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.



Scale: 1" = 120'
 Date Feb, 2025
 Drawn By AK
 Checked By TK

Exhibit "B"
APN 081-031-013
Unincorporated Area
Stanislaus County, California

SHEET 2 OF 2

MARK THOMAS

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 15th day of October 2025. A motion was made by Member _____ and duly seconded by Member _____, and upon a roll call vote the Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

MEETING DATE: October 15, 2025

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

JEAN FOLETTA, INTERIM EXECUTIVE DIRECTOR

ATTACHMENT 1D

STANISLAUS COUNCIL OF GOVERNMENTS

RESOLUTION 25-12

**RESOLUTION OF NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY OR
INTEREST IN REAL PROPERTY BY EMINENT DOMAIN**

PARCEL APN: 012-039-015

OWNERS: M3 Land Company, LLC, a California limited liability company

BE IT RESOLVED, that the Policy Board of the Stanislaus Council of Governments, hereby finds and determines as follows:

WHEREAS, the Stanislaus Council of Governments ("StanCOG") is a Regional Transportation Planning Agency ("RTPA") and a Metropolitan Planning Organization ("MPO"), pursuant to State and Federal designation; and

WHEREAS, Article I, section 19 of the Constitution of the State of California, California Code of Civil Procedure section 1240.010 et seq., Streets and Highways Code sections 104, 114, and 130, the Joint Exercise of Powers Act under California Government Code section 6500 et seq., and the Joint Powers Agreement Establishing the Stanislaus Council of Governments, authorizes the Policy Board of the Stanislaus Council of Governments to acquire by eminent domain any property necessary to carry out any of its powers or functions; and

WHEREAS, StanCOG in cooperation with the State of California Department of Transportation, the County of Stanislaus, and the City of Modesto, proposes to construct State Route 132 West Freeway/Expressway project which includes a new access-controlled facility from Dakota Avenue to Gates Road, and improvements from east of Carpenter Road to Needham Street including interchange improvements at State Route 132/99 ("Project"); and

WHEREAS, the public interest and necessity require that StanCOG acquire a 75,379 square foot fee acquisition from a portion of real property commonly identified as 6237 Maze Boulevard, Modesto, CA 95358 (Assessor's Parcel No.: 012-039-015) for public use, namely the Project and all uses necessary, incidental or convenient thereto. The property sought to be acquired for the Project is more particularly defined, described and depicted in Exhibit "1" attached hereto and incorporated herein by reference (the "Subject Property"); and

WHEREAS, the requirements of the California Environmental Quality Act (“CEQA”) and National Environmental Policy Act (“NEPA”) have been satisfied for the Project. The environmental document for the improvements from east of Carpenter Road to Needham Street including interchange improvements at State Route 132/99 was approved on March 2, 2018 followed by issuance of a Notice of Determination and Findings of No Significant Impact (FONSI), and the environmental document for the Dakota Avenue to Gates Road segment of the Project was approved on April 21, 2022 followed by issuance of a Notice of Determination and Record of Decision; and

WHEREAS, notice of the hearing for this Resolution of Necessity has been properly given as required by and according to the provisions of section 1245.235 of the California Code of Civil Procedure, and a meeting has been held at which all persons whose property or interest therein may be acquired by eminent domain and whose name and address appear on the last equalized County Assessment Roll have been given a reasonable opportunity to appear and be heard by the Board of Supervisors on the matters set forth in Code of Civil Procedures sections 1240.030 and 1240.510.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Policy Board of the Stanislaus Council of Governments as follows:

1. The public interest and necessity require the Project.
2. The Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
3. The Subject Property sought to be acquired and described by this resolution is necessary for the Project.
4. The offer required by Government Code section 7267.2 has been made to the owner(s) of record.
5. The recitals contained herein are true and correct. Furthermore, the findings and determinations contained in this Resolution of Necessity are based on and incorporate the record before the Policy Board of the Stanislaus Council of Governments. The findings and determinations contained herein are also based on any testimony, records, and documents produced at the hearing, all of which are incorporated herein by this reference.
6. Pursuant to sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Subject Property is already devoted to a public use, the use to which

the Subject Property is to be put is a more necessary public use than the use to which the Subject Property is already devoted, or, in the alternative, is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the Subject Property is already devoted.

7. The Subject Property is being acquired in whole or in part pursuant to the provisions of Code of Civil Procedure Sections 1240.320, 1240.330 and 1240.350, as the case may be, as substitute property necessary for public use, for the relocation of public utility facilities, or to provide utility services to the remainder property. It is further found and determined that the taking of said substitute property is necessary for the purpose specified in Sections 1240.320, 1240.330 and/or 1240.350.
8. StanCOG's counsel is hereby authorized to institute eminent domain proceedings in the Superior Court of the State of California for the County of Stanislaus, for the purpose of acquiring the Subject Property described herein above, and is further authorized to institute proceedings for taking pre-judgment possession of the Subject Property and to deposit the probable amount of compensation therefore, in accordance with California Code of Civil Procedure section 1255.010, as directed by the Superior Court as security for said possession. Counsel is further authorized to associate with, at its election, a private law firm for the filing and prosecution of said proceedings. Counsel is further authorized to correct any errors or to make or agree to any non-material changes to the legal description of the property that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the Subject Property. Counsel is further authorized to reduce or modify the extent of the interests or property to be acquired so as to reduce the compensation payable in the action where such change would not substantially impair the construction and operation for the project for which the real property is being acquired.

ATTACHMENTS

Exhibit 1 - Legal Definition, Legal Description & Plat Map

Exhibit 1

FEE (012-039-015)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 6237 Maze Boulevard, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-039-015, as described more specifically in Exhibits A (legal description) and B (plat map) attached hereto, and which are incorporated herein by this reference ("Property").

The Property interest sought to be acquired consists of a "Fee". "Fee", also known as fee simple or fee simple absolute, grants to the Stanislaus Council of Governments and its successors and assigns, absolute ownership of the property.

EXHIBIT "A"
LEGAL DESCRIPTION
APN 012-039-015

The North 57.00 feet over that portion of the North half of the Northwest quarter of the Southeast quarter of Section 29, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described as Parcel 2 in the Grant Deed recorded November 16, 2017, in Document No. 2017-0084986 of Official Records, in the office of the County Recorder of said County.

Containing 75,379 square feet or 1.73 acres, more or less.

Shown graphically on Exhibit B, attached hereto and made a part hereof.

Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

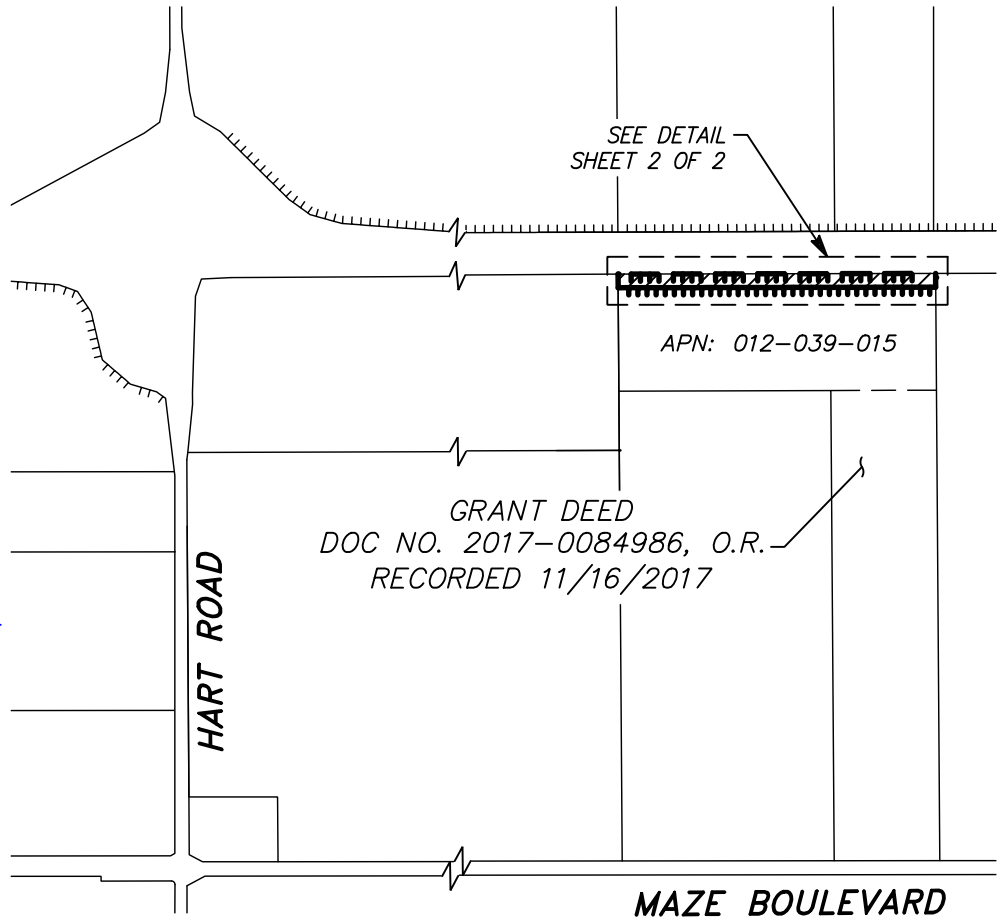
This conveyance is made for the purpose of a freeway and the GRANTOR hereby releases and relinquishes to Stanislaus Council of Governments any and all abutter's rights including access rights, appurtenant to GRANTOR's remaining property, in and to the freeway.

This real property description has been prepared at Mark Thomas & Company Inc. by me or under my direction in conformance with the Professional Land Surveyor's Act.

Mark Thomas & Company, Inc.

Teri Kahlen 2/4/2025
Teri Kahlen, PLS 8746

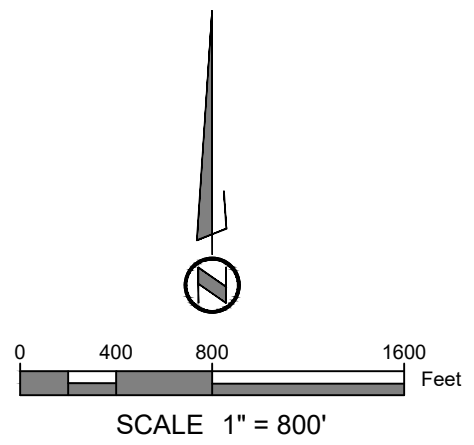




LEGEND

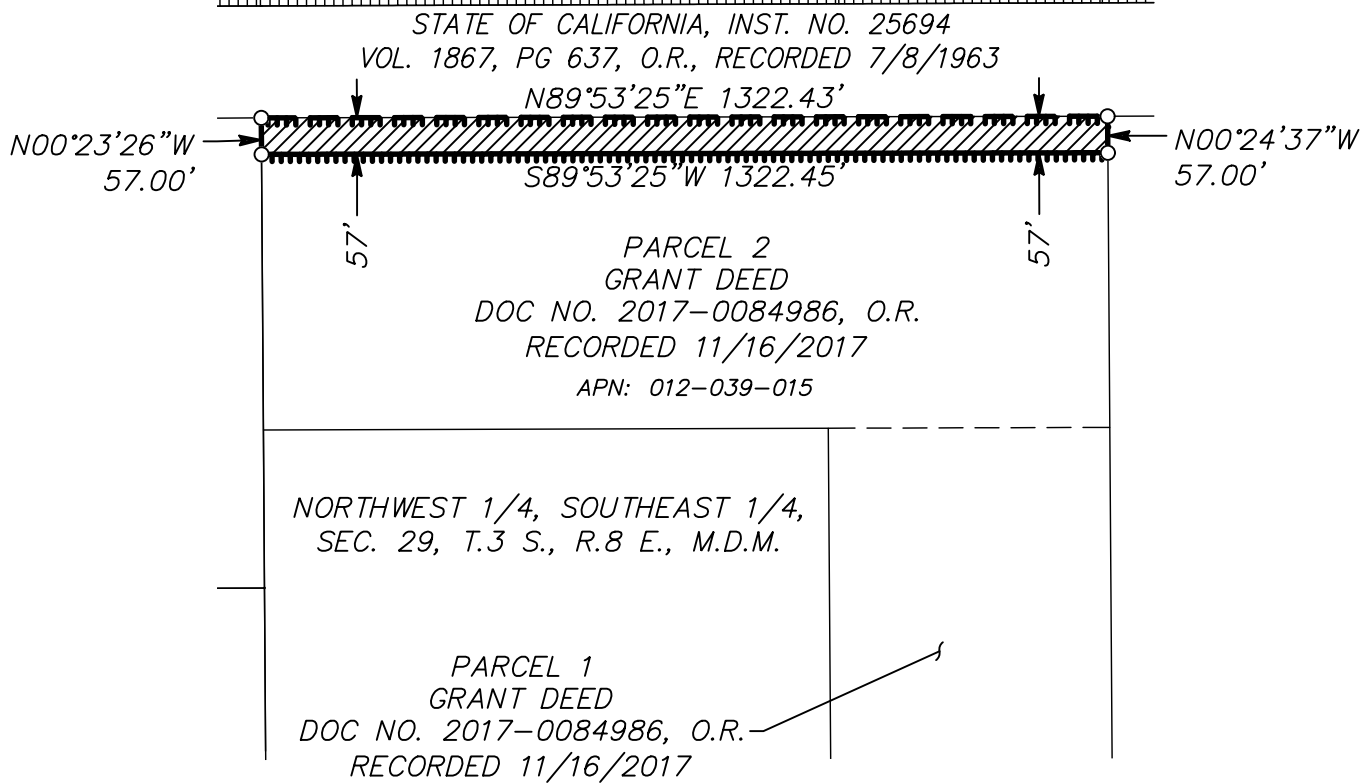
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
-  PARCEL TO BE ACQUIRED
75,379± SF OR 1.73± AC
-  ACCESS PROHIBITED
-  ACCESS SUPERCEDED

BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83 (NSRS2007) EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.



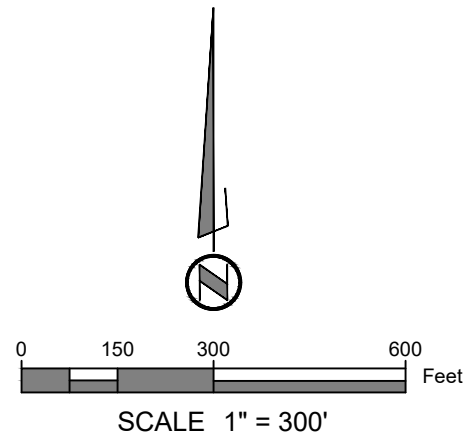
Scale: 1" = 800' Date Feb, 2025 Drawn By AK Checked By TK	Exhibit "B" APN 012-039-015 Unincorporated Area Stanislaus County, California	SHEET 1 OF 2  MARK THOMAS
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DETAIL



LEGEND

- O.R. OFFICIAL RECORDS
APN ASSESSORS PARCEL NUMBER
○ DIMENSION POINT
▨ PARCEL TO BE ACQUIRED
75,379± SF OR 1.73± AC
ACCESS PROHIBITED
ACCESS SUPERCEDED



BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON
CCS83 (NSRS2007) EPOCH 2007.00, ZONE 3. MULTIPLY
DISTANCES SHOWN BY 1.00006723 TO OBTAIN GROUND
LEVEL DISTANCES.

Scale: 1" = 300'
Date Feb, 2025
Drawn By AK
Checked By TK

Exhibit "B"
APN 012-039-015
Unincorporated Area
Stanislaus County, California

SHEET 2 OF 2

MARK THOMAS

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 15th day of October 2025. A motion was made by Member _____ and duly seconded by Member _____, and upon a roll call vote the Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

MEETING DATE: October 15, 2025

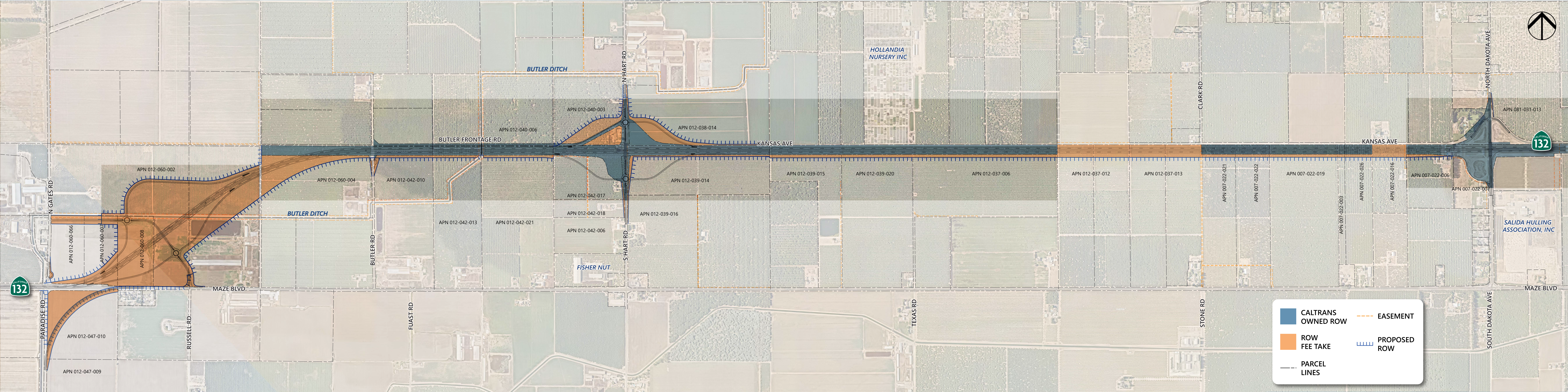
MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

JEAN FOLETTA, INTERIM EXECUTIVE DIRECTOR

ATTACHMENT 2

GATES TO DAKOTA - RIGHT OF WAY MAP



ATTACHMENT 3A



March 2, 2025

Member Agencies Jessica S. Mariscal Raya & Edwin Macias
835 N. Hart Road
City of Ceres Modesto, CA 95358-8434

City of Hughson **Subject: State Route 132 West/State Route 99 Needham St. to Gates Rd. Project**
Offer to Acquire Property Rights
City of Modesto **Property Address: 835 N. Hart Road, Modesto, CA 95358-8434**
Assessor Parcel Number(s): 012-040-004
City of Newman

City of Oakdale Dear Ms. Raya and Mr. Macias,

City of Patterson The Stanislaus Council of Governments (“StanCOG”), in cooperation with the California
City of Riverbank Department of Transportation (“Caltrans”) District 10, County of Stanislaus, and the City of
City of Turlock Modesto, proposes to construct the State Route 132 West Freeway/Expressway project which
includes a new access controlled facility from Dakota Avenue to Gates Road, and improvements
from east of Carpenter Road to Needham Street including interchange improvements at State Route
132/99 (“Project”).

City of Waterford StanCOG seeks to purchase your property in fee. The legal descriptions and plat maps attached to
Stanislaus County the enclosed deeds specify describe and depict the property or interest therein sought to be acquired
 (“Subject Property”) for the Project. If you are not the owner of the property located at 835 N. Hart
 Road, Modesto, CA 95358-8434, (APN: 012-040-004), please contact us immediately.

Policy Board StanCOG has retained Monument, a right-of-way real estate firm to coordinate the real estate efforts
Chair on behalf of StanCOG and to secure the necessary property rights required for the Project. StanCOG
Buck Condit has specifically authorized Monument to make this offer to you for the acquisition of the Subject
 Property.

StanCOG has determined the total just compensation for acquisition of the Subject Property to be
NINE HUNDRED TWENTY THOUSAND DOLLARS AND NO CENTS (\$920,000.00). The
basis for this value is explained in the enclosed Appraisal Report prepared by CBRE Valuation &
Policy Board Advisory Services. Based on the foregoing, StanCOG hereby offers you **\$920,000.00** for the
Vice-Chair purchase of the Subject Property.
George Carr

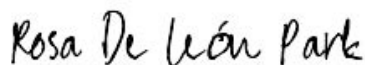
Executive If you choose to have your own appraisal completed, you are entitled to a reasonable amount, not
Director to exceed \$5,000, for an appraisal prepared by an independent appraiser licensed by the State of
Rosa De León California’s Office of Real Estate Appraisers, pursuant to California Code of Civil Procedure
Park section 1263.025(a). Please see the enclosed Appraisal Reimbursement Notification for further
 information.

March 2, 2025

If you find StanCOG's offer of **\$920,000.00** acceptable, please sign: (1) the Right of Way Contract and (2) the Grant Deed. **The signatures on the Grant Deed must be acknowledged by a Notary Public.** Please be advised that there typically is a fee for notarization. If you choose to use the Notary Public of your choice, StanCOG will reimburse you for the notary fee, in escrow, upon proof of payment. As an alternative, we can provide a Notary Public service free of charge, at a time that is convenient for you.

Please respond to this offer within 30 days following your receipt. If you have any questions or wish to discuss the StanCOG's offer or would like to meet in person at your convenience please contact Leslie Zapata, at (916) 398-4121, or via email at lezapata@monumentrow.com.

Sincerely,



Rosa De León Park

Executive Director

Stanislaus Council of Governments (StanCOG)

Attachment 1. Receipt of Offer Package

Attachment 2. Summary Statement Relating to the Purchase of Real Property or Interest Therein

Attachment 3. Appraisal Report

Attachment 4. Right of Way Contract

Attachment 5. Grant Deed

Attachment 6. Your Property Your Transportation Project Brochure

Attachment 7. Title VI Brochure

cc: Tony Harris, P.E., StanCOG

Jennifer Cole, Monument

ATTACHMENT 3B



March 20, 2025

Member Agencies The Texas Ranch Limited Partnership
6303 Beckwith Road
City of Ceres Modesto, CA 95358-8925

City of Hughson **Subject: State Route 132 West/State Route 99 Needham St. to Gates Rd. Project**
Offer to Acquire Property Rights
City of Modesto **Property Address: 5837 Maze Road, Modesto, CA 95358**
Assessor Parcel Number(s): 012-037-006, 012-039-020
City of Newman

City of Oakdale Dear The Texas Ranch Limited Partnership,

City of Patterson The Stanislaus Council of Governments (“StanCOG”), in cooperation with the California
City of Riverbank Department of Transportation (“Caltrans”) District 10, County of Stanislaus, and the City of
City of Turlock Modesto, proposes to construct the State Route 132 West Freeway/Expressway project which
includes a new access controlled facility from Dakota Avenue to Gates Road, and improvements
from east of Carpenter Road to Needham Street including interchange improvements at State Route
132/99 (“Project”).

City of Waterford StanCOG seeks to purchase a partial fee interest in your property. The legal description and plat
map attached to the enclosed deed specify, describe and depict the property or interest therein
sought to be acquired (“Subject Property”) for the Project. If you are not the owner of the property
Stanislaus County located at 5837 Maze Road, Modesto, CA 95358, (APN: 012-037-006, 012-039-020), please
contact us immediately.

Policy Board StanCOG has retained Monument, a right-of-way real estate firm to coordinate the real estate efforts
Chair on behalf of StanCOG and to secure the necessary property rights required for the Project. StanCOG
Buck Condit has specifically authorized Monument to make this offer to you for the acquisition of the Subject
Property.

Policy Board StanCOG has determined the total just compensation for acquisition of the Subject Property to be
Vice-Chair **THREE HUNDRED EIGHT THOUSAND DOLLARS AND NO CENTS (\$308,000.00)**. The
George Carr basis for this value is explained in the enclosed Appraisal Report prepared by CBRE Valuation &
Advisory Services. Based on the foregoing, StanCOG hereby offers you **\$308,000.00** for the
purchase of the Subject Property.

Executive If you choose to have your own appraisal completed, you are entitled to a reasonable amount, not
Director to exceed \$5,000, for an appraisal prepared by an independent appraiser licensed by the State of
Rosa De León California’s Office of Real Estate Appraisers, pursuant to California Code of Civil Procedure
Park section 1263.025(a). Please see the enclosed Appraisal Reimbursement Notification for further
information.

The Texas Ranch Limited Partnership
Page Two
March 20, 2025

If you find StanCOG's offer of **\$308,000.00** acceptable, please sign: (1) the Right of Way Contract and (2) the Grant Deed. **The signatures on the Grant Deed must be acknowledged by a Notary Public.** Please be advised that there typically is a fee for notarization. If you choose to use the Notary Public of your choice, StanCOG will reimburse you for the notary fee, in escrow, upon proof of payment. As an alternative, we can provide a Notary Public service free of charge, at a time that is convenient for you.

Please respond to this offer within 30 days following your receipt. If you have any questions or wish to discuss the StanCOG's offer or would like to meet in person at your convenience please contact Leslie Zapata, at (916) 398-4121, or via email at lezapata@monumentrow.com.

Sincerely,



Rosa De León Park
Executive Director
Stanislaus Council of Governments (StanCOG)

- Attachment 1. Receipt of Offer Package
- Attachment 2. Summary Statement Relating to the Purchase of Real Property or Interest Therein
- Attachment 3. Appraisal Report
- Attachment 4. Right of Way Contract
- Attachment 5. Grant Deed
- Attachment 6. Your Property Your Transportation Project Brochure
- Attachment 7. Title VI Brochure

cc: Tony Harris, P.E., StanCOG
Jennifer Cole, Monument

ATTACHMENT 3C



June 20, 2025

Member Agencies

Alcamo Farms, LLC
Attention: John Alcamo
P.O. Box 7307
South Lake Tahoe, CA 96158-0307

City of Ceres

City of Hughson

City of Modesto

City of Newman

City of Oakdale

City of Patterson

City of Riverbank

City of Turlock

City of Waterford

Stanislaus County

**Subject: State Route 132 West/State Route 99 Needham St. to Gates Rd. Project
Offer to Acquire Property Rights
Property Address: 824 Dakota Ave., Modesto, CA 95358
Assessor Parcel Number(s): 081-031-13**

Dear Mr. Alcamo,

The Stanislaus Council of Governments (“StanCOG”), in cooperation with the California Department of Transportation (“Caltrans”) District 10, County of Stanislaus, and the City of Modesto, proposes to construct the State Route 132 West Freeway/Expressway project which includes a new access controlled facility from Dakota Avenue to Gates Road, and improvements from east of Carpenter Road to Needham Street including interchange improvements at State Route 132/99 (“Project”).

StanCOG seeks to purchase a partial fee interest in your property. The legal description and plat map attached to the enclosed deed specify, describe and depict the property or interest therein sought to be acquired (“Subject Property”) for the Project. If you are not the owner of the property located at 824 Dakota Ave., Modesto, CA 95358, (APN: 081-031-13), please contact us immediately.

Policy Board

Chair

Buck Condit

StanCOG has retained Monument, a right-of-way real estate firm to coordinate the real estate efforts on behalf of StanCOG and to secure the necessary property rights required for the Project. StanCOG has specifically authorized Monument to make this offer to you for the acquisition of the Subject Property.

Policy Board

Vice-Chair

George Carr

StanCOG has determined the total just compensation for acquisition of the Subject Property to be **TEN THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$10,500.00)**. The basis for this value is explained in the enclosed Appraisal Report prepared by CBRE Valuation & Advisory Services. Based on the foregoing, StanCOG hereby offers you **\$10,500.00** for the purchase of the Subject Property.

Executive

Director

Rosa De León
Park

If you choose to have your own appraisal completed, you are entitled to a reasonable amount, not to exceed \$5,000, for an appraisal prepared by an independent appraiser licensed by the State of California’s Office of Real Estate Appraisers, pursuant to California Code of Civil Procedure section 1263.025(a). Please see the enclosed Appraisal Reimbursement Notification for further information.

Alcamo Farms, LLC
Page Two
June 20, 2025

If you find StanCOG's offer of **\$10,500.00** acceptable, please sign: (1) the Right of Way Contract and (2) the Grant Deed. **The signatures on the Grant Deed must be acknowledged by a Notary Public.** Please be advised that there typically is a fee for notarization. If you choose to use the Notary Public of your choice, StanCOG will reimburse you for the notary fee, in escrow, upon proof of payment. As an alternative, we can provide a Notary Public service free of charge, at a time that is convenient for you.

Please respond to this offer within 30 days following your receipt. If you have any questions or wish to discuss the StanCOG's offer or would like to meet in person at your convenience please contact Leslie Zapata, at (916) 398-4121, or via email at lzapata@monumentrow.com.

Sincerely,



Rosa De León Park
Executive Director
Stanislaus Council of Governments (StanCOG)

- Attachment 1. Receipt of Offer Package
- Attachment 2. Summary Statement Relating to the Purchase of Real Property or Interest Therein
- Attachment 3. Appraisal Report
- Attachment 4. Right of Way Contract
- Attachment 5. Grant Deed
- Attachment 6. Your Property Your Transportation Project Brochure
- Attachment 7. Title VI Brochure

cc: Tony Harris, P.E., StanCOG
Jennifer Cole, Monument

ATTACHMENT 3D



June 20, 2025

Member Agencies M3 Land Company, LLC
6303 Beckwith Road
City of Ceres Modesto, CA 95358

City of Hughson **Subject: State Route 132 West/State Route 99 Needham St. to Gates Rd. Project**
Offer to Acquire Property Rights
City of Modesto **Property Address: 6237 Maze Boulevard, Modesto, CA 95358**
Assessor Parcel Number(s): 012-039-015
City of Newman

City of Oakdale Dear Property Owner,

City of Patterson The Stanislaus Council of Governments (“StanCOG”), in cooperation with the California
City of Riverbank Department of Transportation (“Caltrans”) District 10, County of Stanislaus, and the City of
City of Turlock Modesto, proposes to construct the State Route 132 West Freeway/Expressway project which
includes a new access controlled facility from Dakota Avenue to Gates Road, and improvements
from east of Carpenter Road to Needham Street including interchange improvements at State Route
132/99 (“Project”).

City of Waterford StanCOG seeks to purchase a portion of your property in fee, specifically a 75,379 square foot
partial acquisition including the access control rights located along the northern boundary of your
property. The legal description and plat map attached to the enclosed deeds specify describe and
Stanislaus County depict the property or interest therein sought to be acquired (“Subject Property”) for the Project. If
you are not the owner of the property located at 6237 Maze Boulevard, Modesto, CA 95358, (APN:
012-039-015), please contact us immediately.

Policy Board StanCOG has retained Monument, a right-of-way real estate firm to coordinate the real estate efforts
Chair on behalf of StanCOG and to secure the necessary property rights required for the Project. StanCOG
Buck Condit has specifically authorized Monument to make this offer to you for the acquisition of the Subject
Property.

Policy Board StanCOG has determined the total just compensation for acquisition of the Subject Property to be
Vice-Chair **One Hundred Five Thousand Dollars (\$105,000.00)**. The basis for this value is explained in the
George Carr enclosed Appraisal Report prepared by CBRE VALUATION & ADVISORY SERVICES. Based
on the foregoing, StanCOG hereby offers you **\$105,000.00** for the purchase of the Subject Property.

Executive If you choose to have your own appraisal completed, you are entitled to a reasonable amount, not
Director to exceed \$5,000, for an appraisal prepared by an independent appraiser licensed by the State of
Rosa De León California’s Office of Real Estate Appraisers, pursuant to California Code of Civil Procedure
Park section 1263.025(a). Please see the enclosed Appraisal Reimbursement Notification for further
information.

M3 Land Company, LLC

Page Two

June 20, 2025

If you find StanCOG's offer of **\$105,000.00** acceptable, please sign: (1) the Right of Way Contract and (2) the Grant Deed. **The signatures on the Grant Deed must be acknowledged by a Notary Public.** Please be advised that there typically is a fee for notarization. If you choose to use the Notary Public of your choice, StanCOG will reimburse you for the notary fee, in escrow, upon proof of payment. As an alternative, we can provide a Notary Public service free of charge, at a time that is convenient for you.

Please respond to this offer within 30 days following your receipt. If you have any questions or wish to discuss the StanCOG's offer or would like to meet in person at your convenience please contact Leslie Zapata, at (916) 398-4121, or via email at lzapata@monumentrow.com.

Sincerely,



Rosa De León Park

Executive Director

Stanislaus Council of Governments (StanCOG)

Attachment 1. Receipt of Offer Package

Attachment 2. Summary Statement Relating to the Purchase of Real Property or Interest Therein

Attachment 3. Appraisal Report

Attachment 4. Right of Way Contract

Attachment 5. Grant Deed

Attachment 6. Your Property Your Transportation Project Brochure

Attachment 7. Title VI Brochure

cc: Tony Harris, P.E., StanCOG

Chris Krier, Monument

ATTACHMENT 4

RESOLUTION OF NECESSITY REQUIREMENTS

For each property interest to be acquired, a resolution of necessity must be adopted prior to the commencement of eminent domain proceedings pursuant to Code of Civil Procedure Section 1245.220. The statutory requirement that a public entity adopt a Resolution of Necessity before initiating a condemnation action "is designed to ensure that public entities will verify and confirm the validity of their intended use of the power of eminent domain prior to the application of that power in any one particular instance" (*San Bernardino County Flood Control Dist. v. Grabowski* (1988) 205 Cal.App.3d 885, 897).

A Resolution of Necessity must contain a general statement of the public use for which the property is to be taken, a reference to the statutes authorizing the exercise of eminent domain, a description of the property, and a declaration stating that each of the following have been found and determined by the Board to be the case (Code of Civil Procedure § 1245.230):

1. The public interest and necessity require the project.
2. The project is planned or located in the manner that will be most compatible with the greatest public good and least private harm.
3. The property sought to be acquired is necessary for the project; and
4. That either the offer required by Section 7267.2 of the Government Code has been made to the owner or owners of record, or the offer has not been made because the owner cannot be located with reasonable diligence.

Issues relating to the amount or adequacy of compensation are not pertinent to the findings that the Board must make in adopting Resolutions of Necessity.

In addition, before adopting a Resolution of Necessity, each person whose property is to be acquired by eminent domain must be given notice and a reasonable opportunity to appear and be heard on the matters referred to above. (Code of Civil Procedure § 1245.230.) The owners were sent written Notices of the Hearing on September 16, 2025. (See Attachments 5A-5D – Notices of Hearing to Consider Adoption of Resolution of Necessity.)

This report provides supplemental data and information addressing each of the foregoing items. This report is provided to assist the Board in determining whether the requirements of Section 1245.230 have been met, and whether the other findings specified above, as

applicable, can be made. If the Board determines that all requirements have been met, and that all findings can be made, it is recommended that the Board adopt a Resolution of Necessity for acquisition of each of the property interests sought to be acquired and which are more particularly described and depicted in the exhibits attached to the Resolutions of Necessity.

ADOPTION OF THE RESOLUTION OF NECESSITY AND FINDINGS:

By adopting the proposed Resolution of Necessity, the Board will authorize the filing of an eminent action to acquire the property interests as discussed in the staff report and described and depicted in the exhibits attached to the Resolutions of Necessity and which are attached hereto as Attachments 1A-1E. Before adopting the Resolutions of Necessity, the Policy Board must make the following findings based on the evidence before this Policy Board and which is a part of the record for this Project and as presented at the hearing.

1. *The Public Interest and Necessity Require the Project*

Information and evidence establishing that the public interest and necessity require the Project is contained in the planning and environmental documents for the Project, including but not limited to, the State Route 132 West Project Reports and Final Environmental Impact Report/Environmental Impact Statement (FEIR/EIS), and Final Section 4(f) De Minimis Findings, and all Appendices thereto (March 2018 and June 2022), all of which were discussed in the staff report and are incorporated herein by this reference.

The Project is proposed to reduce existing and future traffic congestion in northern and western Stanislaus County, support the efficient movement of goods and services and improve interregional travel as follows:

- Reduce average daily traffic volumes and current traffic congestion and accommodate anticipated future traffic on the existing SR-132 and the surrounding regional transportation network in Stanislaus County and the City of Modesto.
- Support the efficient movement of goods and services throughout the region for the benefit of the regional economy by providing a more direct and dependable truck route, increasing the average operating speeds of all vehicles, and reducing the number of areas of conflict between motorized traffic and non-motorized means of travel.
- Improve the efficiency of interregional travel by reducing travel times for long distance commuters, recreational traffic, and interregional goods movement.

The Project has been identified as a necessary improvement to accommodate regional east-west traffic connectivity in Stanislaus County and San Francisco Bay Area region. The Project is also needed because of the travel conditions in the region, including traffic

congestion on the existing SR 132, which will continue to worsen due to regional population growth and projected traffic volume increases; traffic congestion on existing truck route will continue to hinder the efficient movement of goods and services; existing SR 132 is part of the interregional system, and interregional circulation will become increasingly constrained as travel times on existing SR 132 increase substantially with planned residential and employment growth.

2. *The Proposed Project Is Planned and Located in The Manner That Will Be Most Compatible with The Greatest Public Good and The Least Private Injury*

The Project has been designed to maximize the benefits to the public at large while minimizing impacts to private property owners. The project team has worked diligently to minimize the need for property acquisitions.

Project Reports (PR) were signed on March 5, 2018 for the SR 99/SR 132 interchange improvements and on June 26, 2022 for the Dakota Avenue to Gates Road segment of the Project.

The environmental document for the interchange improvements at State Route 132/99 analyzed two build alternatives and the no-build alternative, which took into consideration impacts of the Project on the surrounding community, including private property owners, and the need for acquisition of real property and the possible displacement of owners and tenants. After a thorough analysis and consideration of the various alternatives and impacts, Alternative 2 was selected as the Preferred Alternative which constructs a 4-lane access-controlled freeway/expressway from SR 99/SR 132 to N Dakota Avenue and connects to the existing SR 132 (Maze Blvd) via N Dakota Avenue. As for the Dakota Avenue to Gates Road segment, four build alternatives and the no-build alternative were considered, once again taking into consideration impacts of the Project on the surrounding community, including private property owners, and the need for acquisition of real property and the possible displacement of owners and tenants. After a thorough analysis and consideration of the various alternatives and impacts, Alternative 2 was selected as the Preferred Alternative which constructs a 4-lane access-controlled freeway/expressway from N Dakota Avenue to Gates Road.

To minimize private injury, a thorough analysis regarding the need for each property interest was conducted in the Project's planning stage, which included public outreach meetings and other efforts to determine if modifications to the alignment were necessary to minimize impacts. These efforts continued over the course of years to ensure the alignment design achieved the greatest public good with the least private injury as set forth below.

For the State Route 132/99 interchange improvements, after review of public comments, the Project development team (Caltrans, StanCOG, Stanislaus County, and the City of Modesto) met on April 25, 2017 to discuss proposed project alternatives. During the

meeting, the two build alternatives in the environmental document (Alternatives 1 and 2) and the no-build alternative were discussed relative to any issues raised by the public during the public review period and the local agencies' input on the locally preferred alternative. Based on public review and local agency input, and taking into consideration the impacts of the project based on the various alternatives, it was determined that Alternative 2 was the preferred alternative because it provides the best balance between avoiding and/or minimizing environmental impacts, project feasibility, right-of-way acquisition, overall cost, and ability to meet the project's purpose and need.

For the Dakota to Gates segment, after review of public comments, the Project development team (Caltrans, StanCOG, Stanislaus County, and the City of Modesto) met on May 17, 2022 to discuss proposed project alternatives. During the meeting, the four build alternatives in the environmental document (Alternatives 1, 2, 3, and 4) and the no-build alternative were discussed relative to any issues raised by the public during the public review period and the local agencies' input on the local preferred alternative. Based on public review and local agency input, and taking into consideration the impacts of the project based on the various alternatives, it was determined that Alternative 2 was the preferred alternative because it provides the best balance between avoiding and/or minimizing environmental impacts, project feasibility, right-of-way acquisition, overall cost, and ability to meet the project's purpose and need.

The decisions to select Alternative 2 for each phase of the project as the preferred alternatives were based upon the following:

- 1) Meet the purpose and need of the project.
- 2) Have fewer adverse impacts to homes and businesses in the area.
- 3) Maximize traffic operations compared to the other Alternatives.
- 4) Closest to the urbanized areas and planned growth areas in the region.
- 5) Preferred by the public as expressed during public meetings public comments.
- 6) The local jurisdictions (City of Modesto and Stanislaus County) unanimously support the selection of Alternative 2 as the locally preferred alternative. Each of these local jurisdictions approved a resolution in support of Alternative 2.

Therefore, Alternative 2 for both projects were the preferred alternatives which are planned and located in the manner that are most compatible with providing the greatest public good and least private injury.

3. The Properties Described in The Resolutions Are Necessary for The Proposed Project

All property interests sought were analyzed, giving full consideration to whether a feasible design alternative exists that would alleviate the need for the property's interests. After extensive analysis of design and alignment alternatives, the current project alignment was selected as the preferred alternative, which requires acquisition of the property interests

discussed in the staff report and set forth and described and depicted in each Resolution of Necessity.

Accordingly, staff determined that the properties which are the subject of the Resolutions of Necessity are necessary for the construction of the Project and related improvements as all or a portion of the property is necessary to accommodate the Project.

4. The Offer Required by Section 7267.2 of the Government Code Has Been Made to the Owner or Owners of Record

Raya-Macias Property:

StanCOG engaged an independent licensed appraiser to appraise the property, pursuant to StanCOG and Caltrans policy and applicable laws, and determine just compensation based on the property's "Fair Market Value." Written offer at the full appraised amount of \$920,000 was made to the property owner on or about March 2, 2025. Full copies of the appraisal reports and other information required by Section 7267.2 of the California Government Code were also provided to the owner. In accordance with State law, the owner was also offered up to \$5,000 as reimbursement for the cost to have its own appraisal prepared.

The Texas Ranch LP Property:

StanCOG engaged an independent licensed appraiser to appraise the property, pursuant to StanCOG and Caltrans policy and applicable laws, and determine just compensation based on the property's "Fair Market Value." Written offer at the full appraised amount of \$308,000 was made to the property owner on or about March 20, 2025. Full copies of the appraisal reports and other information required by Section 7267.2 of the California Government Code were also provided to the owner. In accordance with State law, the owner was also offered up to \$5,000 as reimbursement for the cost to have its own appraisal prepared.

Alcamo Farms, LLC Property:

StanCOG engaged an independent licensed appraiser to appraise the property, pursuant to StanCOG and Caltrans policy and applicable laws, and determine just compensation based on the property's "Fair Market Value." Written offer at the full appraised amount of \$10,500.00 was made to the property owner on or about March 17, 2025. Full copies of the appraisal reports and other information required by Section 7267.2 of the California Government Code were also provided to the owner. In accordance with State law, the owner was also offered up to \$5,000 as reimbursement for the cost to have its own appraisal prepared.

M3 Land Company, LLC Property:

StanCOG engaged independent licensed appraisers to appraise the Property, pursuant to County and Caltrans policy and applicable laws, and determine just compensation based on the Property's "Fair Market Value." Written offer at the full appraised amount of \$105,000.00 was made to the property owner on or about June 20, 2025. Full copies of the appraisal reports and other information required by Section 7267.2 of the California Government Code were also provided to the owner. In accordance with State law, the owner was also offered up to \$5,000 as reimbursement for the cost to have its own appraisal prepared.

5. *The Project is a More Necessary Public Use Than Any Existing Public Use*

Under California Code of Civil Procedure section 1240.510 and 1240.610, to the extent any portion of the Project site is currently utilized for public use, StanCOG may only acquire that interest to the extent the Project is a more necessary public use, or in the alternative, the Project is a compatible public use which will not unreasonably interfere with or impair the continuance of the existing public use. Some or all of the property interests sought to be acquired or the Project may be devoted to other public uses or easements and rights-of-way appropriated to existing public uses, including but not limited to uses for utilities, public rights of way, conservation easements, etc. As set forth previously, the Project is a critical link in the state transportation network and the lack of route continuity contributes to traffic congestion and reduced levels of service on adjoining highways and local streets. Therefore, to the extent any of the properties or any portion thereof is already devoted to a public use that will interfere with the Project, staff recommends that the Policy Board find that the Project is a more necessary public use than any existing public uses, or, in the alternative, is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the property is already devoted.

ATTACHMENT 5A



Member Agencies

September 16, 2025

City of Ceres

City of Hughson

City of Modesto

City of Newman

City of Oakdale

City of Patterson

City of Riverbank

City of Turlock

City of Waterford

Stanislaus County

**NOTICE OF HEARING TO CONSIDER ADOPTION OF RESOLUTION
OF NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY OR
INTEREST IN REAL PROPERTY BY EMINENT DOMAIN**
(California Code of Civil Procedure section 1245.235)

Jessica S. Mariscal Raya & Edwin Macias
835 N. Hart Road
Modesto, CA 95358-8434

Re: State Route 132 West/State Route 99 Needham St. to Gates Rd. Project
Owner: Jessica S. Mariscal Raya, a single woman and Edwin Macias, a single
man as joint tenants
Assessor's Parcel Nos.: 012-040-004

Dear Property Owners:

PLEASE TAKE NOTICE that, on **October 15, 2025 at 6:00 p.m.**, the Stanislaus Council of Governments ("StanCOG") Policy Board will hold a meeting in the StanCOG Board Room located at 1111 I Street, 3rd Floor, Modesto, CA 95354, at which time StanCOG will consider adopting a resolution of necessity for taking by eminent domain the following property or interest(s) in real property for a public use, namely the State Route 132 West Freeway/Expressway project which includes a new access controlled facility from Dakota Avenue to Gates Road, and improvements from east of Carpenter Road to Needham Street including interchange improvements at State Route 132/99 ("Project"):

Policy Board Chair
Buck Condit

Subject Property to be Acquired: Fee interest in real property commonly known as 835 N. Hart Road, Modesto, CA 95358 (Assessor's Parcel Nos.: 012-040-004). The property interest sought to be acquired by StanCOG is more particularly described in Exhibit "1" attached to this notice.

**Policy Board
Vice-Chair**
George Carr

PLEASE TAKE FURTHER NOTICE that it is the recommendation of StanCOG staff to adopt a resolution of necessity for the taking of said property by StanCOG.

Each person whose property is to be acquired by eminent domain and whose name and address appear on the last equalized County assessment roll with respect to such property is entitled to appear and be heard at said meeting of StanCOG with respect to the matters referred to in Code of Civil Procedure Section 1240.030. Should you wish to appear and be heard on these matters, you must file a written request to appear and be heard within fifteen (15) days of the mailing of this Notice. You have the right to appear and be heard on the following matters:

**Interim Executive
Director**
Elisabeth Hahn

- (a) Whether the public interest and necessity require the project;

- (b) Whether the project is planned or located in the manner that will be most compatible with the greatest public good and least private injury; and
- (c) Whether the property sought to be acquired by eminent domain and described in the Resolution of Necessity is necessary for the project.

StanCOG will also consider whether the offer required by Government Code section 7267.2 has been made to the owner of record.

Please take further notice that pursuant to California Code of Civil Procedure section 1245.235(b)(3), your failure to file a written request with StanCOG to appear and be heard within 15-days from the date that this Notice is mailed may result in the waiver of your right to appear and be heard on the above-stated matters and issues that are the subject of the hearing. If you wish to appear and be heard by StanCOG with respect to said proposed resolution of necessity, you should file with StanCOG as soon as possible a written request to appear and be heard. All requests to appear must be sent for filing to: Stanislaus Council of Governments, Policy Board, Attention: Clerk of the Board, 1111 I Street, Suite 308, Modesto, CA 95354.

For your convenience, if you are unable to personally appear or choose to submit written objections in place of a personal appearance, the Board of Supervisors will consider any written objections so long as they are filed within the 15-day period set forth above. All written objections filed with StanCOG within the 15-day period will become part of the official record of the meeting at which the Policy Board considers the Resolution.

Please note that questions regarding the amount of compensation to be paid or the value of the property to be acquired are *not* part of this proceeding and the Policy Board will *not* consider such in determining whether a Resolution of Necessity should be adopted. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in the eminent domain court proceeding. If you elect not to appear and be heard, you will still have the right to claim greater compensation in the court proceeding.

In accordance with Section 1263.615 of the California Code of Civil Procedure, the use of the property for the Project is scheduled to commence within two years of acquisition (or upon acquisition of property necessary for the Project, whichever is sooner), thus StanCOG is not offering a leaseback agreement.

DATE OF HEARING:
PLACE OF HEARING:

October 15, 2025 at 6:00 p.m.
StanCOG Board Room
Stanislaus Council of Governments
1111 I Street, 3rd Floor
Modesto, CA 95354

If you have any questions, please call me, Tony Harris, at (209) 525-4644.
Sincerely,



Tony V. Harris, PE
Manager of Strategic Project Delivery
Enclosure(s): Exhibit 1- Legal Definitions, Legal Description & Plat Map

Exhibit 1

FEE (012-040-004)

The property interest to be acquired in Fee consist of that certain real property located at 835 N. Hart Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-040-004, as described more specifically in Exhibits A (legal description) and B (plat map) attached hereto, and which are incorporated herein by this reference ("Property").

The Property interest sought to be acquired consists of a "Fee". "Fee", also known as fee simple or fee simple absolute, grants to the Stanislaus Council of Governments and its successors and assigns, absolute ownership of the property.

Exhibit A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF STANISLAUS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 8 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS GRANTED IN THE DEED FROM THE STATE OF CALIFORNIA, DATED NOVEMBER 20, 1972 AND RECORDED DECEMBER 13, 1972 IN BOOK 2517, PAGE 191, OFFICIAL RECORDS, STANISLAUS COUNTY RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

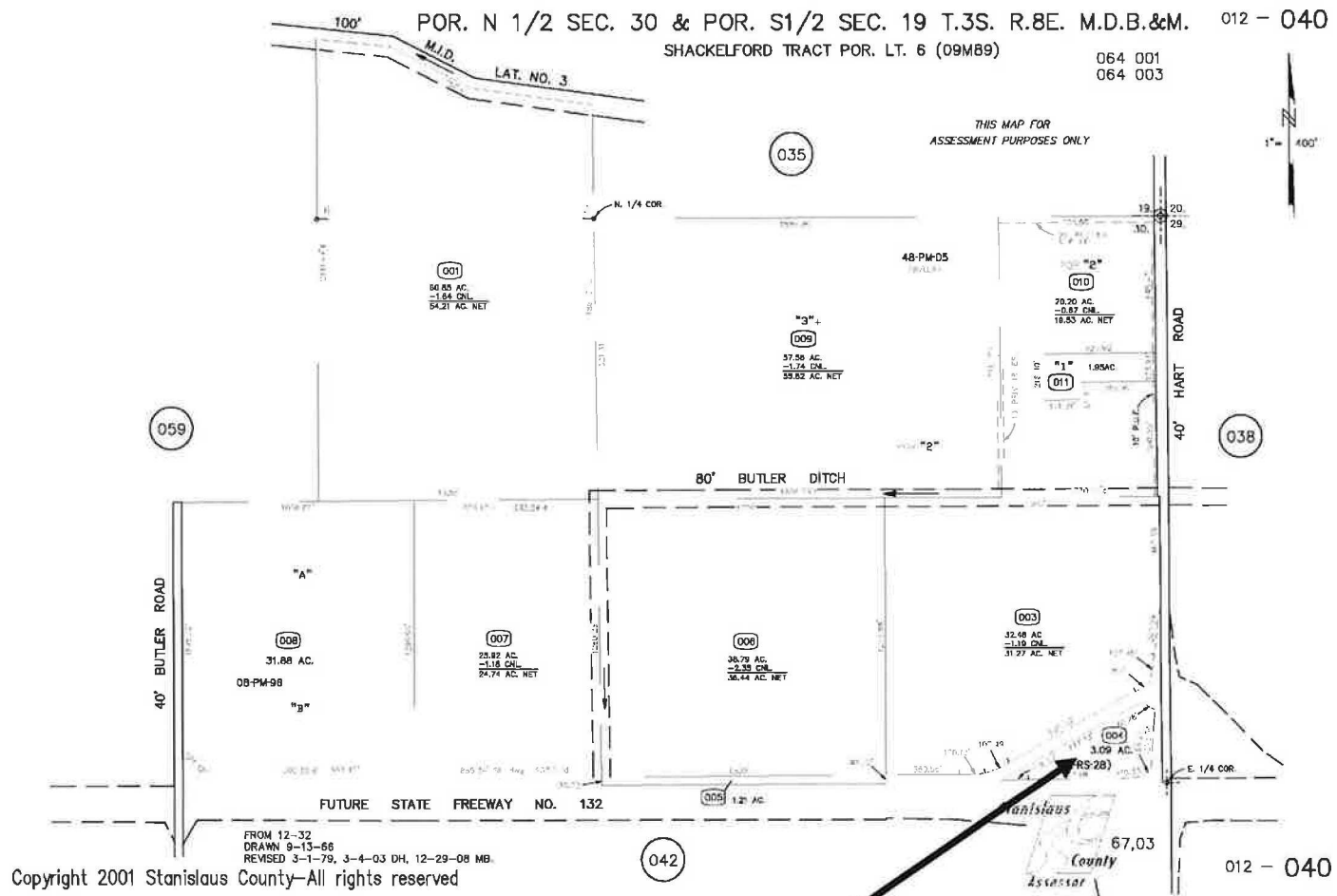
BEGINNING AT A POINT NORTH 79 DEGREES 25' 56' WEST, 110.71 FEET FROM A 8 INCH BY 8 INCH REDWOOD POST BURIED 2 FEET SET TO MARK THE EAST ONE QUARTER CORNER OF SAID SECTION 30: THENCE (1) SOUTH 87 DEGREES 03' 55" WEST, 110.33 FEET; THENCE (2) SOUTH 89 DEGREES 55' 40" WEST, 462.18 FEET; THENCE (3) SOUTH 85 DEGREES 05' 43" WEST 118.33 FEET; THENCE (4) NORTH 61 DEGREES 37' 01" EAST, 777.23 FEET; THENCE (5) SOUTH 60 DEGREES 34' 18" EAST, 81.28 FEET; THENCE (6) SOUTH 02 DEGREES 30' 05" WEST 275.34 FEET; THENCE (7) SOUTH 36 DEGREES 01'36" WEST 59.27 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND.

SAID LAND IS ALSO DEPICTED ON THAT RECORD OF SURVEY RECORDED MAY 18, 1993 IN BOOK 21 OF SURVEYS, PAGE 28, STANISLAUS COUNTY RECORDS.

APN: 012-040-004

Exhibit B
Depiction of Property



**STANISLAUS COUNCIL OF GOVERNMENTS
DECLARATION OF MAILING**

I declare that I am employed in the County of Los Angeles, State of California, I am over the age of eighteen years and not a party to the within entitled cause, and my business address is: Nossaman LLP, 777 S. Figueroa Street, 34th Floor, Los Angeles, California 90017.

On September 16, 2025, I served the following document(s) in the manner(s) indicated below:

**NOTICE OF HEARING TO CONSIDER ADOPTION OF RESOLUTION OF NECESSITY TO
ACQUIRE CERTAIN REAL PROPERTY OR INTEREST IN REAL PROPERTY BY EMINENT
DOMAIN**

☒ (CERTIFIED U.S. MAIL): I caused true and correct copies of the above document(s), by following ordinary business practices, to be placed and sealed in an envelope at Nossaman LLP, 777 S. Figueroa Street, 34th Floor, Los Angeles, California 90017, for collection and mailing in the United States Postal Service. The envelope was addressed to the below-named addressee. I am familiar with Nossaman LLP's office practice for collection and processing of correspondence for mailing with the United States Postal Service, and in the ordinary course of business, correspondence placed for collection on a particular day is deposited with the United States Postal Service that same day.

Jessica S. Mariscal Raya & Edwin Macias
835 N. Hart Road
Modesto, CA 95358-8434

☐ (FEDERAL EXPRESS) by placing a true and correct copy thereof enclosed in a sealed envelope, for overnight delivery, delivered to Federal Express for overnight courier service, at the address(es) set forth above.

☐ (PERSONAL DELIVERY) by personal delivery to the party or to their attorney, if known, at the address(es) set forth above.

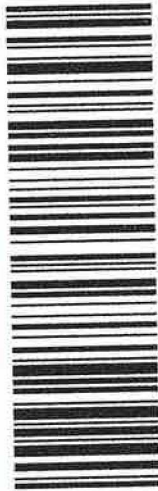
I declare under penalty of perjury that the foregoing is true and correct, and that this declaration was executed on September 16, 2025.



Tony Lewis

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®



9589 0710 5270 2909 1652 07
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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
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Certified Mail Fee \$	Postmark Here
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☒ Return Receipt (hardcopy) \$	
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☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees 11.87	
Sent To	Jessica S. Marisacal Raya & Edwin Macias
Street and Apt. No., or PO Box	835 N. Hart Road
City, State, ZIP+4®	Modesto, CA 95358-8434
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jessica S. Marisacal Raya & Edwin Macias
835 N. Hart Road
Modesto, CA 95358-8434



9590 9402 9176 4225 7629 13

2. Article Number (Transfer from service label)

9589 0710 5270 2909 1652 07

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)**C. Date of Delivery**

- D. Is delivery address different from item 1?** ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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First-Class Mail
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United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •

NOSSAMAN LLP
777 S. FIGUEROA ST., 34th FLOOR
LOS ANGELES, CA 90017

A. Shaverdian



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US POSTAGE



NOSSAMAN LLP

Attorneys at Law
777 South Figueroa Street, 34th Floor
Los Angeles, CA 90017

Jessica S. Marisacal Raya & Edwin
Macías
835 N. Hart Road
Modesto, CA 95358-8434

9589 0710 5270 2909 1652 07

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Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 11.87
Sent To	Jessica S. Marisacal Raya & Edwin Macias
Street and Apt. No., or P.O. Box	835 N. Hart Road
City, State, ZIP+4®	Modesto, CA 95358-8434
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



Postmark
Here

ATTACHMENT 5B



Member Agencies

September 16, 2025

City of Ceres

City of Hughson

City of Modesto

City of Newman

City of Oakdale

City of Patterson

City of Riverbank

City of Turlock

City of Waterford

Stanislaus County

**NOTICE OF HEARING TO CONSIDER ADOPTION OF RESOLUTION
OF NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY OR
INTEREST IN REAL PROPERTY BY EMINENT DOMAIN**
(California Code of Civil Procedure section 1245.235)

The Texas Ranch Limited Partnership
6303 Beckwith Road
Modesto, CA 95358-8925

Re: State Route 132 West/State Route 99 Needham St. to Gates Rd. Project
Owner: The Texas Ranch Limited Partnership, a California limited partnership
Assessor's Parcel Nos.: 012-037-006 & 012-039-020

Dear Property Owners:

PLEASE TAKE NOTICE that, on **October 15, 2025 at 6:00 p.m.**, the Stanislaus Council of Governments ("StanCOG") Policy Board will hold a meeting in the StanCOG Board Room located at 1111 I Street, 3rd Floor, Modesto, CA 95354, at which time StanCOG will consider adopting a resolution of necessity for taking by eminent domain the following property or interest(s) in real property for a public use, namely the State Route 132 West Freeway/Expressway project which includes a new access controlled facility from Dakota Avenue to Gates Road, and improvements from east of Carpenter Road to Needham Street including interchange improvements at State Route 132/99 ("Project"):

Subject Property to be Acquired: Fee interest consisting of 226,010 sq. ft., over a portion of your real property commonly known as 5837 Maze Boulevard, Modesto, CA 95358 (Assessor's Parcel Nos.: 012-037-006 and 012-039-020). The property interest sought to be acquired by StanCOG is more particularly described in Exhibit "1" attached to this notice.

Policy Board Chair
Buck Condit

**Policy Board
Vice-Chair**
George Carr

**Interim Executive
Director**
Elisabeth Hahn

PLEASE TAKE FURTHER NOTICE that it is the recommendation of StanCOG staff to adopt a resolution of necessity for the taking of said property by StanCOG.

Each person whose property is to be acquired by eminent domain and whose name and address appear on the last equalized County assessment roll with respect to such property is entitled to appear and be heard at said meeting of StanCOG with respect to the matters referred to in Code of Civil Procedure Section 1240.030. Should you wish to appear and be heard on these matters, you must file a written request to appear and be heard within fifteen (15) days of the mailing of this Notice. You have the right to appear and be heard on the following matters:

- (a) Whether the public interest and necessity require the project;
- (b) Whether the project is planned or located in the manner that will be most compatible with the greatest public good and least private injury; and
- (c) Whether the property sought to be acquired by eminent domain and described in the Resolution of Necessity is necessary for the project.

StanCOG will also consider whether the offer required by Government Code section 7267.2 has been made to the owner of record.

Please take further notice that pursuant to California Code of Civil Procedure section 1245.235(b)(3), your failure to file a written request with StanCOG to appear and be heard within 15-days from the date that this Notice is mailed may result in the waiver of your right to appear and be heard on the above-stated matters and issues that are the subject of the hearing. If you wish to appear and be heard by StanCOG with respect to said proposed resolution of necessity, you should file with StanCOG as soon as possible a written request to appear and be heard. All requests to appear must be sent for filing to: Stanislaus Council of Governments, Policy Board, Attention: Clerk of the Board, 1111 I Street, Suite 308, Modesto, CA 95354.

For your convenience, if you are unable to personally appear or choose to submit written objections in place of a personal appearance, the Board of Supervisors will consider any written objections so long as they are filed within the 15-day period set forth above. All written objections filed with StanCOG within the 15-day period will become part of the official record of the meeting at which the Policy Board considers the Resolution.

Please note that questions regarding the amount of compensation to be paid or the value of the property to be acquired are *not* part of this proceeding and the Policy Board will *not* consider such in determining whether a Resolution of Necessity should be adopted. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in the eminent domain court proceeding. If you elect not to appear and be heard, you will still have the right to claim greater compensation in the court proceeding.

In accordance with Section 1263.615 of the California Code of Civil Procedure, the use of the property for the Project is scheduled to commence within two years of acquisition (or upon acquisition of property necessary for the Project, whichever is sooner), thus StanCOG is not offering a leaseback agreement.

DATE OF HEARING:	October 15, 2025 at 6:00 p.m.
PLACE OF HEARING:	StanCOG Board Room Stanislaus Council of Governments 1111 I Street, 3 rd Floor Modesto, CA 95354

If you have any questions, please call me, Tony Harris, at (209) 525-4644.
Sincerely,

A handwritten signature in blue ink that reads "Tony V. Harris, P.E.". The signature is stylized, with the first name "Tony" written in a cursive-like script and the last name "Harris" in a more formal, blocky style. The "P.E." is written in a smaller, simpler font.

Tony V. Harris, PE
Manager of Strategic Project Delivery

Enclosure(s): Exhibit 1- Legal Definitions, Legal Description & Plat Map

Exhibit 1

FEE

(012-037-006 & 012-039-020)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 5837 Maze Boulevard, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Numbers 012-037-006 & 012-039-020, as described more specifically in Exhibits A (legal description) and B (plat map) attached hereto, and which are incorporated herein by this reference ("Property").

The Property interest sought to be acquired consists of a "Fee". "Fee", also known as fee simple or fee simple absolute, grants to the Stanislaus Council of Governments and its successors and assigns, absolute ownership of the property.

EXHIBIT "A"
LEGAL DESCRIPTION
APN 012-037-006 & 012-039-020

That portion of the Southwest quarter of Section 28, Township 3 South, Range 8 East, Mount Diablo Meridian and that portion of the East half of the Southeast quarter of Section 29, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, lying northerly of the following described line:

COMMENCING at the center of said Section 28;

thence along the east line of the southwest quarter of said Section 28, South 00°30'47" East 233.41 feet to the **TRUE POINT OF BEGINNING**;

thence leaving said east line, South 89°57'15" West 2,642.69 feet to the west line of said southwest quarter;

thence South 89°53'27" West 1,322.46 feet to west line of the East half of the Southeast quarter of said Section 29.

EXCEPT THEREFROM that portion conveyed to the State of California by Deed recorded November 13, 1962 in Book 1809, at Page 425, Instrument No. 42853, of Official Records.

Containing 5.19 acres, more or less.

Shown graphically on Exhibit B, attached hereto and made a part hereof.

Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

This conveyance is made for the purpose of a freeway and the GRANTOR hereby releases and relinquishes to Stanislaus Council of Governments any and all abutter's rights including access rights, appurtenant to GRANTOR's remaining property, in and to the freeway.

EXHIBIT "A"
LEGAL DESCRIPTION
APN 012-037-006 & 012-039-020

This real property description has been prepared at Mark Thomas & Company Inc. by me or under my direction in conformance with the Professional Land Surveyor's Act.

Mark Thomas & Company, Inc.

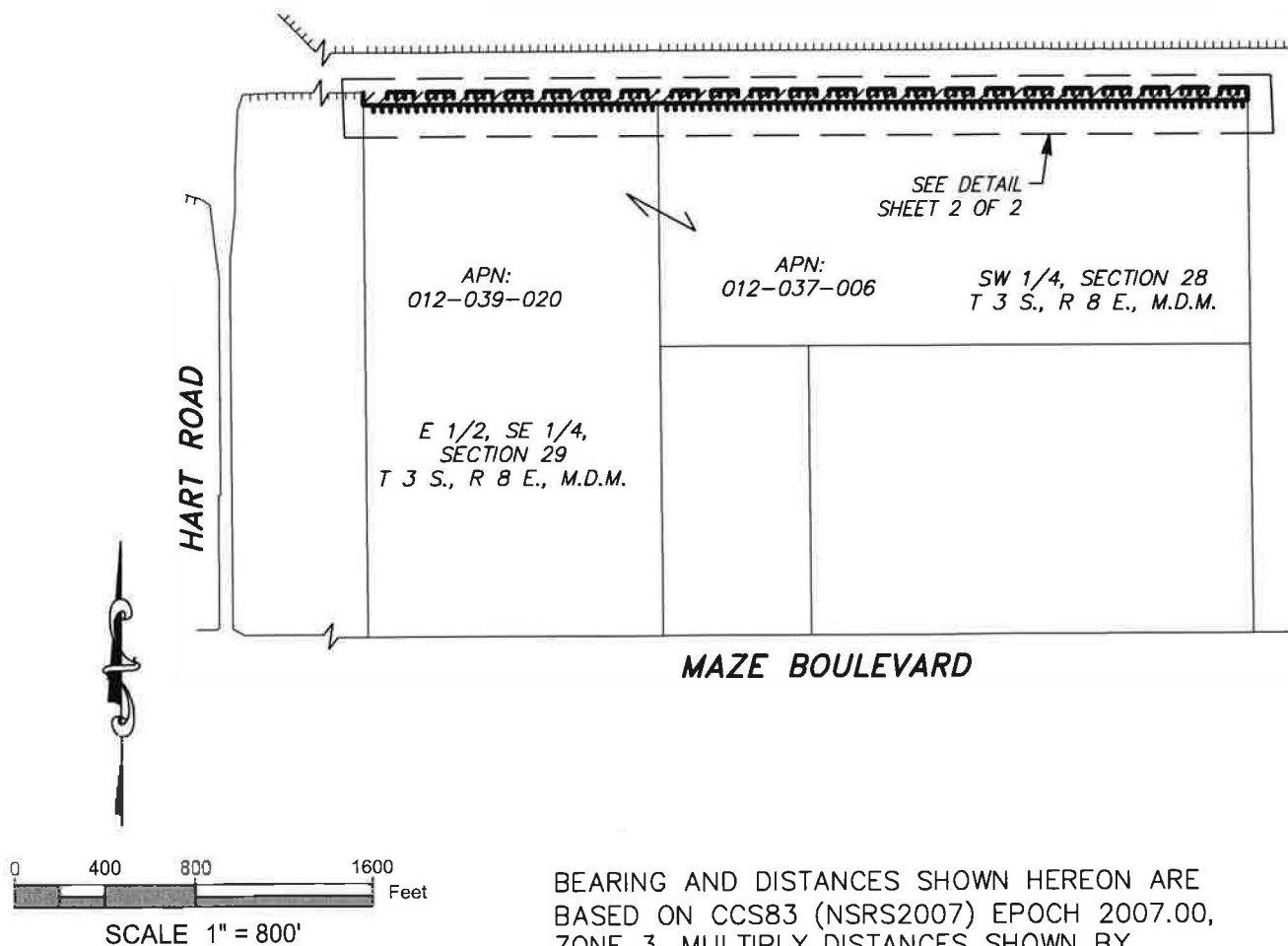
Teri Kahlen 2/4/2025
Teri Kahlen, PLS 8746





LEGEND

- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
-  PARCEL TO BE ACQUIRED - 226,010± SF or 5.19±ac
-  ACCESS PROHIBITED
-  ACCESS SUPERSEDED



BEARING AND DISTANCES SHOWN HEREON ARE
 BASED ON CCS83 (NSRS2007) EPOCH 2007.00,
 ZONE 3. MULTIPLY DISTANCES SHOWN BY
 1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.

Scale: 1" = 800'
 Date Feb, 2025
 Drawn By AK
 Checked By TK

Exhibit "B"
 APN 007-022-019, 021 & 022
 Unincorporated Area
 Stanislaus County, California

SHEET 1 OF 2



LEGEND

POC POINT OF COMMENCEMENT

TPOB TRUE POINT OF BEGINNING

O.R. OFFICIAL RECORDS

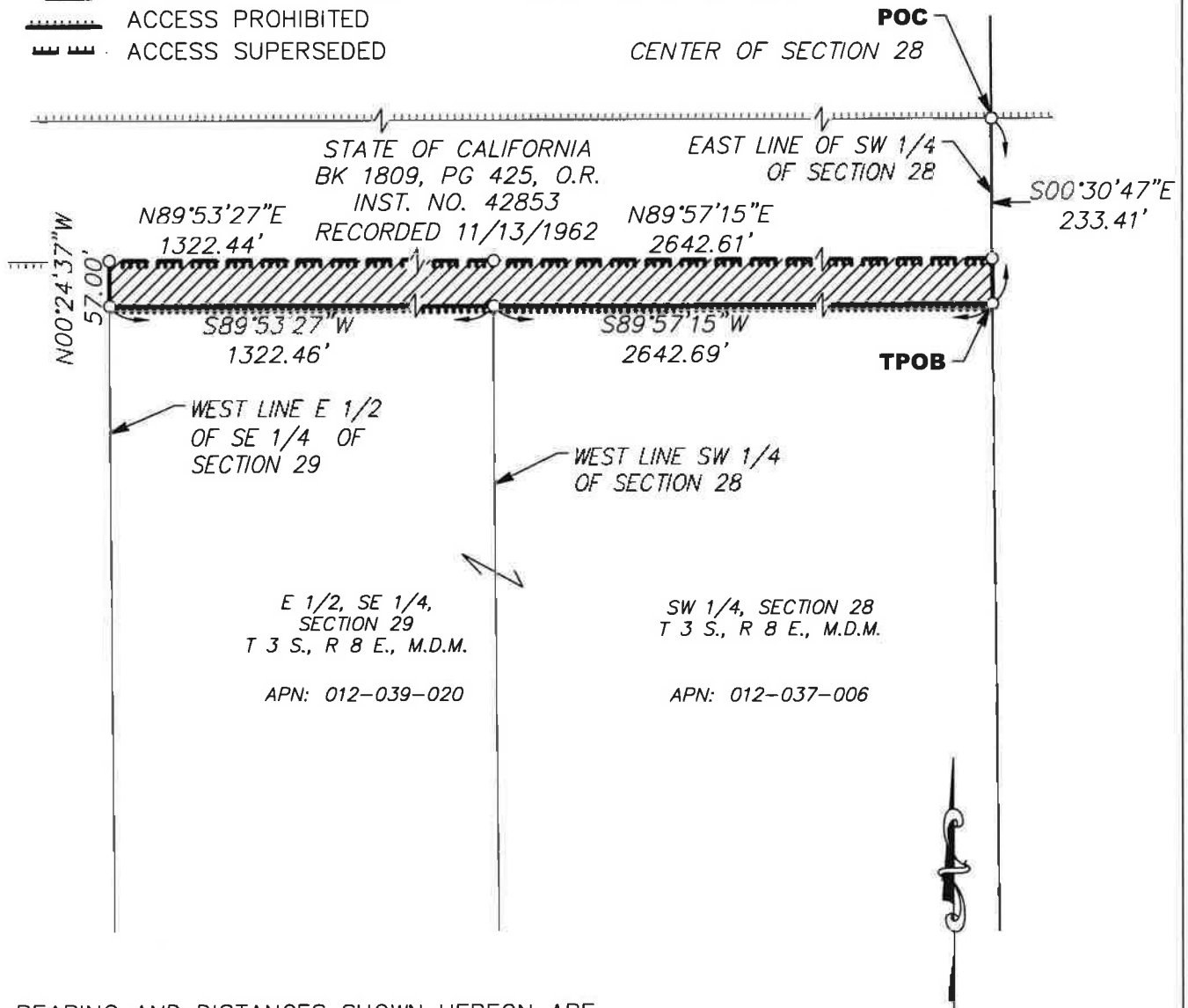
APN ASSESSORS PARCEL NUMBER

○ DIMENSION POINT

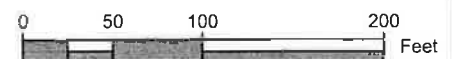
 PARCEL TO BE ACQUIRED - 226,010± SF or 5.19±ac

 ACCESS PROHIBITED

 ACCESS SUPERSEDED



BEARING AND DISTANCES SHOWN HEREON ARE BASED ON CCS83 (NSRS2007) EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.



SCALE 1" = 100'

Exhibit "B"

APN 007-022-019, 021 & 022

Unincorporated Area
Stanislaus County, California

SHEET 2 OF 2



MARK THOMAS

Scale: 1" = 100'
Date Feb, 2025
Drawn By AK
Checked By TK

**STANISLAUS COUNCIL OF GOVERNMENTS
DECLARATION OF MAILING**

I declare that I am employed in the County of Los Angeles, State of California, I am over the age of eighteen years and not a party to the within entitled cause, and my business address is: Nossaman LLP, 777 S. Figueroa Street, 34th Floor, Los Angeles, California 90017.

On September 16, 2025, I served the following document(s) in the manner(s) indicated below:

NOTICE OF HEARING TO CONSIDER ADOPTION OF RESOLUTION OF NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY OR INTEREST IN REAL PROPERTY BY EMINENT DOMAIN

☒ (CERTIFIED U.S. MAIL): I caused true and correct copies of the above document(s), by following ordinary business practices, to be placed and sealed in an envelope at Nossaman LLP, 777 S. Figueroa Street, 34th Floor, Los Angeles, California 90017, for collection and mailing in the United States Postal Service. The envelope was addressed to the below-named addressee. I am familiar with Nossaman LLP's office practice for collection and processing of correspondence for mailing with the United States Postal Service, and in the ordinary course of business, correspondence placed for collection on a particular day is deposited with the United States Postal Service that same day.

The Texas Ranch Limited Partnership
6303 Beckwith Road
Modesto, CA 95358-8925

☐ (FEDERAL EXPRESS) by placing a true and correct copy thereof enclosed in a sealed envelope, for overnight delivery, delivered to Federal Express for overnight courier service, at the address(es) set forth above.

☐ (PERSONAL DELIVERY) by personal delivery to the party or to their attorney, if known, at the address(es) set forth above.

I declare under penalty of perjury that the foregoing is true and correct, and that this declaration was executed on September 16, 2025.


Tony Lewis

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®



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☐ Adult Signature Restricted Delivery

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Postage

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Total Postage and Fees

11.87

\$

Sent To

Street and Apt. No., or PO Box

The Texas Ranch Limited Partnership

City, State, ZIP+4®

6303 Beckwith Road

Modesto, CA 95358-8925

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

The Texas Ranch Limited
Partnership
6303 Beckwith Road
Modesto, CA 95358-8925



9590 9402 9176 4225 7629 06

2. Article Number (Transfer from service label)

9589 0710 5270 2909 1652 14

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)**C. Date of Delivery**

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery
(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

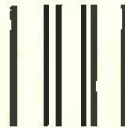
☐ Registered Mail Restricted
Delivery

☐ Signature Confirmation™

☐ Signature Confirmation
Restricted Delivery

Domestic Return Receipt

USPS TRACKING#



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 9176 4225 7629 06

United States
Postal Service

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NOSSAMAN LLP
777 S. FIGUEROA ST., 34th FLOOR
LOS ANGELES, CA 90017

A. Shaverdian



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043M31268409

US POSTAGE



Attorneys at Law
777 South Figueroa Street, 34th Floor
Los Angeles, CA 90017

The Texas Ranch Limited Partnership
6303 Beckwith Road
Modesto, CA 95358-8925

9509 0710 5270 2909 1652 14

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Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	
Street and Apt. No., or PO Box	The Texas Ranch Limited Partnership
	6303 Beckwith Road
City, State, ZIP+4®	Modesto, CA 95358-8925
PS Form 3800, January 2003 PSN 7530-02-000-9047 See Reverse for Instructions	



ATTACHMENT 5C



Member Agencies

September 16, 2025

City of Ceres

City of Hughson

City of Modesto

City of Newman

City of Oakdale

City of Patterson

City of Riverbank

City of Turlock

City of Waterford

Stanislaus County

**NOTICE OF HEARING TO CONSIDER ADOPTION OF RESOLUTION
OF NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY OR
INTEREST IN REAL PROPERTY BY EMINENT DOMAIN**
(California Code of Civil Procedure section 1245.235)

Alcamo Farms, LLC
Attention: John Alcamo
P.O. Box 7307
South Lake Tahoe, CA 96158-0307

Re: State Route 132 West/State Route 99 Needham St. to Gates Rd. Project
Owner: Alcamo Farms, LLC
Assessor's Parcel No.: 081-031-013

Dear Property Owners:

PLEASE TAKE NOTICE that, on **October 15, 2025 at 6:00 p.m.**, the Stanislaus Council of Governments ("StanCOG") Policy Board will hold a meeting in the StanCOG Board Room located at 1111 I Street, 3rd Floor, Modesto, CA 95354, at which time StanCOG will consider adopting a resolution of necessity for taking by eminent domain the following property or interest(s) in real property for a public use, namely the State Route 132 West Freeway/Expressway project which includes a new access controlled facility from Dakota Avenue to Gates Road, and improvements from east of Carpenter Road to Needham Street including interchange improvements at State Route 132/99 ("Project"):

Policy Board Chair
Buck Condit

Subject Property to be Acquired: Fee interest consisting of 6,771 sq. ft., over a portion of your real property commonly known as 824 Dakota Avenue, Modesto, CA 95358 (Assessor's Parcel No.: 081-031-013). The property interest sought to be acquired by StanCOG is more particularly described in Exhibit "1" attached to this notice.

**Policy Board
Vice-Chair**
George Carr

PLEASE TAKE FURTHER NOTICE that it is the recommendation of StanCOG staff to adopt a resolution of necessity for the taking of said property by StanCOG.

**Interim Executive
Director**
Elisabeth Hahn

Each person whose property is to be acquired by eminent domain and whose name and address appear on the last equalized County assessment roll with respect to such property is entitled to appear and be heard at said meeting of StanCOG with respect to the matters referred to in Code of Civil Procedure Section 1240.030. Should you wish to appear and be heard on these matters, you must file a written request to appear and be heard within fifteen (15) days of the mailing of this Notice. You have the right to appear and be heard on the following matters:

- (a) Whether the public interest and necessity require the project;
- (b) Whether the project is planned or located in the manner that will be most compatible with the greatest public good and least private injury; and
- (c) Whether the property sought to be acquired by eminent domain and described in the Resolution of Necessity is necessary for the project.

StanCOG will also consider whether the offer required by Government Code section 7267.2 has been made to the owner of record.

Please take further notice that pursuant to California Code of Civil Procedure section 1245.235(b)(3), your failure to file a written request with StanCOG to appear and be heard within 15-days from the date that this Notice is mailed may result in the waiver of your right to appear and be heard on the above-stated matters and issues that are the subject of the hearing. If you wish to appear and be heard by StanCOG with respect to said proposed resolution of necessity, you should file with StanCOG as soon as possible a written request to appear and be heard. All requests to appear must be sent for filing to: Stanislaus Council of Governments, Policy Board, Attention: Clerk of the Board, 1111 I Street, Suite 308, Modesto, CA 95354.

For your convenience, if you are unable to personally appear or choose to submit written objections in place of a personal appearance, the Board of Supervisors will consider any written objections so long as they are filed within the 15-day period set forth above. All written objections filed with StanCOG within the 15-day period will become part of the official record of the meeting at which the Policy Board considers the Resolution.

Please note that questions regarding the amount of compensation to be paid or the value of the property to be acquired are *not* part of this proceeding and the Policy Board will *not* consider such in determining whether a Resolution of Necessity should be adopted. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in the eminent domain court proceeding. If you elect not to appear and be heard, you will still have the right to claim greater compensation in the court proceeding.

In accordance with Section 1263.615 of the California Code of Civil Procedure, the use of the property for the Project is scheduled to commence within two years of acquisition (or upon acquisition of property necessary for the Project, whichever is sooner), thus StanCOG is not offering a leaseback agreement.

DATE OF HEARING:
PLACE OF HEARING:

October 15, 2025 at 6:00 p.m.
StanCOG Board Room
Stanislaus Council of Governments
1111 I Street, 3rd Floor
Modesto, CA 95354

If you have any questions, please call me, Tony Harris, at (209) 525-4644.
Sincerely,

A handwritten signature in blue ink that reads "Tony V. Harris, P.E.". The signature is stylized, with the first name "Tony" written in a cursive-like script and the last name "Harris" in a more formal, blocky style. The "P.E." is written in a smaller, simpler font.

Tony V. Harris, PE
Manager of Strategic Project Delivery

Enclosure(s): Exhibit 1- Legal Definitions, Legal Description & Plat Map

Exhibit 1

FEE (081-031-013)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 824 Dakota Avenue, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 081-031-013, as described more specifically in Exhibits A (legal description) and B (plat map) attached hereto, and which are incorporated herein by this reference ("Property").

The Property interest sought to be acquired consists of a "Fee". "Fee", also known as fee simple or fee simple absolute, grants to the Stanislaus Council of Governments and its successors and assigns, absolute ownership of the property.

EXHIBIT "A"
LEGAL DESCRIPTION
APN 081-031-013

That portion of the Southwest quarter of the Northwest quarter of Section 26, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described as follows:

BEGINNING at the westerly terminus of that certain course described as having a bearing of North 89°44'16" East and a length of 33.27 feet in the land described in the Grant Deed to the City of Modesto, recorded January 31, 2019, as Document No. 2019-0005586-00 of Official Records in the office of the County Recorder of said County;

thence along said certain course, North 89°44'16" East 14.00 feet;

thence leaving that certain course, North 05°17'28" West 443.69 feet;

thence South 89°40'11" West 10.00 feet to the northerly prolongation of the westerly line of Parcel No. 1 described in the Grant Deed to the State of California recorded January 19, 1962, in Volume 1736, Page 387 of said Official Records;

thence along said northerly prolongation, South 00°19'49" East 92.43 feet to the easterly line of the land described in said Grant Deed to the State of California;

thence along said easterly line South 11°36'46" East 46.54 feet and South 01°35'47" East 93.44 feet;

thence leaving said easterly line and along the easterly line of the land described in said Grant Deed to the City of Modesto, the following three (3) courses:

- 1) South 01°22'47" West 27.58 feet;
- 2) South 13°43'04" East 61.84 feet;
- 3) South 04°50'51" East 123.18 feet to the **POINT OF BEGINNING.**

EXHIBIT "A"
LEGAL DESCRIPTION
APN 081-031-013

Containing 6,771 square feet, more or less.

Shown graphically on Exhibit B, attached hereto and made a part hereof.

Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

This conveyance is made for the purpose of a freeway and the GRANTOR hereby releases and relinquishes to Stanislaus Council of Governments any and all abutter's rights including access rights, appurtenant to GRANTOR's remaining property, in and to the freeway over and across the hereinabove described Course "A" and over the following described line:

This real property description has been prepared at Mark Thomas & Company Inc. by me or under my direction in conformance with the Professional Land Surveyor's Act.

Mark Thomas & Company, Inc.

Teri Kahlen 2/4/2025
Teri Kahlen, PLS 8746





LEGEND

- POB POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
- ▨ PARCEL TO BE ACQUIRED – 6,771± SF

SEE DETAIL
SHEET 2 OF 2

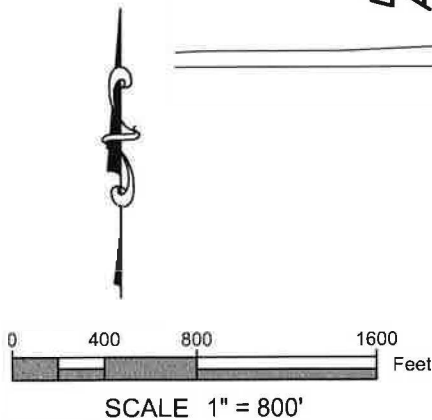
APN:
081-031-013

SW 1/4, NW 1/4
SECTION 26
T 3 S., R 8 E., M.D.M.

KANSAS AVENUE

DAKOTA AVENUE

MAZE BOULEVARD



BEARING AND DISTANCES SHOWN HEREON ARE
BASED ON CCS83 (NSRS2007) EPOCH 2007.00,
ZONE 3. MULTIPLY DISTANCES SHOWN BY
1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.

Scale: 1" = 800'
Date Feb, 2025
Drawn By AK
Checked By TK

Exhibit "B"
APN 081-031-013
Unincorporated Area
Stanislaus County, California

SHEET 1 OF 2



LEGEND

POB POINT OF BEGINNING
 O.R. OFFICIAL RECORDS
 APN ASSESSORS PARCEL NUMBER
 ○ DIMENSION POINT
 ▨ PARCEL TO BE ACQUIRED –
 6,771± SF

LINE TABLE

L1	N89°44'16"E 14.00'
L2	S89°40'11"W 10.00'
L3	S00°19'49"E 92.43'
L4	S11°36'46"E 46.54'
L5	S01°35'47"E 93.44'
L6	S01°22'47"W 27.58'
L7	S13°43'04"E 61.84'
L8	S04°50'51"E 123.18'

NORTHERLY PROLONGATION OF THE WESTERLY LINE OF PARCEL NO. 1 PER VOL 1736, PG 387, O.R.

SW 1/4, NW 1/4 SECTION 26
 T 3 S., R 8 E., M.D.M.

APN: 081-031-013

GRANT DEED
 DOC NO. 2000-0064879, O.R.
 RECORDED 8/8/2000

N05°17'28"W 443.69'

SEE DETAIL "A" BELOW

POB

DETAIL "A" N.T.S.

EASTERLY LINE OF PARCEL NO. 1 PER VOL 1736, PG 387, O.R.

EASTERLY LINE OF DOC NO. 2019-0005586, O.R.

L5

L6

L7

(N89°44'16"E 33.27' PER DOC NO. 2019-0005586, O.R.)

STANISLAUS COUNTY
 DOC. NO. 2019-0005586, O.R.
 RECORDED 01/31/2019

BEARING AND DISTANCES SHOWN HEREON ARE BASED ON CCS83 (NSRS2007) EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.

0 60 120 240 Feet
 SCALE 1" = 120'

Scale: 1" = 120'
 Date Feb, 2025
 Drawn By AK
 Checked By TK

Exhibit "B"
 APN 081-031-013
 Unincorporated Area
 Stanislaus County, California

SHEET 2 OF 2

MARK THOMAS

**STANISLAUS COUNCIL OF GOVERNMENTS
DECLARATION OF MAILING**

I declare that I am employed in the County of Los Angeles, State of California, I am over the age of eighteen years and not a party to the within entitled cause, and my business address is: Nossaman LLP, 777 S. Figueroa Street, 34th Floor, Los Angeles, California 90017.

On September 16, 2025, I served the following document(s) in the manner(s) indicated below:

**NOTICE OF HEARING TO CONSIDER ADOPTION OF RESOLUTION OF NECESSITY TO
ACQUIRE CERTAIN REAL PROPERTY OR INTEREST IN REAL PROPERTY BY EMINENT
DOMAIN**

☒ (CERTIFIED U.S. MAIL): I caused true and correct copies of the above document(s), by following ordinary business practices, to be placed and sealed in an envelope at Nossaman LLP, 777 S. Figueroa Street, 34th Floor, Los Angeles, California 90017, for collection and mailing in the United States Postal Service. The envelope was addressed to the below-named addressee. I am familiar with Nossaman LLP's office practice for collection and processing of correspondence for mailing with the United States Postal Service, and in the ordinary course of business, correspondence placed for collection on a particular day is deposited with the United States Postal Service that same day.

Alcamo Farms, LLC
Attention: John Alcamo
P.O. Box 7307
South Lake Tahoe, CA 96158-0307

☐ (FEDERAL EXPRESS) by placing a true and correct copy thereof enclosed in a sealed envelope, for overnight delivery, delivered to Federal Express for overnight courier service, at the address(es) set forth above.

☐ (PERSONAL DELIVERY) by personal delivery to the party or to their attorney, if known, at the address(es) set forth above.

I declare under penalty of perjury that the foregoing is true and correct, and that this declaration was executed on September 16, 2025.



Tony Lewis

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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☒ Return Receipt (hardcopy) \$	
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☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	1187
Sent To	
Alcamo Farms, LLC	
Attention: John Alcamo	
P.O. Box 7307	
South Lake Tahoe, CA 96158-0307	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Alcamo Farms, LLC
Attention: John Alcamo
P.O. Box 7307
South Lake Tahoe, CA 96158-0307



9590 9402 9176 4225 7629 44

2. Article Number (Transfer from service label)

9589 0710 5270 2909 1651 77

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)**C. Date of Delivery**

- D. Is delivery address different from item 1?** ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
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- ☒ Certified Mail®
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- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

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NOSSAMAN LLP
777 S. FIGUEROA ST., 34th FLOOR
LOS ANGELES, CA 90017

A. Shaverdian



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US POSTAGE



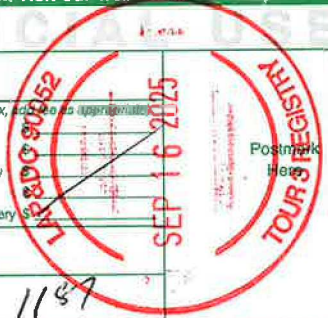
NOSSAMAN LLP

Attorneys at Law
777 South Figueroa Street, 34th Floor
Los Angeles, CA 90017

Alcamo Farms, LLC
Attention: John Alcamo
P.O. Box 7307
South Lake Tahoe, CA 96158-0307

9589 0710 5270 2909 1651 77

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Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	
☐ Return Receipt (electronic)	
☐ Certified Mail Restricted Delivery	
☐ Adult Signature Required	
☐ Adult Signature Restricted Delivery	
Postage	\$
Total Postage and Fees	\$ 11.87
Sent To	Alcarno Farms, LLC
Street and Apt. No., or PO Box No.	Attention: John Alcarno
	P.O. Box 7307
City, State, ZIP+4®	South Lake Tahoe, CA 96158-0307
PS Form 3800, January 2003 PSN 7530-02-000-9047 See Reverse for Instructions	



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Alcamo Farms, LLC
Attention: John Alcamo
P.O. Box 7307
South Lake Tahoe, CA 96158-0307



9590 9402 9176 4225 7629 44

2. Article Number (Transfer from service label)

9589 0710 5270 2909 1651 77

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

9-22-25

C. Date of Delivery

Rick Alcamo

- D. Is delivery address different from item 1?** ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

ATTACHMENT 5D

Member Agencies

September 16, 2025

City of Ceres

**NOTICE OF HEARING TO CONSIDER ADOPTION OF RESOLUTION
OF NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY OR
INTEREST IN REAL PROPERTY BY EMINENT DOMAIN**

(California Code of Civil Procedure section 1245.235)

City of Hughson

City of Modesto

M3 Land Company, LLC
6303 Beckwith Road
Modesto, CA 95358

City of Newman

City of Oakdale

Re: State Route 132 West/State Route 99 Needham St. to Gates Rd. Project
Owner: M3 Land Company, LLC
Assessor's Parcel No.: 012-039-015

City of Patterson

City of Riverbank

Dear Property Owners:

City of Turlock

PLEASE TAKE NOTICE that, on **October 15, 2025 at 6:00 p.m.**, the Stanislaus Council of Governments ("StanCOG") Policy Board will hold a meeting in the StanCOG Board Room located at 1111 I Street, 3rd Floor, Modesto, CA 95354, at which time StanCOG will consider adopting a resolution of necessity for taking by eminent domain the following property or interest(s) in real property for a public use, namely the State Route 132 West Freeway/Expressway project which includes a new access controlled facility from Dakota Avenue to Gates Road, and improvements from east of Carpenter Road to Needham Street including interchange improvements at State Route 132/99 ("Project"):

City of Waterford

Stanislaus County

Policy Board Chair

Buck Condit

Subject Property to be Acquired: Fee interest consisting of 75,379 sq. ft., over a portion of your real property commonly known as 6237 Maze Boulevard, Modesto, CA 95358 (Assessor's Parcel No.: 012-039-015). The property interest sought to be acquired by StanCOG is more particularly described in Exhibit "1" attached to this notice.

Policy Board

Vice-Chair

George Carr

PLEASE TAKE FURTHER NOTICE that it is the recommendation of StanCOG staff to adopt a resolution of necessity for the taking of said property by StanCOG.

Interim Executive

Director

Elisabeth Hahn

Each person whose property is to be acquired by eminent domain and whose name and address appear on the last equalized County assessment roll with respect to such property is entitled to appear and be heard at said meeting of StanCOG with respect to the matters referred to in Code of Civil Procedure Section 1240.030. Should you wish to appear and be heard on these matters, you must file a written request to appear and be heard within fifteen (15) days of the mailing of this Notice. You have the right to appear and be heard on the following matters:

- (a) Whether the public interest and necessity require the project;
- (b) Whether the project is planned or located in the manner that will be most compatible with the greatest public good and least private injury; and
- (c) Whether the property sought to be acquired by eminent domain and described in the Resolution of Necessity is necessary for the project.

StanCOG will also consider whether the offer required by Government Code section 7267.2 has been made to the owner of record.

Please take further notice that pursuant to California Code of Civil Procedure section 1245.235(b)(3), your failure to file a written request with StanCOG to appear and be heard within 15-days from the date that this Notice is mailed may result in the waiver of your right to appear and be heard on the above-stated matters and issues that are the subject of the hearing. If you wish to appear and be heard by StanCOG with respect to said proposed resolution of necessity, you should file with StanCOG as soon as possible a written request to appear and be heard. All requests to appear must be sent for filing to: Stanislaus Council of Governments, Policy Board, Attention: Clerk of the Board, 1111 I Street, Suite 308, Modesto, CA 95354.

For your convenience, if you are unable to personally appear or choose to submit written objections in place of a personal appearance, the Board of Supervisors will consider any written objections so long as they are filed within the 15-day period set forth above. All written objections filed with StanCOG within the 15-day period will become part of the official record of the meeting at which the Policy Board considers the Resolution.

Please note that questions regarding the amount of compensation to be paid or the value of the property to be acquired are *not* part of this proceeding and the Policy Board will *not* consider such in determining whether a Resolution of Necessity should be adopted. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in the eminent domain court proceeding. If you elect not to appear and be heard, you will still have the right to claim greater compensation in the court proceeding.

In accordance with Section 1263.615 of the California Code of Civil Procedure, the use of the property for the Project is scheduled to commence within two years of acquisition (or upon acquisition of property necessary for the Project, whichever is sooner), thus StanCOG is not offering a leaseback agreement.

DATE OF HEARING: PLACE OF HEARING:	October 15, 2025 at 6:00 p.m. StanCOG Board Room Stanislaus Council of Governments 1111 I Street, 3 rd Floor Modesto, CA 95354
---	---

If you have any questions, please call me, Tony Harris, at (209) 525-4644.
Sincerely,

A handwritten signature in blue ink that reads "Tony V. Harris, P.E.". The signature is stylized, with the first name "Tony" written in a cursive-like script, followed by "V. Harris" in a more formal, blocky style, and "P.E." at the end.

Tony V. Harris, PE
Manager of Strategic Project Delivery

Enclosure(s): Exhibit 1- Legal Definitions, Legal Description & Plat Map

Exhibit 1

FEE
(012-039-015)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 6237 Maze Boulevard, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-039-015, as described more specifically in Exhibits A (legal description) and B (plat map) attached hereto, and which are incorporated herein by this reference ("Property").

The Property interest sought to be acquired consists of a "Fee". "Fee", also known as fee simple or fee simple absolute, grants to the Stanislaus Council of Governments and its successors and assigns, absolute ownership of the property.

EXHIBIT "A"
LEGAL DESCRIPTION
APN 012-039-015

The North 57.00 feet over that portion of the North half of the Northwest quarter of the Southeast quarter of Section 29, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described as Parcel 2 in the Grant Deed recorded November 16, 2017, in Document No. 2017-0084986 of Official Records, in the office of the County Recorder of said County.

Containing 75,379 square feet or 1.73 acres, more or less.

Shown graphically on Exhibit B, attached hereto and made a part hereof.

Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

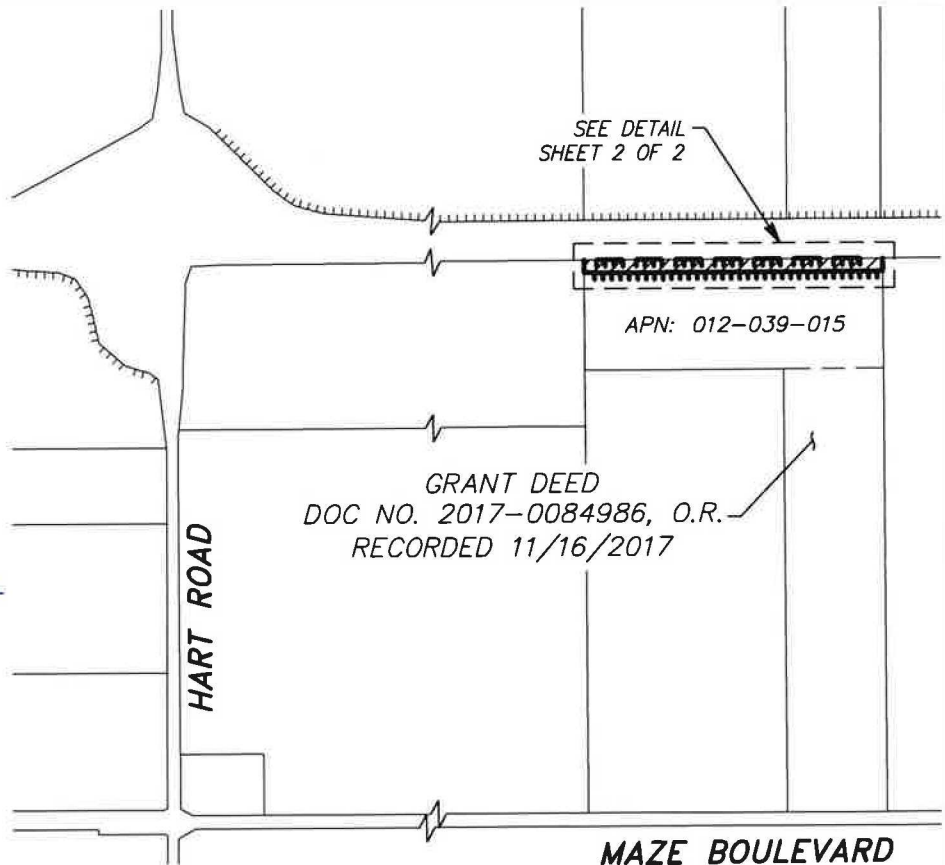
This conveyance is made for the purpose of a freeway and the GRANTOR hereby releases and relinquishes to Stanislaus Council of Governments any and all abutter's rights including access rights, appurtenant to GRANTOR's remaining property, in and to the freeway.

This real property description has been prepared at Mark Thomas & Company Inc. by me or under my direction in conformance with the Professional Land Surveyor's Act.

Mark Thomas & Company, Inc.

Teri Kahlen 2/4/2025
Teri Kahlen, PLS 8746

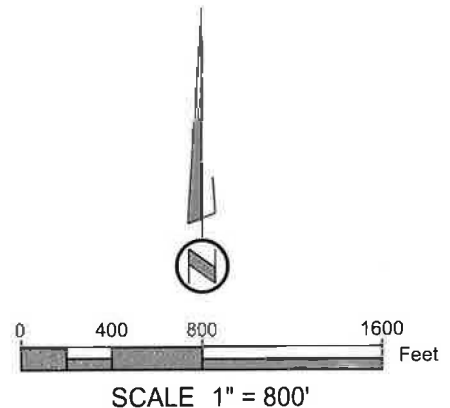




LEGEND

- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- o DIMENSION POINT
- PARCEL TO BE ACQUIRED
75,379± SF OR 1.73± AC
- ACCESS PROHIBITED
- ACCESS SUPERCEDED

BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83 (NSRS2007) EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.



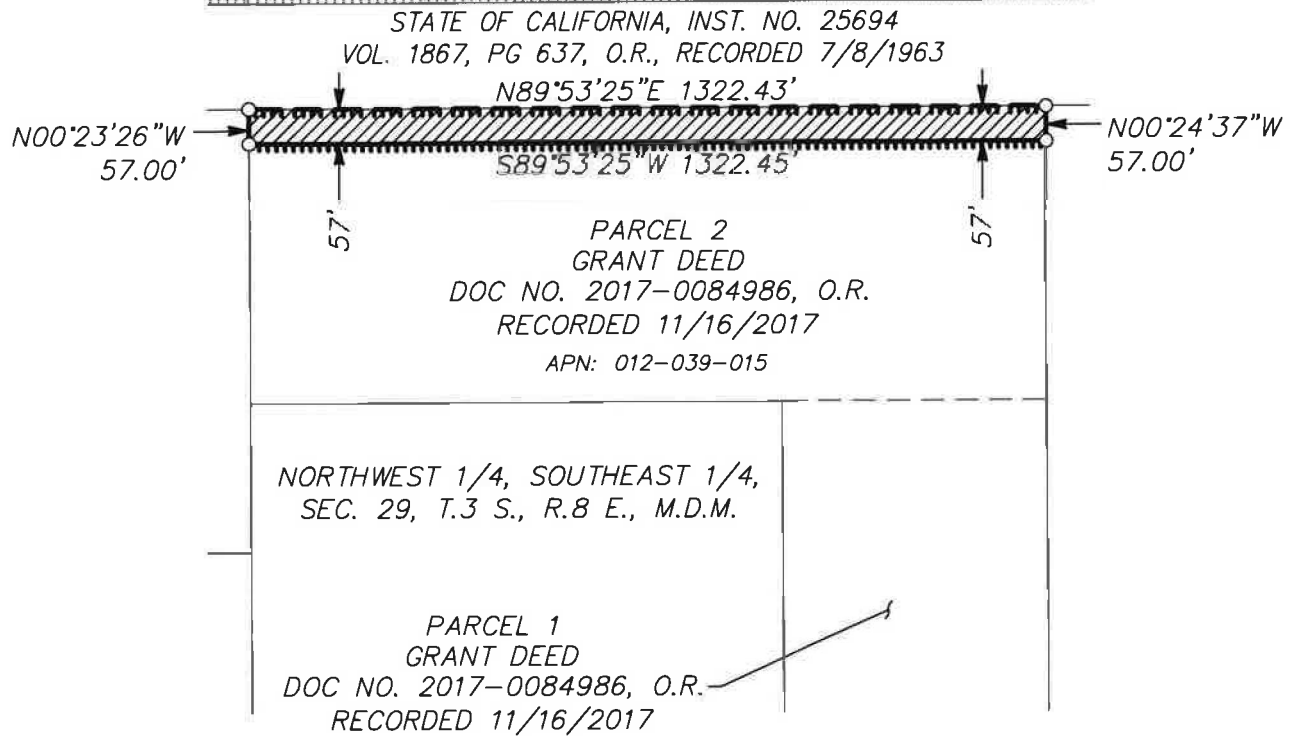
Scale: 1" = 800'
Date Feb, 2025
Drawn By AK
Checked By TK

Exhibit "B"
APN 012-039-015
Unincorporated Area
Stanislaus County, California

SHEET 1 OF 2

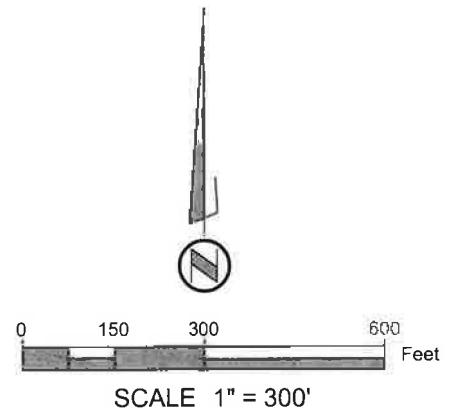


DETAIL



LEGEND

- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- o DIMENSION POINT
- PARCEL TO BE ACQUIRED
75,379± SF OR 1.73± AC
- ACCESS PROHIBITED
- ACCESS SUPERCEDED



BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON
CCS83 (NSRS2007) EPOCH 2007.00, ZONE 3. MULTIPLY
DISTANCES SHOWN BY 1.00006723 TO OBTAIN GROUND
LEVEL DISTANCES.

Scale: 1" = 300'
Date Feb, 2025
Drawn By AK
Checked By TK

Exhibit "B"
APN 012-039-015
Unincorporated Area
Stanislaus County, California

SHEET 2 OF 2

MARK THOMAS

**STANISLAUS COUNCIL OF GOVERNMENTS
DECLARATION OF MAILING**

I declare that I am employed in the County of Los Angeles, State of California, I am over the age of eighteen years and not a party to the within entitled cause, and my business address is: Nossaman LLP, 777 S. Figueroa Street, 34th Floor, Los Angeles, California 90017.

On September 16, 2025, I served the following document(s) in the manner(s) indicated below:

**NOTICE OF HEARING TO CONSIDER ADOPTION OF RESOLUTION OF NECESSITY TO
ACQUIRE CERTAIN REAL PROPERTY OR INTEREST IN REAL PROPERTY BY EMINENT
DOMAIN**

☒ (CERTIFIED U.S. MAIL): I caused true and correct copies of the above document(s), by following ordinary business practices, to be placed and sealed in an envelope at Nossaman LLP, 777 S. Figueroa Street, 34th Floor, Los Angeles, California 90017, for collection and mailing in the United States Postal Service. The envelope was addressed to the below-named addressee. I am familiar with Nossaman LLP's office practice for collection and processing of correspondence for mailing with the United States Postal Service, and in the ordinary course of business, correspondence placed for collection on a particular day is deposited with the United States Postal Service that same day.

M3 Land Company, LLC
6303 Beckwith Road
Modesto, CA 95358

☐ (FEDERAL EXPRESS) by placing a true and correct copy thereof enclosed in a sealed envelope, for overnight delivery, delivered to Federal Express for overnight courier service, at the address(es) set forth above.

☐ (PERSONAL DELIVERY) by personal delivery to the party or to their attorney, if known, at the address(es) set forth above.

I declare under penalty of perjury that the foregoing is true and correct, and that this declaration was executed on September 16, 2025.



Tony Lewis

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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Sent To	M3 Land Company, LLC
Street and Apt. No., or PO Box No.	6303 Beckwith Road
City, State, ZIP+4®	Modesto, CA 95358

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

M3 Land Company, LLC
6303 Beckwith Road
Modesto, CA 95358



9590 9402 9176 4225 7629 37

2. Article Number (Transfer from service label)

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COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)**C. Date of Delivery**

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If YES, enter delivery address below: ☐ No

3. Service Type

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| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

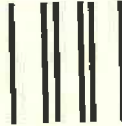
PS Form 3811, July 2020 PSN 7530-02-000-9053

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Postal Service

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NOSSAMAN LLP
777 S. FIGUEROA ST., 34th FLOOR
LOS ANGELES, CA 90017

A. Shaverdian



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 **NOSSAMAN** LLP
Attorneys at Law
777 South Figueroa Street, 34th Floor
Los Angeles, CA 90017

M3 Land Company, LLC
6303 Beckwith Road
Modesto, CA 95358

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Extra Services & Fees (check box, add fee as appropriate)	
☒ Return Receipt (hardcopy)	\$
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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
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Total Postage and Fees	
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Sent To	
Street and Apt. No., or PO Box No.	M3 Land Company, LLC
	6303 Beckwith Road
City, State, ZIP+4®	Modesto, CA 95358
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	





StanCOG

Stanislaus Council of Governments

TO:	Policy Board	<u>Staff Report</u> Resolution
FROM:	Jean Foletta, Interim Executive Director, Nick St. Cook, Associate Planner	
DATE:	October 6, 2025	
SUBJECT:	Regional Early Action Planning Grants of 2021 (REAP 2.0) Transformative Funding Suballocation Program with the Member Agencies	

Recommendation

By Motion:

Adopt resolution 25-14 authorizing the Executive Director to negotiate and execute a Memorandum of Understanding (MOU) for the Regional Early Action Planning Grants of 2021 (REAP 2.0) Transformative Funding Suballocation Program with the member agencies.

Background

In December 2022, StanCOG applied for Regional Early Action Planning Grants of 2021 (REAP 2.0) funding and, in March 2024, received an award notification from the California Department of Housing and Community Development (HCD) approving five uses, including the Transformative Funding Suballocation Program. StanCOG was awarded \$7,091,993 in total REAP 2.0 funding, of which \$3.1 million will be distributed to member agencies through the Suballocation Program.

The Transformative Funding Suballocation program provides a non-competitive process for each of StanCOG's member agencies to apply for funding to advance housing and transportation opportunities that align with the state goals of meeting housing equity, reducing vehicles miles travelled, and advancing implementation of the region's Sustainable Communities Strategy (SCS).

The total Transformative Funding Suballocation funds for each jurisdiction include a base initial allocation of \$100,000 for all member agencies (\$1.0 million across the 10 jurisdictions), and additional funding based on the Regional Housing Needs Allocation for each jurisdiction. The allocation of funding is shown below:

Table 1: Suballocations to Local Agencies

Jurisdiction	RHNA Housing Allocation	Base Funding	RHNA-Based Funding	Total Available Funding
Ceres	3,361	\$100,000	\$205,512	\$305,512
Hughson	881	\$100,000	\$53,870	\$153,870
Modesto	11,248	\$100,000	\$687,771	\$787,771
Newman	1,048	\$100,000	\$64,081	\$164,081
Oakdale	1,665	\$100,000	\$101,808	\$201,808
Patterson	3,716	\$100,000	\$227,219	\$327,219
Riverbank	3,591	\$100,000	\$219,575	\$319,575
Turlock	5,802	\$100,000	\$354,769	\$454,769
Stanislaus County	2,475	\$100,000	\$151,336	\$251,336
Waterford	557	\$100,000	\$34,058	\$134,058
Total	34,344	\$1,000,000	\$2,100,000	\$3,100,000

To begin allocating the funding for this program, Memorandums of Understanding (MOUs) are needed to formalize the relationship between StanCOG as the grant recipient and each of the approved member jurisdictions as sub-recipients. A separate MOU will be prepared for each jurisdiction.

Discussion

StanCOG announced the availability of funding for jurisdictions within Stanislaus County through the Transformative Funding Suballocation program on June 12, 2025. The deadline to submit applications was August 15, 2025.

Nine jurisdictions in Stanislaus County submitted applications. At this time, the Cities of Patterson, Riverbank, and Turlock, and Stanislaus County have been approved by HCD. The remaining five jurisdictions who submitted applications are currently going through the application review process with StanCOG staff and HCD, and will be presented for approval at a later date. Table 2 provides a brief description of how these initial four jurisdictions are proposing to use their funding.

Table 2: Transformative Funding Suballocation Program Application Summaries

Jurisdiction	Project Summary	Requested Funding Amount
Patterson	1) Housing Element Update to complete the City's Housing Element, 2) General Plan and Municipal Code updates and 3) Affordable Housing Stimulus Program, a new incentive program to support small-scale, quick-to-market housing such as ADUs.	\$327,219
Riverbank	Update the City's System Development Fee (SDF) program (Development Impact Fee program) in order to establish an Infill Development Fee, a VMT/Transit-Oriented Development (TOD) Fee, and incorporate Affirmatively Furthering Fair Housing (AFFH) principles.	\$319,575
Turlock	Preparation of a master plan for seven unincorporated county islands which will assess annexation feasibility, identify infrastructure and service gaps, and develop a strategy to ensure equitable integration of these communities into the City's housing, transportation, and infrastructure systems.	\$454,769
Stanislaus County	Reimbursement and pending costs for the implementation of the County's 6 th Cycle Housing Element, including rezoning 88.37 acres to enable 1,494 new housing units, units—1,104 lower-income, 328 moderate-income, and 62 above-moderate units—representing 60% of the County's total RHNA allocation.	\$251,336
Total		\$1,352,899

The expenditure deadline for subrecipients is December 31, 2026. Final reporting and invoicing is due to StanCOG by January 31, 2027.

Advisory Committee Action

This item was presented to the Executive Committee on October 6, 2025. The Executive Committee voted unanimously to recommend that the Policy Board adopt the proposed resolution.

Should you have any questions regarding this report, please contact Jean Foletta, Interim Executive Director, at (209) 525-4600 or via email at jfoletta@stancog.org.

Attachment:

1. Resolution 25-14

STANISLAUS COUNCIL OF GOVERNMENTS

RESOLUTION 25-14

**AUTHORIZE THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE
MEMORANDUMS OF UNDERSTANDING (MOUs) FOR THE REGIONAL EARLY
ACTION PLANNING GRANTS OF 2021 (REAP 2.0) TRANSFORMATIVE FUNDING
SUBALLOCATION PROGRAM WITH THE MEMBER AGENCIES**

WHEREAS, the Stanislaus Council of Governments (StanCOG) is a Regional Transportation Planning Agency (RTPA) and a Metropolitan Planning Organization (MPO), pursuant to State and Federal designation and was established by a joint powers agreement in 1971 to address regional transportation issues; and

WHEREAS, StanCOG is the recipient of funds from the California Department of Housing and Community Development (HCD) for the administration of the Regional Early Action Planning Grant Program of 2021 (REAP 2.0); and

WHEREAS, StanCOG made \$3.1 million available for the Transformative Funding Suballocation Program for StanCOG's member agencies to advance opportunities that are focused on the near-term implementation of the Regional Housing Needs Assessment (RHNA), providing more affordable housing, and promoting access to housing for disadvantaged communities; and

WHEREAS, the Cities of Patterson, Riverbank, Turlock, and Stanislaus County submitted applications for eligible projects which were reviewed by StanCOG and approved by HCD.

NOW, THEREFORE BE IT RESOLVED that the Executive Director is authorized to negotiate and execute Memorandums of Understanding for the REAP 2.0 Transformative Funding Suballocation Program with the Cities of Patterson, Riverbank, Turlock, and Stanislaus County for their eligible projects as reviewed and approved by HCD.

BE IT FURTHER RESOLVED that the Executive Director is authorized to make administrative changes to the Memorandums of Understanding for the REAP 2.0 Transformative Funding Suballocation as needed, to ensure that the project is implemented in the most efficient and cost effective manner possible.

The foregoing Resolution was introduced at a regular meeting of the Stanislaus Council of Governments, on the 15th day of October 2025. A motion was made and seconded to adopt the foregoing Resolution. Motion carried and the Resolution was adopted.

MEETING DATE: October 15, 2025

MATTHEW “BUCK” CONDIT, CHAIR

ATTEST:

JEAN FOLETTA, INTERIM EXECUTIVE DIRECTOR



StanCOG

Stanislaus Council of Governments

TO: Policy Board **Staff Report**
Resolution

FROM: Jean Foletta, Interim Executive Director

DATE: October 15, 2025

SUBJECT: Fiscal Year (FY) 2025/26 Measure L Project Summary for MOVE Stanislaus as Required by the Measure L Master Funding Agreement

Recommendation

By Motion:

Approve by resolution 25-15 the Fiscal Year (FY) 2025/26 Measure L Project Summary for MOVE Stanislaus as required by the Measure L Master Funding Agreement.

Background

The California Department of Tax and Fee Administration (CDTFA) began collecting the Measure L sales tax on April 1, 2017, and the initial distribution of funds was received by StanCOG in June 2017. A Master Funding Agreement with MOVE Stanislaus Transportation, Inc. (MOVE) was adopted on March 29, 2018, to address the distribution of the Measure L funding allocations and the distribution of Measure L funds for the 7% allocation to Transit Providers of which 30% is allocated for Point-to-Point Services for Seniors, Veterans, and Persons with disabilities. MOVE, the Consolidated Transportation Services Agency (CTSA) for the Stanislaus County region, is providing these services.

The Point-to-Point Service funds are distributed to MOVE on an annual basis according to the percentage allocations identified in the Expenditure Plan. In order to be eligible to receive an annual distribution, MOVE must comply with the requirements of the Master Funding Agreement and the Policies and Procedures.

The Master Funding Agreement dictates that Measure L funds are to be used solely for transportation purposes and if funds are misspent, all misspent funds, including interest, must be fully reimbursed. The term of the agreement beginning July 1, 2025, is five (5) years. The Measure L Master Funding Agreement with MOVE states the StanCOG Policy Board will annually review and approve MOVE's project summary or other document prior to the distribution of Measure L Funds. (Article II, 1.a.i.). MOVE has been compliant with the requirements of the Master Funding Agreement reporting requirements and Measure L Audits issued have been clean.

Discussion

MOVE is continuing to enhance and expand the network of transportation services provided to seniors, veterans, and individuals with disabilities without duplication of services.

FY 2025/26 offers the opportunity for MOVE to continue the operations of the Pass Program, VetsVan, Travel Training, Bridges volunteer driver program, and Care Cruisers.

Additionally, MOVE is transitioning its fleet to battery electric vehicles (EV) and needs a facility to support the EV infrastructure as well as housing the rest of MOVE's eleven vehicles. This project encompasses a dedicated facility with office space for all MOVE staff. MOVE will be applying for other grants opportunities to leverage the Measure L funds.

The MOVE Board of Directors approved the FY 205/26 Budget by motion on September 30, 2025, which included the FY 2025/26 Measure L Project Summary (Attachment 1), outlining all programs that will be funded by Measure L. The total Measure L project budget for this fiscal year is \$1,886,194.00. StanCOG currently has an undistributed balance of \$3,116,111.50 million in the Point-to-Point Services and anticipates approximately \$1,257,489.00 thousand in revenue for FY 2025/26. The difference of the MOVE FY 2025/26 budget and anticipated Measure L receipt is \$628,705.00 and will be taken from the undistributed funds, leaving a balance of \$2,487,406.50 in undistributed funds. MOVE will continue to look for other forms of revenue to close this gap going forward.

Should you have any questions regarding this staff report, please contact Jean Foletta, Interim Executive Director, at 209-525-4600 or via e-mail at jfoletta@stancog.org.

Attachments:

1. MOVE Measure L Project Summary FY 2025/26
2. Resolution 25-15

STANISLAUS COUNCIL OF GOVERNMENTS
RESOLUTION 25-15
APPROVING THE FISACAL YEAR (FY) 2025/26 MOVE STANISLAUS PROJECT
SUMMARY AS REQUIRED BY THE MEASURE L MASTER FUNDING
AGREEMENT

WHEREAS, the Stanislaus Council of Governments (StanCOG) is a Regional Transportation Planning Agency and a Metropolitan Planning Organization (MPO), pursuant to State and Federal designation; and

WHEREAS, on November 8, 2016, the voters of Stanislaus County, approved Measure L thereby authorizing StanCOG to administer the proceeds from the one-half cent transaction and use tax ("Measure L"); and

WHEREAS, MOVE Stanislaus Transportation, as the designated Consolidated Transportation Services Agency for the Stanislaus County, entered into a Measure L Master Funding Agreement beginning July 1, 2025 for a five-year term, which delineates the requirements of the Measure L funds that are allocated to Point-to-Point Services for Seniors, Veterans and Persons with disabilities, as authorized by the Measure L Expenditure Plan; and

WHEREAS, the Measure L Master funding agreement requires the StanCOG Policy Board approve annually the MOVE Stanislaus Transportation, Inc. Measure L Project Summary prior to the distribution of Measure L funds.

NOW, THEREFORE BE IT RESOLVED that the FY 2025/26 MOVE Measure L Project Summary for MOVE Stanislaus Transportation, Inc. is hereby adopted as reflected in Attachment 1.

BE IT FURTHER RESOLVED that the Executive Director is authorized to make administrative changes to the Measure L Master Funding Agreement, as needed, to ensure that the agreement is implemented in the most efficient and cost-effective manner possible.

The foregoing Resolution was introduced at a regular meeting of the Stanislaus Council of Governments, on the 15th day of October 2025. A motion was made and seconded to adopt the foregoing Resolution. Motion carried and the Resolution was adopted.

MEETING DATE:

October 15, 2025

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

JEAN FOLETTA, INTERIM EXECUTIVE DIRECTOR

Attachment:

1. MOVE Measure L Project Summary FY 2025/26



MOVE Measure L Project Summary
FISCAL YEAR 2025/2026

Project Name	Measure L Funds	Matching Funds	Project Description	Key Tasks	Performance Measures
Pass Program-Senior/Disabled Fare Assistance Pilot Program	\$ 51,115	\$0.00	Transit fare assistance for low-income seniors and disabled individuals	Purchase fare media and retain critical partnerships with community-based organizations (distribution hubs) that deliver and coordinate services for underserved community members. Track fare media usage	Number of program participants, number of distribution hubs, number of fare media distributed
VetsVan	\$ 235,356	\$0.00	Through use of Volunteer Drivers, door through door or curb to curb van, bus or electronic vehicle transportation for Stanislaus County Veterans to and from medical appointments within and outside of Stanislaus County	Secure and maintain vans, buses or electronic vehicles, retain vehicle insurance coverage, conduct vehicle inspections, recruit and train Volunteer Drivers, schedule and coordinate trips	Number of program participants, number of completed trips, number of miles driven
Travel Training	\$ 81,545	\$0.00	One to One or small group education, assessments, instruction; including trip planning, street crossing, map reading, route schedules, bus etiquette, before, during and after fixed route bus travel with a focus on individuals with disabilities, veterans and older adults and students. The service is available to any Stanislaus County resident	Apply for Caltrans funding when a funding opportunity is available. Develop and implement community outreach plans, attend high school events, regional center events, and develop social media campaigns to increase awareness of service	Number of individuals trained to use public transit; number of outreach presentations made throughout the year; secure mobility grant from Caltrans

Project Name	Measure L Funds	Matching Funds	Project Description	Key Tasks	Performance Measures
BRIDGES	\$ 228,165	\$0.00	Mileage reimbursement initiative, empowering participants' selection of their preferred driver, thereby fostering flexible transportation solutions and autonomy. Bridges serve veterans, seniors and people with disabilities through subsidizing their transportation costs incurred to attend medical appointments, to shop for groceries, to participate in specialized treatments and to secure necessities of daily living	Conduct intake, data entry, record maintenance, process mileage sheets, create and mail mileage reimbursement checks, provide technical assistance for program participants	Number participants in the program, number or miles reimbursed, number of trips provided
Care Cruisers	\$ 790,012	\$0.00	Door-through-door and point-to-point van and bus transportation to facilitate seniors, veterans, and individuals with disabilities access to medical appointments, grocery shopping and locations within the community offering necessities of daily living. Care Cruisers is a lifeline for seniors and people with disabilities, and veterans enhancing their quality of life, protecting their health, and fostering their greater independence	Secure and maintain vans, buses or electronic vehicles, retain vehicle insurance coverage, conduct vehicle inspections, recruit and train paid drivers, schedule and coordinate trips	Number of program participants, number of completed trips, number of miles driven
Battery Electric Vehicle Operations Facility	\$ 500,000	\$0.00	MOVE has adopted zero-emission transportation technologies through purchase of 3 battery electric vehicles (Bevs) in alignment with the Bipartisan Infrastructure Deal, Inflation Reduction Act funding, and Section 5339 Bus and Bus Facilities Grant funding. MOVE does not currently have a storage facility for its fleet of vehicles or a charging infrastructure to support its (Bevs) transition. This project encompasses a dedicated facility with office space for all MOVE staff (headquarters), equipped with requisite charging infrastructure and climate control systems to optimize battery performance and longevity. Demand management solutions to mitigate operational cost and redundancies of independent electricity supply generators are of an essential need and is the acquisition of specialized maintenance equipment located in designated service areas. MOVE anticipates its fleet of vehicles supporting Measure L programs will triple from current number over the next eight years factoring vehicle replacements	Apply for CMAQ, STGB, and other state and federal grant programs. Draft Sub-recipient agreement, locate existing building, rehabilitation or modify as needed within zoning use, contract with real property agent, coordinate and gain permits from MID or utility authority in seated jurisdiction, develop office relocation plan, create exit agreement with current office leaseholder	Secure CMAQ, STBG funding and funding from CARB and other sources, execute Sub-recipient agreement with StanRTA, locate building, secure required permits, execute contracts and agreements affiliated with property, building and secure land use permissions from City and County planning teams, implementation of office relocation plan
Total Local Measure L Operating		\$1,386,194			
Total Local Measure L Capital		\$500,000			



StanCOG

Stanislaus Council of Governments

TO:	Policy Board	<u>Staff Report</u>
		Resolution
FROM:	Tony V. Harris, Manager for Strategic Project Delivery	
DATE:	October 7, 2025	
SUBJECT:	Professional Services Agreement with Psomas for the Church Street Mobility Enhancement Project	

Recommendation

By Motion:

Adopt resolution 25-16 authorizing the Executive Director to negotiate and execute a Professional Services Agreement with Psomas for the Church Street Mobility Enhancement Project.

Background

The Church Street Mobility Enhancement Project (Project) proposes to improve mobility in the unincorporated and disadvantaged community of Empire in Stanislaus County. Located on Church St., from State Route 132/Yosemite Blvd. to north of McCoy Ave. and on 1st St. and 2nd St., from west of Church St. to G St., the Project will construct curb, gutter, sidewalk, and drainage improvements; remove and replace non-compliant sidewalk sections; install curb extensions, high visibility crosswalks, neckdowns, rapid flashing beacons, flashing stop signs and streetlights; and repair associated asphalt.

In October of 2019, the Stanislaus Council of Governments (StanCOG) was awarded a competitive Caltrans Sustainable Communities grant to conduct a Community Transportation Needs Assessment (Needs Assessment Plan). The Needs Assessment Plan was undertaken by StanCOG for the purpose of conducting a multimodal analysis for assessing the condition of the local transportation network, identifying transportation needs, and developing recommended improvement strategies in unincorporated disadvantaged communities in Stanislaus County. The communities of Bystrom and Empire were the focus of the assessment, and improvement strategies

were developed through a comprehensive technical analysis supported by field reconnaissance and intensive public outreach. The effort culminated in the development of a plan, which presented four mobility enhancement concept levels to enhance safety, mobility, and connectivity along four priority corridors, two in each of the communities studied (Bystrom and Empire).

In January 2024, the StanCOG Policy Board adopted Resolution 23-11 committing up to \$2,080,000 of Measure L Community Connections funds as a local match for an Active Transportation Program (ATP) grant application. StanCOG applied for an ATP grant to implement the mobility improvement for Church Street, from Yosemite Boulevard to McCoy Avenue in the Community of Empire that was developed and identified in the Needs Assessment Plan. At the California Transportation Commission (CTC) December 5, 2024, meeting the CTC voted to partially fund the Project's requested amount of \$7,795,000 at \$4,537,000, leaving a funding need of \$3,258,000. In order to accept the partial award, in November 2024 the StanCOG Policy Board adopted Resolution 24-14 committing to secure \$3,258,000 to fully fund the Project. At its June 2025, meeting the CTC amended the ATP program to add \$3,258,000 to the Project. The CTC was able to increase its programming by deleting projects that did not meet their commitments for timely delivery. The Project is now fully funded, and the detail cost and funding is as shown in Table 1.

Table 1. Cost and Funding

PROJECT COST AND FUNDING (\$1,000s)			
COMPONENT	COST	FUNDING SOURCE	FUNDING AMOUNT
Project Approval & Environmental Document	\$401	ATP	\$321
		Measure L	\$80
Plans, Specification & Estimate	\$916	ATP	\$733
		Measure L	\$183
Right of Way	\$300	ATP	\$240
		Measure L	\$60
Construction	\$8,127	ATP	\$6,501
		Measure L	\$1,626
TOTAL	\$9,744		\$9,744

On July 9, 2025, staff released the Request for Proposals (RFP) inviting consultants to submit proposals detailing their experience and capabilities for Church Street Mobility Enhancement Project services with the deadline for submittal of August 6, 2025.

Discussion

Table 2 details the timeline for the submission and review of the proposals.

Table 2. RFP Timeline

Activity	Deadline
Release of RFP	July 9, 2025
Questions Submittal Deadline	July 23, 2025, 3:00 pm
Response to Questions Deadline	July 30, 2025, 5:00 pm
Proposal Submission Deadline	August 6, 2025, 3:00 pm
Evaluation of Proposals	August 25 thru September 5, 2025
Recommendation of Award	October 15, 2025
Negotiation/ Agreement Execution /Notice to Proceed	October 16, 2025, thru November 7, 2025

Four proposals were received from Sanbell, Seigfried, Mark Thomas and Psomas consulting firms. An evaluation panel comprised of three representatives (one representative from StanCOG and two representatives from the Stanislaus County Department of Public Works) was formed to review and score proposals.

Table 3 presents the criteria employed for evaluating the consultant's performance and the results of the evaluation. Based upon the results of the panel's review of the proposal, interviews were determined as not needed to finalize a recommendation. The RFP stated that interviews would be conducted at the sole discretion of StanCOG.

Table 3. Evaluation Criteria and Results

Criteria	Maximum Points	Sanbell	Mark Thomas	Siegfried	Psomas
		Average Reviewer's Score	Average Reviewer's Score	Average Reviewer's Score	Average Reviewer's Score
Technical competence and expertise of team as demonstrated by the responder's expressed Project approach and understanding	25	17.3	23.7	17.0	22.7
Project Team expertise, capabilities, available resources, and technical competence as demonstrated by the team's background, experience and successful delivery of similar projects, ability and	25	18.0	21.3	20.7	21.7
Relevant project experience (last 5 years)	10	5.7	8.0	8.0	8.3
Detail Scope of Work	25	14.7	17.0	12.7	20.0
Schedule	5	3.7	0.0	4.3	4.3
Interviews, if conducted	10	0.0	0.0	0.0	0.0
TOTAL SCORE	100	59.3	70.0	62.7	77.0

Psomas earned an overall average score of 77.0 based on the evaluation criteria identified in the RFP and in the table above.

Staff is recommending that the Policy Board adopt a resolution authorizing the Executive Director to negotiate and execute a Professional Services Agreement with Psomas, for an amount not to exceed \$1,600,805.00, for the Church Street Mobility Enhancement Project - Project Approval /Environmental Document; Plans, Specifications and Estimate; Right of Way Acquisition and Utility Relocation; and Design Support through Construction Services.

Should you have any questions regarding this staff report, please contact Jean Foltta, Interim Executive Director at 209-525-4600 or via email at jfoletta@stancog.org.

Advisory Committee Action

This item was provided to the Executive Committee at their October 6th meeting, and the motion to recommend the Policy Board approve staff recommendation passed unanimously.

Attachment:

1. Resolution 25-16

**STANISLAUS COUNCIL OF GOVERNMENTS
RESOLUTION 25-16**

**AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A
PROFESSIONAL SERVICES AGREEMENT WITH PSOMAS FOR THE CHURCH
STREET MOBILITY ENHANCEMENT PROJECT**

WHEREAS, the Stanislaus Council of Governments (StanCOG) is the Regional Transportation Planning Agency (RTPA) and Metropolitan Planning Organization (MPO) for the Stanislaus region, pursuant to State and Federal designation; and

WHEREAS, the Church Street Mobility Enhancement Project (Project) proposes to improve mobility in the unincorporated and disadvantaged community of Empire in Stanislaus County. Located on Church St., from State Route 132/Yosemite Blvd. to north of McCoy Ave. and on 1st St. and 2nd St., from west of Church St. to G St., the Project will construct curb, gutter, sidewalk, and drainage improvements; remove and replace non-compliant sidewalk sections; install curb extensions, high visibility crosswalks, neckdowns, rapid flashing beacons, flashing stop signs and streetlights; and repair associated asphalt.; and

WHEREAS, In October of 2019, the Stanislaus Council of Governments (StanCOG) was awarded a competitive Caltrans Sustainable Communities grant to conduct a Community Transportation Needs Assessment (Needs Assessment Plan). The Needs Assessment Plan was undertaken by StanCOG for the purpose of conducting a multimodal analysis for assessing the condition of the local transportation network, identifying transportation needs, and developing recommended improvement strategies in unincorporated disadvantaged communities in Stanislaus County. The communities of Bystrom and Empire were the focus of the assessment, and improvement strategies were developed through a comprehensive technical analysis supported by field reconnaissance and intensive public outreach. The effort culminated in the development of a plan, which presented four mobility enhancement concept level to enhance safety, mobility, and connectivity along four priority corridors, two in each of the communities studied (Bystrom and Empire).; and

WHEREAS, In January 2024, the StanCOG Policy Board adopted Resolution 23-11 committing up to \$2,080,000 of Measure L Community Connections funds as a local match for an Active Transportation Program (ATP) grant application. StanCOG applied for an ATP grant to implement the mobility improvement for Church Street, from Yosemite Boulevard to McCoy Avenue in the Community of Empire that was developed and identified in the Needs Assessment Plan. At the California Transportation Commission (CTC) December 5, 2024, meeting the CTC voted to partially fund the Project's requested amount of \$7,795,000 at \$4,537,000, leaving a funding need of \$3,258,000. In order to accept the partial award, in November 2024 the StanCOG Policy Board adopted Resolution 24-14 committing to secure \$3,258,000 to fully fund the Project. At its June 2025, meeting the CTC amended the ATP program to add \$3,258,000 to the Project. The CTC was able to increase its programming deleting projects that did not meet their commitments for timely delivery.; and

WHEREAS, on July 9, 2025, StanCOG staff released an RFP inviting consultants to submit a proposal detailing their experience and capabilities for providing Church Street Mobility Enhancement Project services with the deadline for submittal of August 6, 2025; and

WHEREAS, proposals were received from four firms; and

WHEREAS, Psomas earned an overall average score of 77 out of a total of possible 100

points based on the evaluation criteria identified in the RFP.

NOW, THEREFORE BE IT RESOLVED, the Stanislaus Council of Governments authorizes the Executive Director to negotiate and execute a contract with Psomas for an amount not-to-exceed \$ 1,600,805.00 (One Million Six Hundred Thousand Eight Hundred Five and 00/100 Dollars) for Church Street Mobility Enhancement Project services.

BE IT FURTHER RESOLVED that the Executive Director is authorized to make administrative changes to the scope or budget of the executed contract, as needed, to ensure that the project is implemented in the most efficient and cost-effective manner possible.

The foregoing Resolution was introduced at a regular meeting of the Stanislaus Council of Governments, on the 15th day of October 2025. A motion was made and seconded to adopt the foregoing Resolution. Motion carried and the Resolution was adopted.

MEETING DATE: Oct. 15, 2025

MATTHEW “BUCK” CONDIT, CHAIR

ATTEST:

JEAN FOLETTA, INTERIM EXECUTIVE DIRECTOR



StanCOG
Stanislaus Council of Governments

INFORMATION ITEMS



StanCOG

Stanislaus Council of Governments

TO: Policy Board

FROM: José Luis Cáceres, Director of Programming and Program Delivery

DATE: October 2, 2025

SUBJECT: Program Delivery Status Report

Staff Report
Information

Background

StanCOG manages program delivery for the federal and state transportation funding in the region to expedite project benefits to the public and to avoid potential loss of funds. Projects are considered “delivered” if they have received a notice of federal obligation or an allocation from the California Transportation Commission. Failure to meet project delivery dates for any phase of a project may jeopardize federal funding to the region.

StanCOG’s 2025 Federal Transportation Improvement Program “programs” (commits dollars) to projects for the Federal Fiscal Years (FFY) 2025, 2026, 2027, and 2028. The FTIP is a comprehensive list of the region’s transportation projects that receive federal funds or are regionally significant. StanCOG closely monitors the status of all projects programmed in the FTIP through close communication with the local jurisdictions.

Discussion

FFY 2025 began on October 1, 2024. As of September 22, 2025, the lead agencies have obligated 71% of the \$23,057,486 programmed to deliver this FFY (attachment).

Advisory Committee Action

This item was presented to the Technical Advisory Committee and to the Management and Finance Committee for discussion. The members of the Technical Advisory Committee provided updated schedules for listed projects and the Management and Finance Committee asked a clarifying question about the Federal Fiscal Year 2026-2030 Congestion Mitigation and Air Quality Improvement Program and Surface Transportation Block Grant Funding Program.

Should you have any questions regarding this report, please contact Jean Foletta, Interim Executive Director, at (209) 525-4600 or via email at jfoletta@stancog.org.

Attachment:

1. Program Delivery Status Report for FFY 2025

Program Delivery Status Report for Federal Fiscal Year 2025*
Summary by Agency

Agency	Funds Obligated/Allocated	Amount Programmed	Share Obligated	Share of Total Obligation
Ceres	\$0	\$3,551,923	0.0%	0.0%
Hughson	(No projects scheduled to obligate.)			
Modesto	\$789,600	\$1,954,665	40.4%	3.4%
Newman	(No projects scheduled to obligate.)			
Oakdale	\$1,705,000	\$1,705,000	100.0%	7.4%
Patterson	\$303,000	\$303,000	100.0%	1.3%
Riverbank	\$1,373,850	\$1,373,850	100.0%	6.0%
Turlock	\$164,134	\$432,930	37.9%	0.7%
Waterford	\$983,000	\$983,000	100.0%	4.3%
Stanislaus County	\$1,353,118	\$2,962,118	45.7%	5.9%
StanCOG	\$5,091,000	\$5,091,000	100.0%	22.1%
StanRTA	\$4,700,000	\$4,700,000	100.0%	20.4%
TOTAL	\$16,462,702	\$23,057,486		
Percent Obligated				71%
Unobligated Percentage Remaining**				29%

*The Federal Fiscal Year 2025 is Oct 1, 2024, through Sep 30, 2025.

**Total percentage obligated may not add up due to rounding.

Program Delivery Status Report for Federal Fiscal Year 2025

Title/Location	Fund	Phase	Amount	Amount Obligated	Est. RFA Date*	Delivery Status/Notes
City of Ceres						
Bike Lane Corridors—Class II Lanes	CMAQ	CON	\$309,569		1/15/2026	Project delayed until FFY 2026 when the project is expected to have secured additional funding for road rehabilitation.
Moffett Ave Overlay	STBG	CON	\$1,540,704		1/15/2026	Project delayed until FFY 2026. Delivery is pending audit completion in December 2025.
Rehabilitation: Whitmore Ave. from Crows-Landing to Morgan Rd	STBG	CON	\$1,701,650		1/15/2026	Project delayed until FFY 2026. Delivery is pending audit completion in December 2025.
Total			\$3,551,923	\$0		
City of Hughson						
(No projects scheduled to obligate.)						
City of Modesto						
Fiber Optic Installation	CMAQ	PE	\$39,600	\$39,600	3/4/2025	Obligated 3/21/25
Traffic Signal Upgrades Dale/Panera	CMAQ	CON	\$1,165,065		10/1/2025	Project delayed to FFY 2026. Scope change request approved at March 2025 PB meeting. NEPA not yet approved as of 7/16/25.
Video Detection Upgrades	CMAQ	CON	\$750,000	\$750,000	5/14/2025	Scope change completed in March. Obligated 7/9/25
Total			\$1,954,665	\$789,600		
City of Newman						
(No projects scheduled to obligate.)						
City of Oakdale						
Albers Road Rehabilitation	STBG	CON	\$925,000	\$925,000	4/17/2025	Obligated 4/17/25.
G Street Bike & Pedestrian Improvements	CRP	CON	\$780,000	\$780,000	8/13/2025	Added after 3/19/2025 PB programming action. RFA submitted by Caltrans D10 to Caltrans HQ 8/15/25. Obligated 9/11/25.
Total			\$1,705,000	\$1,705,000		
City of Patterson						
Class 1 Bike Path on Sperry	CMAQ	PE	\$109,000	\$109,000	2/28/2025	Obligated in 2/20/25.
Las Palmas Safety Corridor	CRP	PE	\$194,000	\$194,000	4/16/2025	Added after 3/19/25 PB programming action. Obligated 5/12/25.
Total			\$303,000	\$303,000		

Title/Location	Fund	Phase	Amount	Amount Obligated	Est. RFA Date*	Delivery Status/Notes
City of Riverbank						
Pedestrian Access	CMAQ	CON	\$399,850	\$399,850	5/15/2025	Obligated 5/29/25.
Silverock Rd Overlay	STBG	CON	\$623,000	\$623,000	4/28/2025	Obligated 5/19/25
Townsend Road Overlay	STBG	CON	\$351,000	\$351,000	4/30/2025	Obligated 4/28/25
		Total	\$1,373,850	\$1,373,850		
City of Turlock						
Signal Synchronization on Christofferson Parkway between Golden State Blvd and Berkeley Ave	CMAQ	CON	\$222,515		7/25/2025	Project no longer delayed until FFY 2026. Audit is completed as of 8/4/25. Local Assistance is processing. There was a delay in the right-of-way phase processing. It will be submitted to FHWA when FADS open again, which should be in October.
Signal Synchronization on Lander Ave between Glenwood Ave and South Ave	CMAQ	CON	\$210,415	\$164,134	7/25/2025	Project no longer delayed until FFY 2026. Audit is completed as of 8/4/25. Due to a cost savings the obligation amount on 8/15/25 was \$164,133.75.
		Total	\$432,930	\$164,134		
City of Waterford						
Tim Bell Road Pedestrian Improvements	ATP	PSE	\$55,000	\$55,000	3/15/2025	Allocated at CTC 5/16-17/25.
Tim Bell Road Pedestrian Improvements	ATP	ROW	\$115,000	\$115,000	3/15/2025	Allocated at CTC 5/16-17/25.
Safe Routes to School Project - Yosemite Blvd.	ATP	CON	\$803,000	\$803,000	10/15/2024	Allocated at CTC 12/5-6/25.
Safe Routes to School Project - Welch Street	ATP	PA&ED	\$5,000	\$5,000	4/30/2025	Added after 3/19/2025 PB programming action. Allocated at CTC 6/26-27/25.
Safe Routes to School Project - Washington Road	ATP	PA&ED	\$5,000	\$5,000	4/30/2025	Added after 3/19/2025 PB programming action. Allocated at CTC 6/26-27/25.
		Total	\$983,000	\$983,000		

Title/Location	Fund	Phase	Amount	Amount Obligated	Est. RFA Date*	Delivery Status/Notes
Stanislaus County						
EV Infrastructure	CMAQ	PE	\$53,118	\$53,118	1/10/2025	Obligated 2/1/25
Codoni Ave Rehabilitation	STBG	PE	\$100,000	\$100,000	1/10/2025	Obligated 1/12/25
Claribel Realignment Project	STBG	ROW	\$1,200,000	\$1,200,000	3/20/2025	Submitted 3/20/25. Submitted by Caltrans for federal processing 8/18/2025 and obligated 8/26/2025.
Robertson Rd Elementary Safe Crossing & Active Transportation Connectivity Project	ATP	CON	\$1,609,000	\$0	12/30/2026	Project delayed until FFY 2027. In May 2025, the California Transportation Commission granted the County an 18-month time extension to accommodate a scope change (scope increase).
		Total	\$2,962,118	\$1,353,118		
StanCOG						
Planning, Programming, and Monitoring	RIP-STIP	NI	\$291,000	\$291,000	6/15/2025	Allocated at CTC meeting 8/14-15/25.
Planning, Programming, and Monitoring	STBG	NI	\$800,000	\$800,000	6/18/2025	Programmed at April PB meeting. Early Programming of 2027-2030 Funding Round. Obligated 7/9/2025
StanisCruise (TDM)	CMAQ	NI	\$4,000,000	\$4,000,000	6/18/2025	Programmed at April PB meeting. Early Programming of 2027-2030 Funding Round. Obligated 7/9/2025
		Total	\$5,091,000	\$5,091,000		
StanRTA						
Bus Purchase FFY 2025	CMAQ	NI	\$1,200,000	\$1,200,000	12/15/2024	Obligated 12/28/2024
Bus Purchase FFY 2026	CMAQ	NI	\$1,200,000	\$1,200,000	12/15/2024	Obligated 12/28/2024
Bus Purchase FFY 2027	CMAQ	NI	\$1,200,000	\$1,200,000	12/15/2024	Obligated 12/28/2024
StanRTA TDM	CMAQ	NI	\$300,000	\$300,000	12/15/2024	Obligated 12/28/2024
StanRTA TDM	CMAQ	NI	\$800,000	\$800,000	6/15/2025	Programmed at April PB meeting. Early Programming of 2027-2030 Funding Round. Obligated 7/06/25
		Total	\$4,700,000	\$4,700,000		

*Est. RFA Date: Estimated Request for Authorization Date. It indicates when the lead agency plans to submit federal paperwork to Caltrans to obligate federal funds and authorize reimbursable work.



StanCOG

Stanislaus Council of Governments

TO: Policy Board

FROM: Jean Foletta, Interim Executive Director

DATE: October 9, 2025

SUBJECT: Change in Employment Assignments

Staff Report
Information

Background

Due to the retirement of the Director of Administrative Services on September 15, 2025, it is necessary to have existing StanCOG staff assist with the duties associated with this position.

The Employee Handbook Adopted by Resolution 25-06 on September 17, 2025, states.

Change in Employment Assignments

StanCOG reserves the right to change the job task assignments of any employee at any time based on the nature of the employment assignment.; Employees assigned to perform tasks characteristic of a higher classification ("Out of Class Assignment") will receive a corresponding increase in pay as determined by (i) the Executive Director for employees of StanCOG; or (ii) the StanCOG Policy Board for assignments that are hired by and report directly to the Policy Board. Typically, if an employee is assigned to perform job tasks that are consistently and substantially those of a higher paid position for longer than one pay period (10 working days), that employee shall receive the pay for the higher paid position for all time worked in excess of such 10 working days, unless such assignment is for training purposes, in which event the applicable period shall be 20 working days. In cases where the employee is assigned limited duties of a higher paid position, the increase in pay will be an amount determined by the Executive Director or the StanCOG Policy Board, as applicable, to be proportionate to the newly assigned duties. Out of Class Assignments should be limited and temporary in order to recruit qualified candidates for vacant positions.

Discussion

Two staff members will be working out of class assignments until a new Manager of Administrative Services is hired. The proportionate assignment for the two staff members is 5% and 30%. They will be compensated at the proportionate starting pay at the Manager level versus the Director level.

There is no offset to the budget as the Director of Administrative Services is a budgeted position.

Should you have any questions regarding this staff report, please contact Jean Foletta, Interim Executive Director, at 209-525-4891 or via e-mail at jfoletta@stancog.org.



SPECIAL MEETING
VALLEY VISION STANISLAUS STEERING COMMITTEE
StanCOG Board Room
1111 I Street, Suite 308
Modesto, CA

Draft Meeting Minutes of August 14, 2025 (Thursday)
1:00 pm

In addition to in person attendance at the location identified above, members of the public were able to join the meeting virtually or participate by teleconference to provide comments to the Valley Vision Stanislaus Steering Committee members during the meeting.

MEMBERS PRESENT: Chair Rachel Hernandez (Policy Board Representative); Vice-Chair John Beckman (Building Industry Representative); Carla Jauregui (City of Hughson) (arrived during item 4A); Thomas Spankowski (City of Newman) (arrived during item 4A); Joel Andrews (City of Patterson) (arrived during item 4A); Joshua Mann (City of Riverbank); Adrienne Werner (City of Turlock) (arrived during item 4A); Michael Arroyo (City of Waterford); Kristin Doud (Stanislaus County); John Dinan (Citizens Advisory Committee); Sara Lytle-Pinhey (LAFCO); Edgar Garibay (Environmental Justice Representative);

ALSO PRESENT: Elisabeth Hahn, Josephine Oshana, Nick St Cook (StanCOG); Mike Schmitt, Chris Gregerson, Darryl DePencier, Adam Maleitzke (Kimley Horn); Noemi Badillo (Infinity Technologies)

1. CALL TO ORDER

Chair Rachel Hernandez called the meeting to order at 1:01 p.m. The meeting was temporarily interrupted and was called back to order 1:13 p.m.

2. ROLL CALL

3. PUBLIC COMMENTS

Michael Hren, Principal Planner with the City of Modesto, provided a comment about the City of Modesto's participation on the VVS committee.

4. **CONSENT CALENDAR**

A. Motion to Approve the Special Valley Vision Stanislaus (VVS) Steering Committee Meeting Minutes of May 8, 2025

The VVS representative from the City of Riverbank alerted StanCOG that the meeting minutes incorrectly identified the VVS representative for the City of Waterford who attended the prior meeting. Staff identified the correct VVS representative who attended on behalf of Waterford as Michael Arroyo and the committee approved the consent calendar with the understanding that the meeting minutes would be corrected.

***By Motion (Member Joshua Mann/Member John Dinan) and 9 votes (with members Kristin Doud, Carla Jauregui, and Thomas Spankowski abstaining), the Valley Vision Stanislaus Steering Committee approved the Consent Calendar.**

5. **DISCUSSION/ACTION ITEMS**

A. 2026 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Scenario Development and StanCOG SCS Supportive Programs

The VVS Chair introduced Michael Schmitt, from Kimley Horn, and his team Chris Gregerson, Adam Maleitzke, and Darryl DePencier who presented an update on the progress of the development of the 2026 RTP/SCS and SCS supportive programs: Community Enhancement Zone Plans, Vehicle Miles Traveled Mitigation Strategies, and Bike and Pedestrian Projects. Michael Schmitt provided an overview, via slide presentation, of the RTP/SCS scenario development process and guiding principles, the UrbanFootprint software to be employed for the land use scenario planning and analysis.

The VVS Chair asked how the scenario “Guiding Principles” were developed. In response, Michael Schmitt explained that the guiding principles were developed in part from previous RTP/SCS updates, public input, and knowledge of the region. The VVS Vice-Chair asked what the market demand is for low-rise mixed-use housing developments in the region. Michael Schmitt responded by explaining that part of the Community Enhancement Zone (CEZ) plan will be to understand and answer these types of questions. The VVS Vice-Chair also asked if public engagement would include questions about where the public lives and where they would like to live on an individual level. Michael Schmitt responded by saying that public engagement efforts will be sensitive to the differences in what individuals would realistically like for themselves compared to what they would theoretically like for the community at large. The VVS Chair and the VVS representative from the City of Riverbank added that there has been interest in Riverbank in third spaces, low-rise mixed-use housing, and different forms of public transit. The VVS environmental justice representative asked if similar questions will be asked at all public engagement meetings. Michael Schmitt stated that the questions asked will be similar across meetings but tailored to the specific community for each. The VVS environmental justice representative then made suggestions for the public outreach portion of this work, specifically that visuals and a glossary of terms be used as they are effective for conveying information.

Michael Schmitt introduced Adam Maleitzke, who provided an overview of Community Enhancement Zone plan objectives, a previous CEZ example project completed by Southern California Association of Governments, and recommendations for deliverables derived from the CEZ plan. The VVS

representative from Stanislaus County asked if previous planning efforts from the cities and county will be incorporated into the CEZ development process, since some of the cities have already conducted similar land use studies and plans. Adam Maleitzke stated that the CEZ development process will build off of work that has already been completed in the region.

Chris Gregerson then discussed vehicle miles traveled (VMT) mitigation strategies, the scope of the 2026 SCS VMT mitigation strategies feasibility study and implementation plan.. The VVS Vice-Chair commented on how pursuing VMT mitigation strategies for a project can be expensive. The VVS Vice-Chair requested that the project team prepare a comparison of what pursuing an overriding consideration would cost compared to VMT mitigation strategies. Michael Schmitt responded that a range of alternative VMT mitigation solutions will be evaluated for feasibility and public support. The VVS representative from Stanislaus County asked if the SCS VMT mapping tool will include VMT thresholds for land use projects to determine if a project will or will not have a significant VMT impact, for all potential project types. Chris Gregerson stated that there will be an online map tool developed for the SCS that will include VMT thresholds based on the most recent regional travel demand model. This tool will allow local agencies to quickly determine if a project is expected to have a significant VMT impact without conducting a quantitative analysis.

Chris Gregerson introduced Darryl DePencier who presented the Bicycle and Pedestrian Plan program work being conducted in support of the SCS.. Darryl DePencier explained the primary goals of the Bicycle and Pedestrian Plan which are to support the other SCS supportive programs, coordinate all regional active transportation efforts and identify any gaps in the region's bicycle and pedestrian network. The VVS Vice-Chair asked about the accuracy of a graph on one of the presentation slides which showed that 45% of typical household expenditures in Modesto are being spent on housing. Darryl DePencier and Michael Schmitt stated that the percentage is accurate and similar, if not slightly less, than the state average in California. The VVS Vice-chair then requested that not increasing the cost burden of housing be incorporated into the SCS.

Michael Schmitt spoke about continuing public outreach efforts, for the first round of community workshops and discussed next steps for the development of the 2026 RTP/SCS. The VVS environmental justice representative asked if the VVS committee should meet before the upcoming public workshops. Michael Schmitt responded by explaining that there will be no need to meet with the members prior to the next VVS meeting. The VVS Chair asked to receive updates every meeting regarding public outreach efforts and schedules, and Michael Schmitt agreed to continue to provide these updates for all future meetings.

6. MANAGEMENT REPORT – NONE

7. MEMBER REPORTS – NONE

8. ADJOURNMENT

Chair Rachel Hernandez adjourned the meeting at 2:41 pm.

Next Regularly-Scheduled VVS Meeting:
October 9, 2025 (Thursday) @ 1:00 pm

Minutes Prepared By:

Nick St. Cook

Nick St Cook
Associate Planner



MEASURE L OVERSIGHT COMMITTEE MEETING

**StanCOG Board Room
1111 I Street, Suite 308
Modesto, CA**

**Draft Minutes of September 2, 2025 (Tuesday)
5:30 pm**

In addition to in person attendance at the location identified above, members of the public were able to join the meeting virtually or participate by teleconference to provide comments to the Measure L Oversight Committee during the meeting.

MEMBERS PRESENT:

Chair Paul Van Konynenburg (Stanislaus County); Vice-Chair Derik Dami (City of Turlock); Dave Pratt (City of Ceres); Craig Lewis (City of Modesto); Justin Bochmann (City of Oakdale); Jose Aldaco (City of Waterford) Mike Day (City of Hughson); Cary Pope (City of Riverbank)

ALSO PRESENT:

Jean Foletta, Shannon Silva, José Luis Cáceres, Monica Streeter, Franklin Wong, Tony Harris, Naisha Banks (StanCOG); Noemi Badillo (Infinity Technologies); Dave Leamon (Stanislaus County Director of Public Works)

1. CALL TO ORDER

Chair Paul Van Konynenburg called the meeting to order at 5:30 pm.

- 2. PLEDGE OF ALLEGIANCE-** Chair Paul Van Konynenburg gave a moment of silence in memory of Peter LaTorre Jr., a former member of the MLOC Committee who recently passed away.

3. ROLL CALL

4. PUBLIC COMMENTS-NONE

5. PRESENTATION

A. 7th Street Bridge/North County Corridor (NCC) Update

Dave Leamon gave a presentation on the North County Corridor (NCC). He stated that the project was under construction and was expected to be completed in the fall of 2027. Mr. Leamon also provided information on the 7th Street Bridge, stating that the project had been awarded \$15M in the Local Partnership Program and the bridge was planned to open in September of 2027.

Chair Paul Van Konynenburg made a statement regarding the delay in the project being executed. Mr. Leamon provided an answer.

6. CONSENT CALENDAR

A. Motion to Approve the Measure L Oversight Committee (MLOC) Special Meeting Minutes of August 5, 2025

***By Motion (Member Cary Pope/Member Justin Bochmann) and a unanimous vote,** the Measure L Oversight Committee approved the Consent Calendar.

7. DISCUSSION/ACTION ITEMS

A. Measure L Regional Control Project Cooperative Agreement with Stanislaus County for Faith Home Road Expressway Project

José Luis Cáceres discussed the Measure L Regional Control Project Cooperative Agreement with Stanislaus County for Faith Home Road Expressway Project. He stated that the county would be requesting \$8M of the available \$10M.

There were several questions asked by the committee to which both Mr. Leamon and Mr. Cáceres were able to provide information.

B. Support for the Application to the StanCOG FFY 2027-2030 Funding Round for SR 132 West Projects

José Luis Cáceres discussed the support for the application to the StanCOG FFY 2027-2030 Funding Round for SR 132 West projects. Mr. Cáceres stated that there was a call for projects to apply for \$90M and that StanCOG would be eligible to apply and would be applying for three large applications.

The committee had several questions to which Mr. Cáceres provided an answer.

C. State Route 132 (SR 132) West Update

Tony Harris discussed the State Route 132 (SR 132) West project. Mr. Harris stated that the environmental documents were done, and they were currently in the final design, permitting, and right-of-way acquisition. Mr. Harris also stated that they would be hosting an open house on October 2nd.

Chair Paul Van Konynenburg asked several questions, and Mr. Harris provided answers. Member Craig Lewis asked when the project would be made into four lanes, and Mr. Harris provided an answer.

8. INFORMATION ITEMS

A. Measure L Funds Received

Jean Foletta provided a breakdown of the Measure L Funds Received.

9. INTERIM EXECUTIVE DIRECTOR REPORT

Jean Foletta introduced the new Finance Manager, Franklin Wong.

10. MEMBER REPORTS

Chair Paul Van Konynenburg asked if there were any improvements for the Measure L website and Ms. Foletta stated that it should be going live by the end of September or October.

11. ADJOURNMENT

The meeting was adjourned at 7:11 pm.

Next Regularly-Scheduled MLOC Meeting:
November 4, 2025 @ 5:30 p.m.

Minutes Prepared By:



Shannon Silva
Office Supervisor



MANAGEMENT AND FINANCE COMMITTEE MEETING

StanCOG Board Room

1111 I Street, Suite 308

Modesto, CA

Minutes of September 3, 2025 (Wednesday)

3:00 pm

In addition to in person attendance at the location identified above, members of the public were able to join the meeting virtually or participate by teleconference to provide comments to the Executive Committee members during the meeting.

MEMBERS PRESENT:

Chair Joe Lopez (City of Modesto); Vice-Chair Doug Dunford (City of Ceres); Dominique Romo (City of Hughson); Michael Holland (City of Newman); Jerry Ramar (City of Oakdale); Fernando Ulloa (City of Patterson); Marisela Garcia (City of Riverbank); Mike Pitcock (City of Waterford); Tina Rocha (Stanislaus County)

ALSO PRESENT:

Naisha Banks, Jose Luis Caceres, Jean Foletta, Jennifer Graham, Josey Oshana, Anita Reyna, Shannon Silva, Monica Streeter, Franklin Wong, (StanCOG); Noemi Badillo (Infinity Technologies); Dave Leamon (Stanislaus County Public Works); Sarah Benner (Convey Inc.); Carolyn Neumann (Member of the Public)

1. CALL TO ORDER

Chair Joe Lopez called the meeting to order at 3:00 pm.

2. ROLL CALL

3. PUBLIC COMMENTS

Members of the public may address the committee on any item not on the agenda. Comments shall be limited to five minutes unless the Chair of the Committee sets a different time limit.

4. PRESENTATION

A. Measure L Website

Sarah Benner from Convey Inc. provided a presentation on the update to the Measure L Website. There was a discussion with members offering their comments and suggestions.

5. **CONSENT CALENDAR**

A. **Motion to Approve the Management and Finance Committee (MFC) Minutes of June 4, 2025**

***By Motion (City of Ceres/Stanslaus County) and a unanimous vote**, the Management and Finance Committee approved the Consent Calendar.

6. **DISCUSSION/ACTION ITEMS**

A. **Motion to Recommend the Policy Board Approve an Implementation Plan (Option 1 or 2) for the use of Measure L Funds for the Measure L Public Outreach and Education Campaign**

Jean Foletta reviewed the options for funding of the Measure L Public Outreach and Education Campaign for Fiscal Year 25/26. Members of MFC had several questions, and Ms. Foletta suggested that an ad hoc committee be formed. The ad hoc committee will be comprised of four finance managers from the City of Modesto, Newman, and Ceres. Member Garcia from Riverbank also volunteered for the ad hoc committee.

***By Motion (City of Newman/City of Waterford) and a unanimous vote**, the Management and Finance Committee approved the agreement to form an ad hoc committee, which would include the City of Modesto, Newman, Ceres, and Riverbank. The ad hoc committee will review the funding options for the use of Measure L Funds for the Measure L Public Outreach and Education Campaign, and bring its recommendation(s) back to the MFC.

B. **Motion to Recommend the Policy Board Adopt by Resolution the Measure L Regional Control Project Cooperative Agreement for Plans, Specifications, and Estimates of the Faith Home Road Expressway Project**

José Luis Cáceres reviewed the Measure L Regional Control Project Cooperative Agreement for the Plans, Specifications, and Estimates of the Faith Home Road Expressway Project. He stated that the county was requesting \$8M of the available \$10M. Questions were asked by the committee, to which Mr. Cáceres provided an answer.

Dave Leamon, Stanislaus County commented that the project was his favorite.

The Management and Finance Committee amended the recommendation to stipulate that the cooperative agreement contain a provision about reimbursing Measure L funds not exceeding StanCOG's cash flow of available Measure L.

***By Motion (City of Waterford/City of Hughson) and a unanimous vote**, the Management and Finance Committee recommended the Policy Board adopt by resolution the Measure L Regional Control Project Cooperative Agreement for the Plans, Specifications, and Estimates of the Faith Home Road Expressway Project.

C. **Motion to Recommend the Policy Board Approve by Resolution of Support for the Application to the StanCOG FFY 2027-2030 Funding Round for State Route (SR) 132 West Projects**

José Luis Cáceres discussed the support for the application to the StanCOG FFY 2027-2030 Funding Round for State Route (SR) 132 West Projects. Mr. Cáceres stated that there was

\$90 million available and StanCOG would be applying for three State Route 132 West projects which would be \$5 million per large application.

The Management and Finance Committee expressed concerns about the competitiveness of other projects against SR 132 West. They mentioned that although they did support the project they were not in support of the process. A member of the public, Carolyn Neumann asked a few questions, to which Mr. Cáceres provided answers.

***By Motion (Stanislaus County/City of Ceres) and an 8-1 vote (with City of Newman voting no)**, the Management and Finance Committee acknowledged that the State Route (SR) 132 West Project was the priority of the region; however, the committee was not in support of how the project materialized to date.

D. Motion to Recommend the Policy Board Approve by Resolution the Memorandum of Understanding for 7th Street Bridge Local Partnership Competitive Program (LPP-C)
José Luis Cáceres informed the committee that an MOU was required to tell the state of California to fund the 7th Street Bridge.

***By Motion (City of Riverbank/City of Oakdale) and a unanimous vote**, the Management and Finance Committee recommended the Policy Board approve by resolution the Memorandum of Understanding for the 7th Street Bridge Local Partnership Competitive Program (LPP-C).

7. INFORMATION ITEMS

A. Measure L Funds Received

Chair Joe Lopez requested that StanCOG provide both revenue and expenditure on the Measure L Funds Received report.

B. Local Transportation Funds (LTF) Received

C. Program Delivery Status Report

8. CALTRANS REPORT – NONE

9. INTERIM EXECUTIVE DIRECTOR REPORT

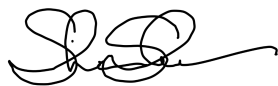
Jean Foletta introduced StanCOG's new Manager of Financial Services, Franklin Wong.

10. MEMBER REPORTS – NONE

11. ADJOURNMENT

Chair Joe Lopez adjourned the meeting at 5:18pm.

Minutes Prepared By:



Shannon Silva
Office Supervisor

Next Regularly Scheduled MFC Meeting:
October 1, 2025 (Wednesday) @ 3:00 pm



MANAGEMENT AND FINANCE COMMITTEE MEETING

StanCOG Board Room

1111 I Street, Suite 308

Modesto, CA

Draft Minutes of October 1, 2025 (Wednesday)

3:00 pm

In addition to in person attendance at the location identified above, members of the public were able to join the meeting virtually or participate by teleconference to provide comments to the Executive Committee members during the meeting.

MEMBERS PRESENT:

Chair Joe Lopez (City of Modesto); Vice-Chair Doug Dunford (City of Ceres); Dominique Romo (City of Hughson); Thomas Spankowski (Arrived during Item 6A) (City of Newman); Jerry Ramar (City of Oakdale); Fernando Ulloa (City of Patterson); Marisela Garcia (City of Riverbank); Mike Pitcock (City of Waterford); Tina Rocha (Stanislaus County)

ALSO PRESENT:

José Luis Cáceres, Jean Foletta, Jennifer Graham, Josey Oshana, Franklin Wong (StanCOG); Sam Chrun (Public Works, Stanislaus County); James Pratt (Infinity Technologies); Buck Condit (Supervisor, Stanislaus County)

1. CALL TO ORDER

Chair Joe Lopez called the meeting to order at 3:00 pm.

2. ROLL CALL

3. PUBLIC COMMENTS – NONE

4. CONSENT CALENDAR

A. Motion to Approve the Management and Finance Committee (MFC) Minutes of September 3, 2025

***By Motion (City of Ceres/Stanislaus County) and a unanimous vote,** the Management and Finance Committee approved the Consent Calendar.

5. PRESENTATION

A. Measure L Ad Hoc Committee Update

This item was taken after Item 6A as the presenter was not present.

Franklin Wong provided a summary of the memorandum of the funding options for the Measure L Public Outreach and Education Campaign for Fiscal Year 2025/26. Mr. Wong informed the MFC that the Ad Hoc Committee was comprised of three financial directors who were from the

City of Modesto, Newman, and Ceres, as well as Member Garcia of Riverbank. Vice-Chair Dunford of Ceres was also present in the meeting.

Members of the Ad Hoc Committee had several questions and suggestions. Jean Foletta and Franklin Wong acknowledged the suggestions, and answered the questions.

6. DISCUSSION/ACTION ITEMS

A. Measure L Funds Received

Jean Foletta presented the Measure L Funds Received and discussed that as of August 31, 2025, StanCOG had received \$4.9 million for Fiscal Year (FY) 2025/26. Ms. Foletta explained that the year-to-date comparison between FY 2024/25 and FY 2025/26 reflected a decrease of Measure L revenue of \$889,144.00. Ms. Foletta also discussed the revenues and expenditure for the Measure L Outreach & Education 1% allocation. Ms. Foletta stated that the report would be modified to add more detail to expenditure.

Questions were asked by the committee, to which Ms. Foletta provided an answer.

B. Program Delivery Status Report

José Luis Cáceres explained the program delivery status report, which expedited federal and state transportation funding in the region. Mr. Cáceres explained that projects were considered “delivered” if they had received a notice of federal obligation or an allocation from the California Transportation Commission.

Mr. Cáceres also explained that as of September 22, 2025, the lead agencies had obligated 71% of the \$23,057,486 programmed to deliver that Federal Fiscal Year. Questions were asked by the committee, to which Mr. Cáceres provided an answer.

7. INFORMATION ITEMS

A. Local Transportation Funds (LTF) Received

8. CALTRANS REPORT- NONE

9. INTERIM EXECUTIVE DIRECTOR REPORT

Jean Foletta stated that StanCOG was underway in filling the permanent Executive Director position.

10. MEMBER REPORTS - NONE

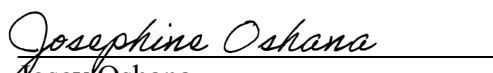
11. ADJOURNMENT

Chair Joe Lopez adjourned the meeting at 3:29 pm.

Next Regularly-Scheduled MFC Meeting:

November 5, 2025 (Wednesday) @ 3:00 pm

Minutes Prepared By:


Josephine Oshana
Executive Administrative Assistant



EXECUTIVE COMMITTEE MEETING

StanCOG Board Room

1111 I Street, Suite 308

Modesto, CA

Draft Minutes of October 6, 2025

12:00 pm

In addition to in person attendance at the location identified above, members of the public were able to join the meeting virtually or participate by teleconference to provide comments to the Executive Committee members during the meeting.

PRESENT: Chair Buck Condit, Vito Chiesa (Stanislaus County); Vice-Chair George Carr (City of Hughson); Sue Zwahlen (City of Modesto); Rachel Hernandez (City of Riverbank)

ALSO PRESENT: José Luis Cáceres, Jean Foletta, Tony Harris, Josey Oshana, Shannon Silva, Nick St. Cook, Monica Streeter (StanCOG), James Pratt (Infinity Technologies); Mike Sigala (Sigala Inc.)

1. CALL TO ORDER

Chair Buck Condit called the meeting to order at 12:02 pm.

2. ROLL CALL

3. PUBLIC COMMENTS -NONE

4. CONSENT CALENDAR

A. Motion to Approve the Executive Committee Meeting Minutes of September 8, 2025

B. Motion to Recommend the Policy Board Accept the Measure L Funds Received and Investment Recap Report

***By Motion (Vice-Chair George Carr/ Member Vito Chiesa), and a unanimous vote, the Executive Committee approved the consent calendar.**

5. DISCUSSION/ACTION ITEMS

A. Motion to Recommend the Policy Board Authorize by Resolution the Executive Director to Negotiate and Execute a Professional Services Agreement with Psomas for the Church Street Mobility Enhancement Project

Tony Harris reviewed the Church Street Mobility Enhancement Project with the committee. Mr. Harris stated that they planned to construct curb, gutter, sidewalk, and drainage improvements, as well as install curb extensions, crosswalks, flashing beacons & stop signs, and streetlights.

Member Vito Chiesa requested more information on the consultant proposal evaluation, to which Mr. Harris provided an answer.

Vice-Chair George Carr inquired about the bridge, asking if it would be closed during the construction period. Mr. Harris stated that a partial lane closure would occur, not a complete closure.

***By Motion (Member Vito Chiesa/Member Sue Zwahlen), and a unanimous vote,** the Executive Committee recommended that the Policy Board authorize by resolution the Executive Director to negotiate and execute a Professional Services Agreement with Psomas for the Church Street Mobility Enhancement Project

B. Motion to Recommend the Policy Board Authorize by Resolution the Executive Director to Negotiate and Execute a Memorandum of Understanding for the Modesto Bus Rapid Transit Study with Stanislaus Regional Transit Authority (StanRTA)

Michael Sigala reported on the Memorandum of Understanding for the Modesto Bus Rapid Transit Study with Stanislaus Regional Transit Authority. He mentioned that StanCOG was awarded a little over \$7 million in **Regional Early Action Planning Grants of 2021 (REAP 2.0)** funds, and StanRTA would utilize \$700,000 of it to conduct an implementation study concept development for a new Bus Rapid Transit (BRT) service in Modesto.

Member Vito Chiesa confirmed that StanCOG consultants Kimley-Horn had already been contracted to assist with the request for proposals and praised StanRTA for being ahead in the process.

Member Rachel Hernandez requested more information to which Mr. Sigala provided an answer.

***By Motion (Vice-Chair George Carr/Member Rachel Hernandez), and a unanimous vote,** the Executive Committee recommended the Policy Board Authorize by Resolution the Executive Director to negotiate and execute a Memorandum of Understanding for the Modesto Bus Rapid Transit Study with Stanislaus Regional Transit Authority (StanRTA).

C. Motion to Recommend the Policy Board Authorize by Resolution the Executive Director to Negotiate and Execute a Memorandum of Understanding for the Regional Early Action Planning Grants of 2021 (REAP 2.0) Transformative Funding Suballocation Program with the Member Agencies

Mr. Sigala provided background on the Memorandum of Understanding for the REAP 2.0 Transformative Funding Suballocation Program with member agencies. He informed the committee that the MOU was needed for the cities of Patterson, Riverbank, Turlock, and Stanislaus County.

***By Motion (Member Rachel Hernandez/Chair Buck Condit) and a unanimous vote,** the Executive Committee recommended that the Policy Board Authorize by Resolution the Executive Director to negotiate and execute a Memorandum of Understanding for the Regional Early Action Planning (REAP 2.0) Transformative Funding Suballocation Program with the Member Agencies.

D. Draft October Policy Board Agenda

Monica Streeter reviewed the draft Policy Board agenda and explained why the closed session would come first. There was consensus to move discussion item 9E to 9A.

7. INTERIM EXECUTIVE DIRECTOR REPORT – NO REPORT

8. MEMBER REPORTS

Member Vito Chiesa expressed that the Measure L Oversight Committee's Chair, Paul Van Konyenburg was concerned about falling behind on the audit. Interim Executive Director Jean Foletta addressed the concern.

Member Rachel Hernandez informed the committee that the North County Corridor project was officially underway. There was a brief discussion surrounding road closures during that time.

Chair Buck Condit informed the committee that he had attended the open house for State Route 132 with Interim Executive Director, Jean Foletta, as well as Tony Harris and his team.

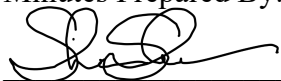
9. ADJOURNMENT

Chair Buck Condit adjourned the meeting at 12:31 pm.

Next Regularly-Scheduled Executive Committee Meeting:

November 10, 2025 @ 12:00 pm

Minutes Prepared By:



Shannon Silva
Office Supervisor

