



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

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**POLICY BOARD MEETING  
STANCOG BOARD ROOM  
1111 I STREET, SUITE 308  
MODESTO, CA 95354  
WEDNESDAY, NOVEMBER 19, 2025  
6:00 PM**

**AMENDED TO ADD SUPPORTING DOCUMENT FOR ITEM 6.C**

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/Vb6SQTnCQcu1kiJ03FN8OA>

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: 896 7304 0306

Passcode: 670406

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](http://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. PUBLIC HEARING**

**A.** Draft 2026 Regional Transportation Improvement Program (RTIP)

### **6. CONSENT CALENDAR**

**A.** Motion to Approve the Policy Board Meeting Minutes of October 15, 2025

**B.** Motion to Accept the Measure L Funds Received and Investment Recap Report

**C.** Motion to Adopt Resolution 25-17 Approving an Agreement with K8M.Consultancy

**D.** Motion to Adopt Resolution 25-18 Approving a Lease Extension for the Property Located at 1407 I Street

### **7. PRESENTATION**

**A.** Legislative Report - End of Session Review (Gus Khouri)



## 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 25-19 | Antonio A Garcia and Maria C Garcia, Trustees of the Antonio A Garcia and Maria C Garcia Trust, under Instrument dated October 23, 1992                                                                                                                              | APN 012-047-009                                                                                  | 5,985 sq. ft. fee interest                                                                                              |
| Resolution 25-20 | John S. Cardoso and Mary C. Cardoso, Trustees (or the successor trustee(s)) of the John S. Cardoso and Mary C. Cardoso 2001 Revocable Living Trust, established under agreement dated April 5, 2001                                                                  | APN 012-047-010                                                                                  | Approximately 500,756 sq. ft. fee interest (partial acquisition)                                                        |
| Resolution 25-21 | Joseph K. Henriques and Kristi A. Henriques, Trustees of the Henriques 2005 Revocable Trust under instrument dated April 21, 2005                                                                                                                                    | 556 N. Gates Road, Modesto, CA 95358 (APNs: 012-060-002, 012-060-006, 012-060-007 & 012-060-008) | Approximately 4,082,535 sq. ft. (93.722 acre) fee interest, and a 1,407 sq. ft. non-exclusive permanent access easement |
| Resolution 25-22 | Richard Eugene Quaresma; Diane H. Quaresma and Frank D. Quaresma, Trustees of the Quaresma Family Living Trust dated August 6, 2019; Evelyn Marie Johnston, Trustee, The Evelyn Marie Johnston Family Trust, Trust B, under Declaration of Trust dated April 2, 2008 | 543 Butler Road, Modesto, CA 95358 (APN: 012-060-004)                                            | Approximately 532,736 sq. ft. fee interest                                                                              |
| Resolution 25-23 | Garcia-Les Partners, L.P., a California limited partnership                                                                                                                                                                                                          | 7713 Maze Blvd., Modesto, CA 95358 (APN: 012-042-010)                                            | 65,128 sq. ft. fee interest                                                                                             |
| Resolution 25-24 | Joseph A. Gonsalves and Debra M. Gonsalves                                                                                                                                                                                                                           | 1088 N. Hart Road, Modesto, CA 95358 (APN: 012-040-003)                                          | Approximately 210,437 sq. ft. fee interest, and an approximately 120,893 sq. ft. permanent road easement                |
| Resolution 25-25 | Joseph A. Gonsalves and Debra M. Gonsalves                                                                                                                                                                                                                           | 7601 Maze Blvd., Modesto, CA 95358 (APN: 012-042-013)                                            | Approximately 38,171 sq. ft. fee interest                                                                               |

|                  |                                                                                                                                                                                   |                                                        |                                                                                                    |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Resolution 25-26 | Joseph A. Gonsalves and Debra M. Gonsalves                                                                                                                                        | 7243 Maze Blvd., Modesto, CA 95358 (APN: 012-042-021)  | Approximately 60,574 sq. ft. fee interest                                                          |
| Resolution 25-27 | Jacob Verburg and Jayne M. Verburg, Trustees of the Jacob Verburg and Jayne M. Verburg 2004 Trust                                                                                 | 942 N. Hart Road, Modesto, CA 95358 (APN: 012-038-014) | Approximately 286,362 sq. ft. fee interest                                                         |
| Resolution 25-28 | Isabel V. Azevedo, Trustee of the Azevedo 1996 Family Trust, u/d/t/ dated September 4, 1996                                                                                       | 306 N. Hart Road, Modesto, CA 95358 (APN: 012-039-016) | Approximately 8,305 sq. ft. fee interest                                                           |
| Resolution 25-29 | Manuel J. Azevedo and Cheri D. Azevedo, trustees of The Manuel and Cheri Azevedo Trust u/d/t March 21, 2017                                                                       | 342 N. Hart Road, Modesto, CA 95358 (APN: 012-039-014) | Approximately 103,180 sq. ft. fee interest                                                         |
| Resolution 25-30 | Manuel J. Azevedo and Cheri D. Azevedo, trustees of The Manuel and Cheri Azevedo Trust u/d/t March 21, 2017                                                                       | 601 N. Hart Road, Modesto, CA 95358 (APN: 012-042-017) | Approximately 6,921 sq. ft. fee interest                                                           |
| Resolution 25-31 | Dwight A. Wolf and Lori A. Wolf as Trustees of the Wolf Family 2011 Trust for the benefit of Dwight A. Wolf and Lori A. Wolf and their issue under instrument dated Apr. 18, 2011 | 4290 Kansas Ave., Modesto, CA 95358 (APN: 007-022-016) | Approximately 146,158 sq. ft. fee interest                                                         |
| Resolution 25-32 | Radus L Bray and Peggy J Bray, Trustees of the R & P Bray Revocable Trust under instrument dated January 23, 2014                                                                 | 4130 Kansas Ave., Modesto, CA 95358 (APN 007-022-006)  | A 31,523 sq. ft. fee acquisition, and a 25,742 sq. ft. easement for ingress, egress, and utilities |

**B.** Motion to Adopt Resolution 25-33 Approving the Revised Fiscal Year (FY) 2024/25 State of Good Repair (SGR) Project List Allocations (Jean Foletta)

**C.** Fiscal Year (FY) 2026/27 Unmet Transit Needs (UTN) Process Kickoff (Jean Foletta)

**D.** Motion to Approve the 2026 StanCOG Policy Board and Committee Meeting Schedule (Jean Foletta)

## 9. INFORMATION ITEMS

*The following items are for information only.*

**A.** Measure L Oversight Committee (MLOC) Meeting Minutes of November 4, 2025

**B.** Management and Finance Committee (MFC) Meeting Minutes November 5, 2025

**C.** Executive Committee Meeting Minutes of November 10, 2025

**10. CALTRANS REPORT**

**11. INTERIM EXECUTIVE DIRECTOR REPORT**

**12. MEMBER REPORTS**

**13. ADJOURNMENT TO CLOSED SESSION**

**A.** Conference with Real Property Negotiators: Pursuant to Government Code Section 54956.8  
Property: APN 105-012-006 and 1111 I Street, Modesto  
Agency Negotiators: Buck Condit, Policy Board Chair, and Craig Lewis, Lewis Capital Advisors  
Negotiating Parties: Mechanics Bank and HLG Rental Properties  
Under Negotiation: Price and Terms of Payment

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

**14. RECONVENE FROM CLOSED SESSION**

**A.** Report from Closed Session

**15. ADJOURNMENT**

**Next Scheduled Policy Board Meeting:**  
**December 10, 2025 @ 6:00 pm**





**StanCOG**  
Stanislaus Council of Governments

# PUBLIC HEARING





# StanCOG

Stanislaus Council of Governments

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**TO:** Policy Board **Staff Report**  
Public Hearing

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

**DATE:** November 5, 2025

**SUBJECT:** Public Hearing for the Draft 2026 Regional Transportation Improvement Program

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## **Recommendation**

Open Public Hearing and receive comments.

## **Background**

The State Transportation Improvement Program (STIP) guidelines require that Regional Transportation Planning Agencies (RTPAs) such as StanCOG prepare and submit a Regional Transportation Improvement Program (RTIP) to the California Transportation Commission (CTC) every two years. The STIP is the biennial five-year plan adopted by the CTC for future allocations of certain state and federal transportation funds for transportation projects. The 2026 STIP covers the five-year period of State Fiscal Years 2026-27 through 2030-31.

The STIP consists of two broad funding programs:

- The Regional Improvement Program (RIP), which is funded from 75% of new STIP funding, and
- The Interregional Improvement Program (IIP), which is funded from 25% of new STIP funding.

The 75% RIP funding is further subdivided by formula into county shares. County shares are available solely for projects nominated by regions in their RTIPs. StanCOG is responsible for recommending projects for RIP funding through its submittal of the RTIP. Similarly, California Department of Transportation (Caltrans) is responsible for recommending projects for IIP funding through its submittal of the Interregional Transportation Improvement Program (ITIP).

StanCOG as the RTPA for the Stanislaus region is required to prepare and submit the 2026 RTIP to the CTC by December 15, 2025.

## **Discussion**

The Draft 2026 RTIP contains no transportation projects. StanCOG proposes to program funds to one non-capital project, Planning, Programming, and Monitoring (PPM), and leave the rest of its county share unprogrammed, reserving the amount to build up a larger share to be programmed in the next cycle.

Staff prepared the Draft 2026 RTIP to be consistent with the region's transportation goals and priorities identified in the 2022 Regional Transportation Plan (RTP). Furthermore, consistent with the Measure L Strategic Plan, staff followed the direction of the StanCOG Policy Board to make the State Route (SR) 132 West the single priority for all future RTIP funding.

The SR 132 West, SR 99/SR 132 Interchange is not yet ready for programming in the RTIP and STIP. The Fund Estimate for StanCOG's county share in the 2026 RTIP is \$8,876,000. The funding need for the SR 132 West, SR 99/SR 132 Interchange is approximately \$250 million. StanCOG staff does not expect to secure full funding within the deadlines prescribed by the CTC. The STIP Guidelines require that project phases be fully funded (programmed with committed funds) to be programmed in the STIP. If uncommitted funds are proposed, a project must secure those funds or obtain alternate funding within certain deadlines or the project will be deleted from the STIP, and potentially compromise the funds.

The Draft 2026 RTIP is circulating for a 30-day public review and comment period. The draft document is available on the StanCOG website under [Public Notices](#). The notice for this public hearing was emailed to interested parties and posted in local newspapers in English and Spanish. The recommendation for adoption is scheduled to go before the StanCOG Policy Board on December 15, 2025.

The following schedule outlines StanCOG's public review and adoption process of the 2024 RTIP.

| <b>2026 RTIP Adoption Schedule</b>                        |                   |
|-----------------------------------------------------------|-------------------|
| <b>Task</b>                                               | <b>Schedule</b>   |
| 30-Day Public Review and Comment Period Begins            | November 5, 2025  |
| Public Hearing                                            | November 19       |
| 30-Day Public Review and Comment Period Ends              | December 5        |
| Staff Recommendation to StanCOG Policy Board for Adoption | December 10       |
| Deadline to Submit to CTC                                 | December 15       |
| CTC Adoption of STIP (and RTIP)                           | March 19-20, 2026 |

Should you have any questions regarding this report, please contact José Luis Cáceras, Director of Programming and Program Delivery at 209-525-4645 or via email at [jcaceres@stancog.org](mailto:jcaceres@stancog.org).





**StanCOG**  
Stanislaus Council of Governments

# CONSENT CALENDAR






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

**Minutes of October 15, 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, Mani Grewal (departed during closed session, returned during item 8A), 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 (Arrived during Closed Session)(City of Turlock)

**ALSO PRESENT:** Caleb Brock (Caltrans, District 10); Jean Foletta, José Luis Cáceres, Jennifer Graham, Tony Harris, Shannon Silva, Josey Oshana, Monica Streeter (StanCOG); James Pratt (Infinity Technologies); Ed Noriega (Mark Thomas & Co); Jennifer Cole (Monument); Artin Shaverdian (Nossaman LLP); Michael Sigala (Sigala Inc.); Kristin Bragg, Tony Hill, Esq. (MOVE Stanislaus)

**1. CALL TO ORDER**

Chair Buck Condit called the meeting to order at 6:03 pm.

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

**4. PUBLIC COMMENTS – NONE**

**5. ADJOURN TO CLOSED SSESSION**

The Policy Board adjourned to Closed Session at 6:08 p.m.

- 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 at 7:32 p.m.**

- A. Report from Closed Session** – No Reportable action; Member Grewal departed at 6:30 p.m.

**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**

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

**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<br>Raya & Edwin<br>Macias | 835 N. Hart<br>Road<br>Modesto, CA<br>95358<br>(APN 012-040-004) | 134,494 sf fee<br>interest (3.088<br>acres)<br>(full acquisition) |
| Resolution 25-10 | The Texas Ranch<br>Limited Partnership        | 012-037-006<br>012-039-020                                       | 226,010 (5.19<br>acres)                                           |
| Resolution 25-11 | Alcarno Farms, LLC                            | 824 Dakota<br>Ave.<br>Modesto, CA<br>95358<br>(APN 081-031-013)  | 6,771 sf fee<br>interest (partial<br>acquisition)                 |
| Resolution 25-12 | M3 Land Company,<br>LLC                       | 6237 Maze<br>Blvd<br>Modesto, CA<br>(APN 012-039-015)            | 75,379 sf fee<br>(partial<br>acquisition)                         |

Tony Harris provided the Policy Board with the property information that was necessary to acquire for the State Route 132 project. Mr. Harris also mentioned that the recommendation was the most compatible with the greatest public good and the least private injury.

Several members of the Policy Board made comments and asked questions, and Mr. Harris and Mr. Shaverdian provided an answer.

**\*By Motion (Member Charlie Goeken/Member Erika Phillips) and a unanimous roll call vote**, the Policy Board adopted 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.

**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)**

Michael Sigala discussed the item for 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). Mr. Sigala stated that StanRTA would utilize \$700,000 in REAP 2.0 funds to conduct the implementation study and concept development for a new BRT service in Modesto.

**\*By Motion (Member Terry Withrow/Member Casey Graham) and a unanimous vote**, the Policy Board adopted by 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).

**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**

Mr. Sigala summarized the item for 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. He also stated

**\*By Motion (Member Rachel Hernandez/Member Sue Zwahlen) and a unanimous vote**, the Policy Board adopted by 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. He stated that the cities of Patterson, Riverbank, Turlock, and Stanislaus County had been approved by the Housing and Community Development (HCD).

**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 shared MOVE Stanislaus' new video with the Policy Board. Ms. Foletta also stated that the MOVE Board of Directors approved the FY 2025/26 budget by motion on September 30, 2025, which included the FY 2025/26 Measure L Project summary.

**\*By Motion (Vice-Chair George Carr/Chair Buck Condit) and a unanimous vote**, the Policy Board approved 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.

**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 reviewed the Church Street Mobility Enhancement Project. Mr. Harris stated that the request for proposals on August 25, 2025 and would have the executed agreement by early November.

**\*By Motion (Member Casey Graham/Member David Wright) and a unanimous vote**, the Policy Board adopted by Resolution 25-16 Authorizing the Executive Director to Negotiate and Execute a Professional Services Agreement with Psomas for the Church Street Mobility Enhancement Project

**9. INFORMATION ITEMS**

*The following items were provided 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**

Caleb Brock provided an update from District 10. Mr. Brock explained in more detail several funding opportunities

**11. INTERIM EXECUTIVE DIRECTOR REPORT**

Ms. Foletta shared that there was a public open house for State Route 132. She also stated that Member Withrow spoke at the meeting, and Members Chiesa and Member Phillips were present.

**12. MEMBER REPORTS**

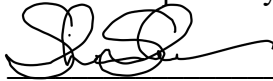
Member Zwahlen reported on the City of Modesto's projects, she also indicated that they leveraged Measure L funds.

**13. ADJOURNMENT**

Chair Buck Condit adjourned the meeting at 8:10 p.m.

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

Minutes Prepared By:

A handwritten signature in black ink, appearing to read 'SS', is written over a horizontal line.

Shannon Silva  
Office Supervisor







# StanCOG

Stanislaus Council of Governments

**TO:** Policy Board

**FROM:** Jean Foletta, Deputy Director of Operations  
Jennifer Graham, Senior Financial Services Specialist

**DATE:** November 19, 2025

**SUBJECT:** Measure L Funds Received and Investment Recap Report

**Staff Report**  
Motion

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## **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 September 30, 2025, StanCOG has received \$5,052,589.00 for FY 2025/26. The attached schedules show the status of the Measure L receipts as of September 2025. Attachment 1 provides the total monthly allocation to date as compared to the total estimated for the Fiscal Year. The year-over-year comparison between FY 2024/25 and FY 2025/26 reflects an increase of Measure L revenue of \$186,949.00. The year-to-date comparison between FY 2024/25 and FY 2025/26 reflects a decrease of \$702,195.00.

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 \$78,073,753.55 as of September 30, 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 Folett Deputy Director of Operations, at 209-525-4600 or via e-mail at [jfoletta@stancog.org](mailto: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        |              |                 |              |              |                |              |              |                |              |              | 2,326,549      | 2,310,300    | \$4,636,849    | 0                     |
| 2017/18                                     | \$38,000,000       | 3,080,400    | 4,816,568       | 2,406,400    | 3,208,500    | 5,375,999      | 2,727,300    | 3,636,400    | 4,541,240      | 2,622,200    | 4,385,509    | 3,234,554      | 3,515,464    | \$43,550,533   | 5,550,533             |
| 2018/19                                     | \$38,000,000       | 3,164,285    | 3,601,301       | 4,776,715    | 3,874,998    | 3,877,031      | 3,889,364    | 4,010,825    | 3,723,523      | 3,841,238    | 3,087,567    | 3,672,893      | 4,255,627    | \$45,775,367   | 7,775,367             |
| 2019/20                                     | \$38,000,000       | 3,688,980    | 3,778,330       | 4,528,919    | 3,750,070    | 3,731,211      | 3,800,255    | 5,056,882    | 3,272,027      | 3,277,683    | 2,928,768    | 3,187,560      | 4,741,960    | \$45,742,643   | 7,742,643             |
| 2020/21                                     | \$38,000,000       | 4,331,073    | 4,118,148       | 5,078,154    | 4,432,476    | 3,748,022      | 4,235,194    | 5,734,047    | 3,782,840      | 4,484,733    | 5,460,190    | 4,840,279      | 6,250,331    | \$56,495,485   | 18,495,485            |
| 2021/22                                     | \$38,000,000       | 4,839,766    | 4,841,475       | 5,836,529    | 4,943,816    | 4,778,829      | 4,877,930    | 6,185,953    | 4,619,347      | 4,583,947    | 5,639,815    | 4,991,201      | 6,046,435    | \$62,185,042   | 24,185,042            |
| 2022/23                                     | \$38,000,000       | 4,309,907    | 4,993,099       | 5,345,624    | 5,462,637    | 4,928,354      | 4,687,533    | 6,791,445    | 4,656,556      | 4,357,009    | 5,326,235    | 4,664,131      | 5,619,694    | \$61,142,226   | 23,142,226            |
| 2023/24                                     | \$38,000,000       | 5,069,116    | 4,834,300       | 5,191,044    | 5,524,692    | 4,727,437      | 4,570,379    | 6,219,510    | 4,699,646      | 4,337,563    | 5,335,401    | 4,710,643      | 5,254,244    | \$60,473,976   | 22,473,976            |
| 2024/25                                     | \$38,000,000       | 5,844,826    | 4,865,640       | 4,546,820    | 5,456,716    | 5,178,706      | 4,452,975    | 5,774,333    | 4,442,163      | 3,946,961    | \$6,034,035  | \$5,059,539    | 5,746,892    | \$61,349,606   | 23,349,606            |
| 2025/26                                     | \$38,000,000       | 4,955,682    | 5,052,589       |              |              |                |              |              |                |              |              |                |              | \$10,008,271   | (27,991,729)          |
| Total                                       |                    | 39,284,036   | 40,901,450      | 37,710,205   | 36,653,905   | 36,345,589     | 33,240,929   | 43,409,395   | 33,737,341     | 31,451,335   | 38,197,520   | 36,687,348     | 43,740,946   | 451,359,997    |                       |

| FY 2024/25 MEASURE L FUND RECEIVED COMPARED TO FY 2023/24 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       | 5,844,826    | 4,865,640       |              |              |                |              |              |                |              |              |                |              | \$10,710,465  |
| 2025/26                                                                            | \$38,000,000       | 4,955,682    | 5,052,589       |              |              |                |              |              |                |              |              |                |              | \$10,008,271  |
| DIFFERENCE                                                                         |                    | (889,144)    | 186,949         | 0            | 0            | 0              | 0            | 0            | 0              | 0            | 0            | 0              | 0            | (702,195)     |

\*\* 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**  
**September 30, 2025**

|                                |                     |
|--------------------------------|---------------------|
| Total Allocation from BOE      | \$10,008,271        |
| Less StanCOG Administration 1% | 100,082.71          |
| Remaining Allocations          | <u>9,908,188.04</u> |

| 2024/25                              | Allocation Percentages | Jurisdiction Categories/Funds             | TOTAL CATEGORY      | TOTAL JURISDICITON  |
|--------------------------------------|------------------------|-------------------------------------------|---------------------|---------------------|
| <b>Local Streets and Roads - 50%</b> |                        |                                           | <b>4,954,094.02</b> |                     |
|                                      | 6.36%                  | Ceres - Local Streets & Roads             |                     | 315,080.38          |
|                                      | 1.26%                  | Hughson - Local Streets & Roads           |                     | 62,421.58           |
|                                      | 35.79%                 | Modesto - Local Streets & Roads           |                     | 1,773,070.25        |
|                                      | 1.26%                  | Newman - Local Streets & Roads            |                     | 62,421.58           |
|                                      | 3.86%                  | Oakdale - Local Streets & Roads           |                     | 191,228.03          |
|                                      | 4.55%                  | Patterson - Local Streets & Roads         |                     | 225,411.28          |
|                                      | 3.42%                  | Riverbank - Local Streets & Roads         |                     | 169,430.02          |
|                                      | 15.26%                 | Turlock - Local Streets & Roads           |                     | 755,994.75          |
|                                      | 1.26%                  | Waterford - Local Streets & Roads         |                     | 62,421.58           |
|                                      | 26.98%                 | Stanislaus County - Local Streets & Roads |                     | 1,336,614.57        |
|                                      | 100.00%                |                                           |                     | <b>4,954,094.02</b> |
| <b>Traffic Management - 10%</b>      |                        |                                           | <b>990,818.80</b>   |                     |
|                                      | 6.36%                  | Ceres - Traffic Management                |                     | 63,016.08           |
|                                      | 1.26%                  | Hughson - Traffic Management              |                     | 12,484.32           |
|                                      | 35.79%                 | Modesto - Traffic Management              |                     | 354,614.05          |
|                                      | 1.26%                  | Newman - Traffic Management               |                     | 12,484.32           |
|                                      | 3.86%                  | Oakdale - Traffic Management              |                     | 38,245.61           |
|                                      | 4.55%                  | Patterson - Traffic Management            |                     | 45,082.26           |
|                                      | 3.42%                  | Riverbank - Traffic Management            |                     | 33,886.00           |
|                                      | 15.26%                 | Turlock - Traffic Management              |                     | 151,198.95          |
|                                      | 1.26%                  | Waterford -Traffic Management             |                     | 12,484.32           |
|                                      | 26.98%                 | Stanislaus County - Traffic Management    |                     | 267,322.91          |
|                                      | 100.00%                |                                           |                     | <b>990,818.80</b>   |
| <b>Bike and Pedestrian - 5%</b>      |                        |                                           | <b>495,409.40</b>   |                     |
|                                      | 6.36%                  | Ceres - Bike and Pedestrian               |                     | 31,508.04           |
|                                      | 1.26%                  | Hughson - Bike and Pedestrian             |                     | 6,242.16            |
|                                      | 35.79%                 | Modesto - Bike and Pedestrian             |                     | 177,307.03          |
|                                      | 1.26%                  | Newman - Bike and Pedestrian              |                     | 6,242.16            |
|                                      | 3.86%                  | Oakdale - Bike and Pedestrian             |                     | 19,122.80           |
|                                      | 4.55%                  | Patterson - Bike and Pedestrian           |                     | 22,541.13           |
|                                      | 3.42%                  | Riverbank - Bike and Pedestrian           |                     | 16,943.00           |
|                                      | 15.26%                 | Turlock - Bike and Pedestrian             |                     | 75,599.47           |
|                                      | 1.26%                  | Waterford - Bike and Pedestrian           |                     | 6,242.16            |
|                                      | 26.98%                 | Stanislaus County - Bike and Pedestrian   |                     | 133,661.46          |
|                                      | 100.00%                |                                           |                     | <b>495,409.40</b>   |
|                                      |                        |                                           |                     |                     |
| <b>Regional Projects - 28%</b>       |                        | Distribution By Project                   | <b>2,774,292.65</b> |                     |
|                                      |                        | StanCOG Undistributed - Regional Projects |                     | 2,774,292.65        |

|                                                                                   |                         |                                                 |  |  |            |
|-----------------------------------------------------------------------------------|-------------------------|-------------------------------------------------|--|--|------------|
| Transit Providers - Other Transportation Programs and Services - 7%               |                         |                                                 |  |  | 693,573.16 |
| Point-To-Point Services for Seniors, Veterans and Persons With Disabilities - 30% |                         |                                                 |  |  |            |
|                                                                                   |                         | StanCOG Undistributed - Point-to-Point Services |  |  |            |
|                                                                                   | 100.00%                 | Move                                            |  |  | 208,071.95 |
|                                                                                   |                         |                                                 |  |  |            |
| Community Connections - 30%                                                       | Distribution By Project |                                                 |  |  |            |
|                                                                                   |                         | StanCOG Undistributed - Community Connections   |  |  | 208,071.95 |
|                                                                                   |                         | 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%                                                            |                         |                                                 |  |  | 138,714.63 |
|                                                                                   |                         | StanCOG Undistributed -Transit Services         |  |  |            |
|                                                                                   | 92.00%                  | StanRTA - Transit Services                      |  |  | 127,617.46 |
|                                                                                   | 8.00%                   | Turlock - Transit Services                      |  |  | 11,097.17  |
|                                                                                   | 100.00%                 |                                                 |  |  | 138,714.63 |
|                                                                                   |                         |                                                 |  |  |            |
| Distribution By Project                                                           |                         |                                                 |  |  |            |
| Rail Services - 20%                                                               |                         | StanCOG Undistributed -Rail Services            |  |  | 138,714.63 |

**Total Allocations****10,008,270.75****10,008,270.75**Total Allocation  
Variance

10,008,270.75

-

\$10,008,270.75

-

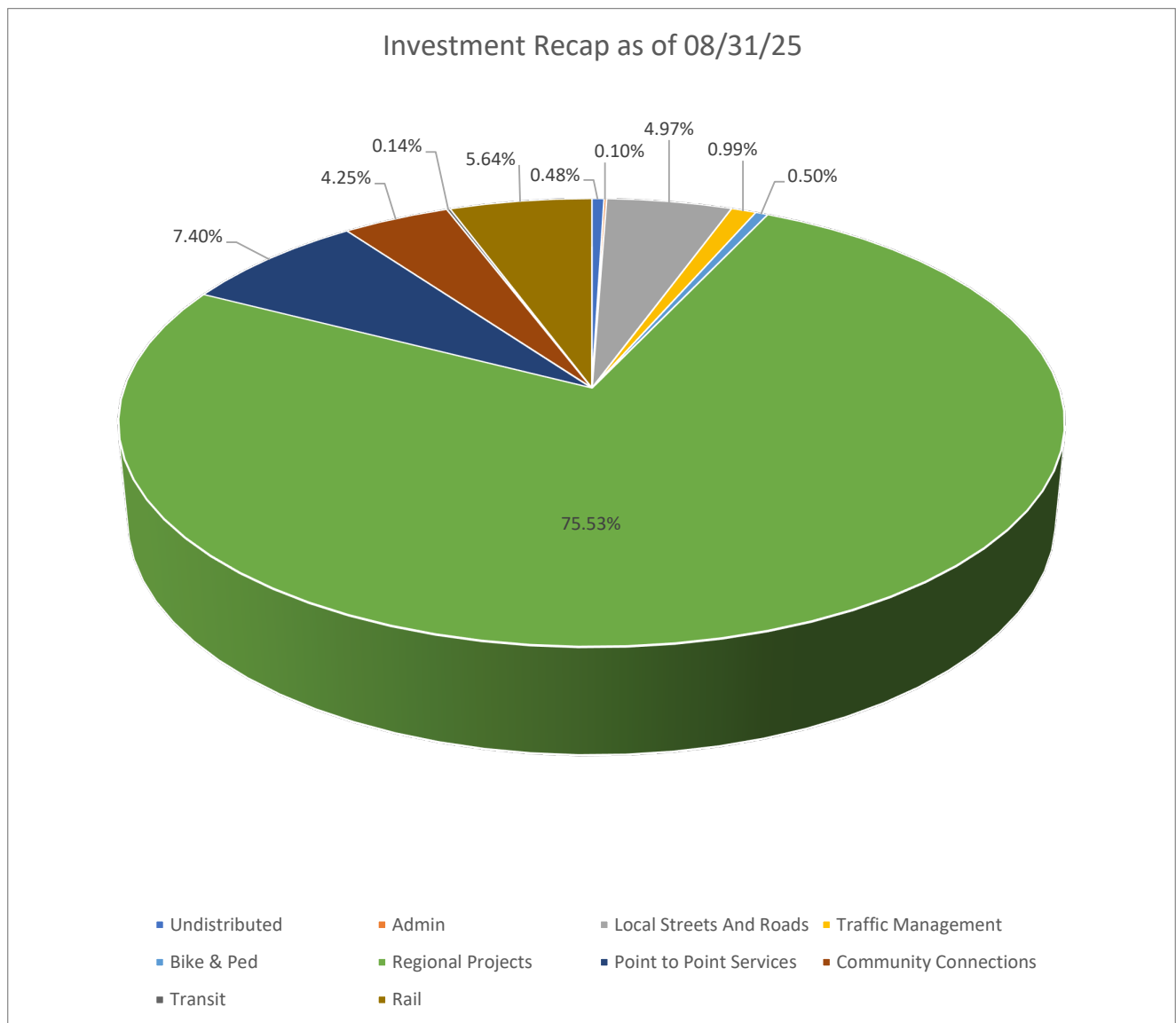
**STANISLAUS COUNCIL OF GOVERNMENTS**  
**MEASURE L JURISDICTION ALLOCATIONS**  
**FY 2025-26**  
**Sep-25**

| Jurisdiction      | Category                            | Amount              |
|-------------------|-------------------------------------|---------------------|
| StanCOG           | Administrative Fees                 | 100,082.71          |
|                   |                                     |                     |
| Ceres             | Local Streets & Roads               | 315,080.38          |
| Ceres             | Traffic Management                  | 63,016.08           |
| Ceres             | Bike & Pedestrian                   | 31,508.04           |
|                   | <b>Total Ceres</b>                  | <b>409,604.49</b>   |
| Hughson           | Local Streets & Roads               | 62,421.58           |
| Hughson           | Traffic Management                  | 12,484.32           |
| Hughson           | Bike & Pedestrian                   | 6,242.16            |
|                   | <b>Total Hughson</b>                | <b>81,148.06</b>    |
| Modesto           | Local Streets & Roads               | 1,773,070.25        |
| Modesto           | Traffic Management                  | 354,614.05          |
| Modesto           | Bike & Pedestrian                   | 177,307.03          |
|                   | <b>Total Modesto</b>                | <b>2,304,991.33</b> |
| Newman            | Local Streets & Roads               | 62,421.58           |
| Newman            | Traffic Management                  | 12,484.32           |
| Newman            | Bike & Pedestrian                   | 6,242.16            |
|                   | <b>Total Newman</b>                 | <b>81,148.06</b>    |
| Oakdale           | Local Streets & Roads               | 191,228.03          |
| Oakdale           | Traffic Management                  | 38,245.61           |
| Oakdale           | Bike & Pedestrian                   | 19,122.80           |
|                   | <b>Total Oakdale</b>                | <b>248,596.44</b>   |
| Patterson         | Local Streets & Roads               | 225,411.28          |
| Patterson         | Traffic Management                  | 45,082.26           |
| Patterson         | Bike & Pedestrian                   | 22,541.13           |
|                   | <b>Total Patterson</b>              | <b>293,034.66</b>   |
| Riverbank         | Local Streets & Roads               | 169,430.02          |
| Riverbank         | Traffic Management                  | 33,886.00           |
| Riverbank         | Bike & Pedestrian                   | 16,943.00           |
|                   | <b>Total Riverbank</b>              | <b>220,259.02</b>   |
| Stanislaus County | Local Streets & Roads               | 1,336,614.57        |
| Stanislaus County | Traffic Management                  | 267,322.91          |
| Stanislaus County | Bike & Pedestrian                   | 133,661.46          |
|                   | <b>Total Stanislaus County</b>      | <b>1,737,598.94</b> |
| Turlock           | Local Streets & Roads               | 755,994.75          |
| Turlock           | Traffic Management                  | 151,198.95          |
| Turlock           | Bike & Pedestrian                   | 75,599.47           |
| Turlock           | Transit Services                    | 11,097.17           |
|                   | <b>Total Turlock</b>                | <b>993,890.34</b>   |
| StanRTA           | Transit Services                    | 127,617.46          |
|                   | <b>Total StanRTA</b>                | <b>127,617.46</b>   |
| Waterford         | Local Streets & Roads               | 62,421.58           |
| Waterford         | Traffic Management                  | 12,484.32           |
| Waterford         | Bike & Pedestrian                   | 6,242.16            |
|                   | <b>Total Waterford</b>              | <b>81,148.06</b>    |
|                   |                                     |                     |
| Undistributed     | Point to Point Connections          | 208,071.95          |
| Undistributed     | Community Connections Project Based | 208,071.95          |
| Undistributed     | Regional Projects -Project Based    | 2,774,292.65        |
| Undistributed     | Rail Services                       | 138,714.63          |
|                   | <b>Total Undistributed Funds</b>    | <b>3,329,151.18</b> |

**Total Year-To-Date 10,008,271**

Stanislaus Council of Governments  
Measure L  
Investment Recap as of 09/30/2025

| Investment Recap                           | Closing Market Value    | Yield At Maturity |
|--------------------------------------------|-------------------------|-------------------|
| Oak Valley Community Bank                  | 40,661,488.99           | --                |
| California Asset Management Program (CAMP) | 37,412,264.56           | 0.10%             |
| Less: Outstanding Checks                   | -                       |                   |
| <b>Total Measure L Funds</b>               | <b>\$ 78,073,753.55</b> |                   |









# StanCOG

Stanislaus Council of Governments

**TO:** Policy Board

**FROM:** Monica Streeter, General Counsel

**DATE:** November 12, 2025

**SUBJECT:** Agreement with K8M.Consultancy

**Staff Report**  
Resolution

## **Recommendation**

### **By Motion:**

Adopt resolution 25-17 approving an Agreement with K8M.Consultancy for the Interim Executive Director position.

## **Background**

The position of the StanCOG Executive Director has been vacant since August 6, 2025. StanCOG is currently engaged in the recruitment process for a new Executive Director. The recruitment for a permanent Executive Director is expected to take 3-4 months. In the interim, StanCOG requires an individual with the requisite skills and experience to service as Interim Executive Director. Kate Miller has been identified as a candidate who possesses the required experience and skills to serve as Interim Executive Director.

## **Discussion**

Kate Miller, former Executive Director of the Napa Valley Transportation Authority (NVTa), has extensive experience in regional transportation planning. Ms. Miller has created a limited liability corporation, K8M.Consultancy through which Ms. Miller will provide Interim Executive Director services until such time as a permanent Executive Director is hired.

Ms. Miller will bill StanCOG at the rate of \$300 per hour and travel expenses necessary to comply with the agreement, including train and bus fares. Lodging and meal expenses will be provided when Ms. Miller is required to travel on behalf of StanCOG and in other instances deemed prudent and approved at the discretion of the Chair of the Policy Board.

Should you have any questions regarding this staff report, please contact Kate Miller, Interim Executive Director, at 209-525-4600 or via e-mail at [kmiller@stancog.org](mailto:kmiller@stancog.org).

Attachments:

1. Resolution 25-17
2. K8M Consultancy Contract

**STANISLAUS COUNCIL OF GOVERNMENTS  
RESOLUTION 25-17  
APPROVING AN AGREEMENT WITH K8M.CONSULTANCY FOR  
INTERIM EXECUTIVE DIRECTOR SERVICES**

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, StanCOG requires an individual with the knowledge, skills, and abilities to serve as Interim Executive Director while StanCOG engages in recruitment for a permanent Executive Director; and

WHEREAS, StanCOG desires to employ the specialized services of Kate Miller as Interim Executive Director; and

WHEREAS, Kate Miller has created a limited liability company, K8M.Consultancy through which Ms. Miller will provide the Interim Executive Director services until such time as a permanent Executive Director is hired.

NOW, THEREFORE, BE IT RESOLVED, that the Stanislaus Council of Governments hereby approves the Agreement with K8M.Consultancy through which Kate Miller will provide Interim Executive Director services until such time as a permanent Executive Director is hired.

BE IT FURTHER RESOLVED, that the Chair of the Stanislaus Council of Governments Policy Board is authorized to execute the Agreement.

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 19<sup>th</sup> day of November 2025. A motion was made and seconded to adopt the foregoing Resolution. Motion carried and the Resolution was adopted.

MEETING DATE: November 19, 2025

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MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

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KATE MILLER, INTERIM EXECUTIVE DIRECTOR

Attachment:

1. K8M Consultancy

**K8M.Consultancy,  
A Limited Liability Corporation**



**Consultant-Client Agreement**

K8M.Consultancy (“Consultant”) and Stanislaus Council of Governments (StanCOG) (“Agency”), hereby agrees that Consultant will provide consulting services to Agency on the terms set forth below.

1. **CONDITIONS.** This Agreement will not take effect, and the Consultant will have no obligation to provide consulting services, until the Agency has returned a signed copy of this Agreement.
2. **SCOPE OF SERVICES.** Under the direction of the StanCOG Policy Board, Consultant, through Kate Miller, will provide services associated with the Interim Executive Director Position. Interim Executive Director services to include but not limited to oversight of day to day operations, review and recommendation of changes to organizational structure and staffing, review and recommendation of changes to policies and administrative procedures, and provide support for selecting and onboarding the permanent Executive Director. The parties agree that the expertise and experience of Consultant are material considerations for this Agreement. Consultant shall not assign, transfer or subcontract all or any portion of its services under this Agreement.
3. **TERM OF AGREEMENT.** The term of this Agreement shall be from the Effective Date until either party terminates the Agreement pursuant to Section 10 or the hire date of a permanent Executive Director, whichever comes first.
4. **AGENCY’S DUTIES.** Agency agrees to be truthful to Consultant, to keep Consultant informed of any information or developments that are necessary for Consultant to comply with contractual obligations, and to be accessible to Consultant to ensure timely decisions.

5. **DEPOSIT.** Consultant agrees to waive the initial deposit in exchange for timely semi-monthly payments.
6. **FEES & BILLING PRACTICES.** Agency agrees to pay Consultant \$300 per hour and travel expenses between Modesto and Napa and any additional travel necessary to comply with contract, including train and bus fares, and mileage at the current federal mileage rate. Lodging and meal expenses will be provided when employee is required to travel on behalf of Agency, in instances of inclement weather, late evening and/or early morning meetings, and other circumstances deemed prudent, all of which shall be approved at the discretion of the Chair of the Agency Policy Board. The charges will include the time Consultant spends on telephone calls relating to Consultant business, and when Consultant is conducting business during transit and work performed when Consultant is not on Agency premises, in addition to all hours Consultant spends on client premises. Travel time will not be billed to the agency unless Consultant is conducting agency business. Except as expressly provided in this Agreement, Consultant shall not be entitled to nor receive from Agency any additional consideration in the form of overtime, health insurance benefits, retirement benefits, disability benefits, sick leave, vacation time, paid holidays or other paid leaves of absence of any type or kind whatsoever. Agency will not withhold any Federal or State income taxes or Social Security tax from any payments made by Agency to Consultant pursuant to this Agreement.
7. **BILLING STATEMENTS.** Consultant will send Agency semi-monthly statements by e-mail for fees and costs incurred. Each statement will be payable within fifteen (15) days of its established e-mail date. The statements shall include the hours, basis of calculation or other method of determination of the fees and costs, which costs will be clearly identified by date, item and amount. Statements shall be emailed to Agency at [finance@stancog.org](mailto:finance@stancog.org).
8. **LIEN.** Agency hereby grants Consultant a lien on any and all claims or causes of action that are the subject of the obligations under this Agreement. The lien will be for any sums owing Consultant at the conclusion of services performed. The effect of such a lien is that Consultant may be able to compel payment of outstanding fees and costs.
9. **INSURANCE.** Consultant agrees to carry comprehensive general liability insurance with limits of no less than One Million Dollars, owned/non-owned

auto liability insurance providing combined single limits covering bodily injury damage with limits of no less than One Million Dollars per incident or occurrence, and providing property damage liability of no less than Two Hundred Fifty Thousand Dollars per incident or occurrence, and errors and omissions insurances with coverage of not less than One Million Dollars. Such insurance shall contain an endorsement providing that Consultant's insurance shall waive all rights of subrogation against Agency's insurers and Agency, or Consultant's insurance shall list Agency as additional insureds under the insurance policy. Prior to performing any services under the Agreement, Consultant shall furnish Agency with evidence of insurance coverage required by this section.

10. **TERMINATION.** This agreement may be terminated by Agency or Consultant with seven (7) days' written notice without cause. Upon the effective date of termination, Consultant shall promptly cease all services, unless the written notice of termination provides otherwise. Agency shall pay Consultant the sum due for all work performed through the effective date of termination.
11. **DISCLAIMER.** Consultant agrees to comply with contractual obligations as defined in paragraph 2. **CONSULTANT'S DUTIES**, however, nothing in this Agreement and nothing in Consultant's statements to Agency will be construed as a promise or guarantee about the outcome of the matter.
12. **ENTIRE AGREEMENT.** This Agreement contains the entire agreement of the parties. No other agreement, statement, or promise made on or before the effective date of this Agreement will be binding on the parties.
13. **SEVERABILITY IN EVENT OF PARTIAL INVALIDITY.** If any provision of this Agreement is held in whole or part to be unenforceable for any reason, the remainder of that provision and of the entire Agreement will be severable and remain in effect.
14. **MODIFICATION BY SUBSEQUENT AGREEMENT.** This Agreement may be modified by subsequent agreement of the parties only by an instrument in writing signed by both parties.

15. EFFECTIVE DATE. This Agreement will govern all services by Consultant on behalf of Agency commencing with the date this Agreement has been signed by both parties.

THE PARTIES HAVE READ AND UNDERSTAND THE FOREGOING TERMS AND AGREE TO THEM AS OF THE DATE CONSULTANT FIRST PROVIDED SERVICES. IF MORE THAN ONE AGENCY REPRESENTATIVE SIGNS BELOW, EACH PARTY AGREES TO BE LIABLE, JOINTLY AND SEVERALLY, FOR ALL OBLIGATIONS UNDER THIS AGREEMENT. PARTIES SHALL RECEIVE A FULLY EXECUTED DUPLICATE OF THIS AGREEMENT.

STANISLAUS COUNCIL OF GOVERNMENTS

Signed by:  
Signature: Matthew "Buck" Condit  
AECF5349072F4B1...

Title: Chair of the StanCOG Policy Board

Dated: 11/4/2025

K8M.CONSULTANCY LLC

Signed by:  
Signature: [Signature]  
6C1235639AE2426...

Title: President

Dated: 11/3/2025





# StanCOG

Stanislaus Council of Governments

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**TO:** Policy Board **Staff Report**  
Resolution

**FROM:** Monica Streeter, General Counsel

**DATE:** November 12, 2025

**SUBJECT:** Lease Extension for the Property Located at 1407 I Street

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## **Recommendation**

### **By Motion:**

Motion to approve resolution 25-18 Approving a Lease Extension for the Property Located at 1407 I Street.

## **Background**

In December 2024, StanCOG acquired the property located at 1407 I Street in Modesto. The purchase was subject to an existing lease with Mechanics Bank. The original lease term expires December 31, 2025. Mechanics Bank has requested a one-month extension while construction of its new location is completed.

## **Discussion**

Mechanics Bank has leased the property at 1407 I Street for over 15 years. It is in the process of constructing a new location in Modesto to which it will relocate sometime in January 2026. To accommodate the bank's ongoing operations and to allow construction at its new location to be completed, Mechanics Bank is requesting a one-month extension of the lease through January 31, 2026. Extending the lease will not negatively impact StanCOG's operations and will provide an additional month of rental income from the 1407 I Street location.

Should you have any questions regarding this staff report, please contact Jean Foletta Deputy Director of Operations, at 209-525-4600 or via e-mail at [jfoletta@stancog.org](mailto:jfoletta@stancog.org).

Attachment:

1. Resolution 25-18

**STANISLAUS COUNCIL OF GOVERNMENTS  
RESOLUTION 25-18  
APPROVING A LEASE EXTENSION FOR THE PROPERTY LOCATED AT 1407 I STREET**

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, in December 2024, StanCOG acquired the property located at 1407 I Street in Modesto, California; and

WHEREAS, the purchase was subject to an existing lease with Mechanics Bank with the lease set to expire December 31, 2025; and

WHEREAS, Mechanics Bank has requested a one-month extension through January 31, 2026 to accommodate the bank's ongoing operations and to allow construction of its new location to be completed; and

WHEREAS, extending the lease will not negatively impact StanCOG's operations and will provide an additional month of rental income from the 1407 I Street location.

NOW, THEREFORE, BE IT RESOLVED, that the Stanislaus Council of Governments hereby approves a one-month lease extension through January 31, 2026 with Mechanics Bank for 1407 I Street.

BE IT FURTHER RESOLVED, that the Chair of the Stanislaus Council of Governments Policy Board is authorized to execute the lease extension with Mechanics Bank.

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 19<sup>th</sup> day of November 2025. A motion was made and seconded to adopt the foregoing Resolution. Motion carried and the Resolution was adopted.

MEETING DATE: November 19, 2025

---

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

---

KATE MILLER, INTERIM EXECUTIVE DIRECTOR





**StanCOG**  
Stanislaus Council of Governments

# PRESENTATION





# StanCOG

Stanislaus Council of Governments

**TO:** Policy Board

**FROM:** Kate Miller, Interim Executive Director  
Gus Khouri, Khouri Consulting

**DATE:** October 20, 2025

**SUBJECT:** Legislative Report - End of Session Review

**Staff Report**  
Discussion

## **Recommendation**

Consider the information presented.

## **Background**

The legislature extended Session and met through Saturday, September 13, to vote on the extension of Cap and Trade, among other issues. Governor Newsom had until October 12 to sign or veto bills. He reviewed 917 bills this year, signing 794 of them into law and vetoing 123. Bills that remain in the house of origin must make it to the other house by January 31 to stay alive next year. For bills in the other house, they must pass each policy committee by the end of June.

## **Cap and Invest Extension**

On September 13, the legislature approved AB 1207 and SB 840, which comprise the package to extend and fund the Cap-and-Trade Program.

**AB 1207 (Irwin)** extends the newly branded Cap and Invest program through 2045 and reforms the use and accountability of auction credits. It also provides greater oversight on the California Air Resources Board (CARB), which would have to appear before the legislature to discuss the administration of the program.

**SB 840 (Limón)** establishes a new structure for allocating the Greenhouse Gas Reduction Fund (GGRF) beginning with the 2026-27 fiscal year, including \$1 billion for high-speed rail, \$1 billion reserved for discretionary appropriation, \$1.85 billion in commitments to other major categories consistent with previous appropriations, and \$125 million in new funding and \$250 million in financial incentives for local air districts to fund community emissions reduction programs.

TIRCP and LCTOP are provided with a ceiling of funding (\$400M and \$200M, respectively, which is approximately the 10% and 5% each program receives through the existing continuous appropriation. By having line-items, TIRCP and LCTOP have a ceiling, but no floor, based on available revenue.

### **Impact on StanCOG**

There is an outstanding balance of prior commitments, such as the Zero Emission Transit Capital Program (\$690 million combined in FY 26-27 and FY 27-28), and \$388 million for SB 125 formula-based TIRCP (\$188 million) and competitive funds (\$200 million for Cycle 6 and 7) through FY 2026-27, that are not itemized, but can be honored through legislative appropriation or through the excess balance of funds that materialize through auctions. StanCOG has a remaining share of over \$33 million of the \$64 million that is allotted under SB 125, Chapter 54, Statutes of 2023, that needs to be allocated.

The Department of Finance (DOF) estimates that Cap and Invest auction proceeds should generate \$4.2B for FY 26-27, which is down from the \$4.4B in FY 24-25. With all the prescriptive line-items, if the DOF estimate holds, it would leave around \$107M that is not programmed for any purpose. This is the balance of funding that they would use to pay down the previous SB 125 and TIRCP Cycle 6 and 7 commitments, as highlighted. If revenue exceeds \$4.2 billion, the legislature can augment any program or even accelerate the SB 125 and TIRCP Cycle 6 and 7 competitive grant commitments.

Legislative or regulatory direction will need to be provided to administer the \$125 million in funding that is being made available for a new free transit pass program. It is uncertain whether funds will be available on a formulaic or competitive basis, and what the cap would be for an award.

### **Detailed breakdown of GGRF funding priorities per SB 840:**

SB 840 sunsets the existing GGRF continuous appropriations structure. Funds were previously continuously appropriated to specific programs, such as high-speed rail (25%), affordable housing and community development (20%), the Transit and Intercity Rail Capital Program (TIRCP) (10%), and the Low Carbon and Transit Operations Program (LCTOP) (5%), and off-the-top line items for wildfire prevention and water storage programs. The remaining revenue, roughly 40% (\$1.76 billion), was available for appropriation by the Legislature for discretionary spending programs and to cover state administrative costs through the annual budget process.

The new Cap and Invest extension essentially converts the continuous appropriations into continuous line-items by establishing the following new GGRF distributions (totaling approximately \$4.2 billion/year), beginning with the 2026-27 fiscal year, through the establishment of three funding tiers:

#### **Tier I (up to \$1.243B)**

Items (a) through (e) below are off the top line -item commitments (roughly \$2.243B):

- a) Backfill the State Responsibility Area (SRA) fire prevention fee (\$70-90 million/year until 2031).
- b) Fund the manufacturing tax credit (\$100-150 million/year until 2031).
- c) \$3 million to establish the Legislative Counsel Climate Bureau, contingent on legislation to establish the roles and responsibilities of the bureau.
- d) \$1 billion continuously appropriated to the High-Speed Rail Authority

#### **Tier II (\$1B)**

e) \$1 billion reserved for appropriation by the Legislature, with the intent that this amount is allocated in the following amounts for the 2026-27 fiscal year:

- i) \$125 million for transit passes.
- ii) \$25 million for seed funding for a University of California Climate Research Center.
- iii) \$15 million for rebuilding Topanga Park.
- iv) \$85 million for an entity chosen by the Legislature to support climate-focused technological innovation, related research, and the deployment of climate solutions identified in the ARB scoping plan.



### **Tier III (\$1.85B)**

f) Remaining monies (roughly \$1.85B) in the fund after funding items (a) through (e) or Tier I and Tier II are continuously appropriated (\$2.243B) as follows, subject to proportional reductions by the Department of Finance if revenues are insufficient:

- i) \$800 million to the Strategic Growth Council for the Affordable Housing and Sustainable Communities Program.
- ii) \$400 million to the Transportation Agency for the Transit and Intercity Rail Capital Program.
- iii) \$250 million to ARB for community air protection programs and allocated for financial incentives to reduce mobile and stationary sources of criteria air pollutants or toxic air contaminants consistent with community emissions reduction programs and for support for local air districts' implementation of AB 617.
- iv) \$200 million to the Transportation Agency for the Low Carbon Transit Operations Program.
- v) \$200 million to the Department of Forestry and Fire Protection and allocated as follows:
  - (1) 82.5% for healthy forest and fire prevention programs and projects that improve forest health and reduce emissions of greenhouse gases caused by uncontrolled wildfires.
  - (2) 17.5% for the completion of prescribed fire and other fuel reduction projects through proven forestry practices consistent with the recommendations of the California Forest Carbon Plan.
- vi) \$130 million to the Safe and Affordable Drinking Water Fund.

### **Additional Legislation of Interest**

Below is a list of bills that have been signed into law that may be of interest to StanCOG.

1. **AB 130 (Committee on Budget)**, Chapter 22, Statutes of 2025, provides CEQA exemptions for housing developments if certain conditions are met. Conditions include a site being no more than 20 acres, within an urban area, 75% of the site is designated for urban use, the project is consistent with local ordinances, not on a hazardous site, a hotel, motel, or breakfast inn, or a historical building. The bill also establishes a statewide vehicle miles traveled mitigation bank, which can be paid for by developers or local jurisdictions, to build affordable housing/transit-oriented development.
2. **AB 289 (Haney)**, Chapter 684, Statutes of 2025, allows Caltrans to establish a work zone speed safety pilot program to enforce speeding violations in highway maintenance and construction work zones using speed safety systems until January 1, 2032.
3. **AB 382 (Berman)**, Chapter 555, Statutes of 2025, reduces speed limits in school zones from 25 to 20 miles per hour.
4. **AB 1275 (Elhawary)**, Chapter 593, Statutes of 2025, requires the Department of Housing and Community Development (HCD) to determine the existing and projected housing need for each region with a council of government (COG) three years before the region's housing element update, instead of two years under existing law, and makes changes to how the transportation and job projections in a region's sustainable communities strategy (SCS) must be incorporated into each COG's final regional housing needs allocation (RHNA) plan.
5. **AB 1014 (Rodgers)**, Chapter 287, Statutes of 2025, allows Caltrans to reduce speed limits by five miles per hour if the highway is in a safety corridor, business district, or has a high level of bicycles and pedestrians.
6. **SB 71 (Wiener)**, Chapter 742, Statutes of 2025, removes the existing 2030 sunset from the California Environmental Quality Act (CEQA) for active transportation, pedestrian, and bicycle plans, and adds new, permanent exemptions for transit comprehensive operational analyses and transit route changes. The bill also extends the CEQA exemption from 2020<sup>33</sup>

to 2040 for microtransit, paratransit, and shuttles.

7. **SB 707 (Durazo)**, Chapter 327, Statutes of 2025, extends the ability to conduct virtual meetings under the Brown Act to subsidiary bodies of a local agency through January 1, 2030.

Should you have any questions regarding this report, please contact Jean Foletta, Deputy Director of Operations, at 209-525-4600 or via e-mail at [jfoletta@stancog.org](mailto:jfoletta@stancog.org).



**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:** November 19, 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-1N.

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        | Antonio A Garcia and Maria C Garcia, Trustees of the Antonio A Garcia and Maria C Garcia Trust, under | APN 012-047-009 | 5,985 sq. ft. fee interest |

|   |                                                                                                                                                                                                                                                                      |                                                                                                  |                                                                                                                         |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|   | Instrument dated October 23, 1992                                                                                                                                                                                                                                    |                                                                                                  |                                                                                                                         |
| B | John S. Cardoso and Mary C. Cardoso, Trustees (or the successor trustee(s)) of the John S. Cardoso and Mary C. Cardoso 2001 Revocable Living Trust, established under agreement dated April 5, 2001                                                                  | APN 012-047-010                                                                                  | Approximately 500,756 sq. ft. fee interest (partial acquisition)                                                        |
| C | Joseph K. Henriques and Kristi A. Henriques, Trustees of the Henriques 2005 Revocable Trust under instrument dated April 21, 2005                                                                                                                                    | 556 N. Gates Road, Modesto, CA 95358 (APNs: 012-060-002, 012-060-006, 012-060-007 & 012-060-008) | Approximately 4,082,535 sq. ft. (93.722 acre) fee interest, and a 1,407 sq. ft. non-exclusive permanent access easement |
| D | Richard Eugene Quaresma; Diane H. Quaresma and Frank D. Quaresma, Trustees of the Quaresma Family Living Trust dated August 6, 2019; Evelyn Marie Johnston, Trustee, The Evelyn Marie Johnston Family Trust, Trust B, under Declaration of Trust dated April 2, 2008 | 543 Butler Road, Modesto, CA 95358 (APN: 012-060-004)                                            | Approximately 532,736 sq. ft. fee interest                                                                              |
| E | Garcia-Les Partners, L.P., a California limited partnership                                                                                                                                                                                                          | 7713 Maze Blvd., Modesto, CA 95358 (APN: 012-042-010)                                            | 65,128 sq. ft. fee interest                                                                                             |
| F | Joseph A. Gonsalves and Debra M. Gonsalves                                                                                                                                                                                                                           | 1088 N. Hart Road, Modesto, CA 95358 (APN: 012-040-003)                                          | Approximately 210,437 sq. ft. fee interest, and an approximately 120,893 sq. ft. permanent road easement                |
| G | Joseph A. Gonsalves and Debra M. Gonsalves                                                                                                                                                                                                                           | 7601 Maze Blvd., Modesto, CA 95358 (APN: 012-042-013)                                            | Approximately 38,171 sq. ft. fee interest                                                                               |
| H | Joseph A. Gonsalves and Debra M. Gonsalves                                                                                                                                                                                                                           | 7243 Maze Blvd., Modesto, CA 95358 (APN: 012-042-021)                                            | Approximately 60,574 sq. ft. fee interest                                                                               |
| I | Jacob Verburg and Jayne M. Verburg, Trustees of the Jacob Verburg and Jayne M. Verburg 2004 Trust                                                                                                                                                                    | 942 N. Hart Road, Modesto, CA 95358 (APN: 012-038-014)                                           | Approximately 286,362 sq. ft. fee interest                                                                              |

|   |                                                                                                                                                                                   |                                                        |                                                                                                    |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| J | Isabel V. Azevedo, Trustee of the Azevedo 1996 Family Trust, u/d/t/ dated September 4, 1996                                                                                       | 306 N. Hart Road, Modesto, CA 95358 (APN: 012-039-016) | Approximately 8,305 sq. ft. fee interest                                                           |
| K | Manuel J. Azevedo and Cheri D. Azevedo, trustees of The Manuel and Cheri Azevedo Trust u/d/t March 21, 2017                                                                       | 342 N. Hart Road, Modesto, CA 95358 (APN: 012-039-014) | Approximately 103,180 sq. ft. fee interest                                                         |
| L | Manuel J. Azevedo and Cheri D. Azevedo, trustees of The Manuel and Cheri Azevedo Trust u/d/t/ March 21, 2017                                                                      | 601 N. Hart Road, Modesto, CA 95358 (APN: 012-042-017) | Approximately 6,921 sq. ft. fee interest                                                           |
| M | Dwight A. Wolf and Lori A. Wolf as Trustees of the Wolf Family 2011 Trust for the benefit of Dwight A. Wolf and Lori A. Wolf and their issue under instrument dated Apr. 18, 2011 | 4290 Kansas Ave., Modesto, CA 95358 (APN: 007-022-016) | Approximately 146,158 sq. ft. fee interest                                                         |
| N | Radus L Bray and Peggy J Bray, Trustees of the R & P Bray Revocable Trust under instrument dated January 23, 2014                                                                 | 4130 Kansas Ave., Modesto, CA 95358 (APN 007-022-006)  | A 31,523 sq. ft. fee acquisition, and a 25,742 sq. ft. easement for ingress, egress, and utilities |

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-1N — 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:**

- A. **Owners:** Antonio A. Garcia and Maria C. Garcia, Trustees of the Antonio A. Garcia and Maria C. Garcia Trust, under Instrument dated October 23, 1992

**Acquisition Area:** A 5,985 sq. ft. fee acquisition from a portion of real property located west of 501 Russell Rd, Modesto, CA 95358 and commonly identified as APN: 012-047-009.

The subject larger parcel contains a total of 38.41-acres (1,673,139 sq. ft.) of land . The subject is vacant agricultural land with no improvements. The Project will require a portion of the property to accommodate the construction of the Paradise Road realignment and connection with Maze Boulevard, among other uses.

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 interests to be acquired as defined by Section 1263.320 of the Code of Civil Procedure including damages to the remainder, if any, is \$4,800.00. 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(s) of the property. (See Attachment 3A Offer Letter, dated March 20, 2025).

Since the date of the initial offer, Monument acquisition consultants have been in contact with the owner(s). Negotiations are ongoing with the owner(s) 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 owners will continue throughout this process.

- B. **Owners:** John S. Cardoso and Mary C. Cardoso, Trustees (or the successor trustee(s)) of the John S. Cardoso and Mary C. Cardoso 2001 Revocable Living Trust, established under agreement dated April 5, 2001

**Acquisition Area:** An approximately 500,756 sq. ft. fee acquisition from a portion of real property located West of 201 Russell Road, Modesto, CA 95358 and commonly identified as APN: 012-047-010.

The subject larger parcel contains a total of 37.47-acres (1,632,295 sq. ft.) of land located west of 201 Russell Rd, Modesto, CA 95358. The subject is vacant agricultural land with no improvements. The Project will require a portion of the property to accommodate the construction of drainage basins, as well realignment of Paradise Road to connect with Maze Boulevard, among other uses.

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 interests to be acquired as defined by Section 1263.320 of the Code of Civil Procedure including damages to the remainder, if any, is \$584,000.00. 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(s) of the property. (See Attachment 3B Offer Letter, dated April 30, 2025).

Since the date of the initial offer, Monument acquisition consultants have been in contact with the owner(s). Negotiations are ongoing with the owner(s) 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 owner(s) receive just compensation for the taking. Negotiations with the owner(s) will continue throughout this process.

- C. **Owner:** Joseph K. Henriques and Kristi A. Henriques, Trustees of the Henriques 2005 Revocable Trust under instrument dated April 21, 2005

**Acquisition Area:** Two fee acquisitions totaling 4,082,535 sq. ft. (93.722 acre), and a 1,407 sq. ft. non-exclusive permanent access easement from a portion of real property commonly identified as 556 N. Gates Road, Modesto, CA 95358 (APNs: 012-060-002, 012-060-006, 012-060-007 & 012-060-008).

The subject larger parcel contains a total of 226.85-acres (9,881,405 sq. ft.) of land comprised of four adjacent parcels improved with a dairy facility, almond orchard, irrigated crop land and several residences. The portions of the larger parcel sought to be acquired include vacant land, with portions that are improved with an almond orchard, and a non-operating dairy facility. The Project will require a portion of the property to accommodate the construction of drainage basins, as well as the main alignment of SR-132, among other uses.

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 interests to be acquired as defined by Section 1263.320 of the Code of Civil Procedure including damages to the remainder, if any, is \$4,753,000.00. 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(s) of the property. (See Attachment 3C Offer Letter, dated August 15, 2025).

Since the date of the initial offer, Monument acquisition consultants have been in contact with the owner(s). Negotiations are ongoing with the owner(s) 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 owner(s) receive just compensation for the taking. Negotiations with the owner(s) will continue throughout this process.

- D. **Owner:** Richard Eugene Quaresma; Diane H. Quaresma and Frank D. Quaresma, Trustees of the Quaresma Family Living Trust dated August 6, 2019; Evelyn Marie Johnston, Trustee, The Evelyn Marie Johnston Family Trust, Trust B, under Declaration of Trust dated April 2, 2008

**Acquisition Area:** An approximately 532,736 sq. ft. fee acquisition from a portion of the real property commonly identified as 543 Butler Road, Modesto, CA 95358 (APN: 012-060-004).

The subject larger parcel contains a total of 114.96-acre (5,007,741 sq. ft.) of land comprised of two adjacent parcels planted to almonds. The portions of the larger parcel sought to be acquired include vacant land, with portions that are improved with an almond orchard. The Project will require a portion of the property to accommodate the construction of drainage basins, as well as the main alignment of SR-132, among other uses.

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 interests to be acquired as defined by Section 1263.320 of the Code of Civil Procedure including damages to the remainder, if any, is \$803,000.00. 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(s) of the property. (See Attachment 3D Offer Letter, dated July 28, 2025).

Since the date of the initial offer, Monument acquisition consultants have been in contact with the owner(s). Negotiations are ongoing with the owner(s) 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 owner(s) receive just compensation for the taking. Negotiations with the owner(s) will continue throughout this process.

E. **Owner:** Garcia-Les Partners, L.P., a California limited partnership

**Acquisition Area:** An approximately 65,128 sq. ft. fee acquisition from a portion of the real property commonly identified as 7713 Maze Blvd., Modesto, CA 95358 (APN: 012-042-010).

The subject larger parcel contains a total of 60.77-acre (2,646,936 sq. ft.) of land area 22 acres of which is planted to almonds and the remainder is open land. The proposed acquisition area is located in the improved almond orchard. The Project will require a portion of the property to accommodate the construction of the Butler Road cul-de-sac and drainage swales along the SR-132 alignment, among other uses.

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 interests to be acquired as defined by Section 1263.320 of the Code of Civil Procedure including damages to the remainder, if any, is \$92,200.00. 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(s) of the property. (See Attachment 3E Offer Letter, dated April 30, 2025).

Since the date of the initial offer, Monument acquisition consultants have been in contact with the owner(s). Negotiations are ongoing with the owner(s) 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 owner(s) receive just compensation for the taking. Negotiations with the owner(s) will continue throughout this process.

F. **Owner:** Joseph A. Gonsalves and Debra M. Gonsalves

**Acquisition Area:** An approximately 210,437 sq. ft. fee interest, and an approximately 120,893 sq. ft. permanent road easement acquisition from a portion of the real property commonly identified as 1088 N. Hart Road, Modesto, CA 95358 (APN: 012-040-003).

The subject larger parcel contains a total of 33.81-acre (1,472,586 sq. ft.) of land area improved with a 1,224 square foot single-family residence. The subject is also being used to grow row crops. The proposed acquisition area consists of the

agricultural portions of the property. The Project will require a portion of the property to accommodate the construction of drainage basins for SR-132 and embankment slopes along Hart Road, among other uses.

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 interests to be acquired as defined by Section 1263.320 of the Code of Civil Procedure including damages to the remainder, if any, is \$418,000.00. 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(s) of the property. (See Attachment 3F Offer Letter, dated September 4, 2025).

Since the date of the initial offer, Monument acquisition consultants have been in contact with the owner(s). Negotiations are ongoing with the owner(s) 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 owner(s) receive just compensation for the taking. Negotiations with the owner(s) will continue throughout this process.

**G. Owner:** Joseph A. Gonsalves and Debra M. Gonsalves

**Acquisition Area:** An approximately 38,171 sq. ft. fee acquisition from a portion of the real property commonly identified as 7601 Maze Blvd., Modesto, CA 95358 (APN: 012-042-013).

The subject larger parcel contains a total of 74.28 acres (3,235,511 sq. ft.) of land area planted with an almond orchard and structural improvements. The proposed acquisition area is of a portion of the almond orchard only. The Project will require a portion of the property to accommodate the construction of the main alignment of the SR-132 including drainage swales, among other uses.

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 interests to be acquired as defined by Section 1263.320 of the Code of Civil Procedure including damages to the remainder, if any, is \$50,000.00. 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(s) of the property. (See Attachment 3G Offer Letter, dated September 4, 2025).

Since the date of the initial offer, Monument acquisition consultants have been in contact with the owner(s). Negotiations are ongoing with the owner(s) 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 owner(s) receive just compensation for the taking. Negotiations with the owner(s) will continue throughout this process.

H. **Owner:** Joseph A. Gonsalves and Debra M. Gonsalves

**Acquisition Area:** An approximately 60,574 sq. ft. fee acquisition from a portion of the real property commonly identified as 7243 Maze Blvd., Modesto, CA 95358 (APN: 012-042-021).

The subject larger parcel contains a total of 74.25 acres (3,234,386 sq. ft.) of land area planted with an almond orchard and structural improvements. The proposed acquisition area is of a portion of the almond orchard only. The Project will require a portion of the property to accommodate the construction of the main alignment of the SR-132 including drainage swales, among other uses.

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 interests to be acquired as defined by Section 1263.320 of the Code of Civil Procedure including damages to the remainder, if any, is \$87,100.00. 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(s) of the property. (See Attachment 3H Offer Letter, dated September 4, 2025).

Since the date of the initial offer, Monument acquisition consultants have been in contact with the owner(s). Negotiations are ongoing with the owner(s) 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 owner(s) receive just compensation for the taking. Negotiations with the owner(s) will continue throughout this process.

I. **Owner:** Jacob Verburg and Jayne M. Verburg, Trustees of the Jacob Verburg and Jayne M. Verburg 2004 Trust

**Acquisition Area:** An approximately 286,362 sq. ft. fee acquisition from a portion of the real property commonly identified as 942 N. Hart Road, Modesto, CA 95358 (APN: 012-038-014).

The subject larger parcel contains a total of 62.45-acre (2,720,375 sq. ft.) of land area which is planted with row crops, improved with two agricultural support buildings. The proposed acquisition area is located in the agricultural portion of the property. The Project will require a portion of the property to accommodate the construction of drainage basins for SR-132 and embankment slopes along Hart

Road, among other uses.

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 interests to be acquired as defined by Section 1263.320 of the Code of Civil Procedure including damages to the remainder, if any, is \$242,000.00. 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(s) of the property. (See Attachment 3I Offer Letter, dated June 23, 2025).

Since the date of the initial offer, Monument acquisition consultants have been in contact with the owner(s). Negotiations are ongoing with the owner(s) 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 owner(s) receive just compensation for the taking. Negotiations with the owner(s) will continue throughout this process.

- J. **Owner:** Isabel V. Azevedo, Trustee of the Azevedo 1996 Family Trust, u/d/t/ dated September 4, 1996

**Acquisition Area:** An approximately 8,305 sq. ft. fee acquisition from a portion of the real property commonly identified as 306 N. Hart Road, Modesto, CA 95358 (APN: 012-039-016).

The subject larger parcel contains a total of 48.20-acre (2,099,629 sq. ft.) of land area planted to almonds. The proposed acquisition area is located in the improved almond orchard. The Project will require a portion of the property to accommodate the construction of embankment slopes along Hart Road, among other uses.

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 interests to be acquired as defined by Section 1263.320 of the Code of Civil Procedure including damages to the remainder, if any, is \$12,400.00. 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(s) of the property. (See Attachment 3J Offer Letter, dated August 27, 2025).

Since the date of the initial offer, Monument acquisition consultants have been in contact with the owner(s). Negotiations are ongoing with the owner(s) 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 owner(s) receive



just compensation for the taking. Negotiations with the owner(s) will continue throughout this process.

- K. **Owner:** Manuel J. Azevedo and Cheri D. Azevedo, trustees of The Manuel and Cheri Azevedo Trust u/d/t March 21, 2017

**Acquisition Area:** An approximately 103,180 sq. ft. fee acquisition from a portion of the real property commonly identified as 342 N. Hart Road, Modesto, CA 95358 (APN: 012-039-014).

The subject larger parcel contains a total of 43.53-acre (1,896,276 sq. ft.) of land which is planted to almonds. The proposed acquisition area is located in the improved almond orchard. The Project will require a portion of the property to accommodate the construction of drainage basins along SR-132 and embankment slopes along Hart Road, among other uses.

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 interests to be acquired as defined by Section 1263.320 of the Code of Civil Procedure including damages to the remainder, if any, is \$129,000.00. 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(s) of the property. (See Attachment 3K Offer Letter, dated August 27, 2025).

Since the date of the initial offer, Monument acquisition consultants have been in contact with the owner(s). Negotiations are ongoing with the owner(s) 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 owner(s) receive just compensation for the taking. Negotiations with the owner(s) will continue throughout this process.

- L. **Owner:** Manuel J. Azevedo and Cheri D. Azevedo, trustees of The Manuel and Cheri Azevedo Trust u/d/t March 21, 2017

**Acquisition Area:** An approximately 6,921 sq. ft. fee acquisition from a portion of the real property commonly identified as 601 N. Hart Road, Modesto, CA 95358 (APN: 012-042-017).

The subject larger parcel contains a total of 20.53-acre (894,089 sq. ft.) of land area planted to almonds and improved with a manufactured home totaling 1,617 square feet, a garage, a shed, and a barn. The proposed acquisition area impacts the improved almond orchard and the garage. The Project will require a portion of the property to accommodate the construction of embankment slopes along Hart Road, among other uses.

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 interests to be acquired as defined by Section 1263.320 of the Code of Civil Procedure including damages to the remainder, if any, is \$144,000.00. 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(s) of the property. (See Attachment 3L Offer Letter, dated August 27, 2025).

Since the date of the initial offer, Monument acquisition consultants have been in contact with the owner(s). Negotiations are ongoing with the owner(s) 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 owner(s) receive just compensation for the taking. Negotiations with the owner(s) will continue throughout this process.

- M. **Owner:** Dwight A. Wolf and Lori A. Wolf as Trustees of the Wolf Family 2011 Trust for the benefit of Dwight A. Wolf and Lori A. Wolf and their issue under instrument dated Apr. 18, 2011

**Acquisition Area:** An approximately 146,158 sq. ft. fee acquisition from a portion of the real property commonly identified as 4290 Kansas Ave., Modesto, CA 95358 (APN: 007-022-016).

The subject larger parcel contains a total of 18.25-acre (794,904 sq. ft.) of land area improved with a single-family residence. The proposed acquisition area is cavant land area only. The Project will require a portion of the property to accommodate construction of the SR-132 corridor improvements including drainage basins.

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 interests to be acquired as defined by Section 1263.320 of the Code of Civil Procedure including damages to the remainder, if any, is \$29,600.00. 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(s) of the property. (See Attachment 3M Offer Letter, dated March 20, 2025).

Since the date of the initial offer, Monument acquisition consultants have been in contact with the owner(s). Negotiations are ongoing with the owner(s) 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 owner(s) receive

just compensation for the taking. Negotiations with the owner(s) will continue throughout this process.

- N. **Owner:** Radus L Bray and Peggy J Bray, Trustees of the R & P Bray Revocable Trust under instrument dated January 23, 2014

**Acquisition Area:** An approximately 31,523 sq. ft. fee acquisition, and a 25,742 sq. ft. easement for ingress, egress, and utilities from a portion of the real property commonly identified as 4130 Kansas Ave., Modesto, CA 95358 (APN: 007-022-006).

The subject larger parcel contains a total of 19.40-acre (845,109 sq. ft.) of land area improved with a cottage totaling 1,440 square feet, a shop totaling approximately 5,700 square feet, and a walnut orchard. The proposed acquisition area is located in the improved walnut orchard and requires acquisition of some ancillary improvements such as landscaping, paving, grass and gravel. The Project will require a portion of the property to accommodate the construction of a drainage basin along SR-132 and to provide access to APN 007-022-016 which would otherwise be left without access due to the Project, among other uses.

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 interests to be acquired as defined by Section 1263.320 of the Code of Civil Procedure including damages to the remainder, if any, is \$122,000.00. 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(s) of the property. (See Attachment 3N Offer Letter, dated June 12, 2025).

Since the date of the initial offer, Monument acquisition consultants have been in contact with the owner(s). Negotiations are ongoing with the owner(s) 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 owner(s) receive just compensation for the taking. Negotiations with the owner(s) 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](mailto:tharris@stancog.org).

**ATTACHMENT(S):**

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

## ATTACHMENT 1A

**STANISLAUS COUNCIL OF GOVERNMENTS**

**RESOLUTION 25-19**

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

**PARCEL APN:** 012-047-009

**OWNERS:** Antonio A. Garcia and Maria C. Garcia, Trustees of the Antonio A. Garcia and Maria C. Garcia Trust, under Instrument dated October 23, 1992

**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 5,985 sq. ft. fee interest from a portion of real property located west of 501 Russell Rd, Modesto, CA 95358 and commonly identified as APN: 012-047-009 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



THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 19<sup>th</sup> day of November 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: November 19, 2025

---

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

---

KATE MILLER, INTERIM EXECUTIVE DIRECTOR

# Exhibit 1

## **FEE** (012-047-009)

The property interest to be acquired in Fee consist of certain interests in portions of the property bearing Stanislaus County Assessor's Parcel Numbers 012-047-009, 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 012-047-009**

That portion of Lot 42 of the Wren-Maze Tract, in the Unincorporated Area in the County of Stanislaus, State of California, filed on April 22, 1914, in Volume 8 of Maps, at Page 13, in the office of the County Recorder of said County, described as follows:

**BEGINNING** at the intersection of the northerly line of said Lot 42 with the easterly line of Paradise Road, 50.00 wide as shown on a map filed in Book 16, Page 18 of Records of Surveys in the office of said County Recorder;

thence along said northerly line, South 89°27'56" East 49.21 feet;

thence leaving said northerly line, South 11°48'39" West 209.69 feet;

thence North 89°14'43" West 9.00 feet to said easterly line of Paradise Road;

thence along said easterly line, North 00°45'17" East 205.61 feet to the **POINT OF BEGINNING**.

Containing 5,985 square feet, more or less.

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

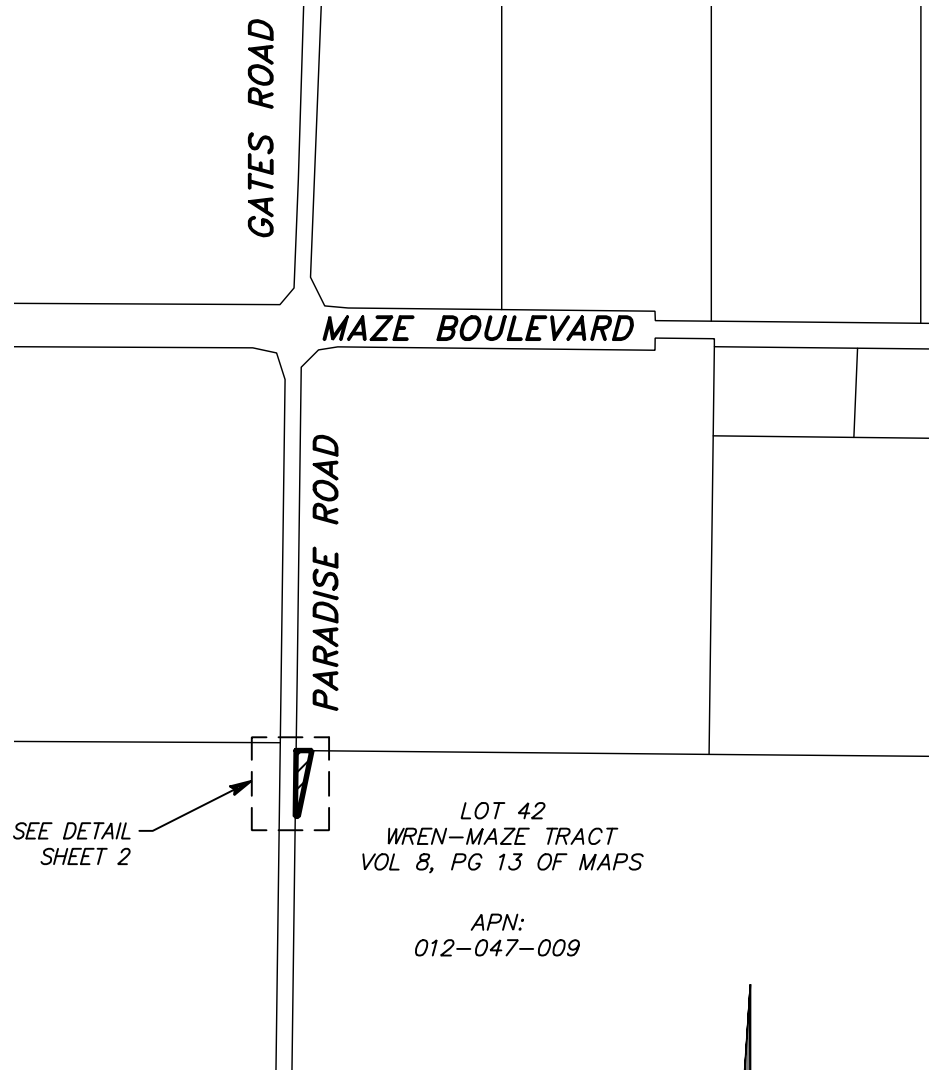
Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

This 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.

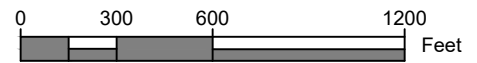
*Teri Kahlen*      2/4/2025  
Teri Kahlen, PLS 8746





### **LEGEND**

- POB POINT OF BEGINNING  
APN ASSESSORS PARCEL NUMBER  
RS RECORD OF SURVEY  
o DIMENSION POINT  
 PARCEL TO BE ACQUIRED — 5,985± SF



SCALE 1" = 600'

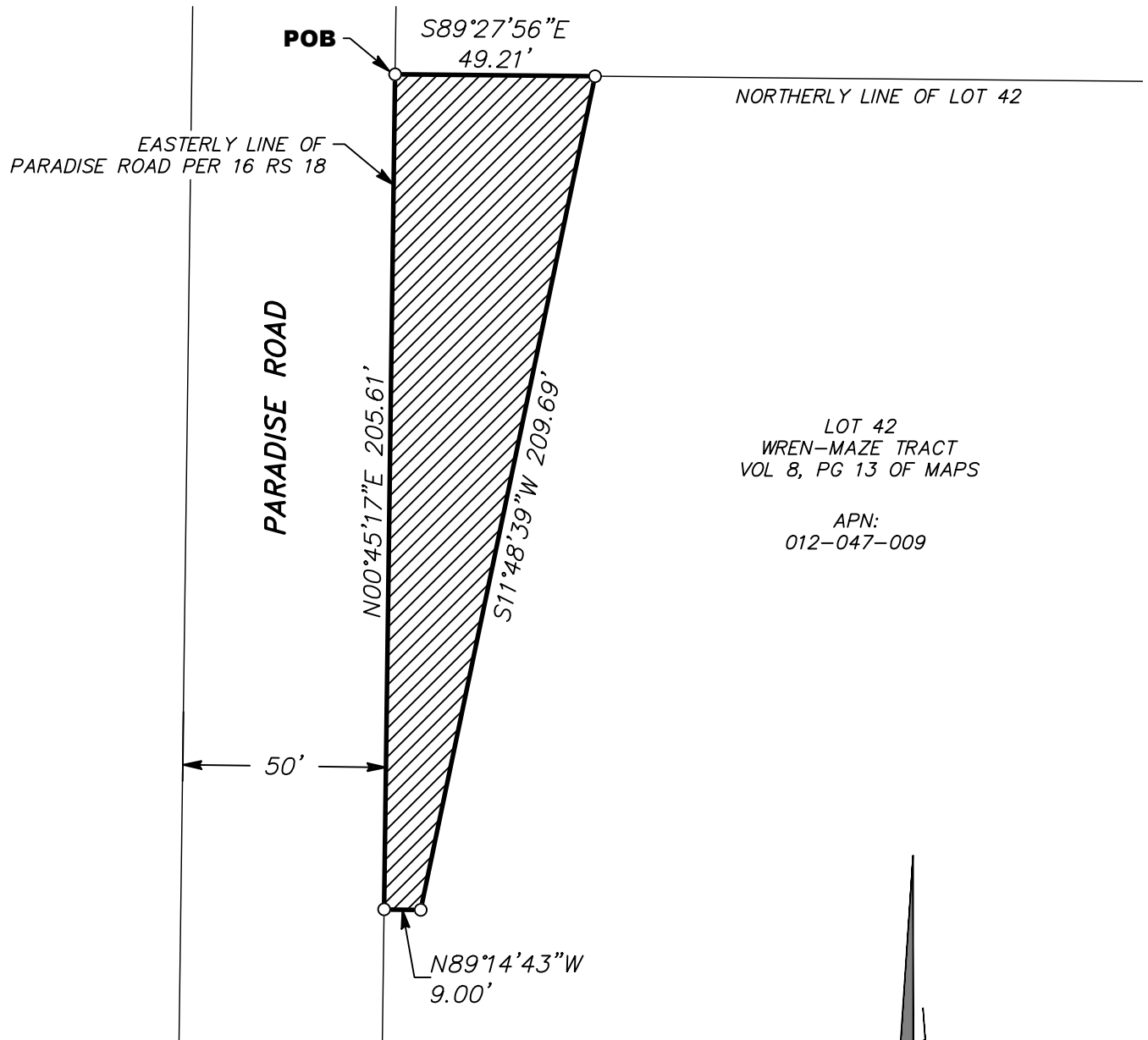
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83  
(NSRS2007) EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES  
SHOWN BY 1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.

Scale: 1" = 600'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-047-009  
Unincorporated Area  
Stanislaus County, California

**SHEET 1 OF 2**





### **LEGEND**

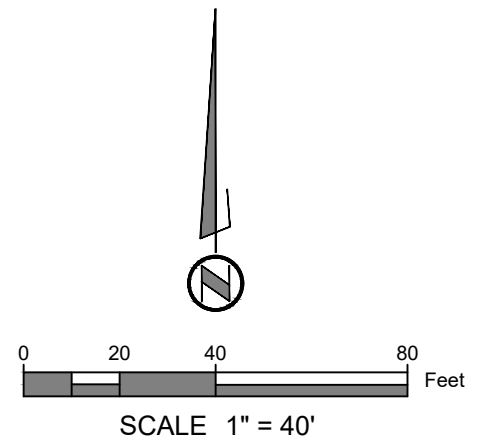
POB POINT OF BEGINNING

APN ASSESSORS PARCEL NUMBER

RS RECORD OF SURVEY

○ DIMENSION POINT

▨ PARCEL TO BE ACQUIRED – 5,985± SF



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" = 40'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
**APN 012-047-009**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 2 OF 2**

**MARK THOMAS**

## ATTACHMENT 1B

**STANISLAUS COUNCIL OF GOVERNMENTS**

**RESOLUTION 25-20**

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

**PARCEL APN:** 012-047-010

**OWNERS:** John S. Cardoso and Mary C. Cardoso, Trustees (or the successor trustee(s)) of the John S. Cardoso and Mary C. Cardoso 2001 Revocable Living Trust, established under agreement dated April 5, 2001

**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 an approximately 500,756 sq. ft. fee interest from a portion of real property located West of 201 Russell Road, Modesto, CA 95358 and commonly identified as APN: 012-047-010 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

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 19<sup>th</sup> day of November 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: November 19, 2025

---

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

---

KATE MILLER, INTERIM EXECUTIVE DIRECTOR

# Exhibit 1

## **FEE** (012-047-010)

The property interest to be acquired in Fee consist of certain interests in portions of the property located in the County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Numbers 012-047-010, 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 012-047-010**

**Parcel A**

That portion of Lot 41 of the Wren-Maze Tract, in the Unincorporated Area in the County of Stanislaus, State of California, filed on April 22, 1914, in Volume 8 of Maps, at Page 13, in the office of the County Recorder of said County, described as follows:

**COMMENCING** at the intersection of the easterly line of said Lot 41 with the southerly line of Maze Boulevard, 55.00 wide, as shown on a map filed in Book 16, Page 18 of Records of Surveys in the office of said County Recorder;

thence along said southerly line, North 89°24'02" West 185.26 feet to the easterly line of the land described in the Grant Deed to the State of California recorded February 7, 2001, in Document No. 2001-0011783 of Official Records in the office of said County Recorder;

thence along said easterly line, South 00°35'58" West 37.76 feet to the southerly line of said land to the State of California;

thence along said southerly line, North 89°24'02" West 158.93 feet to the **TRUE POINT OF BEGINNING** and the beginning of a non-tangent curve, concave southeasterly, having a radius of 1,528.87 feet, a radial line to said curve bears North 19°27'42" West;

thence leaving said southerly line, southwesterly 1,451.52 feet along said curve through a central angle of 54°23'49" to the easterly line of Paradise Road, 50.00 feet wide, as shown on said Record of Survey;

thence along said easterly line, North 00°45'17" East 961.73 feet to the southerly line of the land described in said Grant Deed to the State of California;

thence along said southerly line the following three (3) courses;

- 1) North 44°44'56" East, 76.46 feet;
- 2) North 81°17'33" East, 61.00 feet;
- 3) South 89°24'02" East 832.47 feet to the **TRUE POINT OF BEGINNING.**

Containing 7.43 acres, more or less.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-047-010**

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.

**Parcel B**

That portion of Lot 41 of the Wren-Maze Tract, in the Unincorporated Area in the County of Stanislaus, State of California, filed on April 22, 1914, in Volume 8 of Maps, at Page 13, in the office of the County Recorder of said County, described as follows:

**BEGINNING** at the intersection of the easterly line of said Lot 41 with the southerly line of Maze Boulevard, 55.00 wide, as shown on a map filed in Book 16, Page 18 of Records of Surveys in the office of said County Recorder;

thence along said southerly line, North 89°24'02" West 185.26 feet to the easterly line of the land described in the Grant Deed to the State of California recorded February 7, 2001, in Document No. 2001-0011783 of Official Records in the office of said County Recorder;

thence along said easterly line, South 00°35'58" West 37.76 feet to the southerly line of said land to the State of California;

thence along said southerly line, North 89°24'02" West 158.93 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 1,528.87 feet, a radial line to said curve bears North 19°27'42" West;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-047-010**

thence leaving said southerly line, southwesterly 1,528.87 feet along said curve through a central angle of 54°23'49" to the easterly line of Paradise Road, 50.00 feet wide, as shown on said Record of Survey;

thence along said easterly line, South 00°45'17" West 235.95 feet to the southerly line of said Lot 41;

thence along said southerly line, South 89°27'56" East 49.21 feet;

thence leaving said southerly line, North 11°48'39" East 106.50 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 1,431.00 feet;

thence northeasterly 1,786.94 feet along said curve through a central angle of 71°32'50" to the easterly line of said Lot 41;

thence along said easterly line, North 00°44'24" East 54.29 feet to the **POINT OF BEGINNING.**

Containing 4.06 acres, more or less.

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

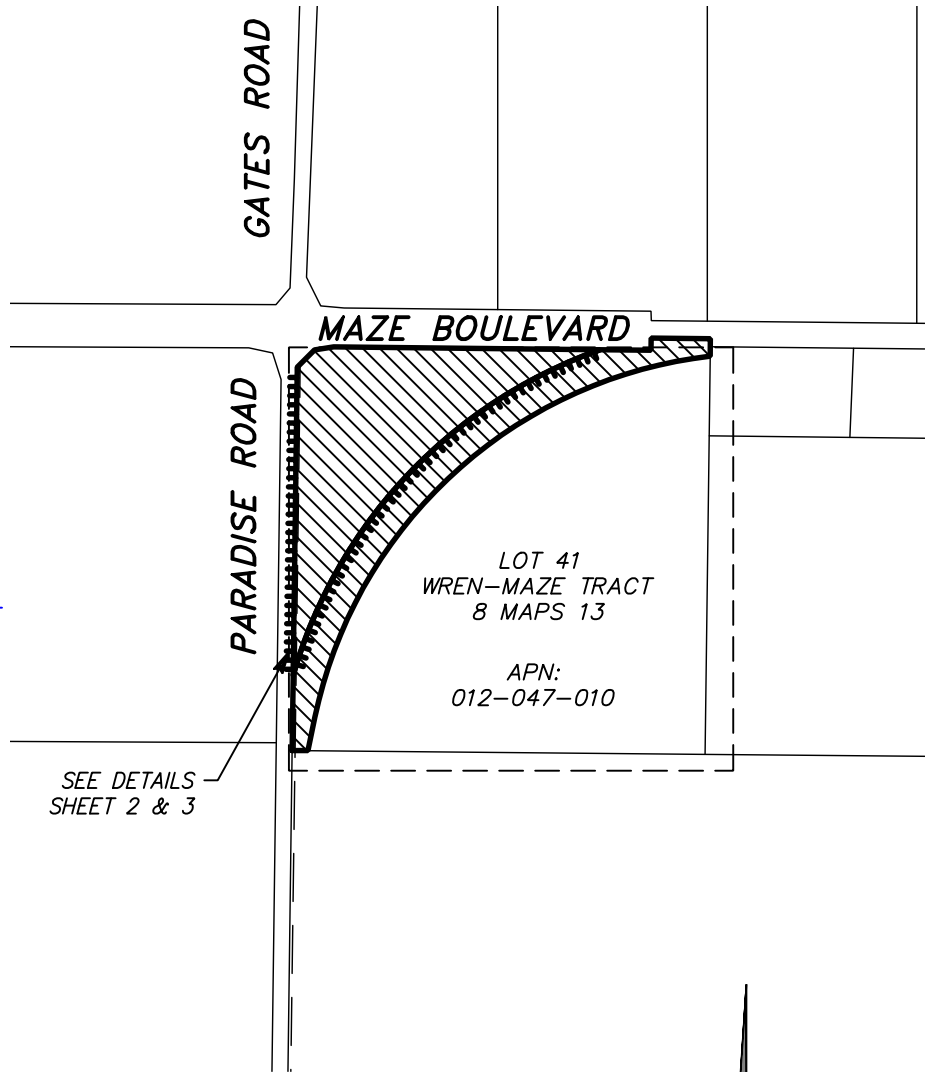
Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

This 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.

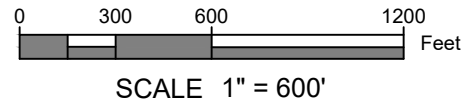
*Teri Kahlen* 2/4/2025  
Teri Kahlen, PLS 8746





### **LEGEND**

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- TPOB TRUE POINT OF BEGINNING
- APN ASSESSORS PARCEL NUMBER
- RS RECORD OF SURVEY
- O.R. OFFICIAL RECORDS
- DIMENSION POINT
-  PARCEL TO BE ACQUIRED
-  ACCESS PROHIBITED



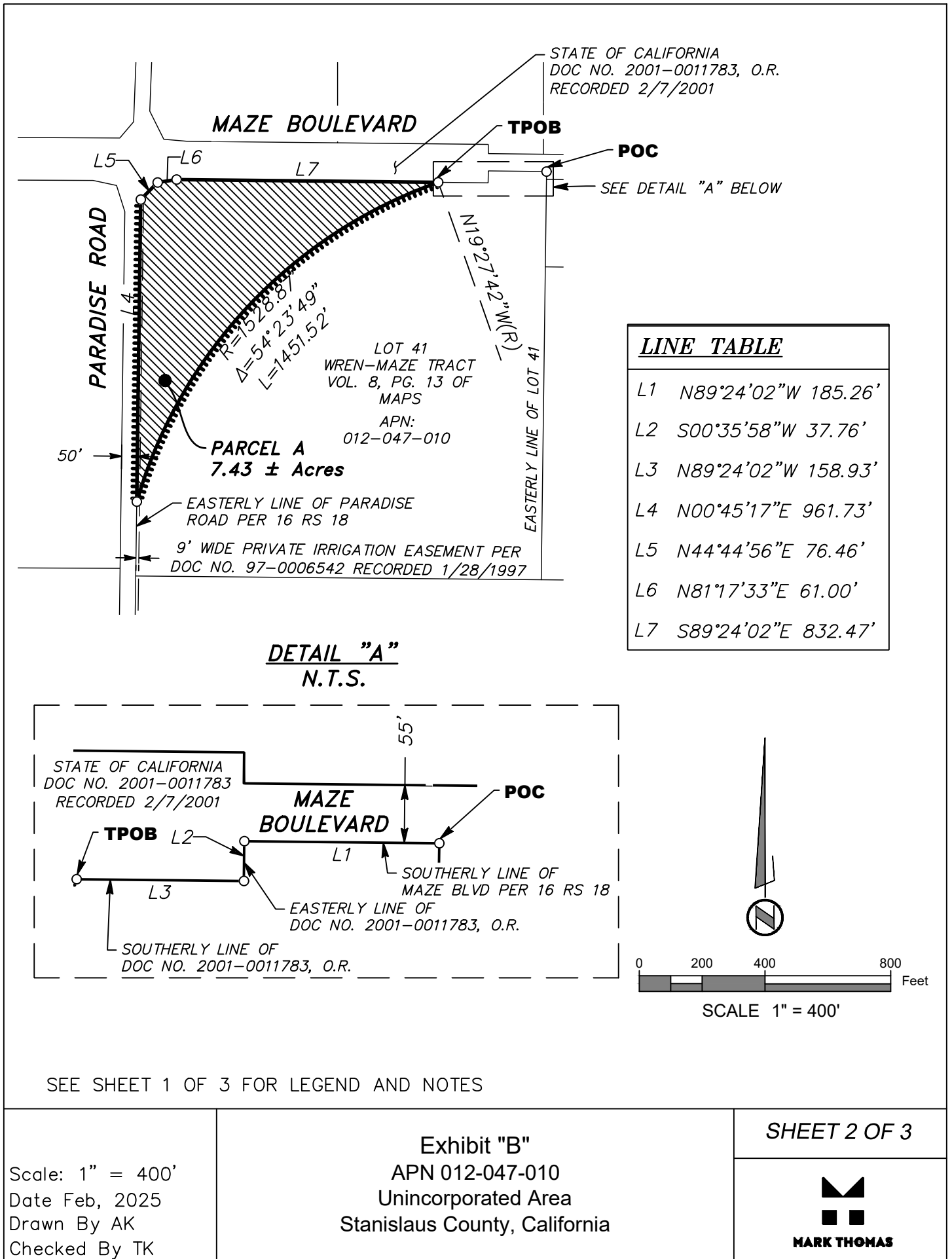
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83 (NSRS2007) EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.

Scale: 1" = 600'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
**APN 012-047-010**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 1 OF 3**







STATE OF CALIFORNIA  
DOC NO. 2001-0011783, O.R.  
RECORDED 2/7/2001

## MAZE BOULEVARD

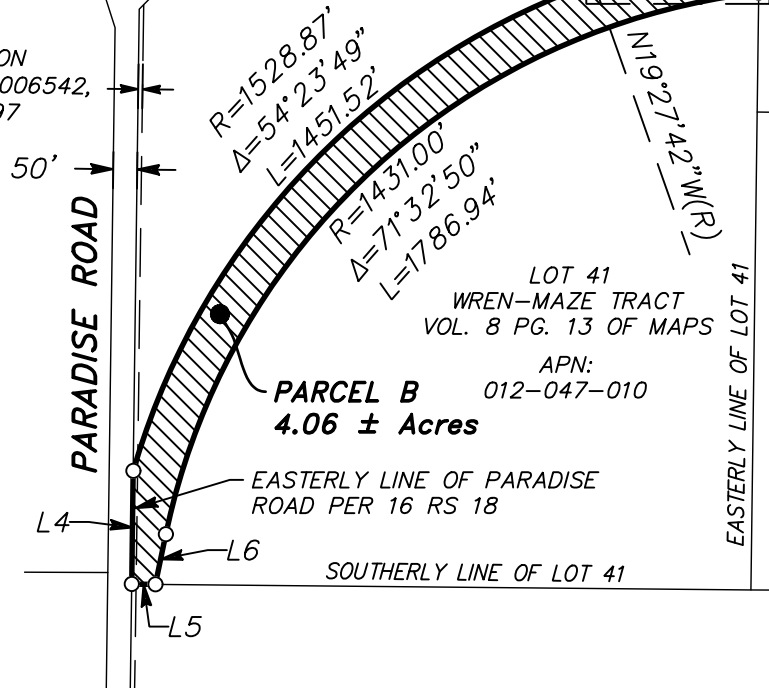
9' WIDE PRIVATE IRRIGATION  
EASEMENT PER DOC NO. 97-0006542,  
O.R. RECORDED 1/28/1997

POB

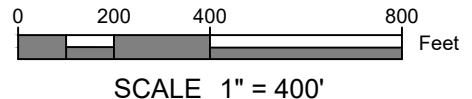
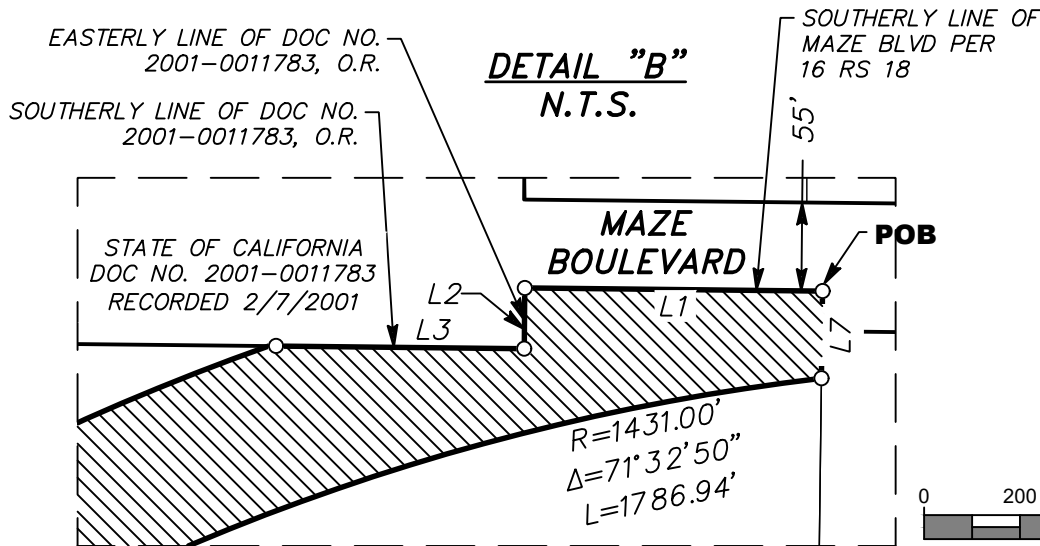
SEE DETAIL  
"B" BELOW

### LINE TABLE

|    |                     |
|----|---------------------|
| L1 | N89°24'02"W 185.26' |
| L2 | S00°35'58"W 37.76'  |
| L3 | N89°24'02"W 158.93' |
| L4 | S00°45'17"W 235.95' |
| L5 | S89°27'56"E 49.21'  |
| L6 | N11°48'39"E 106.50' |
| L7 | N00°44'24"E 54.29'  |



### DETAIL "B" N.T.S.



SEE SHEET 1 OF 3 FOR LEGEND AND NOTES

Scale: 1" = 400'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-047-010  
Unincorporated Area  
Stanislaus County, California

SHEET 3 OF 3

**MARK THOMAS**

## ATTACHMENT 1C

**STANISLAUS COUNCIL OF GOVERNMENTS**

**RESOLUTION 25-21**

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

**PARCEL APNs:** 012-060-002, 012-060-006, 012-060-007 & 012-060-008

**OWNERS:** Joseph K. Henriques and Kristi A. Henriques, Trustees of the Henriques 2005 Revocable Trust under instrument dated April 21, 2005

**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 two fee interests totaling 4,082,535 sq. ft. (93.722 acre), and a 1,407 sq. ft. non-exclusive permanent access easement from a portion of real property commonly identified as 556 N. Gates Road, Modesto, CA 95358 (APNs: 012-060-002, 012-060-006, 012-060-007 & 012-060-008) 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 Exhibits "1-2" 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

Exhibits 1-2 - Legal Definitions, Legal Descriptions & Plat Maps

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 19<sup>th</sup> day of November 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: November 19, 2025

---

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

---

KATE MILLER, INTERIM EXECUTIVE DIRECTOR

# Exhibit 1

## **FEE**

(012-060-002, 012-060-006, 012-060-007 & 012-060-008)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 556 N. Gates Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Numbers 012-060-002, 012-060-006, 012-060-007 & 012-060-008, 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 012-060-002, 012-060-006, 012-060-007 & 012-060-008**

**Parcel A**

Those portions of Lots 30, 31, 32, 33, 34, 41, 42, 43, 45, and 46 and all of Lot 44 of the Sunny Stanislaus Tract, in the City of Modesto, County of Stanislaus, State of California, according to the Map thereof, filed on April 13, 1925, in Volume 9 of Maps, at Page 89, in the office of the County Recorder of said County, described in the Quitclaim Deed recorded September 26, 2008 in Document No. 2008-0105049 and in the Quitclaim Deed recorded December 31, 2014 in Document No. 2014-0086732, both of Official Records in the office of the County Recorder of said County, described as follows:

**COMMENCING** at the southeast corner of said Lot 34;

thence along the easterly line of said Lot 34, North 00°04'57" East 348.85 feet to the **TRUE POINT OF BEGINNING;**

thence leaving said easterly line, South 53°55'53" West 1,151.96 feet;

thence South 52°02'24" West 542.64 feet to the beginning of a tangent curve, concave easterly, having a radius of 60.00 feet;

thence southerly 92.27 feet along said curve through a central angle of 88°06'31";

thence South 36°04'07" East 123.99 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 512.00 feet;

thence southeasterly 212.17 feet along said curve through a central angle of 23°44'35" to a point hereinafter referred to as Point "A";

thence South 77°40'28" West 117.00 feet to the beginning of a non-tangent curve, concave westerly, having a radius of 395.00 feet, a radial line to said curve bears North 77°40'28" East;

thence southerly 90.10 feet along said curve through a central angle of 13°04'08";

thence South 00°44'37" West 23.91 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 100.00 feet, said curve being tangent at its westerly terminus to the southerly line of said Lot 43;



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-002, 012-060-006, 012-060-007 & 012-060-008**

thence southwesterly 156.83 feet along said curve through a central angle of 89°51'21" to the southerly line of said Lot 43;

thence along the southerly line of the land described in the Quitclaim Deed recorded September 26, 2008, in said Document No. 2008-0105049, North 89°24'02" West 1,395.78 feet;

thence continuing along said southerly line, the following four (4) courses:

- 1) North 00°35'58" East 29.42 feet;
- 2) North 89°24'04" West 959.21 feet;
- 3) North 85°03'22" West 73.41 feet to a point hereinafter referred to as Point "C";
- 4) North 26°31'02" West 22.72 feet;

thence leaving said southerly line, North 81°36'47" East 449.55 feet to the beginning of a tangent curve, concave northwesterly having a radius of 1,004.00 feet;

thence northeasterly 687.56 feet along said curve through a central angle of 39°14'14";

thence North 42°22'33" East 264.40 feet to the easterly line of said Lot 45;

thence along said easterly line, North 00°00'38" East 483.07 feet;

thence leaving said easterly line, North 89°26'18" West 296.06 feet to a point hereinafter referred to as Point "B";

thence North 00°03'58" West 200.01 feet to a line that is parallel with and 40.00 feet northerly of the southerly line of said 30;

thence along said parallel line, South 89°26'18" East 417.02 feet;

thence leaving said parallel line, North 00°03'58" West 177.94 feet to the beginning of a tangent curve, concave southeasterly having a radius of 460.00 feet;

thence northeasterly 741.03 feet along said curve through a central angle of 92°18'00";

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-002, 012-060-006, 012-060-007 & 012-060-008**

thence South 87°45'58" East 959.75 feet to the beginning of a tangent curve, concave northerly having a radius of 1,100.00 feet;

thence easterly 430.27 feet along said curve through a central angle of 22°24'42";

thence North 69°49'20" East 663.17 feet to the easterly line of said Lot 34;

thence along said easterly line, South 00°04'57" West 611.79 feet to the **TRUE POINT OF BEGINNING**.

Containing 89.34 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.

**Parcel B**

Those portions of Lots 42 and 43 of the Sunny Stanislaus Tract, in the City of Modesto, County of Stanislaus, State of California, according to the Map thereof, filed on April 13, 1925, in Volume 9 of Maps, at Page 89, in the office of the County Recorder of said County, described as follows:

**BEGINNING** at the hereinabove described Point "A";

thence South 77°40'28" West 117.00 feet to the beginning of a non-tangent curve, concave westerly, having a radius of 395.00 feet, a radial line to said curve bears North 77°40'28" East;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-002, 012-060-006, 012-060-007 & 012-060-008**

thence southerly 90.10 feet along said curve through a central angle of 13°04'08";

thence South 00°44'37" West 23.91 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 100.00 feet, said curve being tangent at its westerly terminus to the southerly line of said Lot 43;

thence southwesterly 156.83 feet along said curve through a central angle of 89°51'21";

thence along the southerly lines of said Lots 43 and 42, South 89°24'02" East 125.97 feet;

thence continuing along said southerly lines, South 89°22'59" East 289.73 feet;

thence leaving said southerly line, North 00°37'01" East 10.00 feet;

thence North 89°22'59" West 61.21 feet;

thence North 85°14'08" West 82.13 feet to the beginning of a tangent curve, concave northeasterly having a radius of 60.00 feet;

thence northwesterly 90.04 feet along said curve through a central angle of 85°58'45";

thence North 00°44'37" East 47.47 feet to the beginning of a tangent curve, concave westerly, having a radius of 512.00 feet;

thence northerly 116.79 feet along said curve through a central angle of 13°04'08" to the **TRUE POINT OF BEGINNING**.

Containing, 32,025 square feet or 0.74 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.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-002, 012-060-006, 012-060-007 & 012-060-008**

**Parcel C**

Those portions of Lots 45 and 46 of the Sunny Stanislaus Tract, in the City of Modesto, County of Stanislaus, State of California, according to the Map thereof, filed on April 13, 1925, in Volume 9 of Maps, at Page 89, in the office of the County Recorder of said County, described as follows:

**BEGINNING** at the hereinabove described Point "B";

thence North 00°03'58" West 160.01 feet to the northerly line of said Lot 45;

thence along said northerly line, North 89°26'18" West 358.98 feet to the northeast corner of said Lot 46;

thence along the northerly line of said Lot 46, North 89°28'14" West 565.43 feet to the westerly line of said Lot 46;

thence along said westerly line, South 00°37'35" East 160.03 feet;

thence leaving said westerly line, South 89°28'14" East 563.70 feet to the east line of said Lot 46;

thence South 89°26'18" East 359.14 feet to the **POINT OF BEGINNING**.

Containing 3.39 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.

**Parcel D**

That portion of Lot 46 of the Sunny Stanislaus Tract, in the City of Modesto, County of Stanislaus, State of California, according to the Map thereof, filed on April 13, 1925, in

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-002, 012-060-006, 012-060-007 & 012-060-008**

Volume 9 of Maps, at Page 89, in the office of the County Recorder of said County, described as follows:

**COMMENCING** at the hereinabove described Point "C";

thence North 26°31'02" West 99.86 feet to the westerly line of said Lot 46 and the **TRUE POINT OF BEGINNING**;

thence along said westerly line, North 02°15'37" East 400.29 feet;

thence leaving said westerly line, South 03°05'54" East 253.04 feet to the beginning of a tangent curve, concave easterly, having a radius of 33.00 feet;

thence southerly 31.15 feet along said curve through a central angle of 54°05'22" to the beginning of a reverse curve, concave westerly, having a radius of 67.00 feet;

thence southerly and southwesterly 179.59 feet along said curve through a central angle of 153°34'51";

thence North 26°31'02" West 1.72 feet to the **TRUE POINT OF BEGINNING**.

Containing 11,248 square feet or 0.26 acres, more or less.

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

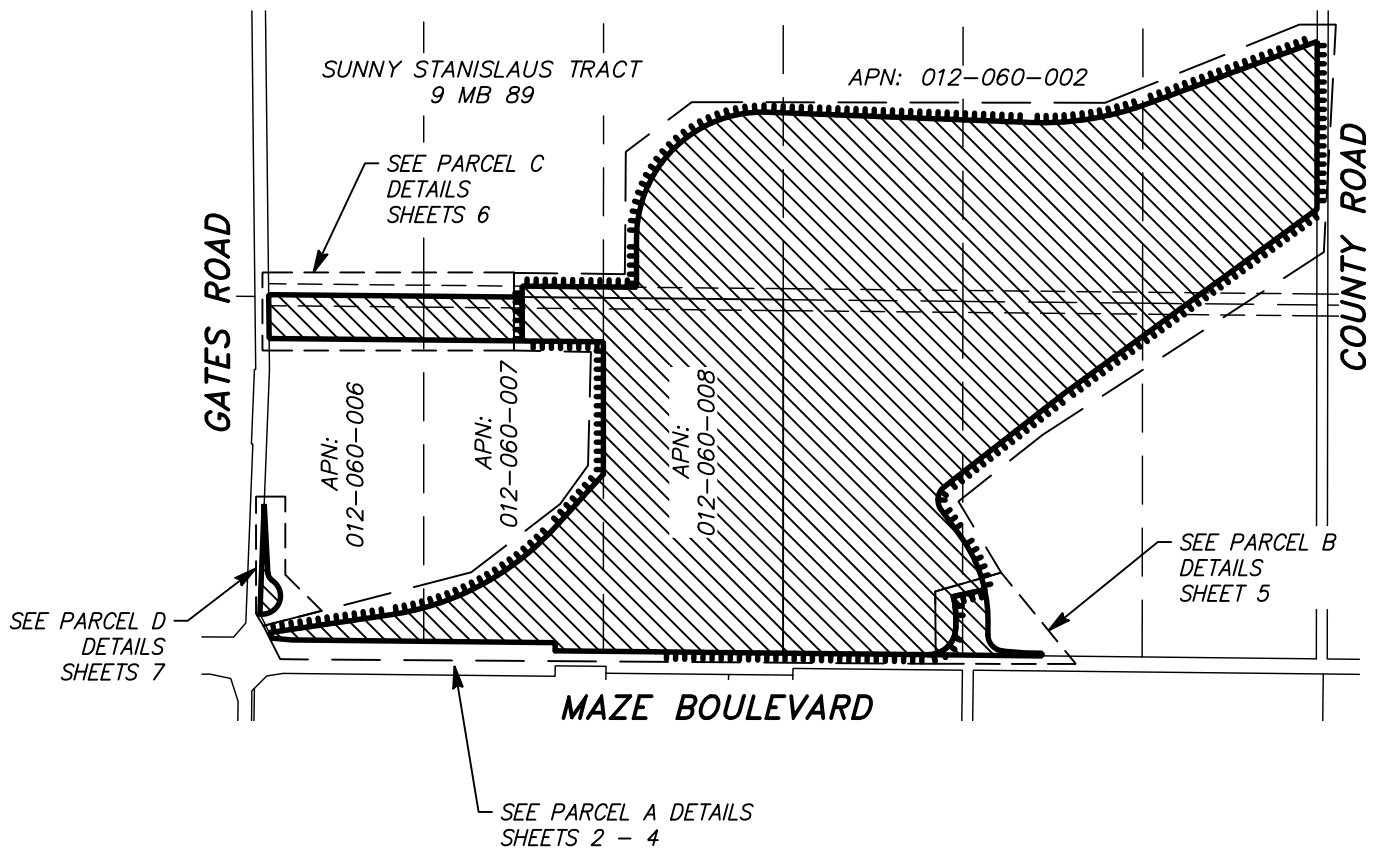
Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

This 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.

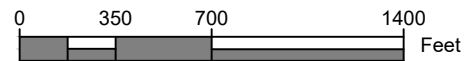
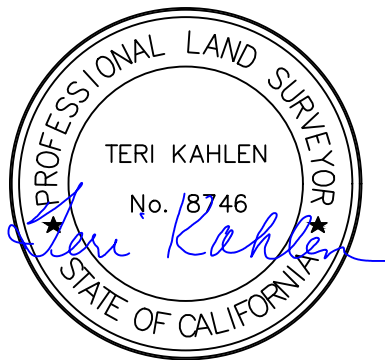
*Teri Kahlen* 5/1/2025  
Teri Kahlen, PLS 8746





### **LEGEND**

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- TPOB TRUE POINT OF BEGINNING
- APN ASSESSORS PARCEL NUMBER
- MB MAP BOOK
- O.R. OFFICIAL RECORDS
- DIMENSION POINT
- ▨ PARCEL TO BE ACQUIRED
- ▬ ACCESS PROHIBITED



SCALE 1" = 700'

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.

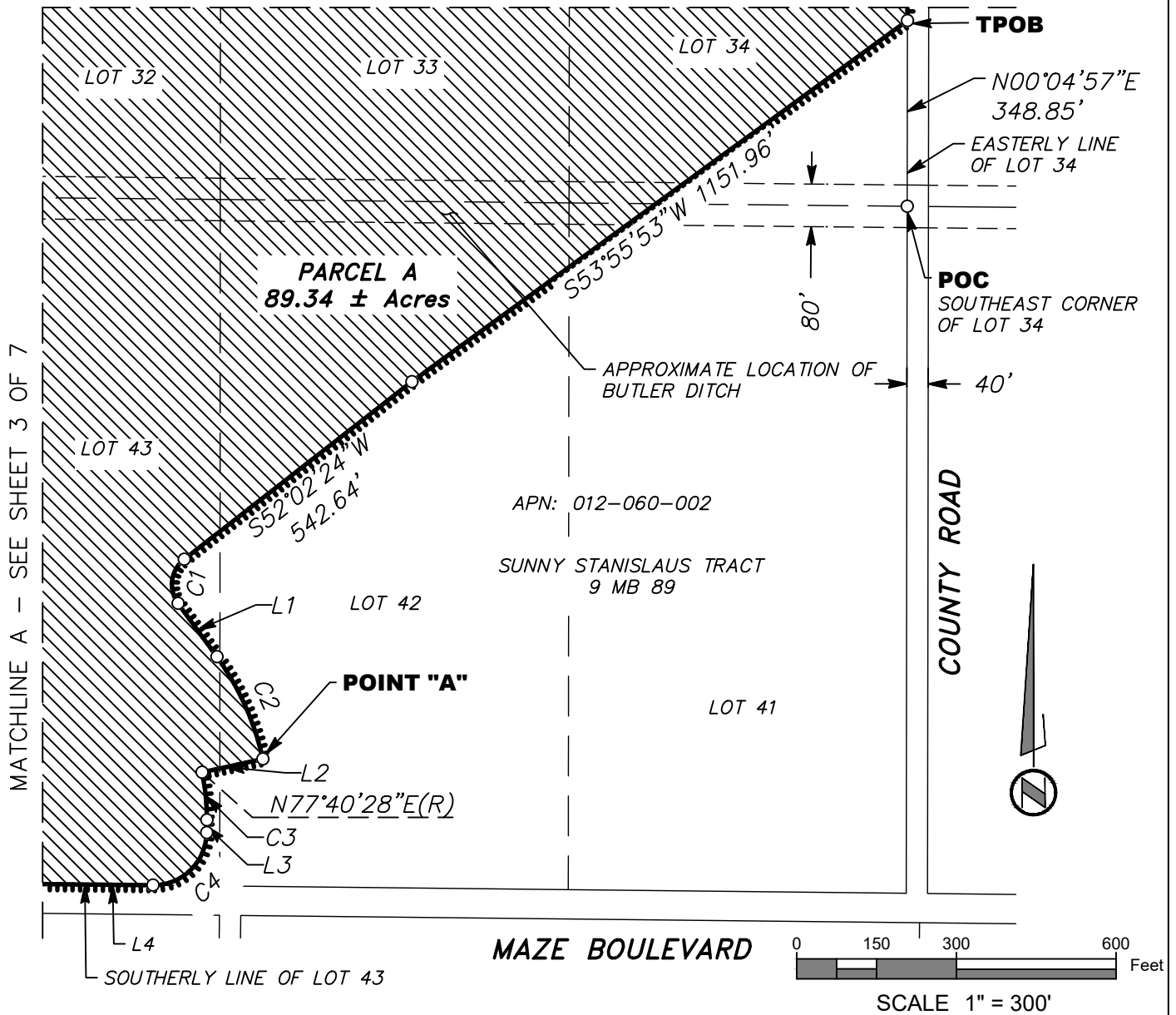
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Date May, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
**APN 012-060-002 & 006-008**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 1 OF 7**



MATCHLINE B — SEE SHEET 4 OF 7



| <u>CURVE TABLE</u> | <u>CURVE TABLE</u> |
|--------------------|--------------------|
| R=60.00'           | R=395.00'          |
| C1 Δ=88°06'31"     | C3 Δ=13°04'08"     |
| L=92.27'           | L=90.10'           |
| R=512.00'          | R=100.00'          |
| C2 Δ=23°44'35"     | C4 Δ=89°51'21"     |
| L=212.17'          | L=156.83'          |

| <u>LINE TABLE</u>       |
|-------------------------|
| L1 S36°04'07"E 123.99'  |
| L2 S77°40'28"W 117.00'  |
| L3 S00°44'37"W 23.91'   |
| L4 N89°24'02"W 1359.78' |

SEE SHEET 1 OF 7 FOR LEGEND AND NOTES

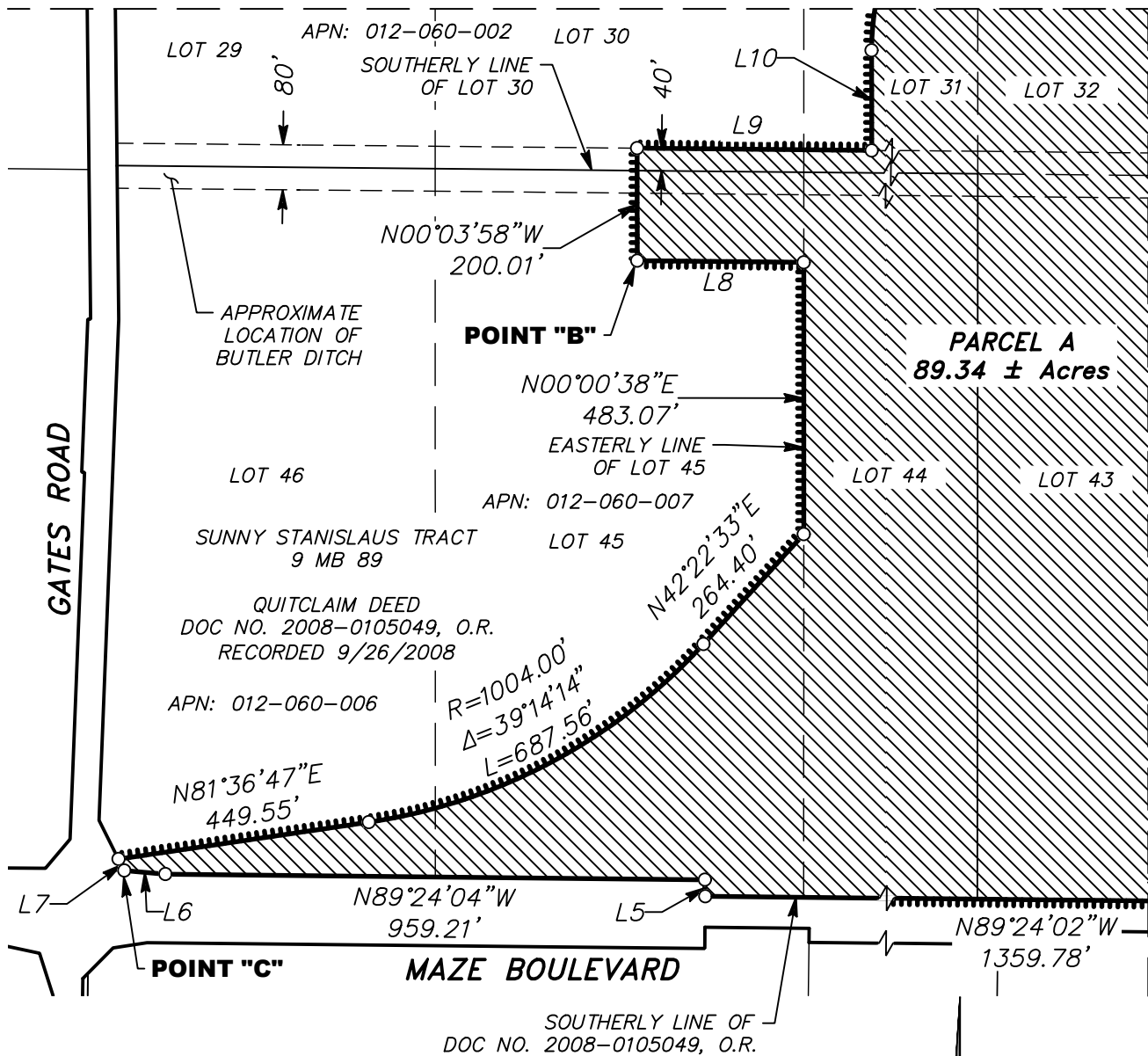
Scale: 1" = 400'  
Date May, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-060-002 & 006-008  
Unincorporated Area  
Stanislaus County, California

SHEET 2 OF 7

  
MARK THOMAS

MATCHLINE C — SEE SHEET 4 OF 7



| <u>LINE TABLE</u>     | <u>LINE TABLE</u>       |
|-----------------------|-------------------------|
| L5 N00°35'58"E 29.42' | L8 N89°26'18"W 296.06'  |
| L6 N85°03'22"W 73.41' | L9 S89°26'18"E 417.02'  |
| L7 N26°31'02"W 22.72' | L10 N00°03'58"W 177.94' |



SCALE 1" = 300'

SEE SHEET 1 OF 7 FOR LEGEND AND NOTES

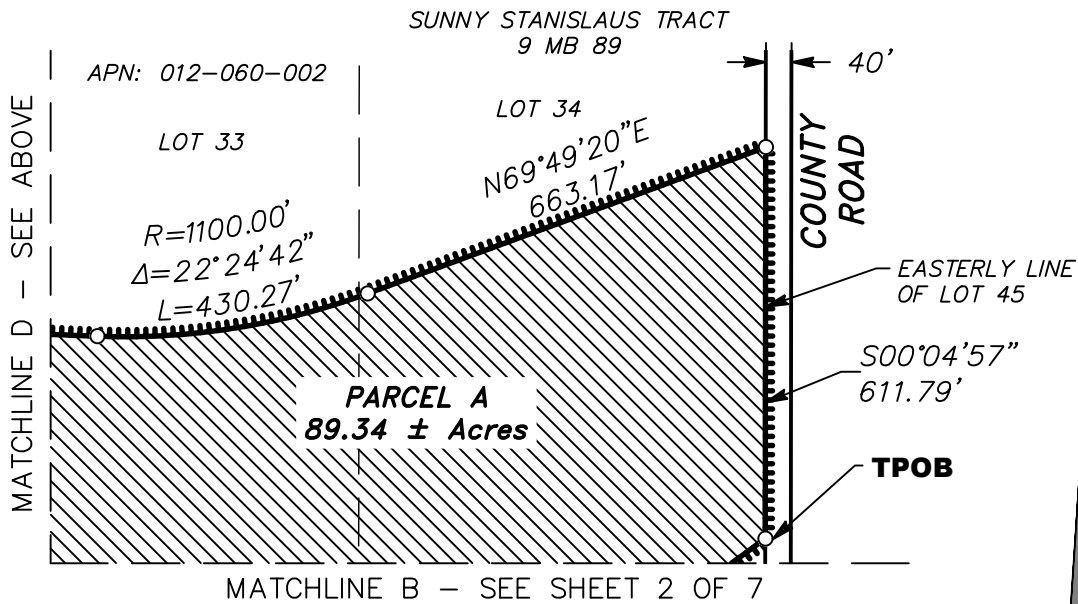
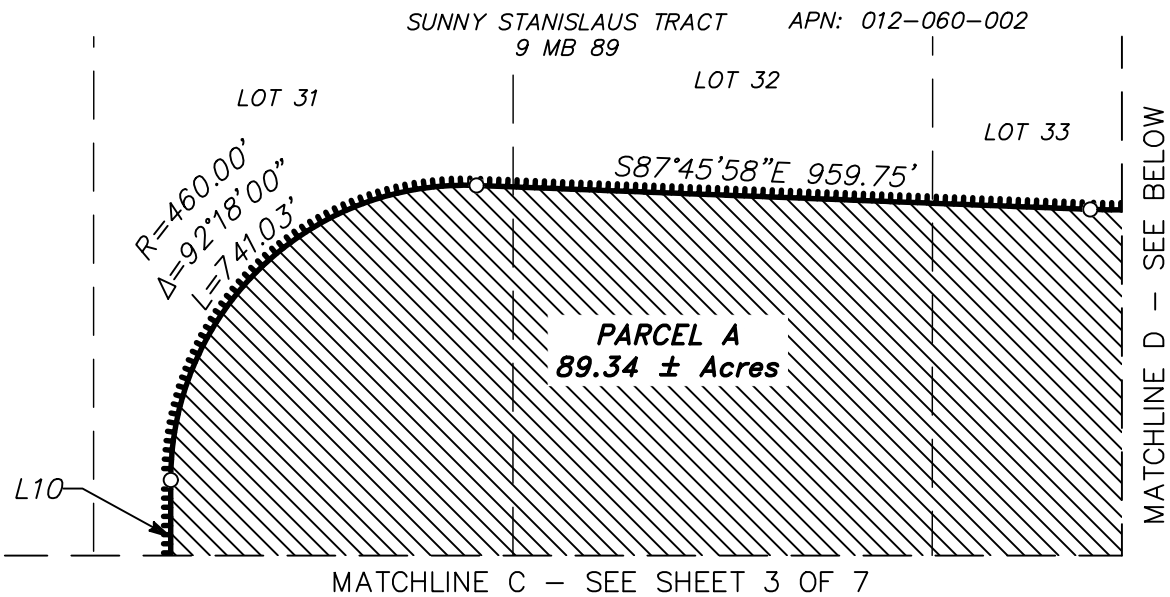
Scale: 1" = 400'  
Date May, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
APN 012-060-002 & 006-008  
Unincorporated Area  
Stanislaus County, California

**SHEET 3 OF 7**

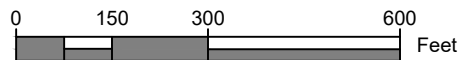
**MARK THOMAS**



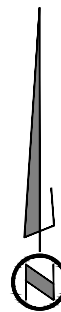


**LINE TABLE**

L10  $N00^{\circ}03'58''W$  177.94'



SCALE 1" = 300'



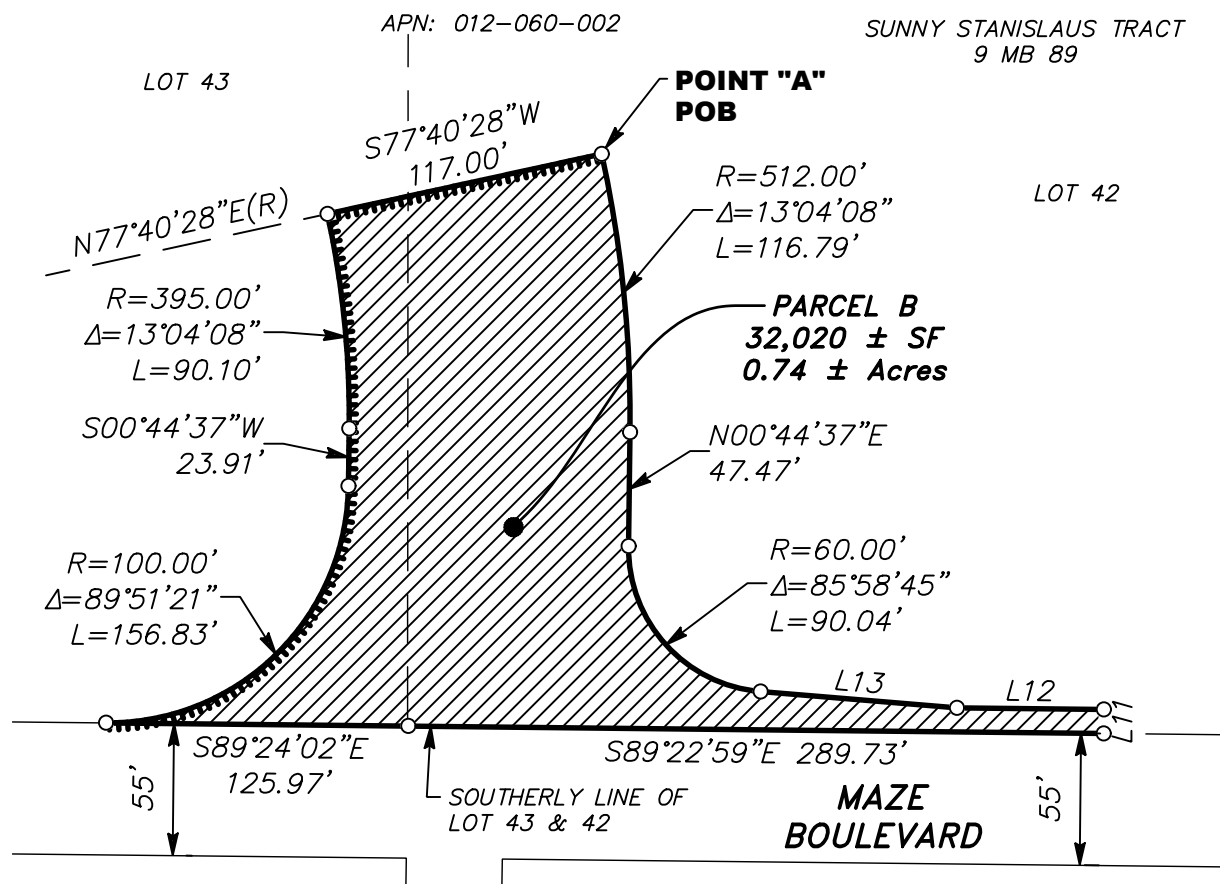
SEE SHEET 1 OF 7 FOR LEGEND AND NOTES

Scale: 1" = 400'  
Date May, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
APN 012-060-002 & 006-008  
Unincorporated Area  
Stanislaus County, California

**SHEET 4 OF 7**



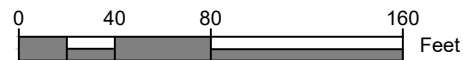
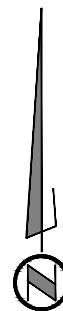


**LINE TABLE**

L11  $N00^{\circ}37'01''E$  10.00'

L12  $N89^{\circ}22'59''W$  61.21'

L13  $N85^{\circ}14'08''W$  82.13'



SCALE 1" = 80'

SEE SHEET 1 OF 7 FOR LEGEND AND NOTES

Scale: 1" = 400'

Date May, 2025

Drawn By AK

Checked By TK

**Exhibit "B"**

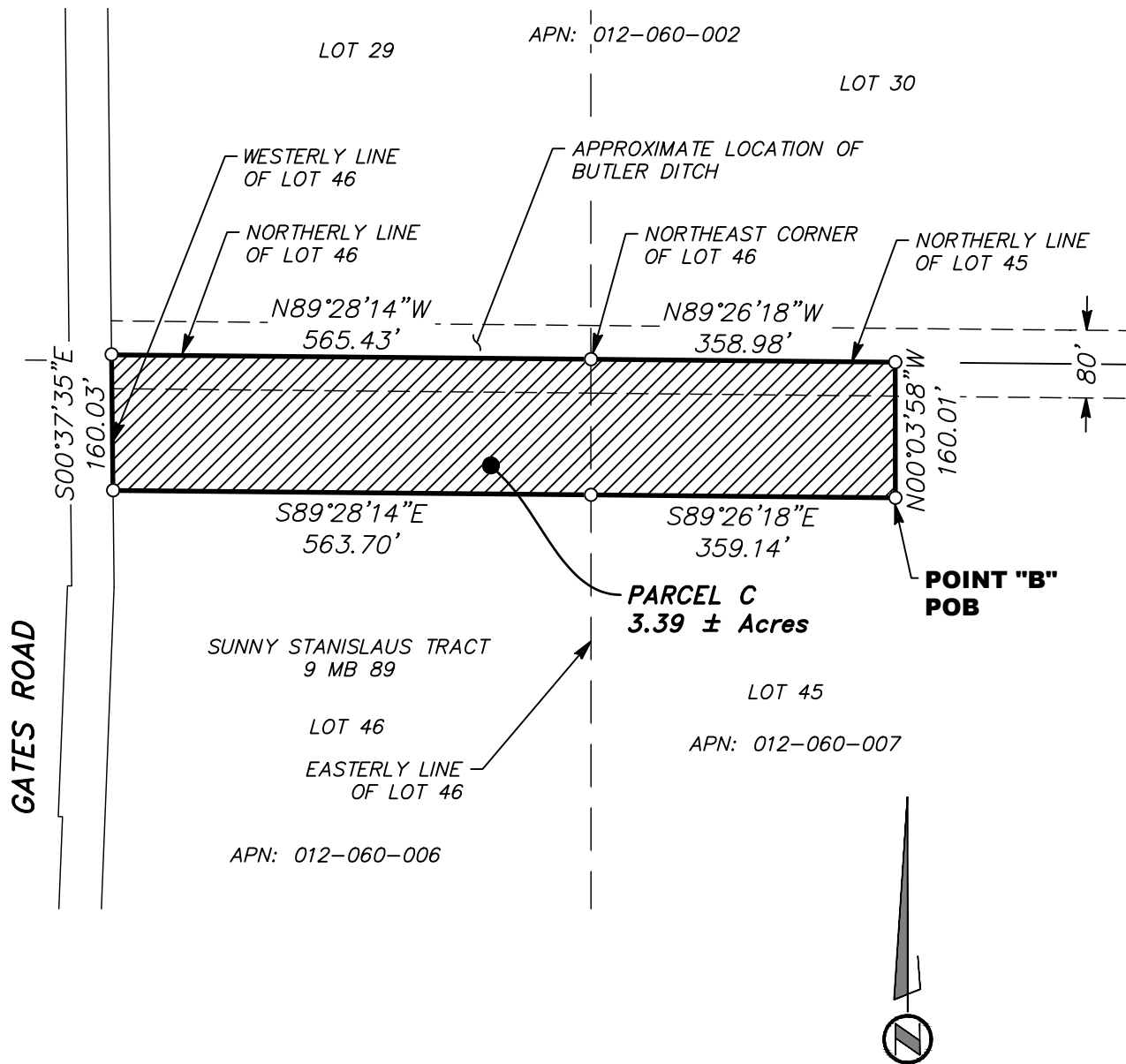
**APN 012-060-002 & 006-008**

**Unincorporated Area**

**Stanislaus County, California**

**SHEET 5 OF 7**





SCALE 1" = 200'

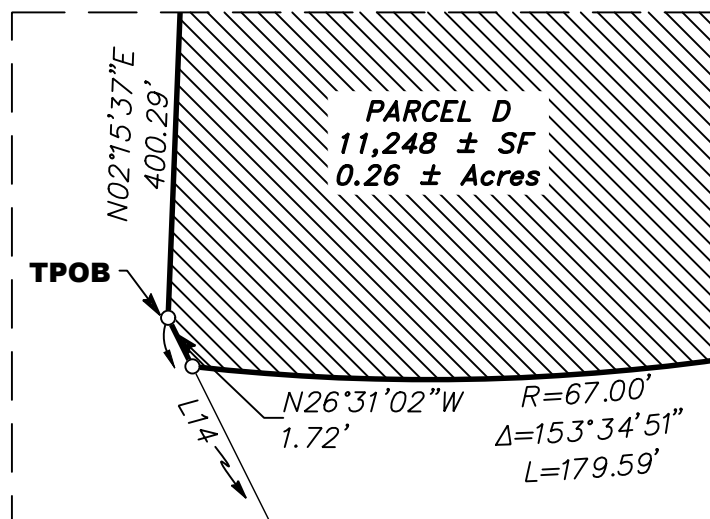
SEE SHEET 1 OF 7 FOR LEGEND AND NOTES

Scale: 1" = 400'  
Date May, 2025  
Drawn By AK  
Checked By TK

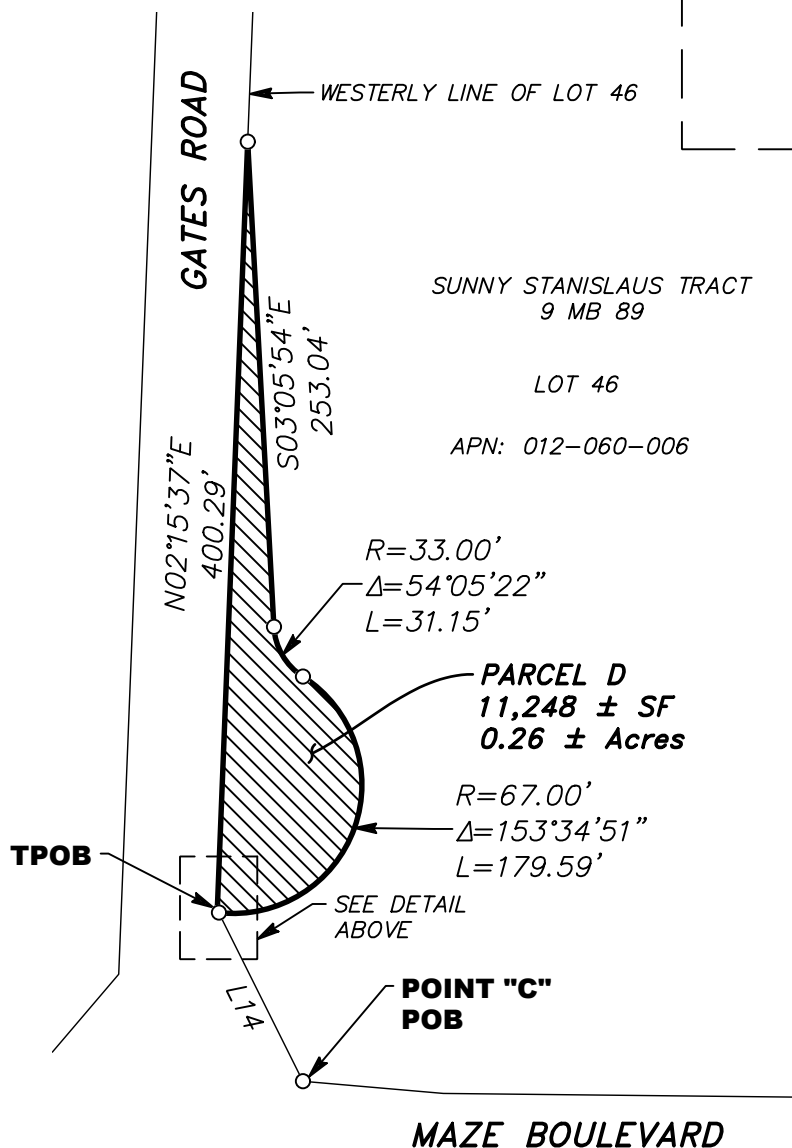
**Exhibit "B"**  
**APN 012-060-002 & 006-008**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 6 OF 7**

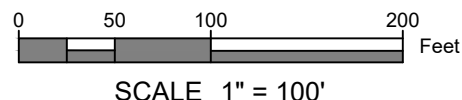
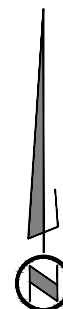
  
**MARK THOMAS**



**DETAIL**  
**N.T.S.**



| <u>LINE TABLE</u>      |
|------------------------|
| L14 N26°31'02"W 99.86' |



SEE SHEET 1 OF 7 FOR LEGEND AND NOTES

Scale: 1" = 400'  
Date May, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
**APN 012-060-002 & 006-008**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 7 OF 7**



# Exhibit 2

## **Permanent Access Easement** (APN 012-060-002)

The property interest to be acquired has been designated as a non-exclusive Permanent Access Easement, which represents certain interests from a portion of the property commonly known as 556 N. Gates Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-060-002, 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 rights of the Stanislaus Council of Governments ("StanCOG") in the Property shall include without limitation the right to use the easement for the purposes of pedestrian, vehicular and equipment access to and from the nearby Modesto Irrigation District irrigation facility.

No person shall construct any facility, structure, building or other improvement within the Property, nor plant any trees, shrubbery or other vegetation, nor impound any water, or place any temporary or permanent erection upon the same, or park or store vehicles or equipment in, on, around or about the Property except with the prior written consent of the easement holder in its sole discretion. StanCOG shall have the right to remove, or cause to be removed any obstructions, which interfere with or threatens to endanger the use of the Property.

The terms of this easement are covenants running with the land and inure to the benefit of, and are binding upon, owners and StanCOG and their respective successors and assigns, including all subsequent owners of all or any portion of owner's property.

StanCOG, in its sole and absolute discretion, shall have the right to transfer, assign and/or convey this easement, including without limitation any interest therein and/or in whole or in part, to successors and/or assigns, including without limitation other governmental agencies without the consent of the underlying fee owner.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-002**  
**MID Easement**

That portion of Lot 41 of the Sunny Stanislaus Tract, in the City of Modesto, County of Stanislaus, State of California, according to the Map thereof, filed on April 13, 1925, in Volume 9 of Maps, at Page 89, in the office of the County Recorder of said County, described as follows:

**COMMENCING** at the northeast corner of said Lot 41;

thence along the easterly line of said Lot 41, South 00°04'57" West 40.00 feet to the southerly line of Butler Ditch, 80.00 feet wide, described in the Deed recorded October 19, 1917, in Book 265, Page 140 of Official Records in the office of the County Recorder of said County;

thence along said southerly line, North 89°25'47" West 475.50 feet to the **TRUE POINT OF BEGINNING;**

thence continuing along said southerly line, North 89°25'47" West 50.64 feet;

leaving said southerly line, South 53°55'53" West 47.11 feet;

thence North 89°59'13" East 51.12 feet;

thence North 54°05'49" East 46.42 feet to the **TRUE POINT OF BEGINNING.**

Containing, 1,407 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.

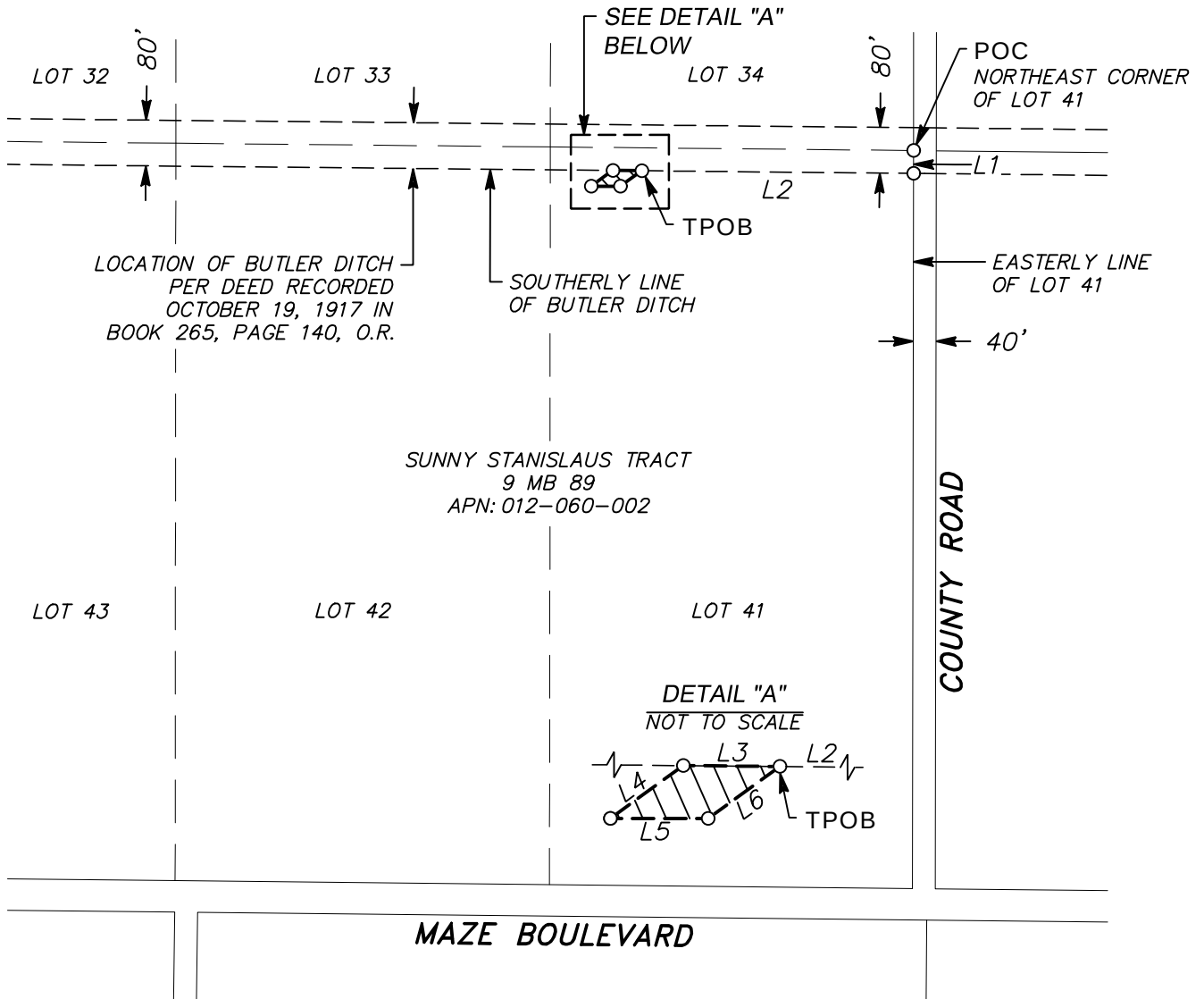
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-002**  
**MID Easement**

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* 5/1/2025  
Teri Kahlen, PLS 8746





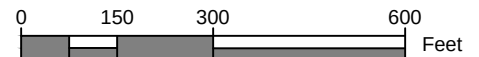
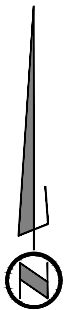
### LEGEND

- POC POINT OF COMMENCEMENT  
TPOB TRUE POINT OF BEGINNING  
MB MAP BOOK  
O.R. OFFICIAL RECORDS  
APN ASSESSOR'S PARCEL NUMBER  
o DIMENSION POINT  
□ □ EASEMENT TO BE ACQUIRED - 1,407± SQ.FT.



### LINE TABLE

- L1 S00°04'57"W 40.00'  
L2 N89°25'47"W 475.50'  
L3 N89°25'47"W 50.64'  
L4 S53°55'53"W 47.11'  
L5 N89°59'13"E 51.12'  
L6 N54°05'49"E 46.42'



SCALE 1" = 300'

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 May 2025  
Drawn By GP  
Checked By TK

Exhibit "B"  
APN 012-060-002  
Unincorporated Area  
Stanislaus County, California

SHEET 1 OF 1

MARK THOMAS



## ATTACHMENT 1D

## **STANISLAUS COUNCIL OF GOVERNMENTS**

### **RESOLUTION 25-22**

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

**PARCEL APN:** 012-060-004

**OWNERS:** Richard Eugene Quaresma; Diane H. Quaresma and Frank D. Quaresma, Trustees of the Quaresma Family Living Trust dated August 6, 2019; Evelyn Marie Johnston, Trustee, The Evelyn Marie Johnston Family Trust, Trust B, under Declaration of Trust dated April 2, 2008

**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 an approximately 532,736 sq. ft. fee interest from a portion of the real property commonly identified as 543 Butler Road, Modesto, CA 95358 (APN: 012-060-004) 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

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 19<sup>th</sup> day of November 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: November 19, 2025

---

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

---

KATE MILLER, INTERIM EXECUTIVE DIRECTOR

# Exhibit 1

## **FEE** (012-060-004)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 543 Butler Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-060-004, 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**  
**APN 012-060-004**

**Parcel A**

Those portions of Lots 35, 36 and 37 of the Sunny Stanislaus Tract, in the Unincorporated Area in the County of Stanislaus, State of California, filed in Volume 9 of Maps, at page 89 in the office of the County Recorder of said County, described in the Correctional Grant Deed recorded March 11, 2020 is Document No, 2020-0017210 of Official Records on the office of said County Recorder, lying northerly of the following described line:

**COMMENCING** at the northwest corner of the land described in said Correctional Grant Deed;

thence along the westerly line of said land, South 00°04'57" West 759.14 feet to the **TRUE POINT OF BEGINNING;**

thence leaving said westerly line, North 53°55'53" East 268.76 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 2,900.00 feet;

thence northeasterly 1,822.74 feet along said curve through a central angle of 36°00'44";

thence North 89°56'37" East 70.52 feet to that certain course described as having a bearing of North 29°01'11" West and a length of 122.28 feet in the Grant Deed to the State of California recorded March 29, 1963 in Volume 1843, Page 278 of said Official Records, distant thereon South 29°01'31" East 50.71 feet from the northwesterly terminus of said certain course.

Containing 12.09 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.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-004**

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.

**Parcel B**

That portion of Lot 37 of the Sunny Stanislaus Tract, in the Unincorporated Area in the County of Stanislaus, State of California, filed in Volume 9 of Maps, at page 89 in the office of the County Recorder of said County, described in the Correctional Grant Deed recorded March 11, 2020 is Document No, 2020-0017210 of Official Records on the office of said County Recorder, described as follows:

**COMMENCING** at the northwesterly terminus of that certain course described as having a bearing of North 29°01'11" West and a length of 122.28 feet in the Grant Deed to the State of California recorded March 29, 1963, in Volume 1843, Page 278 of said Official Records;

thence along said certain course, South 29°01'31" East 50.71 feet to the **TRUE POINT OF BEGINNING**;

thence continuing along said certain course, South 29°01'31" East 71.57 feet to the easterly line of said Lot 37;

thence along said easterly line, South 00°36'09" East 275.28 feet;

thence leaving said easterly line, North 07°44'42" West 340.92 feet;

thence North 89°56'37" East 8.33 feet to the **TRUE POINT OF BEGINNING**.

Containing 6,096 square feet, more or less.

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



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-004**

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 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.

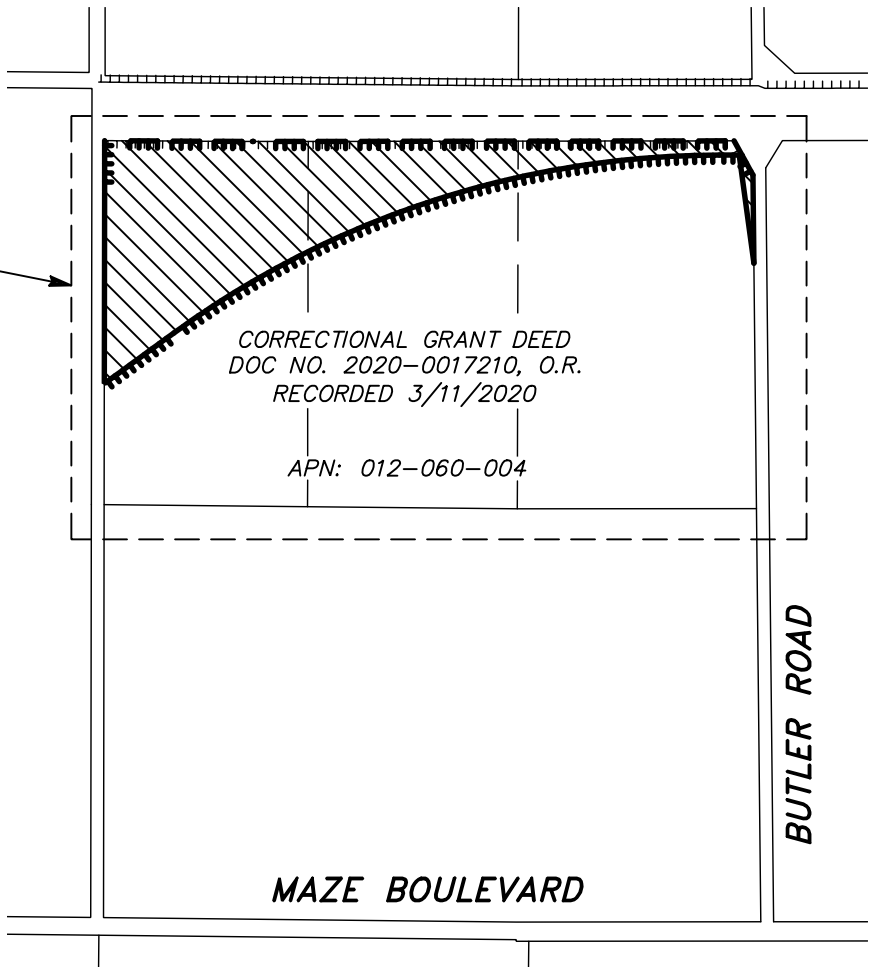
Mark Thomas & Company, Inc.

*Teri Kahlen* 7/7/2025  
Teri Kahlen, PLS 8746



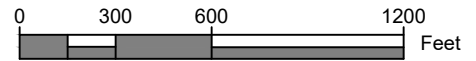


SEE DETAILS  
SHEET 2 & 3



### LEGEND

- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- APN ASSESSORS PARCEL NUMBER
- O.R. OFFICIAL RECORDS
- DIMENSION POINT
- PARCEL TO BE ACQUIRED
- ACCESS PROHIBITED
- ACCESS SUPERSEDED



SCALE 1" = 600'

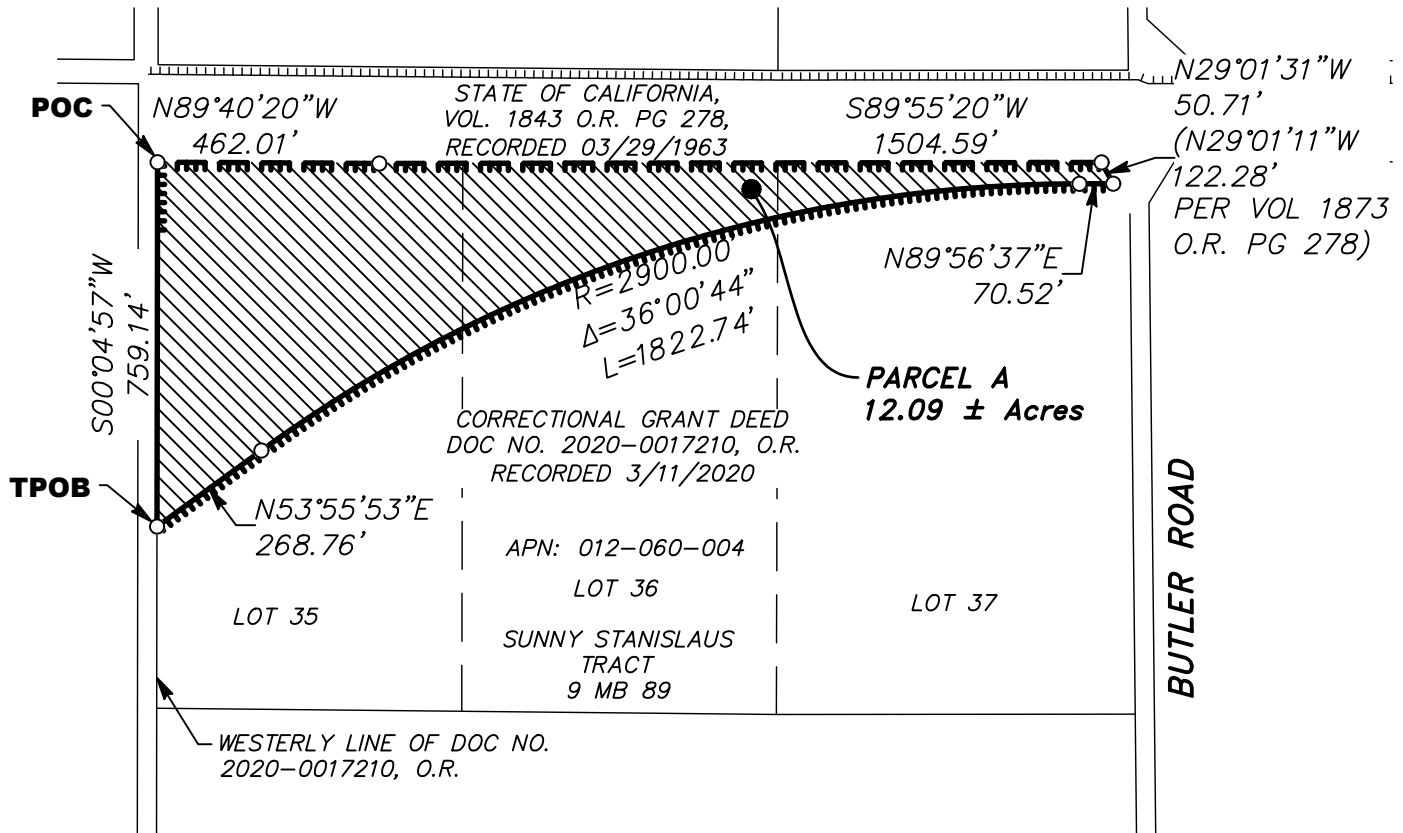
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83  
(NSRS2007) EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES  
SHOWN BY 1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.

Scale: 1" = 600'  
Date July, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-060-004  
Unincorporated Area  
Stanislaus County, California

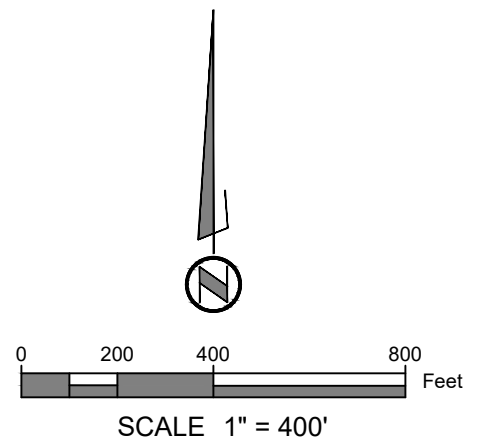
SHEET 1 OF 3





### LEGEND

- POC POINT OF COMMENCEMENT  
TPOB TRUE POINT OF BEGINNING  
APN ASSESSORS PARCEL NUMBER  
O.R. OFFICIAL RECORDS  
○ DIMENSION POINT  
▨ PARCEL TO BE ACQUIRED  
— ACCESS PROHIBITED  
— ACCESS SUPERSEDED



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" = 400'  
Date July, 2025  
Drawn By AK  
Checked By TK

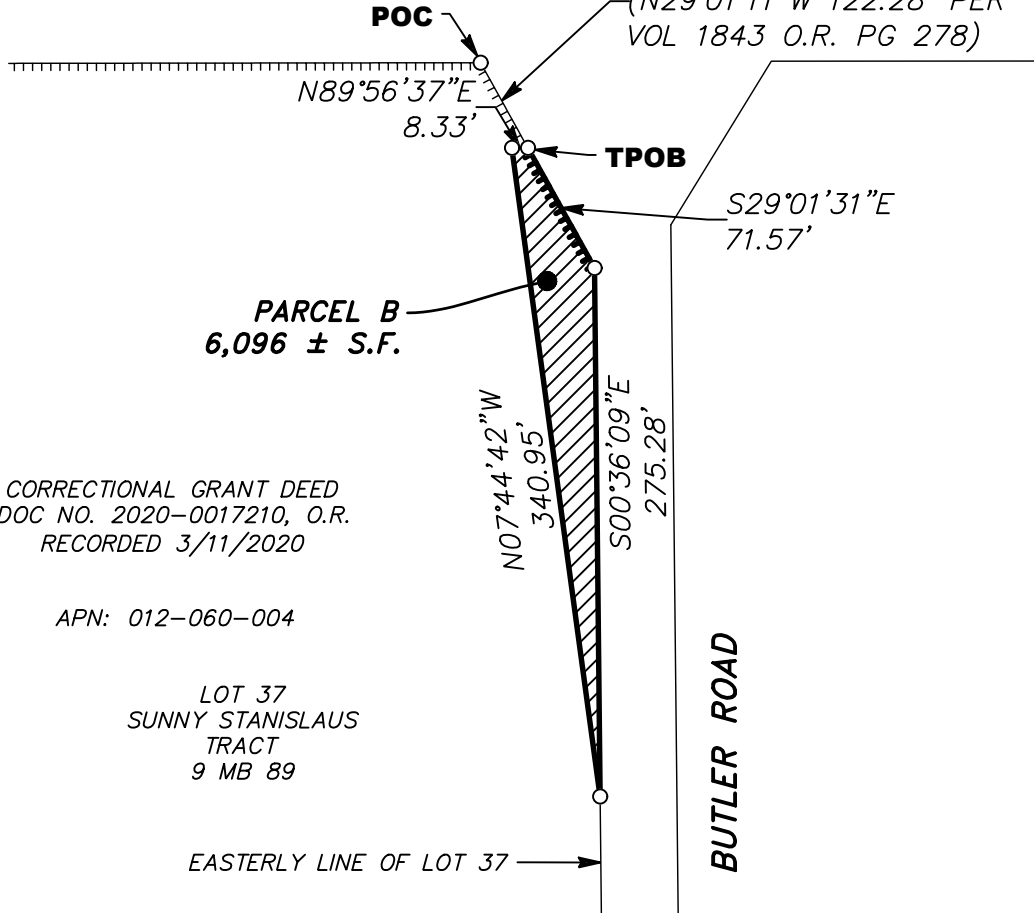
**Exhibit "B"**  
**APN 012-060-004**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 2 OF 3**

**MARK THOMAS**

STATE OF CALIFORNIA,  
VOL. 1843 O.R. PG 278, RECORDED 3/29/1963

S29°01'31"E 50.71'  
(N29°01'11"W 122.28' PER  
VOL 1843 O.R. PG 278)



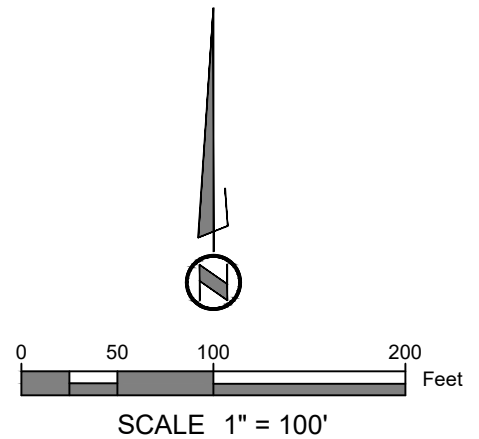
CORRECTIONAL GRANT DEED  
DOC NO. 2020-0017210, O.R.  
RECORDED 3/11/2020

APN: 012-060-004

LOT 37  
SUNNY STANISLAUS  
TRACT  
9 MB 89

### LEGEND

- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- APN ASSESSORS PARCEL NUMBER
- O.R. OFFICIAL RECORDS
- DIMENSION POINT
- PARCEL TO BE ACQUIRED
- ACCESS PROHIBITED
- ACCESS SUPERSEDED



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" = 100'  
Date July, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-060-004  
Unincorporated Area  
Stanislaus County, California

SHEET 3 OF 3

MARK THOMAS

## **ATTACHMENT 1E**

**STANISLAUS COUNCIL OF GOVERNMENTS**

**RESOLUTION 25-23**

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

**PARCEL APN:** 012-042-010

**OWNERS:** Garcia-Les Partners, L.P., 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 an approximately 65,128 sq. ft. fee interest from a portion of the real property commonly identified as 7713 Maze Blvd., Modesto, CA 95358 (APN: 012-042-010) 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



THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 19<sup>th</sup> day of November 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: November 19, 2025

---

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

---

KATE MILLER, INTERIM EXECUTIVE DIRECTOR

# Exhibit 1

## **FEE** (012-042-010)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 7713 Maze Blvd., Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Numbers 012-042-010, 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 012-042-010**

**Parcel A**

The Northerly 45.00 feet over that portion of Section 30, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described in the Grant Deed recorded November 29, 2018 in Document No. 2018-0081730 of Official Records in the office of the County Recorder of said County.

Containing 47,104 square feet or 1.08 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.

**Parcel B**

That portion of Section 30, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described in the Grant Deed recorded November 29, 2018 in Document No. 2018-0081730 of Official Records in the office of the County Recorder of said County, described as follows:

**COMMENCING** at the northeast corner of the land described in said Grant Deed;

thence along the easterly line of said land, South 00°34'15" East 45.00 feet;

thence leaving said easterly line, South 89°56'37" West 976.18 feet to the **TRUE POINT OF BEGINNING;**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-042-010**

thence South 17°26'31" West 354.16 feet to the easterly line of Butler Road, as described in the Dedication Deed recorded January 6, 1955, in Volume 1261, Page 555 of said Official Records;

thence along said easterly line, North 00°36'09" West 297.61 feet to the northwesterly line of said land;

thence along said northwesterly line, North 31°32'23" East 47.16 feet to a line that is parallel with and 45.00 feet southerly of the northerly line of said land;

thence along said parallel line, North 89°56'37" East 84.61 feet to the **TRUE POINT OF BEGINNING.**

Containing 18,024 square feet or 0.41 acres, more or less.

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

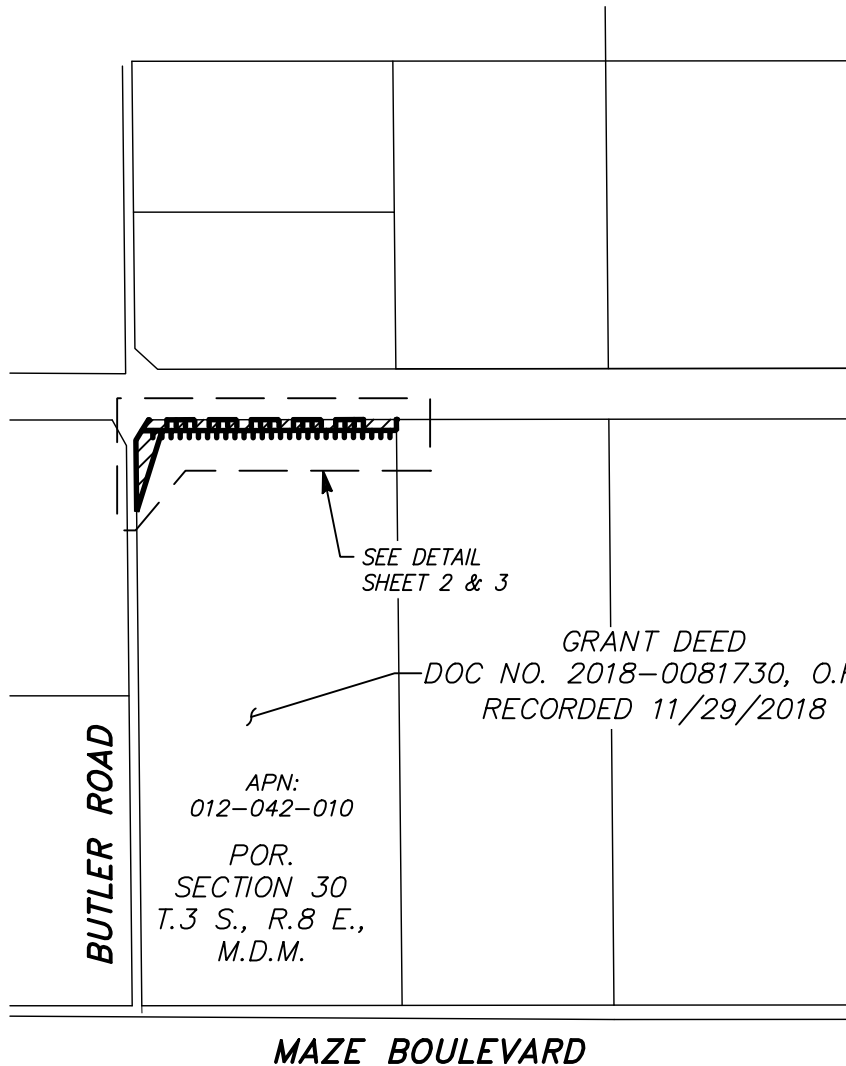
Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

This 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.

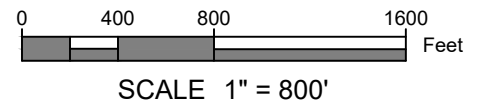
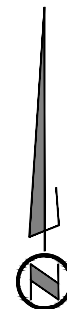
*Teri Kahlen*      2/4/2025  
Teri Kahlen, PLS 8746





### LEGEND

- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
- ▨ PARCEL TO BE ACQUIRED
- ▬ ACCESS PROHIBITED
- ▬ ACCESS SUPERSEDED



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.

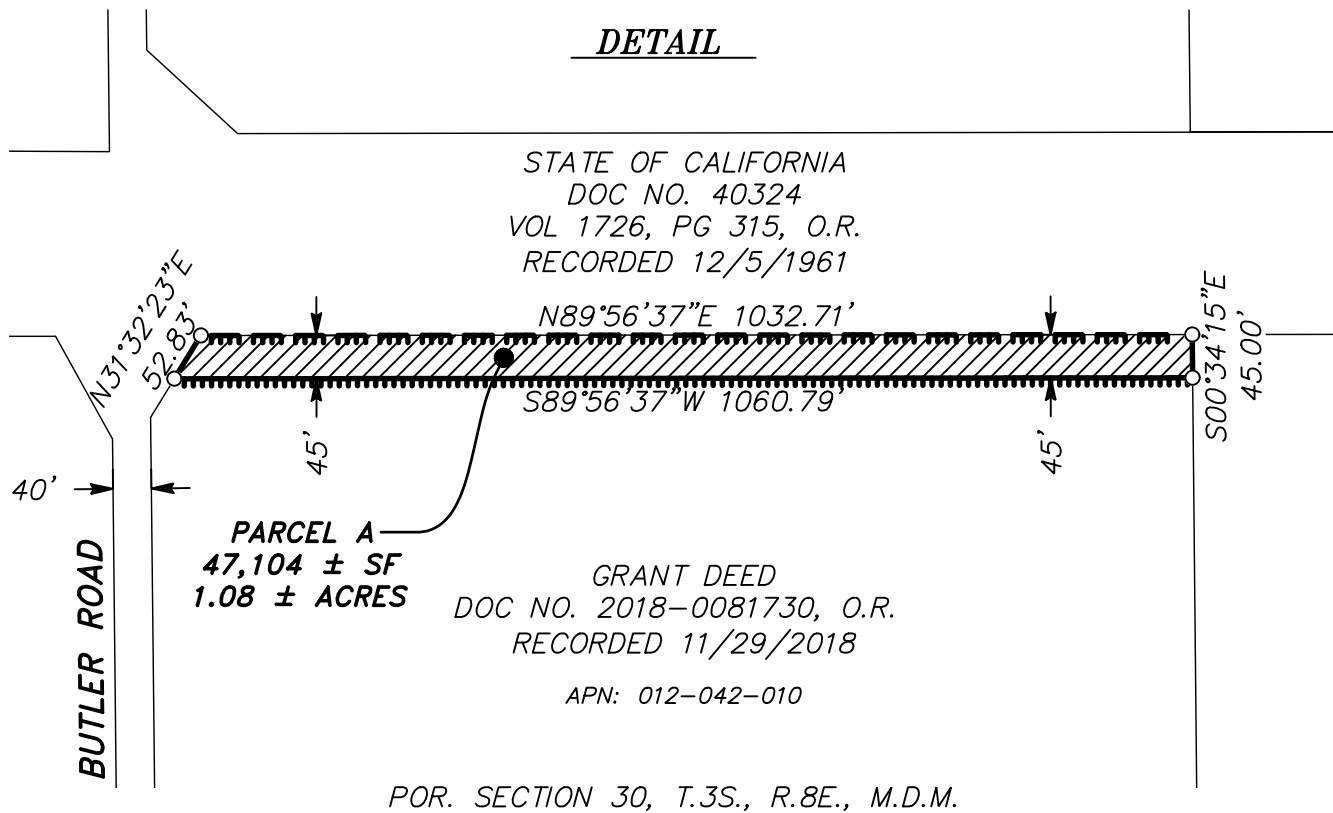
Scale: 1" = 800'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
**APN 012-042-010**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 1 OF 3**

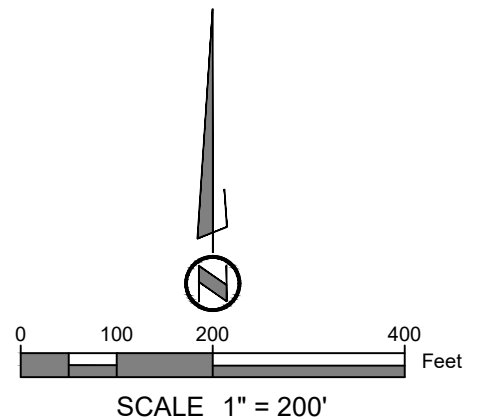
**MARK THOMAS**

DETAIL



LEGEND

- POC POINT OF COMMENCEMENT  
TPOB TRUE POINT OF BEGINNING  
O.R. OFFICIAL RECORDS  
APN ASSESSORS PARCEL NUMBER  
○ DIMENSION POINT  
▨ PARCEL TO BE ACQUIRED  
— ACCESS PROHIBITED  
— ACCESS SUPERSEDED



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" = 200'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-042-010  
Unincorporated Area  
Stanislaus County, California

SHEET 2 OF 3

  
MARK THOMAS

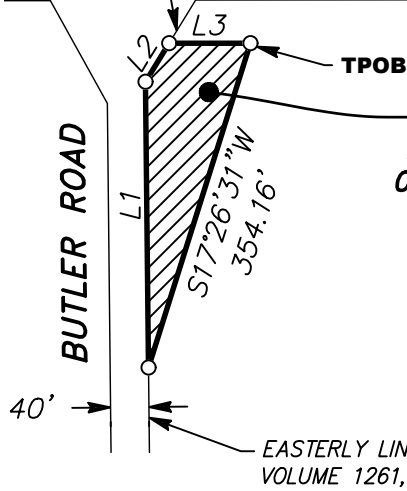
**DETAIL**

NORTHWESTERLY  
LINE OF DOC NO.  
2018-0081730, O.R.

STATE OF CALIFORNIA  
DOC NO. 40324  
VOL 1726, PG 315, O.R.  
RECORDED 12/5/1961

NORTHEAST CORNER  
DOC NO. 2018-0081730 O.R.

NORTHERLY LINE OF DOC NO. 2018-0081730, O.R.



**PARCEL B**  
18,024 ± SF  
0.41 ± ACRES

GRANT DEED  
DOC NO. 2018-0081730, O.R.  
RECORDED 11/29/2018

APN: 012-042-010

POR. SECTION 30, T.3S., R.8E., M.D.M.

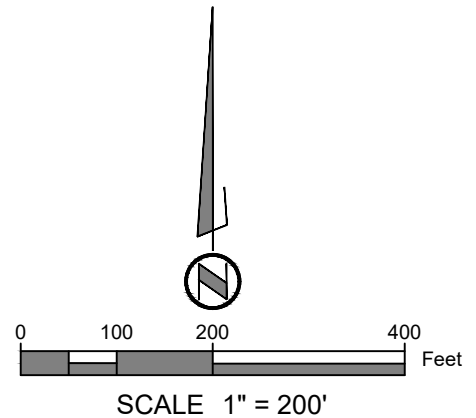
EASTERLY LINE OF BUTLER ROAD PER DEDICATION DEED  
VOLUME 1261, PAGE 555 O.R. RECORDED: 1/06/1955

**LINE TABLE**

|    |             |         |
|----|-------------|---------|
| L1 | N00°36'09"W | 297.61' |
| L2 | N31°32'23"E | 47.16'  |
| L3 | N89°56'37"E | 84.61'  |

**LEGEND**

POC POINT OF COMMENCEMENT  
TPOB TRUE POINT OF BEGINNING  
O.R. OFFICIAL RECORDS  
APN ASSESSORS PARCEL NUMBER  
○ DIMENSION POINT  
▨ PARCEL TO BE ACQUIRED  
— ACCESS PROHIBITED  
— ACCESS SUPERSEDED



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" = 200'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-042-010  
Unincorporated Area  
Stanislaus County, California

**SHEET 3 OF 3**

**MARK THOMAS**

## ATTACHMENT 1F



**STANISLAUS COUNCIL OF GOVERNMENTS**

**RESOLUTION 25-24**

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

**PARCEL APN:** 012-040-003

**OWNERS:** Joseph A. Gonsalves and Debra M. Gonsalves

**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 an approximately 210,437 sq. ft. fee interest, and an approximately 120,893 sq. ft. permanent road easement from a portion of the real property commonly identified as 1088 N. Hart Road, Modesto, CA 95358 (APN: 012-040-003) 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 Exhibits "1-2" 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

Exhibits 1-2 - Legal Definitions, Legal Descriptions & Plat Maps

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 19<sup>th</sup> day of November 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: November 19, 2025

---

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

---

KATE MILLER, INTERIM EXECUTIVE DIRECTOR

# Exhibit 1

## **FEE** (012-040-003)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 1088 N. Hart Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-040-003, 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 012-040-003**

**Parcel A**

That portion of the Southeast quarter of the Northeast quarter of Section 30, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described in the Grant Deed recorded February 26, 1997, in Document No. 1997-0014656 of Official Records, in the office of the County Recorder of said County, lying southerly, southeasterly, southerly and easterly of the following described line:

**COMMENCING** at the northeast corner of the land described in said Grant Deed, also being the northeast corner of the Southeast quarter of the Northeast quarter of said Section 30;

thence along the easterly line of said land, also being the easterly line of said Section 30, South 00°20'38" East 431.36 feet;

thence leaving said easterly line, South 89°39'22" West 30.00 feet to the **TRUE POINT OF BEGINNING**;

thence continuing South 89°39'22" West 10.00 feet;

thence South 04°43'37" West 285.67 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 100.00 feet;

thence southwesterly 148.22 feet along said curve through a central angle of 84°55'26";

thence South 89°39'02" West 191.84 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 500.00 feet;

thence southwesterly 300.51 feet along said curve through a central angle of 34°26'09";

thence South 55°12'53" West 671.36 feet to the southerly line of said land, distant thereon North 89°51'05" East 133.59 feet from the southwest corner of said land.

**EXCEPT THEREFROM** any portion lying easterly of a line that is parallel with and 30.00 feet westerly of the easterly line of said Section 30.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-040-003**

Containing 4.78 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.

**Parcel B**

A strip of land, 10.00 feet wide, over that portion of the Southeast quarter of the Northeast quarter of Section 30, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described in the Grant Deed recorded February 26, 1997, in Document No. 1997-0014656 of Official Records, in the office of the County Recorder of said County, the westerly line of said strip of land being described as follows:

**COMMENCING** at the northeast corner of the land described in said Grant Deed, also being the northeast corner of the Southeast quarter of the Northeast quarter of said Section 30;

thence along the easterly line of said land, also being the easterly line of said Section 30, South 00°20'38" East 431.36 feet;

thence leaving said easterly line, South 89°39'22" West 40.00 feet to a line that is parallel with and 40.00 feet westerly of the easterly line of said Section 30, also being the **TRUE POINT OF BEGINNING**;

thence along said parallel line, North 00°20'38" West 228.77 feet.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-040-003**

Containing 2,288 square feet, more or less.

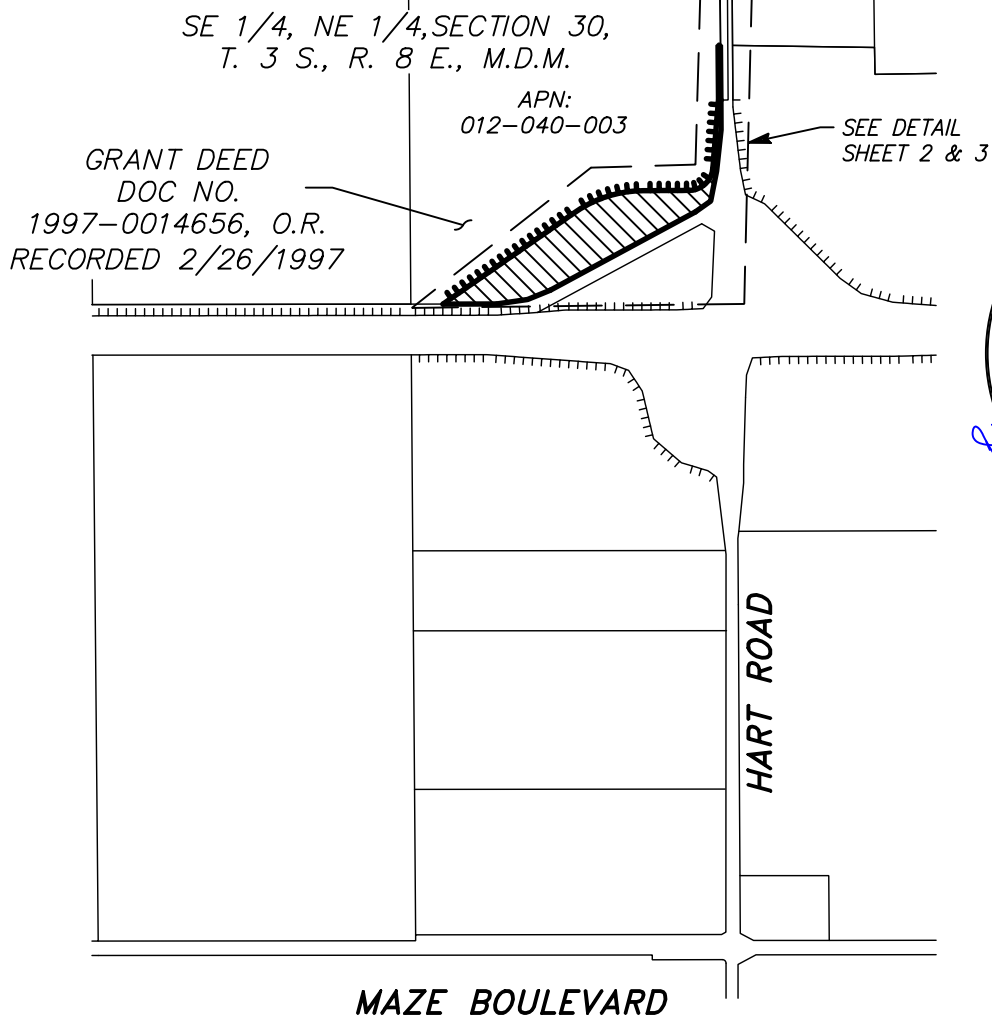
This real property description has been prepared at Mark Thomas & Company Inc. by me or under my direction in conformance with the Professional Land Surveyor's Act.

Mark Thomas & Company, Inc.

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

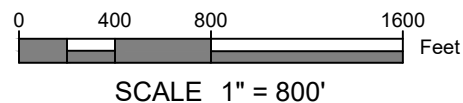






### LEGEND

- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
- ▨ PARCEL TO BE ACQUIRED
- ===== ACCESS PROHIBITED



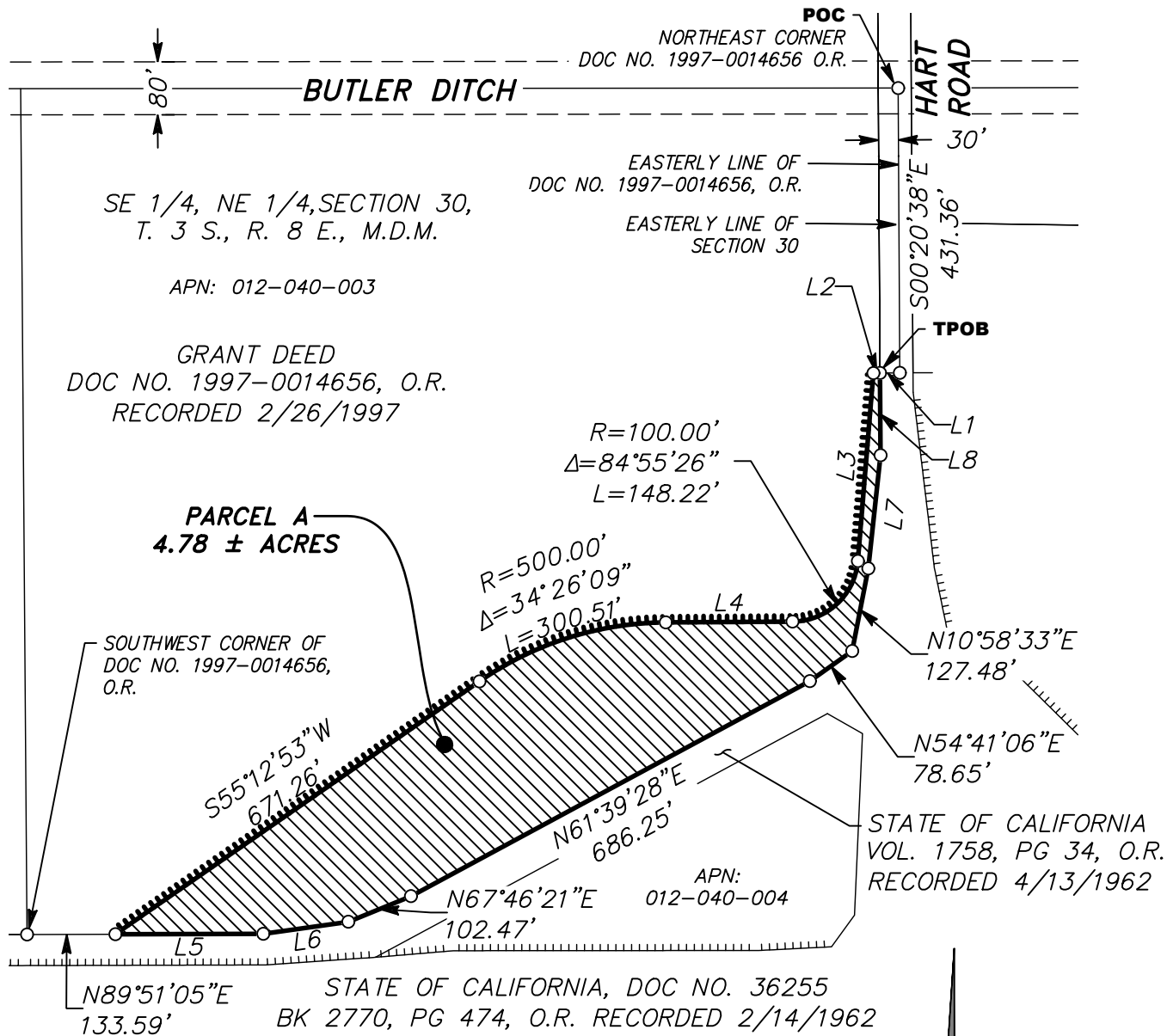
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83 (NSRS2007)  
EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.00006723 TO  
OBTAIN GROUND LEVEL DISTANCES.

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

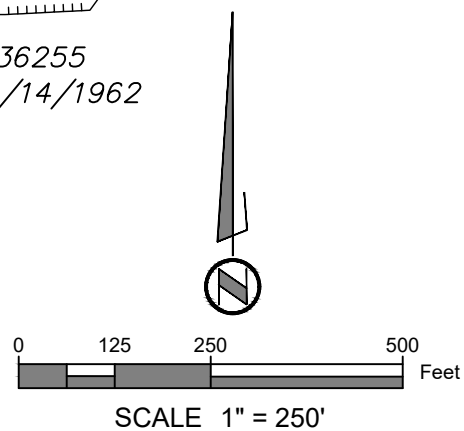
Exhibit "B"  
APN 012-040-003  
Unincorporated Area  
Stanislaus County, California

SHEET 1 OF 3

  
MARK THOMAS



| <u>LINE TABLE</u>      | <u>LINE TABLE</u>      |
|------------------------|------------------------|
| L1 S89°39'22"W 30.00'  | L5 N89°51'05"E 223.98' |
| L2 S89°39'22"W 10.00'  | L6 N81°55'42"E 130.12' |
| L3 S04°43'37"W 285.67' | L7 N06°11'08"E 172.36' |
| L4 S89°39'02"W 191.84' | L8 N00°20'38"W 124.61' |



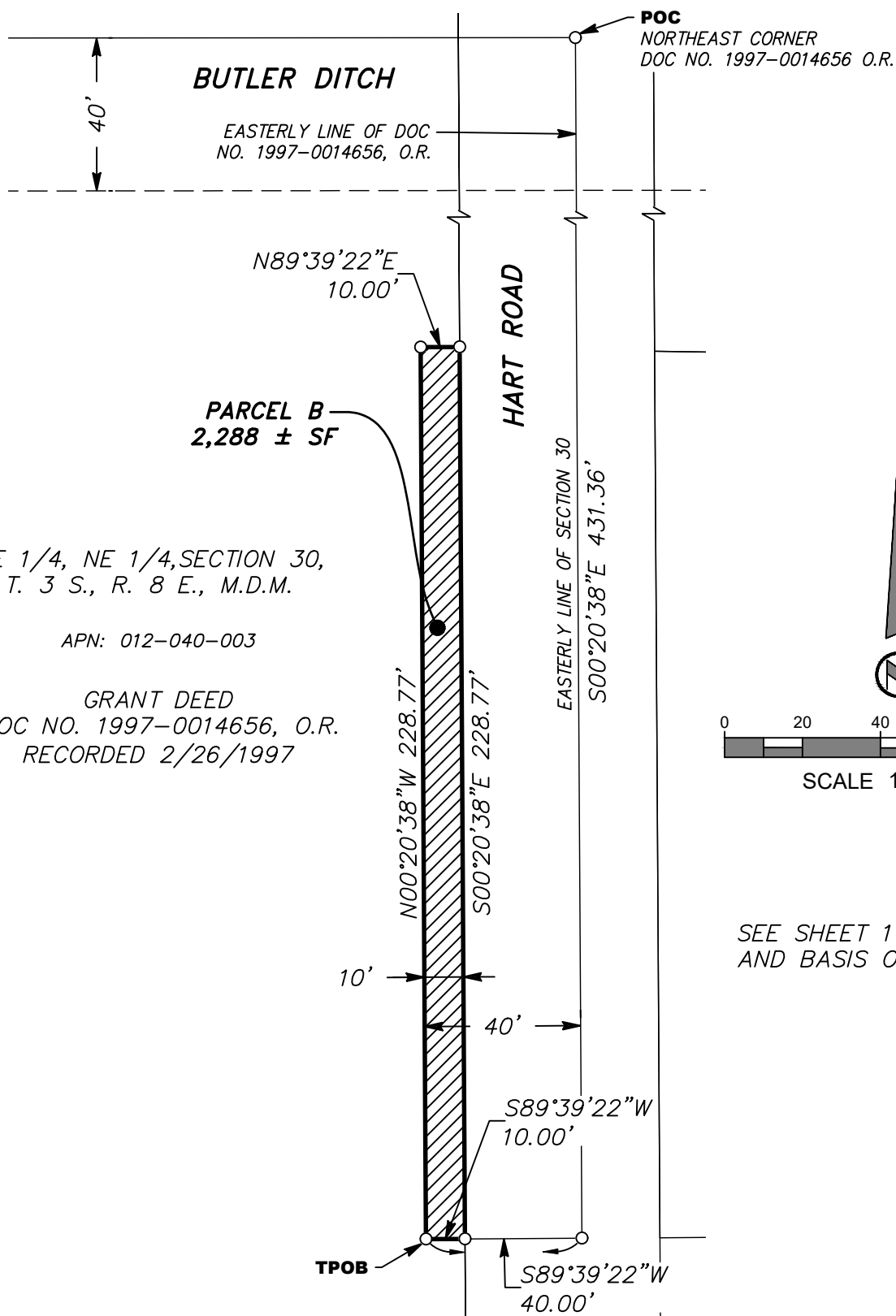
SEE SHEET 1 FOR LEGEND  
AND BASIS OF BEARINGS

Scale: 1" = 200'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
APN 012-040-003  
Unincorporated Area  
Stanislaus County, California

**SHEET 2 OF 3**

**MARK THOMAS**



Scale: 1" = 200'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
APN 012-040-003  
Unincorporated Area  
Stanislaus County, California

**SHEET 3 OF 3**

**MARK THOMAS**

# Exhibit 2

## Permanent Road Easement

(APN 012-040-003)

The property interest to be acquired has been designated as a Permanent Road Easement, which represents certain interests from a portion of the property commonly known as 1088 N. Hart Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-040-003, 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 rights of the Stanislaus Council of Governments ("StanCOG") in the Property shall include without limitation the right to use the easement for roadway purposes associated with the State Route 132 West Freeway/Expressway Project and all uses convenient and necessary thereto, which activities may include, but are not limited to, constructing and using permanent roadway improvements and utilities. StanCOG shall have the right to remove all improvements located within the Property including, but not limited to, buildings, trees, hardscape, and landscape improvements.

StanCOG shall have the right to transfer, assign and/or convey the Property, including without limitation any interest therein, and/or in whole or in part, to successors and/or assigns, including without limitation other governmental agencies. The covenants contained in this writing, including without limitation any restrictions set forth above, shall run with the land.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-040-003**  
**Roadway Easement**

That portion of the Southeast quarter of the Northeast quarter of Section 30, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described in the Grant Deed recorded February 26, 1997, in Document No. 1997-0014656 of Official Records, in the office of the County Recorder of said County, described as follows:

**COMMENCING** at the northeast corner of the land described in said Grant Deed, also being the northeast corner of the Southeast quarter of the Northeast quarter of said Section 30;

thence along the easterly line of said Section 30, South 00°20'38" East 40.00 feet;

thence leaving said easterly line, South 89°57'28" West 30.00 feet to the **TRUE POINT OF BEGINNING**;

thence continuing South 89°57'28" West 1,298.36 feet to the westerly line of said land;

thence along said westerly line, South 00°25'26" East 1,240.91 feet to the southwest corner of said land;

thence along the southerly line of said land, North 89°51'05" East 73.50 feet;

thence leaving said southerly line, North 00°25'26" West 84.17 feet to the beginning of a tangent curve, concave westerly, having a radius of 83.50 feet;

thence northerly 34.98 feet along said curve through a central angle of 24°00'01";

thence North 24°25'27" West 39.64 feet to the beginning of a tangent curve, concave easterly, having a radius of 36.50 feet;

thence northerly 15.29 feet along said curve through a central angle of 24°00'01";

thence North 00°25'26" West 988.02 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 36.50 feet;

thence northeasterly 57.58 feet along said curve through a central angle of 90°22'54";

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-040-003**  
**Roadway Easement**

thence North 89°57'28" East 1,214.55 feet to a line that is parallel with and 30.00 feet westerly of the easterly line of said Section 30;

thence along said parallel line, North 00°20'38" West 47.00 feet to the **TRUE POINT OF BEGINNING.**

Containing 2.77 acres, more or less.

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

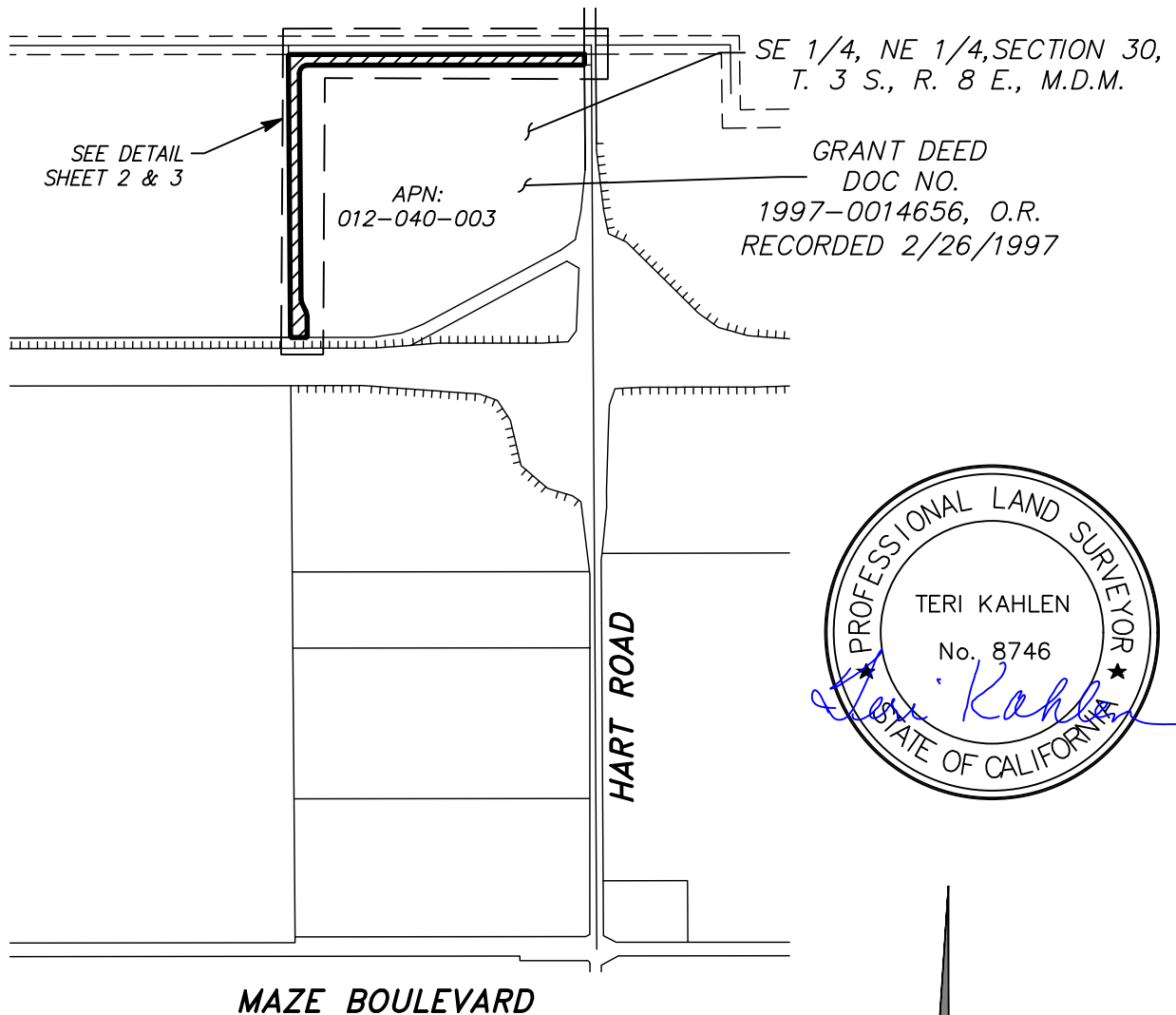
Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

This 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.

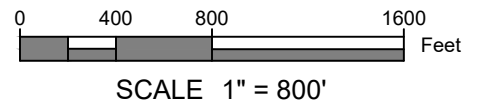
*Teri Kahlen*      2/4/2025  
Teri Kahlen, PLS 8746





### LEGEND

- POC POINT OF COMMENCEMENT  
 TPOB TRUE POINT OF BEGINNING  
 O.R. OFFICIAL RECORDS  
 APN ASSESSORS PARCEL NUMBER  
 ○ DIMENSION POINT  
 ▨ PARCEL TO BE ACQUIRED — 2.77 Acres



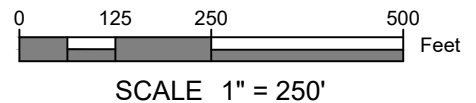
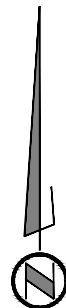
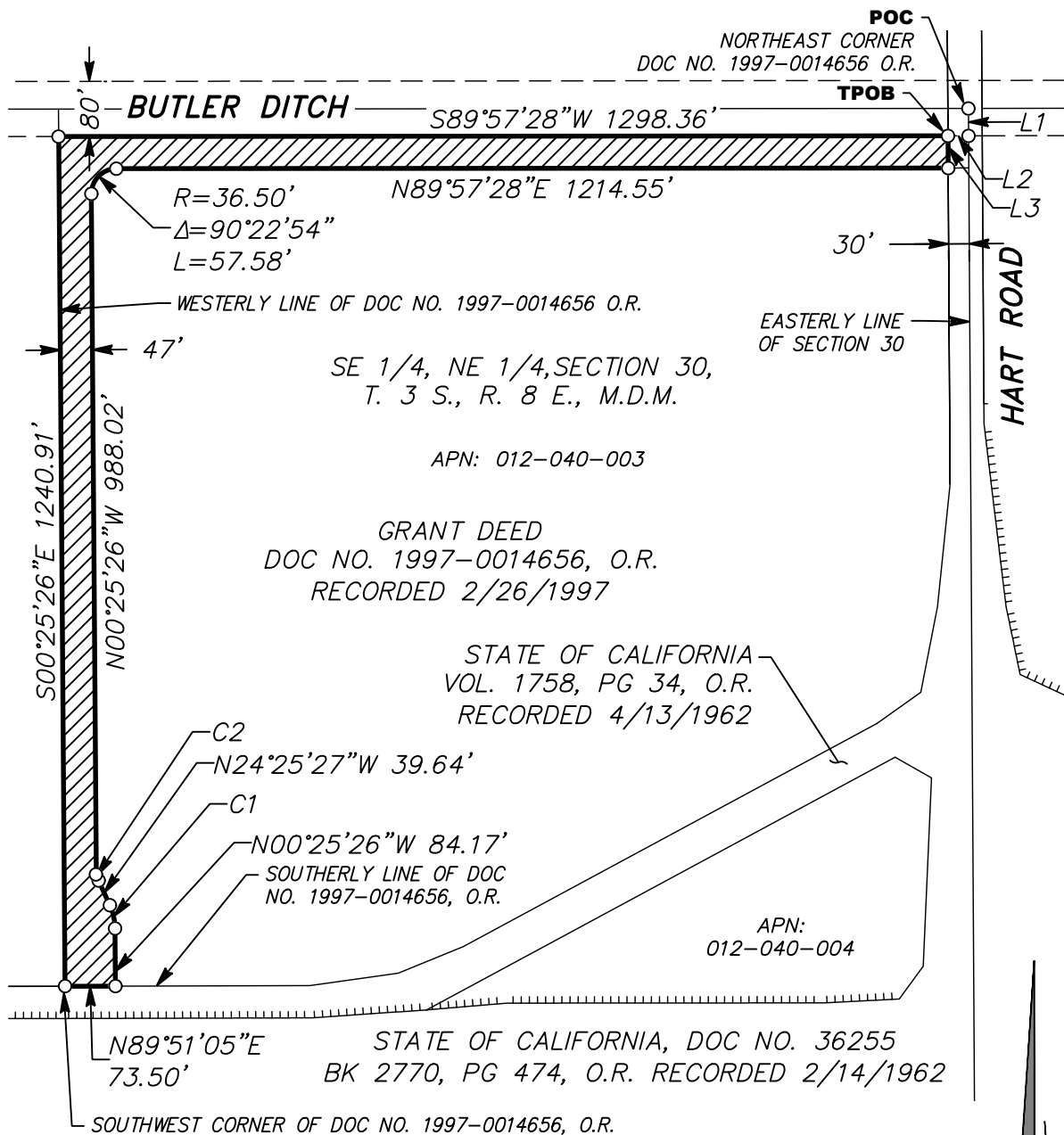
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83 (NSRS2007)  
 EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.00006723 TO  
 OBTAIN GROUND LEVEL DISTANCES.

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

Exhibit "B"  
 APN 012-040-003  
 Unincorporated Area  
 Stanislaus County, California

SHEET 1 OF 2

  
**MARK THOMAS**



SEE SHEET 1 FOR LEGEND  
AND BASIS OF BEARINGS

| <u>LINE TABLE</u>     | <u>CURVE TABLE</u> |
|-----------------------|--------------------|
| L1 S00°20'38"E 40.00' | R=83.50'           |
| L2 S89°57'28"W 30.00' | C1 Δ=24°00'01"     |
| L3 N00°20'38"W 47.00' | L=34.98'           |
|                       | R=36.50'           |
|                       | C2 Δ=24°00'01"     |
|                       | L=15.29'           |

Scale: 1" = 200'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
**APN 012-040-003**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 2 OF 2**





## ATTACHMENT 1G

**STANISLAUS COUNCIL OF GOVERNMENTS**

**RESOLUTION 25-25**

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

**PARCEL APN:** 012-042-013

**OWNERS:** Joseph A. Gonsalves and Debra M. Gonsalves

**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 an approximately 38,171 sq. ft. fee interest from a portion of the real property commonly identified as 7601 Maze Blvd., Modesto, CA 95358 (APN: 012-042-013) 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

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 19<sup>th</sup> day of November 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: November 19, 2025

---

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

---

KATE MILLER, INTERIM EXECUTIVE DIRECTOR

# Exhibit 1

## **FEE** (012-042-013)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 7601 Maze Blvd., Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-042-013, 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 012-042-013**

That portion of Section 30, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described in the Grant Deed recorded December 14, 2007, in Document No. 2007-0149423 of Official Records, in the Office of the County Recorder of said County, described as follows:

**BEGINNING** at the intersection of the easterly line of the land described in said Grant Deed with the southerly line of the land described in the Grant Deed to the State of California recorded November 3, 1961, in Volume 1718, Page 459 of said Official Records; thence along the following six (6) courses:

- (1) along said easterly line, South 00°30'23" East, 28.88 feet; thence,
- (2) leaving said easterly line, North 68°11'02" West, 43.25 feet; thence,
- (3) South 53°04'58" West, 53.78 feet to a line that is parallel with and 45.00 feet southerly of southerly line of the land described in said Grant Deed to the State of California; thence,
- (4) along said parallel line, South 89°55'22" West 801.28 feet to the westerly line of the land described in said Grant Deed in Document No. 2007-0149423; thence,
- (5) along said westerly line, North 00°34'15" West 45.00 feet to the southerly line of the land described in said Grant Deed to the State of California; thence,
- (6) along said southerly line, North 89°55'22" East 885.28 feet to the **POINT OF BEGINNING**.

Containing 38,171 square feet or 0.88 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.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-042-013**

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 of access, across the herein courses '(3)' and '(4)', together with the following described line:

Beginning at the northeasterly terminus of said course '(3)'; thence, North 00°30'14" West, 12.75 feet to the southerly line of the land described in said Grant Deed to the State of California.

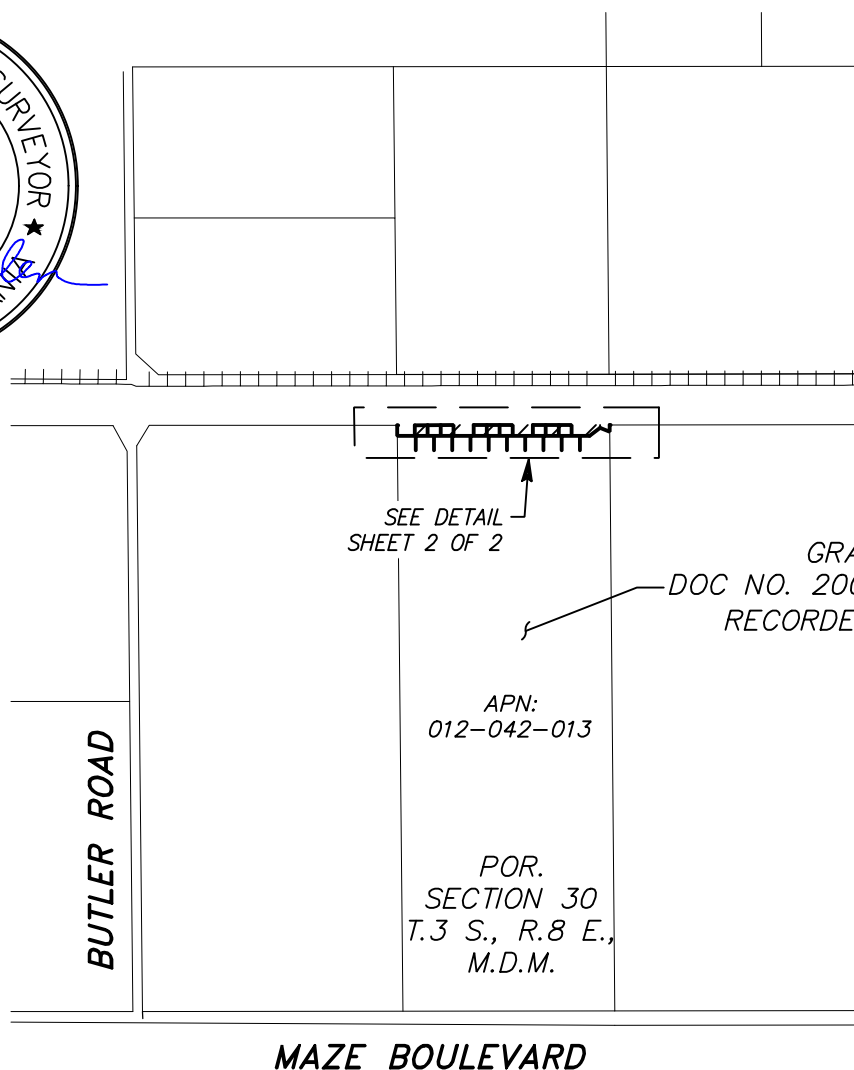
This real property description has been prepared at Mark Thomas & Company Inc. by me or under my direction in conformance with the Professional Land Surveyor's Act.

Mark Thomas & Company, Inc.

*Teri Kahlen* 5/1/2025  
Teri Kahlen, PLS 8746



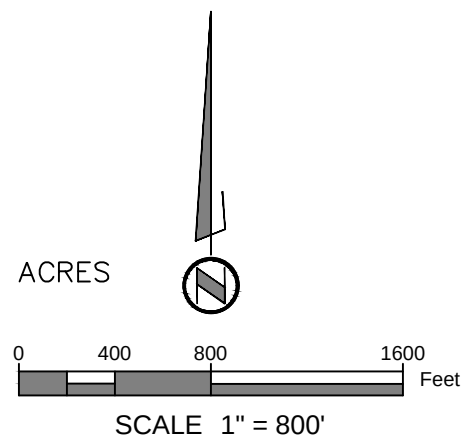




### **LEGEND**

- POB POINT OF BEGINNING  
O.R. OFFICIAL RECORDS  
APN ASSESSOR'S PARCEL NUMBER  
○ DIMENSION POINT  
||| ACCESS PROHIBITED  
E ACCESS SUPERSEDED  
▨ PARCEL TO BE ACQUIRED — 38,171± SF OR 0.88± ACRES

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.



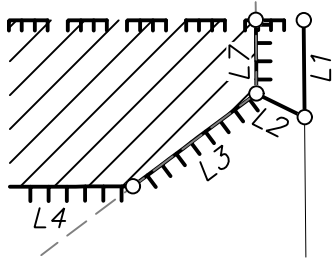
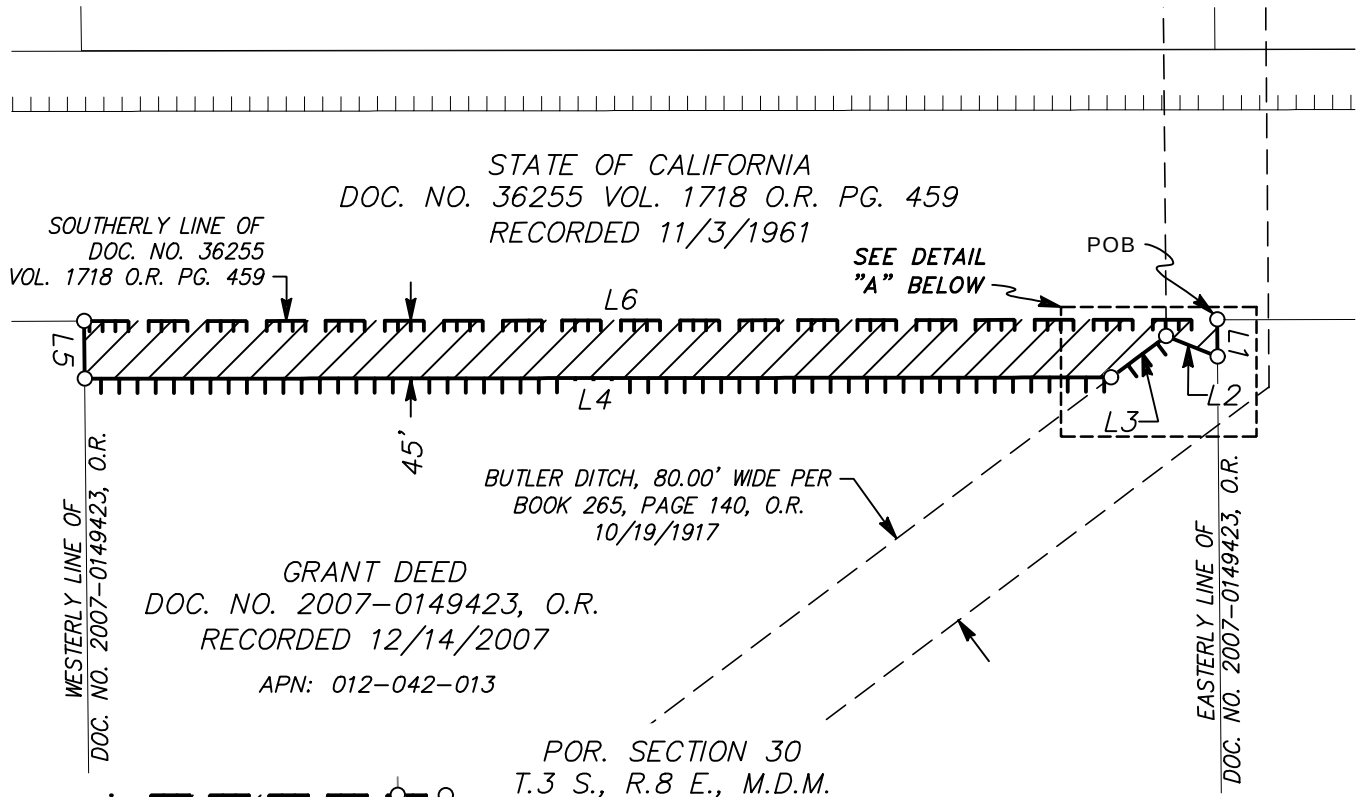
Scale: 1" = 800'  
Date May 2025  
Drawn By GP  
Checked By TK

Exhibit "B"  
APN 012-042-013  
Unincorporated Area  
Stanislaus County, California

**SHEET 1 OF 2**

  
**MARK THOMAS**

# DETAIL



**DETAIL "A"**  
NOT TO SCALE

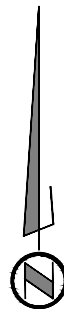
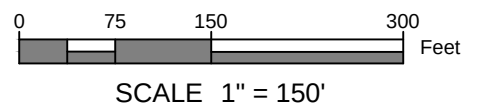
## LINE TABLE

|    |             |         |
|----|-------------|---------|
| L1 | S00°30'23"E | 28.88'  |
| L2 | N68°11'02"W | 43.25'  |
| L3 | S53°04'58"W | 53.78'  |
| L4 | S89°55'22"W | 801.94' |
| L5 | N00°34'15"W | 45.00'  |
| L6 | N89°55'22"E | 885.28' |
| L7 | N00°30'14"W | 12.75'  |

## LEGEND

- POB POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
- ▬ ACCESS PROHIBITED
- ▬ ACCESS SUPERSEDED
- ▨ PARCEL TO BE ACQUIRED — 38,171± SF OR 0.88± ACRES

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" = 150'  
Date May 2025  
Drawn By GP  
Checked By TK

Exhibit "B"  
APN 012-042-013  
Unincorporated Area  
Stanislaus County, California

SHEET 2 OF 2

**MARK THOMAS**

## ATTACHMENT 1H

**STANISLAUS COUNCIL OF GOVERNMENTS**

**RESOLUTION 25-26**

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

**PARCEL APN:** 012-042-021

**OWNERS:** Joseph A. Gonsalves and Debra M. Gonsalves

**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 an approximately 60,574 sq. ft. fee interest from a portion of the real property commonly identified as 7243 Maze Blvd., Modesto, CA 95358 (APN: 012-042-021) 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

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 19<sup>th</sup> day of November 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: November 19, 2025

---

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

---

KATE MILLER, INTERIM EXECUTIVE DIRECTOR

# Exhibit 1

## **FEE** (012-042-021)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 7243 Maze Blvd., Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-042-021, 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 012-042-021**

That portion of Section 30, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described in the Individual Joint Tenancy Deed recorded January 23, 1980, in Volume 3281 Page 375 of Official Records, in the office of the County Recorder of said County, described as follows;

**BEGINNING** at the intersection of the easterly line of the land described is said Individual Joint Tenancy Deed with the southerly line of the land described in the Grant Deed to the State of California recorded November 3, 1961, in Volume 1718, Page 459 of said Official Records; thence along the following six (6) courses;

- (1) along said easterly line, South 00°25'51" East 59.45 feet; thence,
- (2) leaving said easterly line, North 85°09'44" West,, 168.60 feet to a line that is parallel with and 45.00 feet southerly of the southerly line of the land described in said Grant Deed to the State of California; thence,
- (3) along said parallel line, South 89°55'22" West, 1,118.39 feet; thence,
- (4) North 68°11'02" West, 43.23 feet to the westerly line of the land described in said Individual Joint Tenancy Deed; thence,
- (5) along said westerly line, North 00°30'23" West, 28.88 feet to the southerly line of the land described in said Grant Deed to the State of California; thence,
- (6) along said southerly line, North 89°55'22" East, 1,326.33 feet to the **POINT OF BEGINNING**.

Containing 60,574 square feet or 1.39 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.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-042-021**

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, across the herein courses '(2)' and '(3)', together with the following described line:

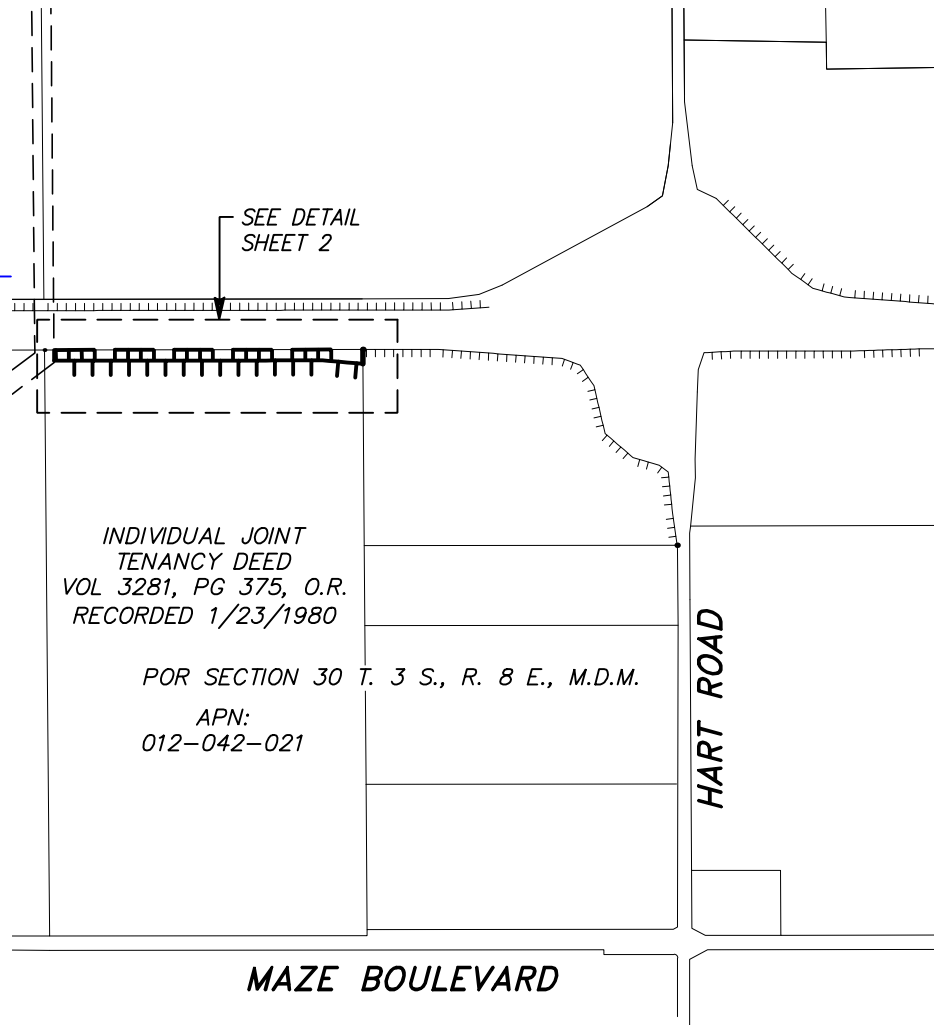
Beginning at the westerly terminus of said course '(3)'; thence, North 00°30'14" West, 45.00 feet to the southerly line of the land described in said Grant Deed to the State of California.

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* 5/1/2025  
Teri Kahlen, PLS 8746





### LEGEND

POB POINT OF BEGINNING

O.R. OFFICIAL RECORDS

APN ASSESSORS PARCEL NUMBER

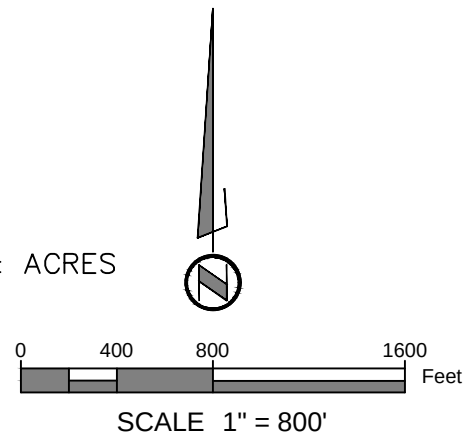
o DIMENSION POINT

 ACCESS PROHIBITED

 ACCESS SUPERSEDED

 PARCEL TO BE ACQUIRED — 60,574± SF OR 1.39± ACRES

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.

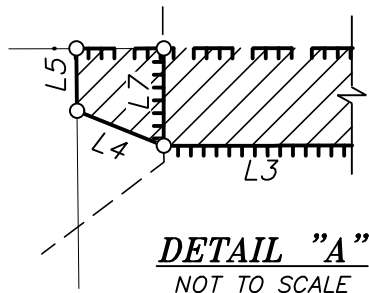
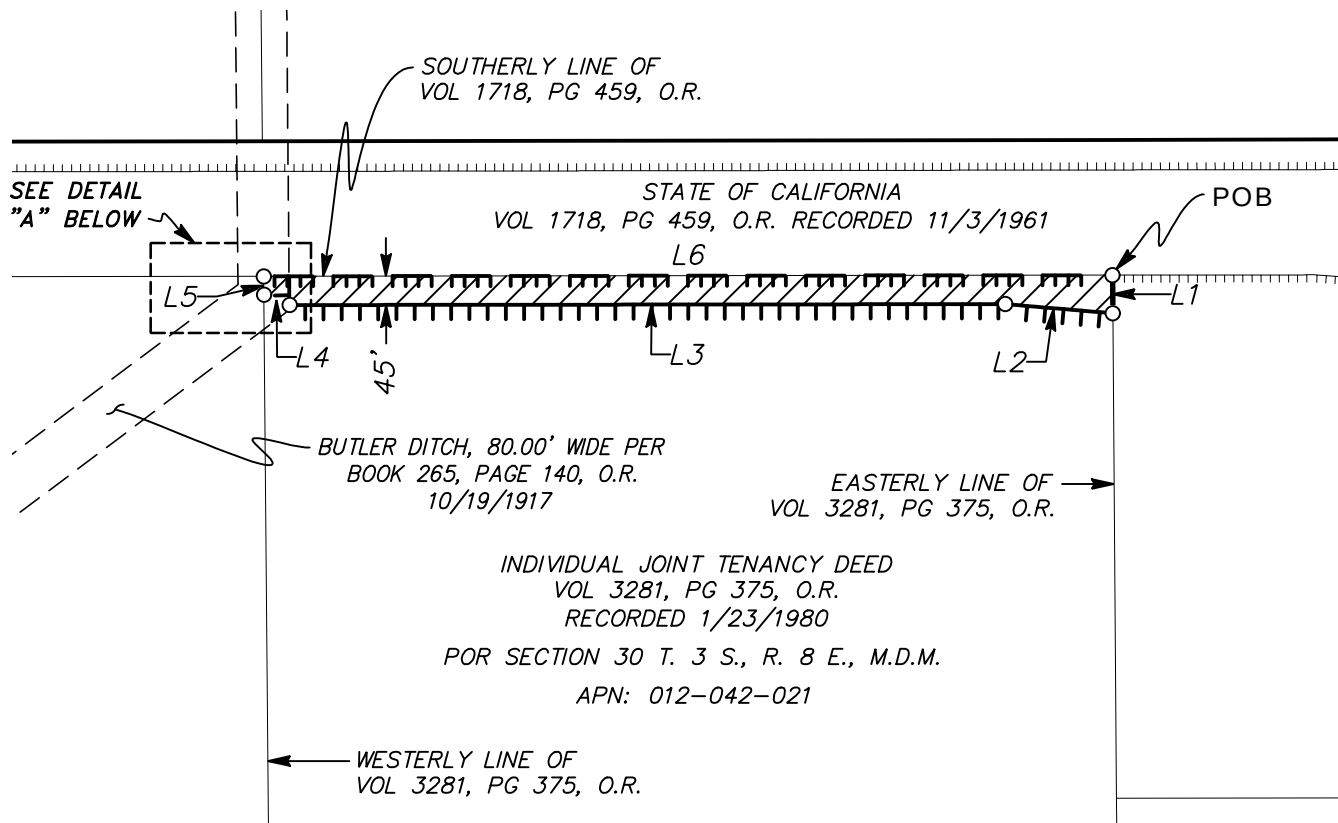


Scale: 1" = 800'  
Date May 2025  
Drawn By GP  
Checked By TK

Exhibit "B"  
APN 012-042-021  
Unincorporated Area  
Stanislaus County, California

SHEET 1 OF 2

  
MARK THOMAS



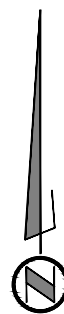
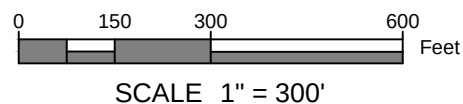
### LINE TABLE

|    |                      |
|----|----------------------|
| L1 | S00°25'51"E 59.45'   |
| L2 | N85°09'44"W 168.60'  |
| L3 | S89°55'22"W 1118.39' |
| L4 | N68°11'02"W 43.23'   |
| L5 | N00°30'23"W 28.88'   |
| L6 | N89°55'22"E 1326.33' |
| L7 | N00°30'14"W 45.00'   |

### LEGEND

- POB POINT OF BEGINNING  
O.R. OFFICIAL RECORDS  
APN ASSESSORS PARCEL NUMBER  
○ DIMENSION POINT  
 ACCESS PROHIBITED  
 ACCESS SUPERSEDED  
 PARCEL TO BE ACQUIRED — 60,574± SF OR 1.39± ACRES

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 May 2025  
Drawn By GP  
Checked By TK

Exhibit "B"  
APN 012-042-021  
Unincorporated Area  
Stanislaus County, California

SHEET 2 OF 2

**MARK THOMAS**

## ATTACHMENT 1I

**STANISLAUS COUNCIL OF GOVERNMENTS**

**RESOLUTION 25-27**

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

**PARCEL APN:** 012-038-014

**OWNERS:** Jacob Verburg and Jayne M. Verburg, Trustees of the Jacob Verburg and Jayne M. Verburg 2004 Trust

**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 an approximately 286,362 sq. ft. fee interest from a portion of the real property commonly identified as 942 N. Hart Road, Modesto, CA 95358 (APN: 012-038-014) 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



THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 19<sup>th</sup> day of November 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: November 19, 2025

---

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

---

KATE MILLER, INTERIM EXECUTIVE DIRECTOR

# Exhibit 1

## **FEE** (012-038-014)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 942 N. Hart Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Numbers 012-038-014, 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 012-038-014**

**Parcel A**

That portion of the Northwest 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 in the Grant Deed recorded November 12, 2004, in Document No. 2004-0188077 of Official Records, in the office of the County Recorder of said County, lying southerly, southwesterly and westerly of the following described line:

**COMMENCING** at the southeast corner of the land described in said Grant Deed, also being the center of said Section 29;

thence along the easterly line of said land, North 00°23'23" West 20.00 feet to the **TRUE POINT OF BEGINNING**;

thence leaving said easterly line, South 89°47'47" West 942.30 feet;

thence North 85°09'44" West 394.24 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 900.00 feet;

thence northwesterly 511.37 feet along said curve through a central angle of 32°33'18";

thence North 52°36'26" West 283.01 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 500.00 feet;

thence northwesterly 329.36 feet along said curve through a central angle of 37°44'32";

thence South 89°39'02" West 144.32 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 100.00 feet;

thence northwesterly 151.06 feet along said curve through a central angle of 86°33'05";

thence North 03°47'52" West 282.22 feet;

thence South 89°39'22" West 29.40 feet to the westerly line of said land, distant thereon South 00°20'38" East 227.35 feet from the northwest corner of said land.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-038-014**

Containing 6.46 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.

**Parcel B**

That portion of the Northwest 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 in the Grant Deed recorded November 12, 2004, in Document No. 2004-0188077 of Official Records, in the office of the County Recorder of said County, described as follows:

**BEGINNING** at the northwest corner of the land described in said Grant Deed;

thence along the northerly line of said land, South 89°08'55" East 15.70 feet;

thence leaving said northerly line, South 03°47'52" East 227.43 feet;

thence South 89°39'22" West 29.40 feet to the westerly line of said land;

thence along said westerly line, North 00°20'38" West 227.35 feet to the **POINT OF BEGINNING**.

Containing 5,122 square feet or 0.12 acres, more or less.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-038-014**

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

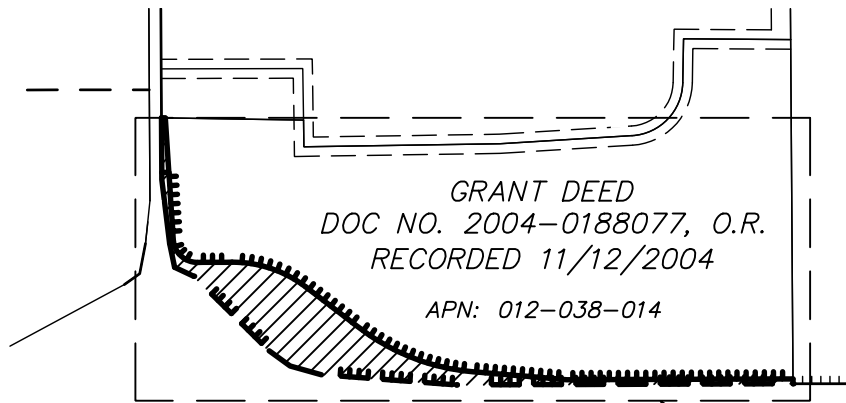
Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

This 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.

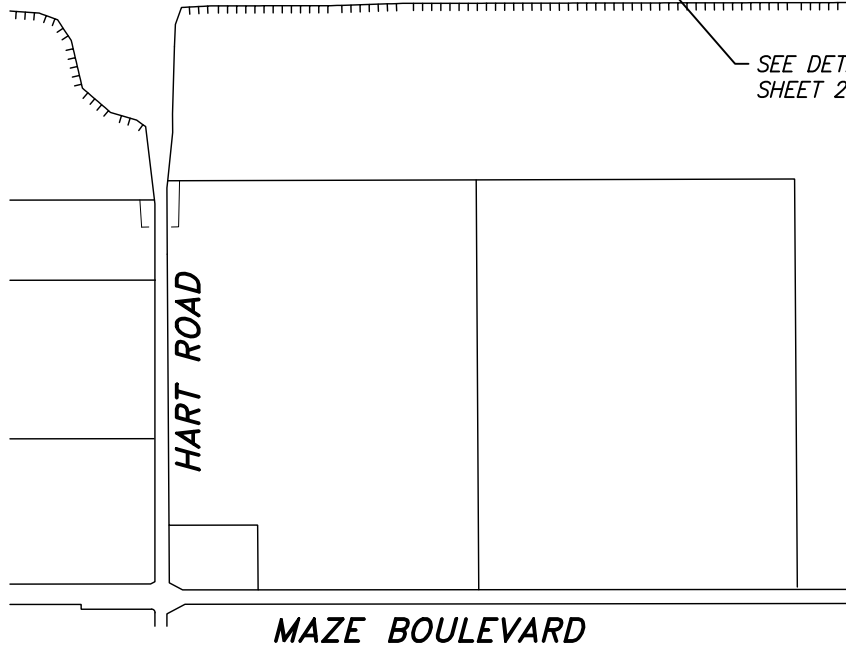
Mark Thomas & Company, Inc.

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



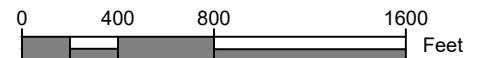
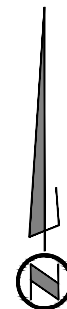


SEE DETAIL  
SHEET 2 & 3



### LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- TPOB TRUE POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
- PARCEL TO BE ACQUIRED
- ACCESS PROHIBITED
- ACCESS SUPERSEDED



SCALE 1" = 800'

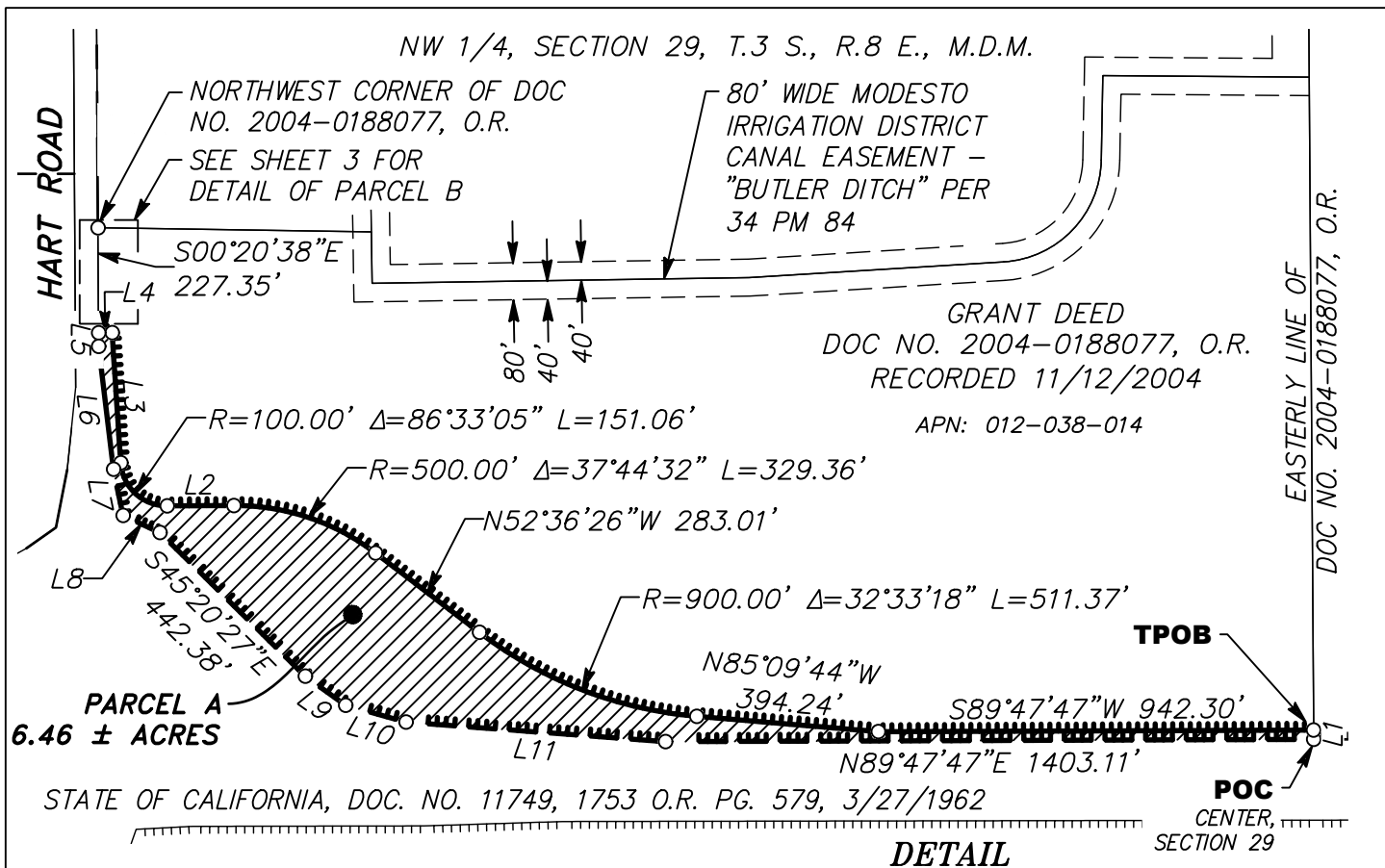
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83 (NSRS2007)  
EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.00006723 TO  
OBTAIN GROUND LEVEL DISTANCES.

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

Exhibit "B"  
APN 012-038-014  
Unincorporated Area  
Stanislaus County, California

SHEET 1 OF 3



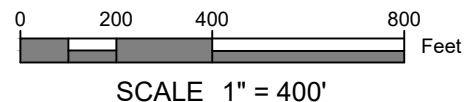


### LINE TABLE

|     |                     |
|-----|---------------------|
| L1  | N00°23'23"W 20.00'  |
| L2  | S89°39'02"W 144.32' |
| L3  | N03°47'52"W 282.22' |
| L4  | S89°39'22"W 29.40'  |
| L5  | S00°20'38"E 29.41'  |
| L6  | S06°53'16"E 267.99' |
| L7  | S11°40'43"E 101.92' |
| L8  | S65°00'42"E 87.89'  |
| L9  | S54°16'03"E 107.94' |
| L10 | S74°26'19"E 135.63' |
| L11 | S85°40'57"E 563.19' |

### LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- TPOB TRUE POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
- PARCEL TO BE ACQUIRED
- ACCESS PROHIBITED
- ACCESS SUPERSEDED



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.

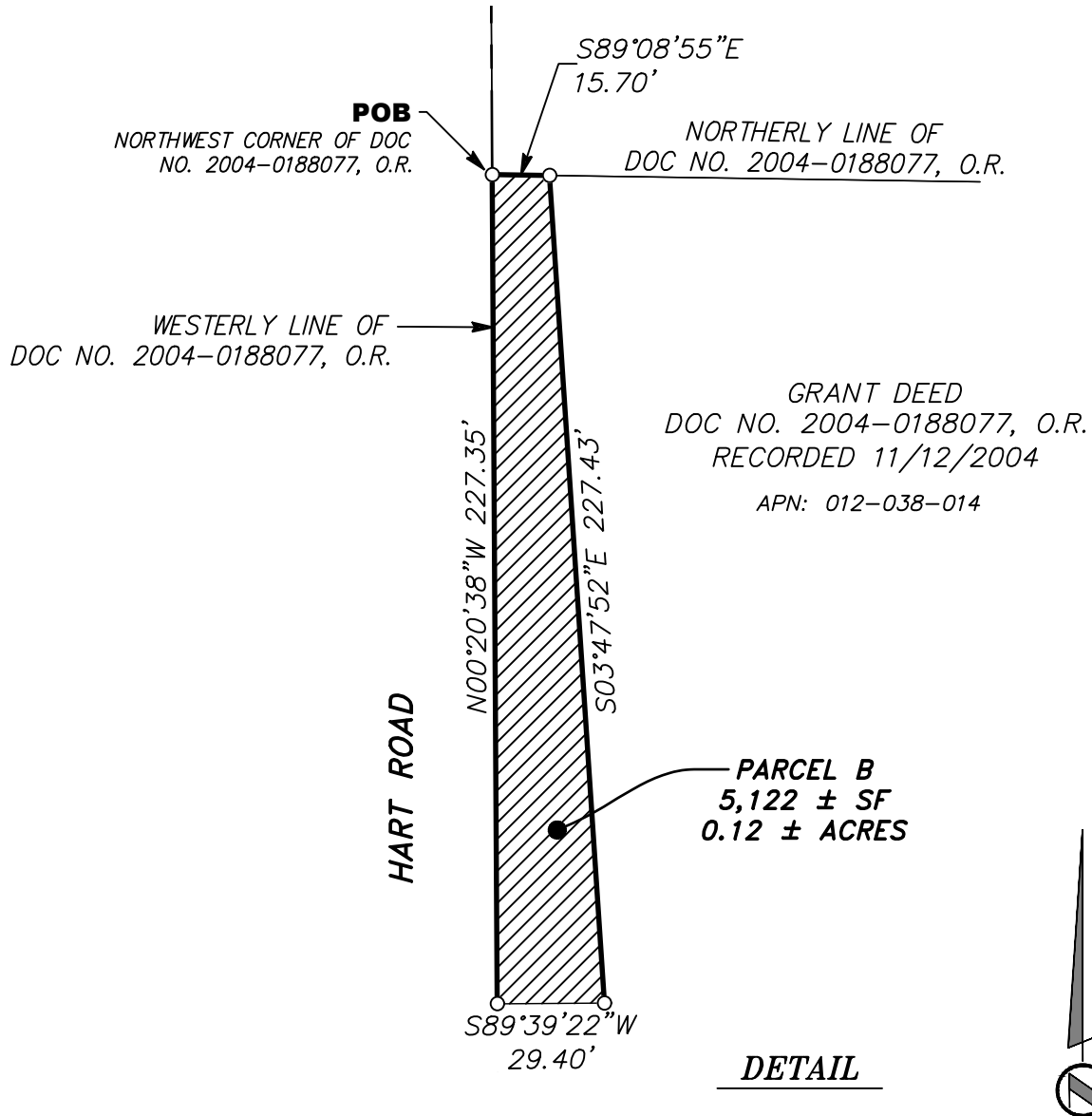
Scale: 1" = 400'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
**APN 012-038-014**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 2 OF 3**

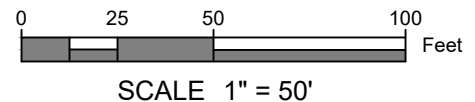
**MARK THOMAS**

NW 1/4, SECTION 29, T.3 S., R.8 E., M.D.M.



**LEGEND**

- POC POINT OF COMMENCEMENT  
POB POINT OF BEGINNING  
TPOB TRUE POINT OF BEGINNING  
O.R. OFFICIAL RECORDS  
APN ASSESSORS PARCEL NUMBER  
○ DIMENSION POINT  
▨ PARCEL TO BE ACQUIRED  
ACCESS PROHIBITED  
ACCESS SUPERSEDED



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" = 50'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-038-014  
Unincorporated Area  
Stanislaus County, California

SHEET 3 OF 3

MARK THOMAS



## ATTACHMENT 1J

**STANISLAUS COUNCIL OF GOVERNMENTS**

**RESOLUTION 25-28**

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

**PARCEL APN:** 012-039-016

**OWNERS:** Isabel V. Azevedo, Trustee of the Azevedo 1996 Family Trust, u/d/t/ dated September 4, 1996

**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 an approximately 8,305 sq. ft. fee interest from a portion of the real property commonly identified as 306 N. Hart Road, Modesto, CA 95358 (APN: 012-039-016) 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

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 19<sup>th</sup> day of November 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: November 19, 2025

---

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

---

KATE MILLER, INTERIM EXECUTIVE DIRECTOR

# Exhibit 1

## **FEE** (012-039-016)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 306 N. Hart Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-039-016, 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 012-039-016**

**Parcel A**

That portion of Parcel A as shown on Parcel Map filed for record November 5, 1991, in Book 44 of Parcel Maps, Page 62, Stanislaus County Records, in the Unincorporated Area in the County of Stanislaus, State of California, described line as follows

**BEGINNING** at the northwest corner of said Parcel A;

thence along the northerly line of said Parcel A, North 89°50'16" East 18.93 feet;

thence leaving said northerly line, South 01°09'42" West 162.32 feet;

thence South 89°38'58" West 9.05 feet to the westerly line of said Parcel A;

thence along said westerly line, North 00°21'02" West 132.78 feet;

thence continuing along said westerly line North 07°15'32" East 29.81 to the **POINT OF BEGINNING**.

Containing 3,307 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.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-039-016**

**Parcel B**

That portion of Parcel A as shown on Parcel Map filed for record November 5, 1991, in Book 44 of Parcel Maps, Page 62, Stanislaus County Records, in the Unincorporated Area in the County of Stanislaus, State of California, described line as follows

**COMMENCING** at the northwest corner of said Parcel A;

thence along the northerly line of said Parcel A, North 89°50'16" East 18.93 feet;

thence leaving said northerly line South 01°09'42" West 162.32 feet to the **TRUE POINT OF BEGINNING;**

thence continuing South 01°09'42" West 361.78 feet;

thence South 89°38'58" West 9.05 feet to the westerly line of said Parcel A;

thence along said westerly line, North 00°21'02" West 361.66 feet;

thence leaving said westerly line North 89°39'02" East 18.59 to the **TRUE POINT OF BEGINNING.**

Containing 4,998 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.



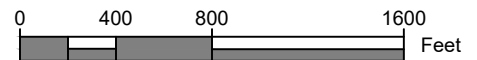
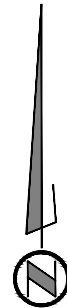
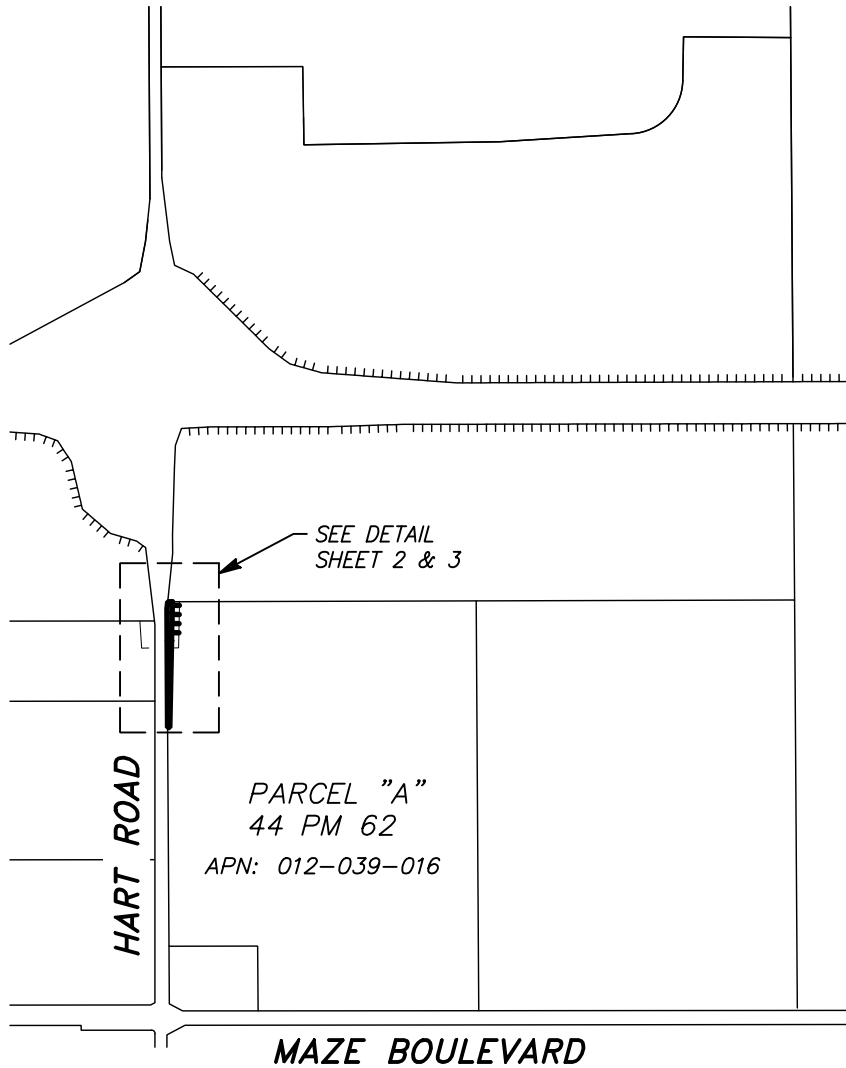
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-039-016**

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





SCALE 1" = 800'

### LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- TPOB TRUE POINT OF BEGINNING
- PM PARCEL MAP
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
-  PARCEL TO BE ACQUIRED
-  ACCESS PROHIBITED

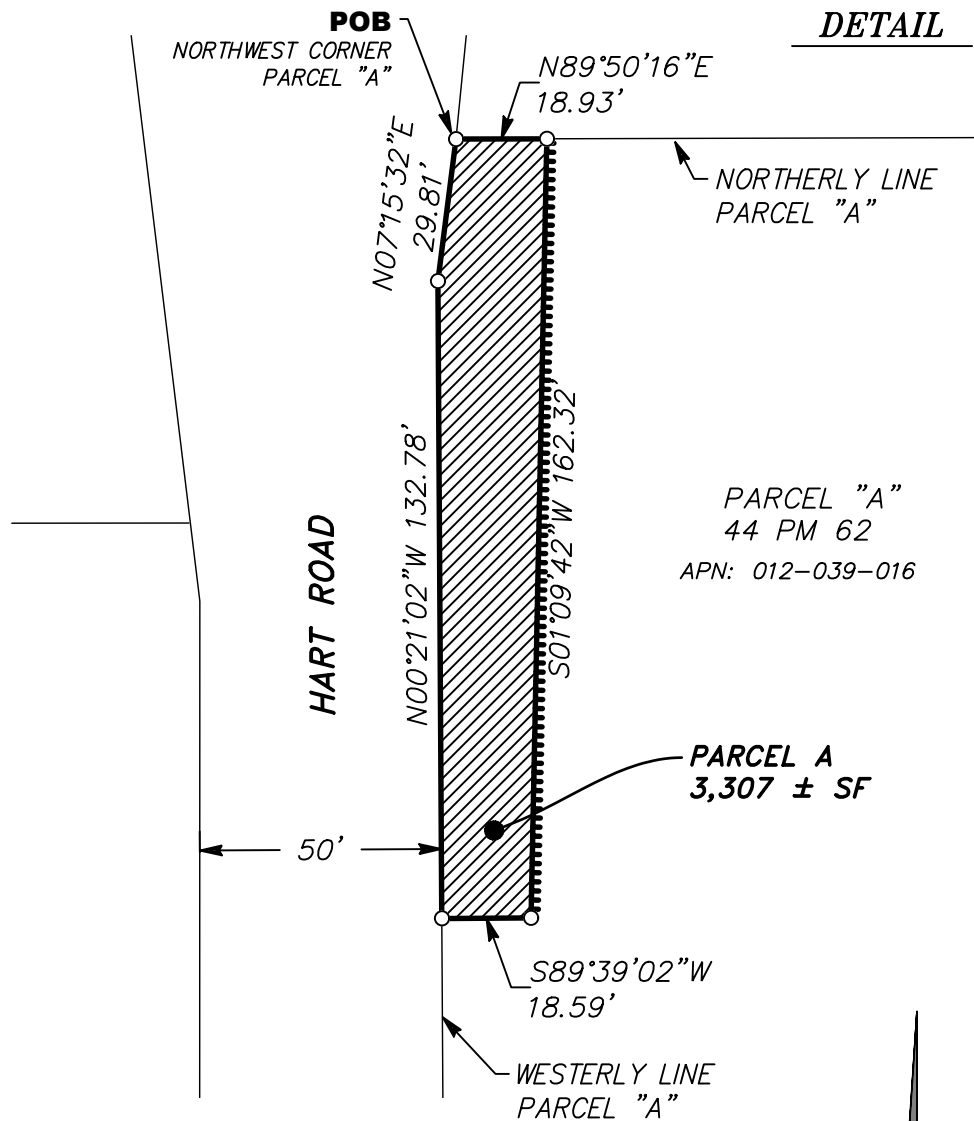
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83 (NSRS2007)  
EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.00006723 TO  
OBTAIN GROUND LEVEL DISTANCES.

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

**Exhibit "B"**  
**APN 012-039-016**  
**Unincorporated Area**  
**Stanislaus County, California**

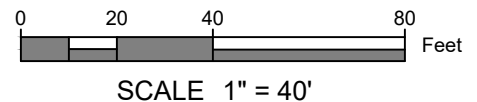
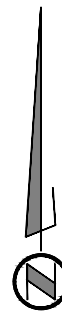
**SHEET 1 OF 3**





### LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- TPOB TRUE POINT OF BEGINNING
- PM PARCEL MAP
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
- ▨ PARCEL TO BE ACQUIRED
- ▬ ACCESS PROHIBITED



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" = 40'  
Date Feb, 2025  
Drawn By GG  
Checked By TK

**Exhibit "B"**  
**APN 012-039-016**  
**Unincorporated Area**  
**Stanislaus County, California**

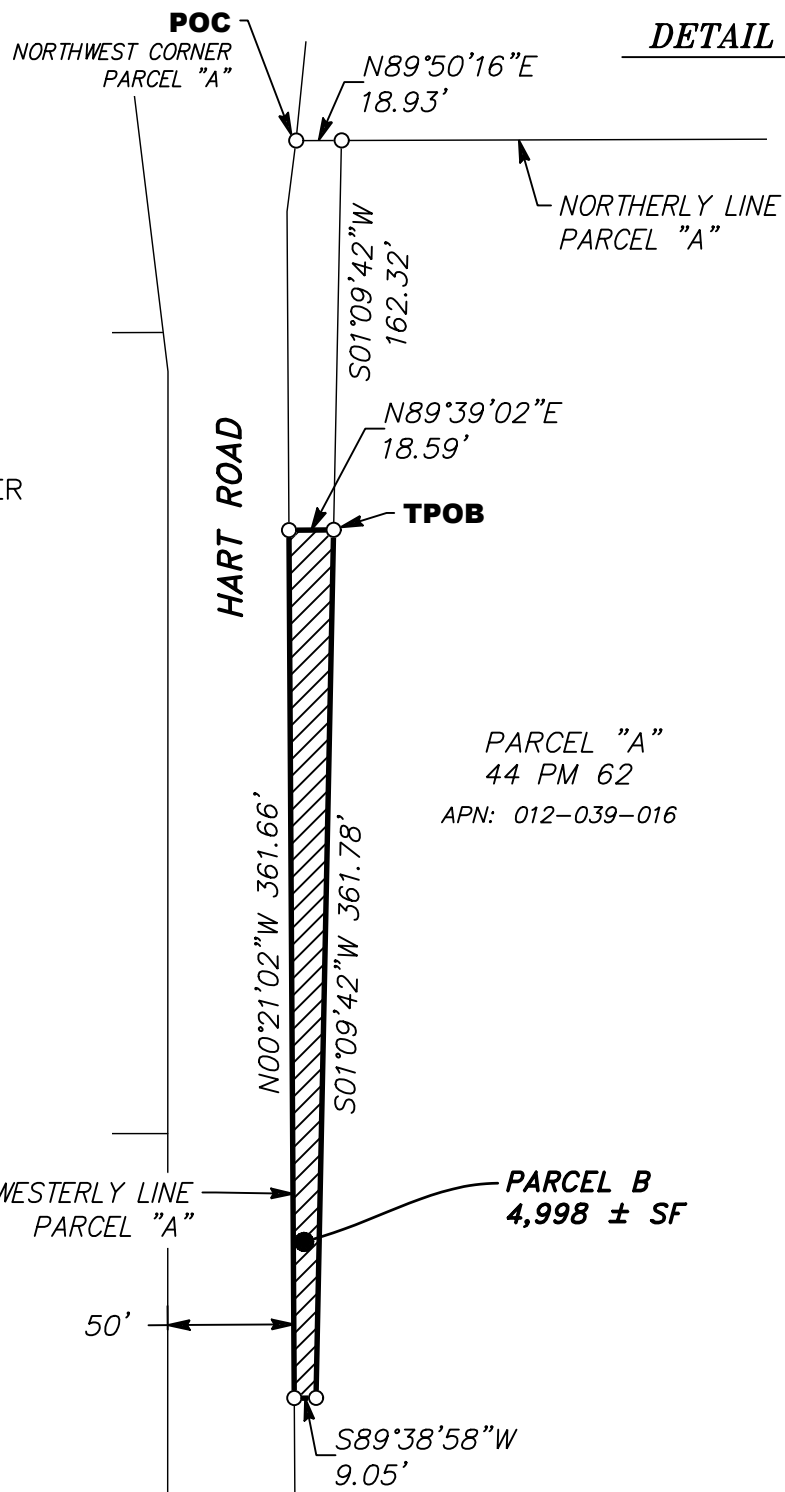
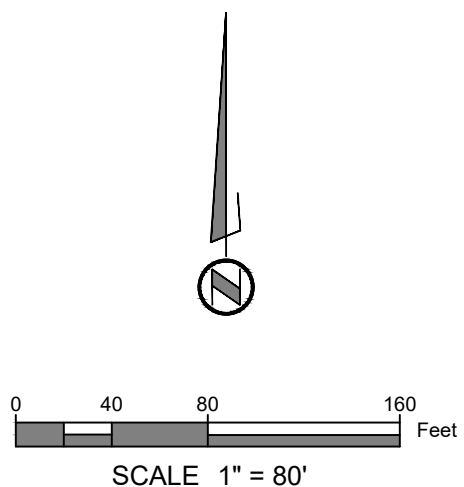
**SHEET 2 OF 3**



**DETAIL**

**LEGEND**

POC POINT OF COMMENCEMENT  
POB POINT OF BEGINNING  
TPOB TRUE POINT OF BEGINNING  
PM PARCEL MAP  
APN ASSESSORS PARCEL NUMBER  
○ DIMENSION POINT  
▨ PARCEL TO BE ACQUIRED  
— ACCESS PROHIBITED



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" = 80'  
Date Feb, 2025  
Drawn By GG  
Checked By TK

**Exhibit "B"**  
**APN 012-039-016**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 3 OF 3**

  
**MARK THOMAS**

## ATTACHMENT 1K

**STANISLAUS COUNCIL OF GOVERNMENTS**

**RESOLUTION 25-29**

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

**PARCEL APN:** 012-039-014

**OWNERS:** Manuel J. Azevedo and Cheri D. Azevedo, trustees of The Manuel and Cheri Azevedo Trust u/d/t March 21, 2017

**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 an approximately 103,180 sq. ft. fee interest from a portion of the real property commonly identified as 342 N. Hart Road, Modesto, CA 95358 (APN: 012-039-014) 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



THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 19<sup>th</sup> day of November 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: November 19, 2025

---

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

---

KATE MILLER, INTERIM EXECUTIVE DIRECTOR

# Exhibit 1

## **FEE** (012-039-014)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 342 N. Hart Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-039-014, 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 012-039-014**

That portion of Parcel 3 as shown on Parcel Map filed for record August 15, 1966, in Book 2 of Parcel Maps, Page 41, Stanislaus County Records, in the Unincorporated Area in the County of Stanislaus, State of California, lying northerly and westerly of the following described line:

**COMMENCING** at the northeast corner of said Parcel 3;

thence along the easterly line of said Parcel 3, South 00°23'26" East 33.00 feet to the **TRUE POINT OF BEGINNING;**

thence leaving said easterly line, Course "1", South 89°53'47" West 2504.23 feet;

thence, Course "2", South 07°07'09" West 464.63 feet;

thence South 07°07'09" West 245.36 feet to the southerly line of said Parcel 3, distant thereon North 89°50'16" East 14.62 feet from the southwesterly corner of said Parcel 3.

Containing 2.37 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, over and across Course "1" and "2" described above.

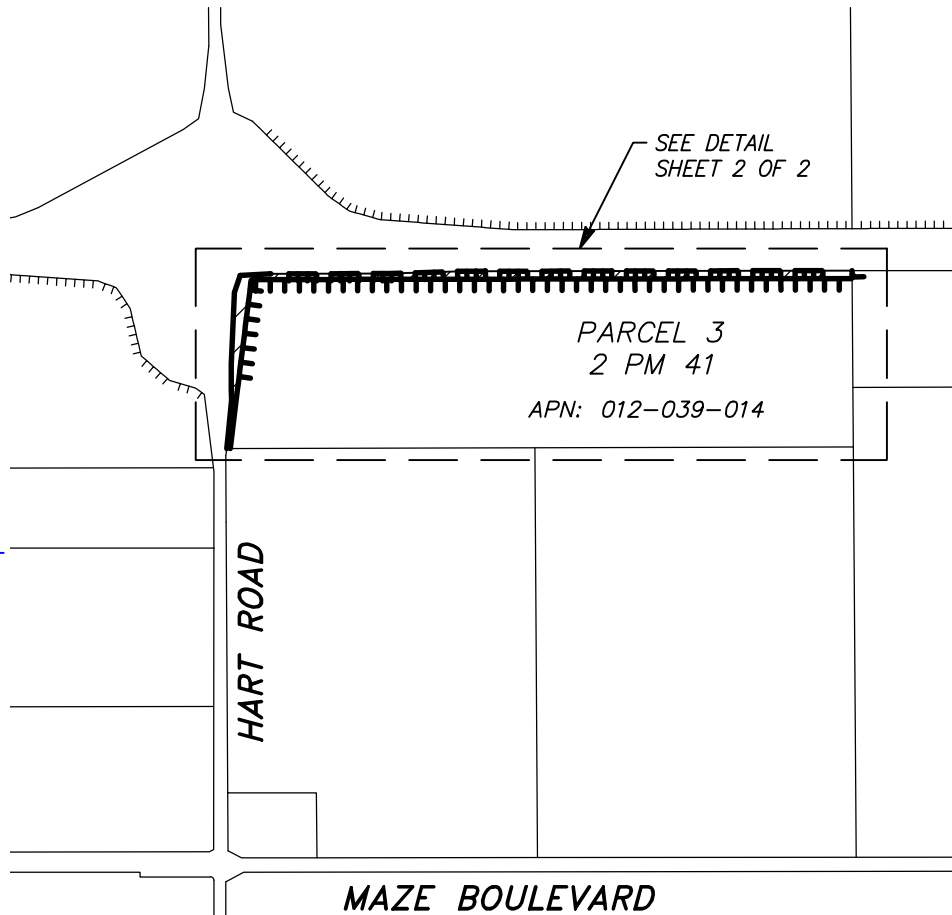
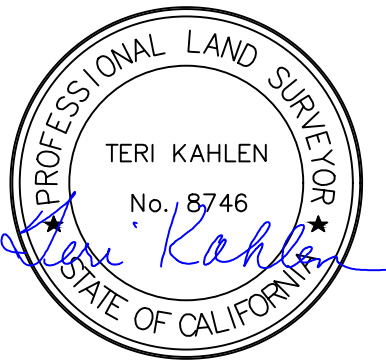
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-039-014**

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.

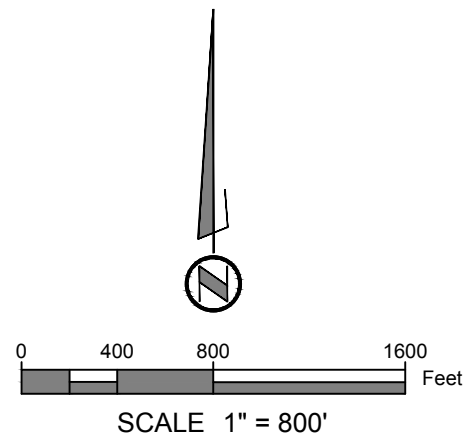
Teri Kahlen 8/12/2025  
Teri Kahlen, PLS 8746 Date





### LEGEND

- POC POINT OF COMMENCEMENT  
TPOB TRUE POINT OF BEGINNING  
O.R. OFFICIAL RECORDS  
APN ASSESSOR'S PARCEL NUMBER  
○ DIMENSION POINT  
▨ PARCEL TO BE ACQUIRED  
2.37± ACRES  
ACCESS PROHIBITED  
ACCESS SUPERSEDED



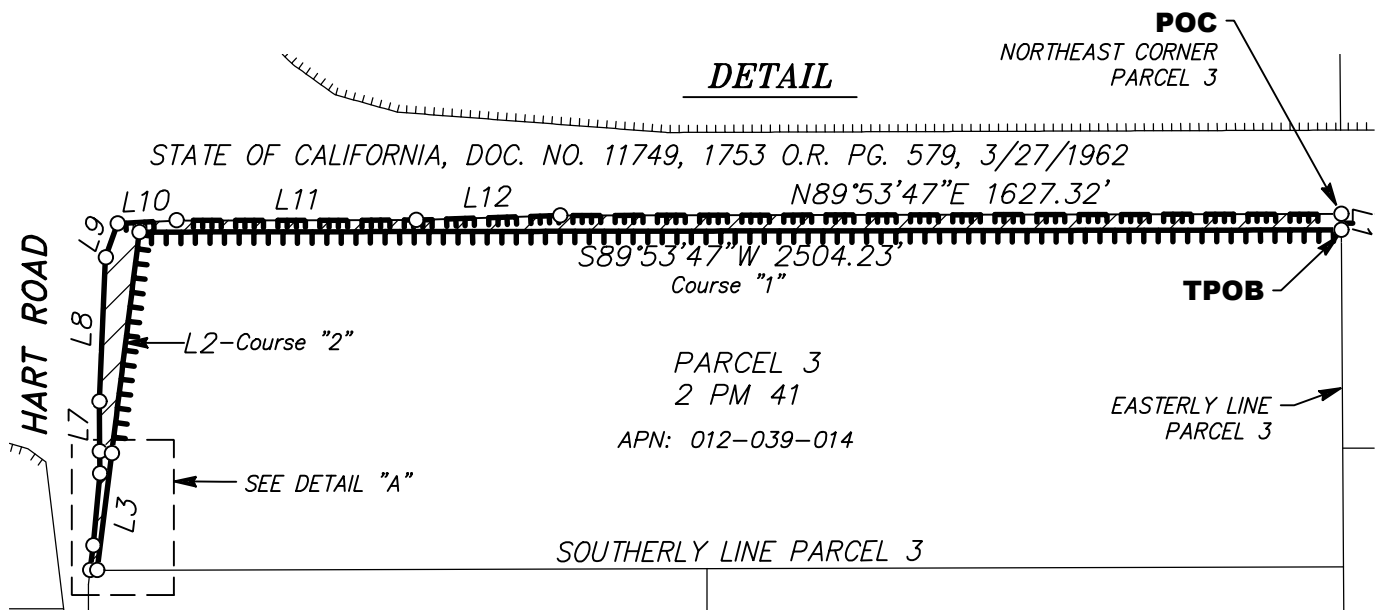
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83  
(NSRS2007) EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES  
SHOWN BY 1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.

Scale: 1" = 800'  
Date AUG. 2025  
Drawn By GP  
Checked By TK

Exhibit "B"  
APN 012-039-014  
Unincorporated Area  
Stanislaus County, California

SHEET 1 OF 2





### LINE TABLE

L1 S00°23'26"E 33.00'

L2 S07°07'09"W 464.63'  
Course "2"

L3 S07°07'09"W 245.36'

L4 N07°07'09"E 51.96'

L5 N05°13'33"E 150.52'

L6 N00°23'23"W 46.12'

### LINE TABLE

L7 S00°23'23"E 103.88'

L8 N02°28'12"E 300.38'

L9 N19°21'14"E 75.01'

L10 N87°02'02"E 123.14'

L11 N89°53'47"E 499.38'

L12 N88°10'41"E 300.15'

### LEGEND

POC POINT OF COMMENCEMENT

TPOB TRUE POINT OF BEGINNING

O.R. OFFICIAL RECORDS

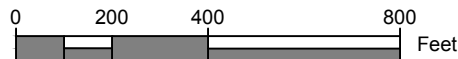
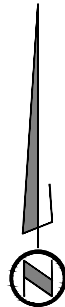
APN ASSESSOR'S PARCEL NUMBER

○ DIMENSION POINT

▨ PARCEL TO BE ACQUIRED  
2.37± ACRES

===== ACCESS PROHIBITED

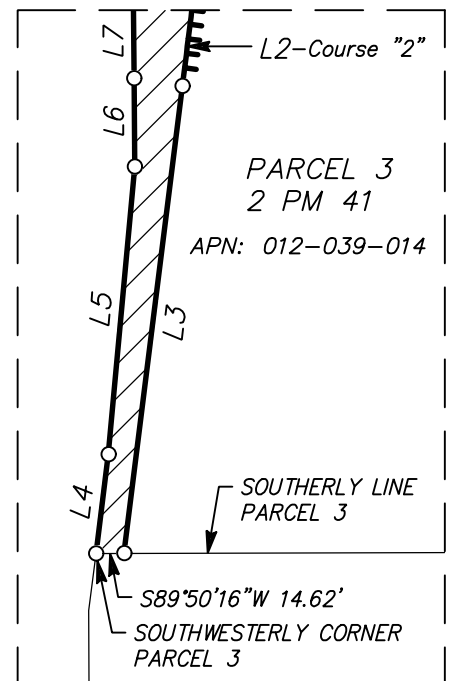
===== ACCESS SUPERSEDED



SCALE 1" = 400'

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.

### DETAIL "A" NOT TO SCALE



Scale: 1" = 400'

Date AUG. 2025

Drawn By GP

Checked By TK

**Exhibit "B"**  
**APN 012-039-014**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 2 OF 2**

**MARK THOMAS**

## ATTACHMENT 1L

**STANISLAUS COUNCIL OF GOVERNMENTS**

**RESOLUTION 25-30**

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

**PARCEL APN:** 012-042-017

**OWNERS:** Manuel J. Azevedo and Cheri D. Azevedo, trustees of The Manuel and Cheri Azevedo Trust u/d/t/ March 21, 2017

**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 an approximately 6,921 sq. ft. fee interest from a portion of the real property commonly identified as 601 N. Hart Road, Modesto, CA 95358 (APN: 012-042-017) 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

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 19<sup>th</sup> day of November 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: November 19, 2025

---

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

---

KATE MILLER, INTERIM EXECUTIVE DIRECTOR

# Exhibit 1

## **FEE** (012-042-017)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 601 N. Hart Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-042-017, 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 012-042-017**

That portion of Parcel A as shown on Parcel Map filed for record December 13, 1985, in Book 37 of Parcel Maps, Page 54, Stanislaus County Records, in the Unincorporated Area in the County of Stanislaus, State of California, lying easterly of the following described line:

**COMMENCING** at the southeasterly corner of said Parcel A;

thence along the southerly line of said Parcel A, South 89°56'26" West 25.49 feet to the **TRUE POINT OF BEGINNING**;

thence leaving said southerly line, North 06°03'43" West 324.24 feet to the easterly line of said Parcel A.

Containing 6,921 Sq. Ft., more or less.

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

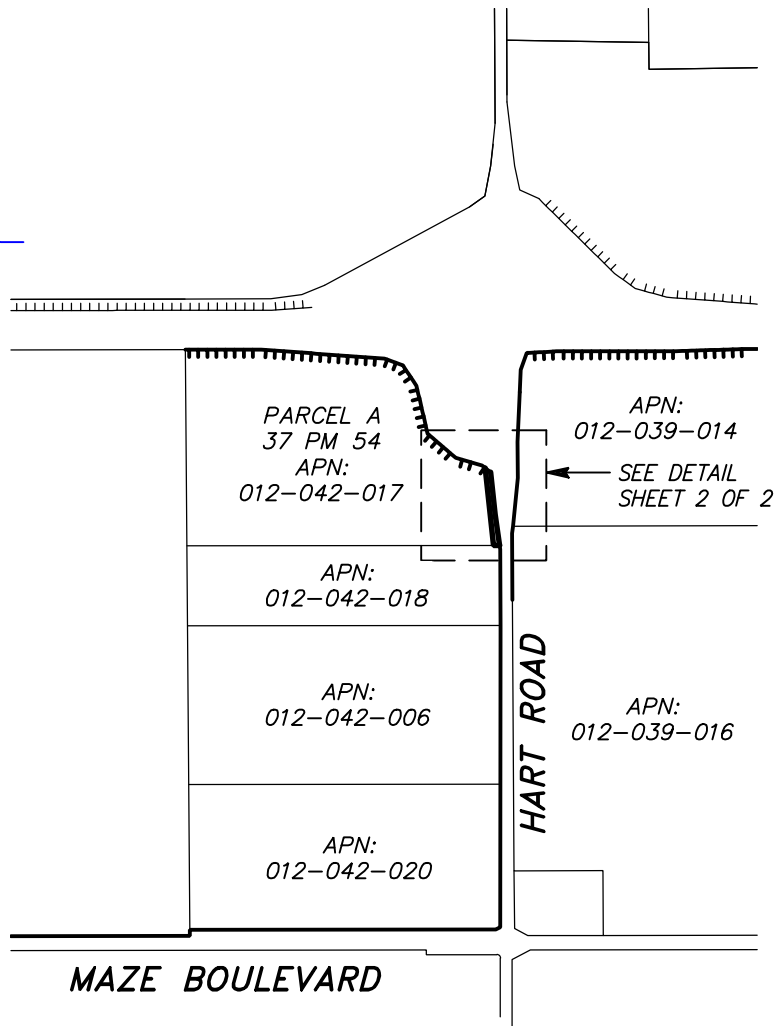
Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

This 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.

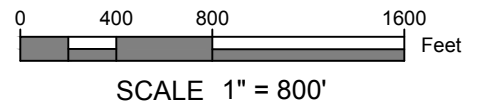
|                       |           |
|-----------------------|-----------|
| <i>Teri Kahlen</i>    | 8/12/2025 |
| Teri Kahlen, PLS 8746 | Date      |





### **LEGEND**

- POC POINT OF COMMENCEMENT  
TPOB POINT OF BEGINNING  
O.R. OFFICIAL RECORDS  
APN ASSESSOR'S PARCEL NUMBER  
○ DIMENSION POINT  
 PARCEL TO BE ACQUIRED  
6,921± SQ.FT.  
 ACCESS PROHIBITED



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 AUG. 2025  
Drawn By GP  
Checked By TK

**Exhibit "B"**  
**APN 012-042-017**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 1 OF 2**



## LEGEND

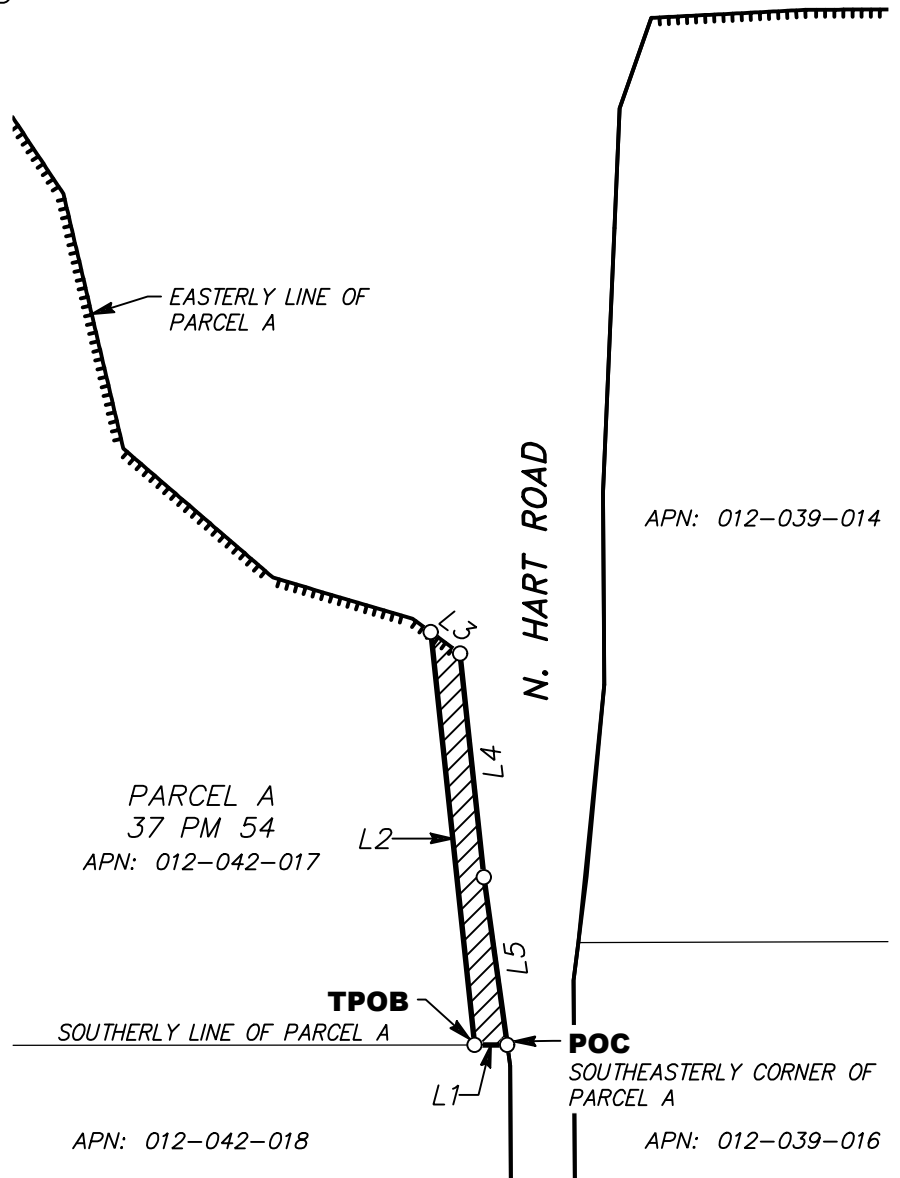
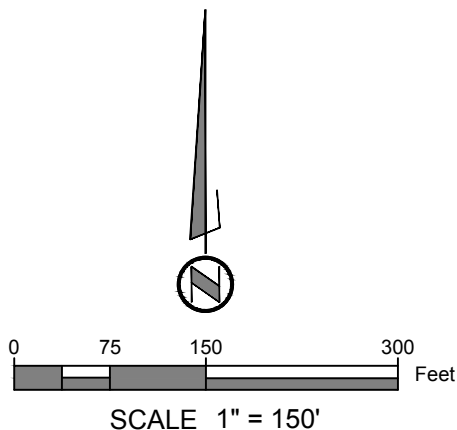
POC POINT OF COMMENCEMENT  
TPOB POINT OF BEGINNING  
O.R. OFFICIAL RECORDS  
APN ASSESSOR'S PARCEL NUMBER  
○ DIMENSION POINT  
▨ PARCEL TO BE ACQUIRED  
6,921± SQ.FT.  
ACCESS PROHIBITED

## DETAIL

### STATE HIGHWAY 132

## LINE TABLE

L1 S89°56'26"W 25.49'  
L2 N06°03'43"W 324.34'  
L3 S53°52'23"E 28.34'  
L4 S06°03'43"E 175.82'  
L5 S07°56'45"E 132.22'



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" = 150'  
Date AUG. 2025  
Drawn By GP  
Checked By TK

Exhibit "B"  
APN 012-042-017  
Unincorporated Area  
Stanislaus County, California

SHEET 2 OF 2

  
MARK THOMAS

## ATTACHMENT 1M



**STANISLAUS COUNCIL OF GOVERNMENTS**

**RESOLUTION 25-31**

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

**PARCEL APN:** 007-022-016

**OWNERS:** Dwight A. Wolf and Lori A. Wolf as Trustees of the Wolf Family 2011 Trust for the benefit of Dwight A. Wolf and Lori A. Wolf and their issue under instrument dated Apr. 18, 2011

**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 an approximately 146,158 sq. ft. fee interest from a portion of the real property commonly identified as 4290 Kansas Ave., Modesto, CA 95358 (APN: 007-022-016) 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

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 19<sup>th</sup> day of November 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: November 19, 2025

---

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

---

KATE MILLER, INTERIM EXECUTIVE DIRECTOR

# Exhibit 1

## **FEE** (007-022-016)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 4290 Kansas Ave., Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Numbers 007-022-016, 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 007-022-016**

That portion of the Southeast quarter of Section 27, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described in the Quitclaim Deed recorded April 21, 2011, in Document No. 2011-0034729 of Official Records, in the office of the County Recorder of said County, lying northerly of the following described line:

**COMMENCING** at the northeast corner of the land described in said Quitclaim Deed;

thence along the easterly line of said land, South 00°43'55" East 231.81 feet to the **TRUE POINT OF BEGINNING**;

thence leaving said easterly line, South 89°58'43" West 630.64 feet to the westerly line of said land distant thereon South 00°43'55" East 231.74 feet from the northwest corner of said land.

Containing 146,158 square feet or 3.36 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 007-022-016**

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 POINT OF BEGINNING

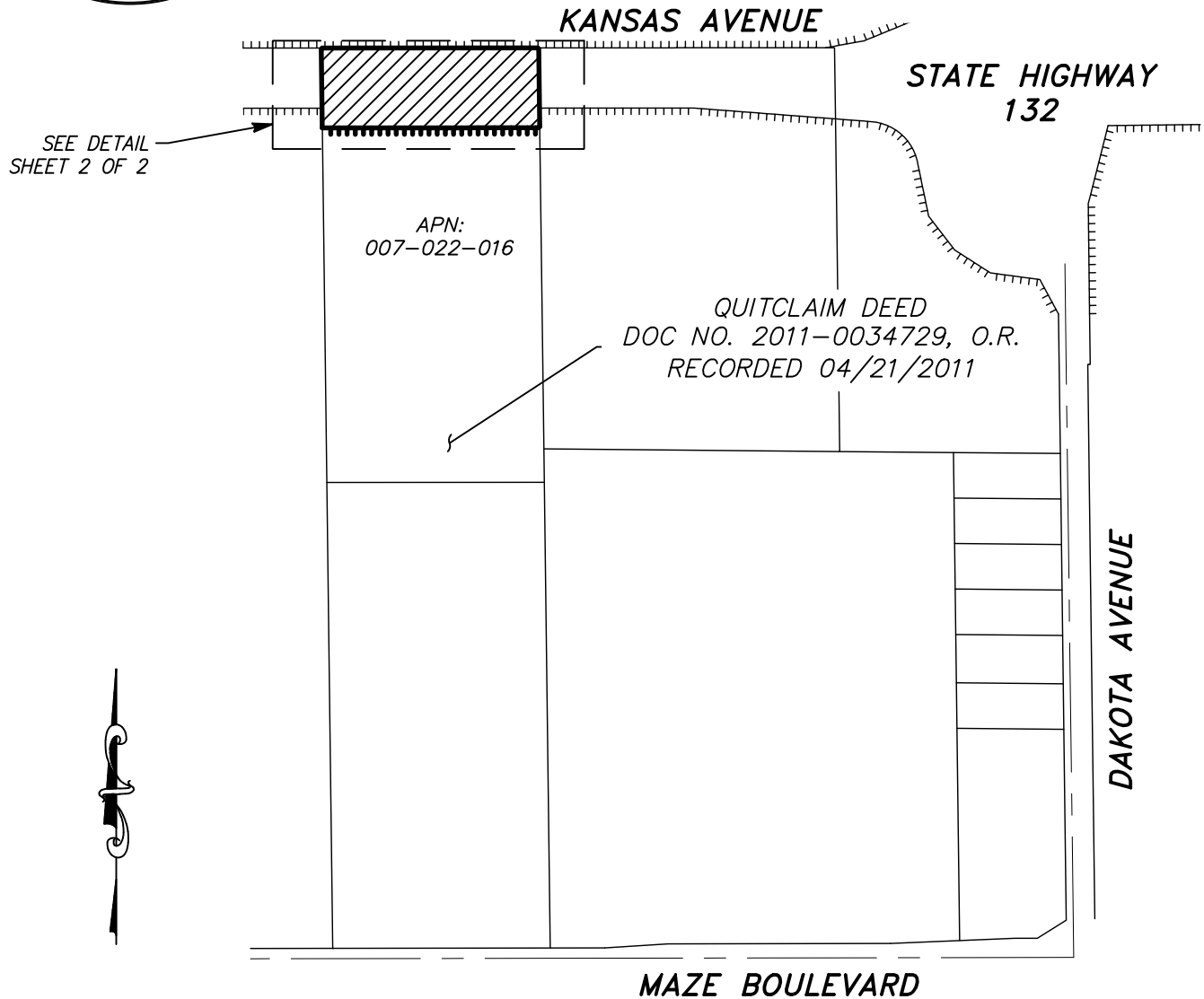
O.R. OFFICIAL RECORDS

APN ASSESSORS PARCEL NUMBER

○ DIMENSION POINT

 PARCEL TO BE ACQUIRED – 146,158± SF or 3.36± ac

 ACCESS PROHIBITED



0 250 500 1000 Feet

SCALE 1" = 500'

### **MAZE BOULEVARD**

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" = 500'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
**APN 007-022-016**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 1 OF 2**

  
**MARK THOMAS**



## LEGEND

POC POINT OF COMMENCEMENT

TPOB POINT OF BEGINNING

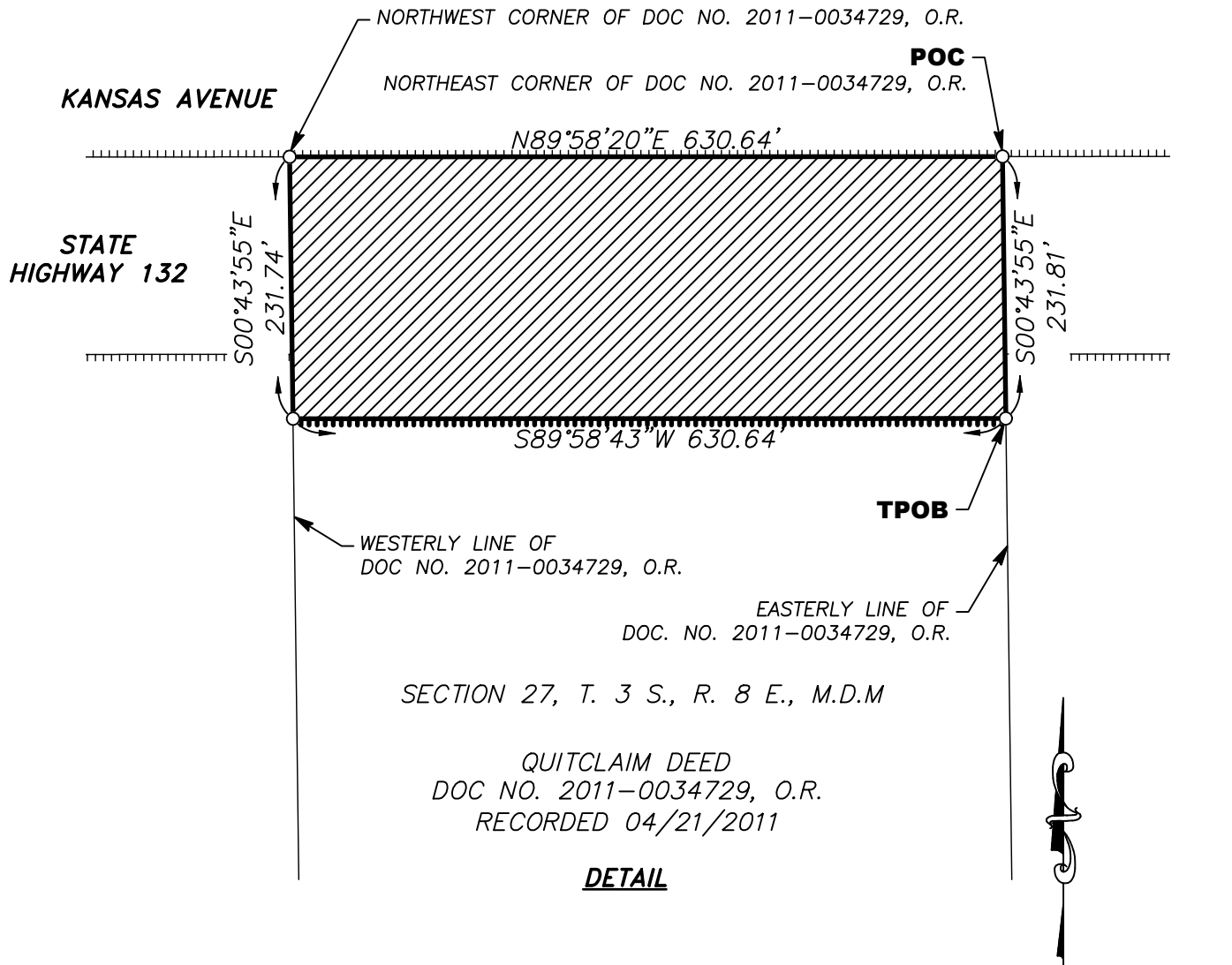
O.R. OFFICIAL RECORDS

APN ASSESSORS PARCEL NUMBER

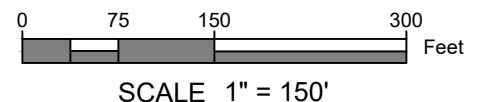
○ DIMENSION POINT

 PARCEL TO BE ACQUIRED – 146,158± SF or 3.36± ac

 ACCESS PROHIBITED



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" = 150'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 007-022-016  
Unincorporated Area  
Stanislaus County, California

SHEET 2 OF 2

  
**MARK THOMAS**

## ATTACHMENT 1N

**STANISLAUS COUNCIL OF GOVERNMENTS**

**RESOLUTION 25-32**

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

**PARCEL APN:** 007-022-006

**OWNERS:** Radus L Bray and Peggy J Bray, Trustees of the R & P Bray Revocable Trust under instrument dated January 23, 2014

**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 an approximately 31,523 sq. ft. fee interest, and a 25,742 sq. ft. easement for ingress, egress, and utilities from a portion of the real property commonly identified as 4130 Kansas Ave., Modesto, CA 95358 (APN: 007-022-006) 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 Exhibits "1-2" 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 access to a public road. 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

Exhibits 1-2 - Legal Definitions, Legal Descriptions & Plat Maps

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Stanislaus Council of Governments, on the 19<sup>th</sup> day of November 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: November 19, 2025

---

MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

---

KATE MILLER, INTERIM EXECUTIVE DIRECTOR

# Exhibit 1

## **FEE** (007-022-006)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 4130 Kansas Ave., Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Numbers 007-022-006, 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 007-022-006**

That portion of the Southeast quarter of Section 27, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described as Parcel 1 in the Grant Deed recorded January 27, 2014, in Document No. 2014-0004959 of Official Records, in the office of the County Recorder of said County, lying northerly of the following described line:

**BEGINNING** at the northeast corner of said Parcel 1;

thence South 88°16'34" West 858.06 feet to the westerly line of said Parcel 1, distant thereon South 00°43'55" East 57.00 feet from the northwest corner of said Parcel 1.

Containing 31,523 square feet or 0.72 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

POB POINT OF BEGINNING

O.R. OFFICIAL RECORDS

APN ASSESSORS PARCEL NUMBER

○ DIMENSION POINT

 PARCEL TO BE ACQUIRED – 25,742± SF OR 0.59± ac

 ACCESS PROHIBITED

 ACCESS SUPERSEDED

**KANSAS AVENUE**

**STATE HIGHWAY  
132**

SEE DETAIL  
SHEET 2 OF 2

GRANT DEED  
DOC NO. 2014-0004959, O.R.  
RECORDED 01/27/2014

APN:  
007-022-006

**DAKOTA AVENUE**

**MAZE BOULEVARD**



SCALE 1" = 500'

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" = 500'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
**APN 007-022-006**  
**Unincorporated Area**  
**Stanislaus County, California**

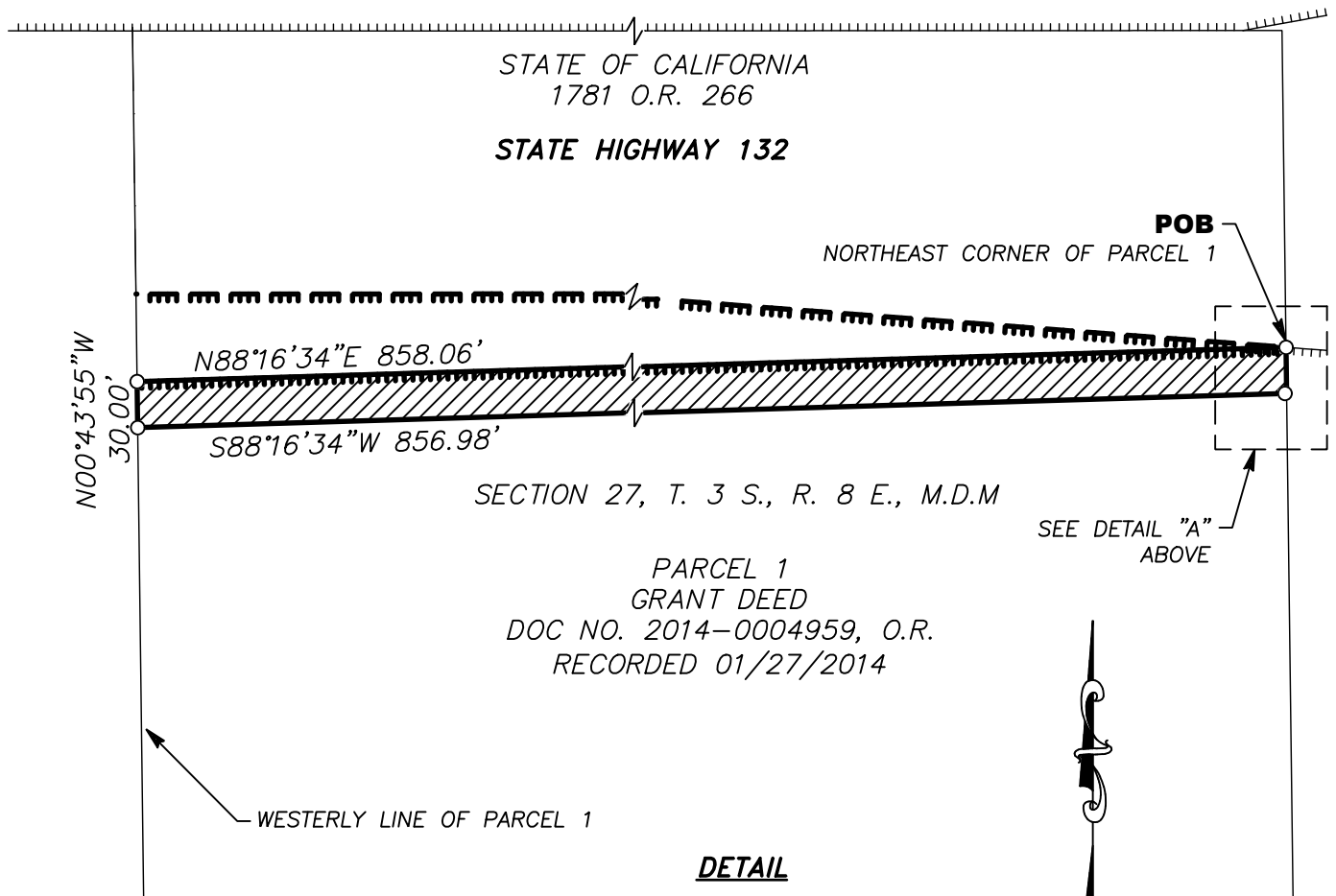
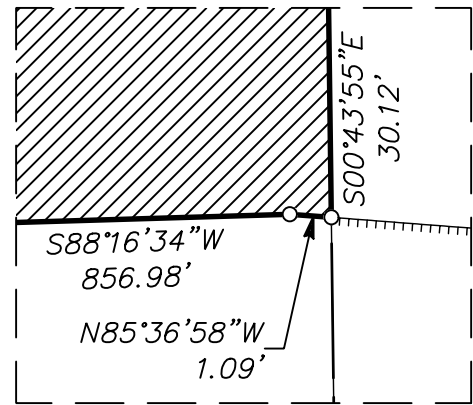
**SHEET 1 OF 2**

  
**MARK THOMAS**

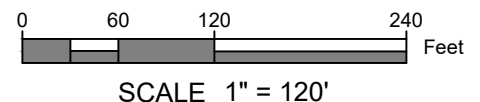
## LEGEND

- POB POINT OF BEGINNING  
O.R. OFFICIAL RECORDS  
APN ASSESSORS PARCEL NUMBER  
○ DIMENSION POINT  
PARCEL TO BE ACQUIRED —  
 25,742± SF OR 0.59± ac  
 ACCESS PROHIBITED  
 ACCESS SUPERSEDED

## DETAIL "A" NOT TO SCALE



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

Exhibit "B"  
APN 007-022-006  
Unincorporated Area  
Stanislaus County, California

SHEET 2 OF 2

  
MARK THOMAS

# Exhibit 2

## **EASEMENT FOR INGRESS, EGRESS AND UTILITIES (007-022-006)**

The property interest to be acquired has been designated as an Easement for Ingress, Egress And Utilities, which represents certain interest in portions of the property located at 4130 Kansas Ave., Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Numbers 007-022-006, 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 rights of the Stanislaus Council of Governments ("StanCOG") in the Property shall include without limitation the right to a perpetual, non-exclusive easements on, over, along, under, across and through a portion of the Property for the purposes of, (i) ingress and egress, and right of access, including, but not limited to pedestrian and vehicular access, over the Property; and (ii) installation, use, maintenance, repair and reconstruction of subsurface utilities on, over, along, under, across and through the Property. The easement is for the sole benefit of that certain property designated as Assessor Parcel Number 007-022-016 ("Benefitted Property"). The burden of the easement granted herein shall run with the Property and benefit the Benefitted Property. Owner of the Benefitted Property shall obtain prior written approval from owner of Property before undertaking any work or making any improvements and/or installations within the Property, which approval shall not be unreasonably conditioned, withheld or delayed.

The Property shall at all times be kept open, clear and free from buildings, structures, trees and obstructions of any kind. No person shall park or store vehicles or equipment in, on, around or about the Property. The foregoing obligations are binding upon and inure to the benefit of owners of both the Property and the Benefitted Property, and their officers, directors, agents, representatives, employees, managers, members, shareholders, partners, affiliates, contractors, subcontractors, visitors, guests, invitees, heirs, executors, administrators, successors and assigns, including without limitation successors-in-interest.

StanCOG shall have the right to transfer, assign and/or convey the Property, including without limitation any interest therein, and/or in whole or in part, for the benefit of the Benefitted Property. The covenants contained in this writing, including without limitation any restrictions set forth above, shall run with the land.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 007-022-006**  
**Roadway Easement**

That portion of the Southeast quarter of Section 27, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described as Parcel 1 in the Grant Deed recorded January 27, 2014, in Document No. 2014-0004959 of Official Records, in the office of the County Recorder of said County, described as follows:

**BEGINNING** at the northeast corner of said Parcel 1;

thence along the easterly line of said Parcel 1, South 00°43'55" East 30.12 feet;

thence leaving said easterly line, North 85°36'58" West 1.09 feet;

thence South 88°16'34" West 856.98 feet to the westerly line of said Parcel 1;

thence along said westerly line, North 00°43'55" West 30.00 feet;

thence North 88°16'34" East 858.06 feet to the **POINT OF BEGINNING**.

Containing 25,742 square feet or 0.59 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 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

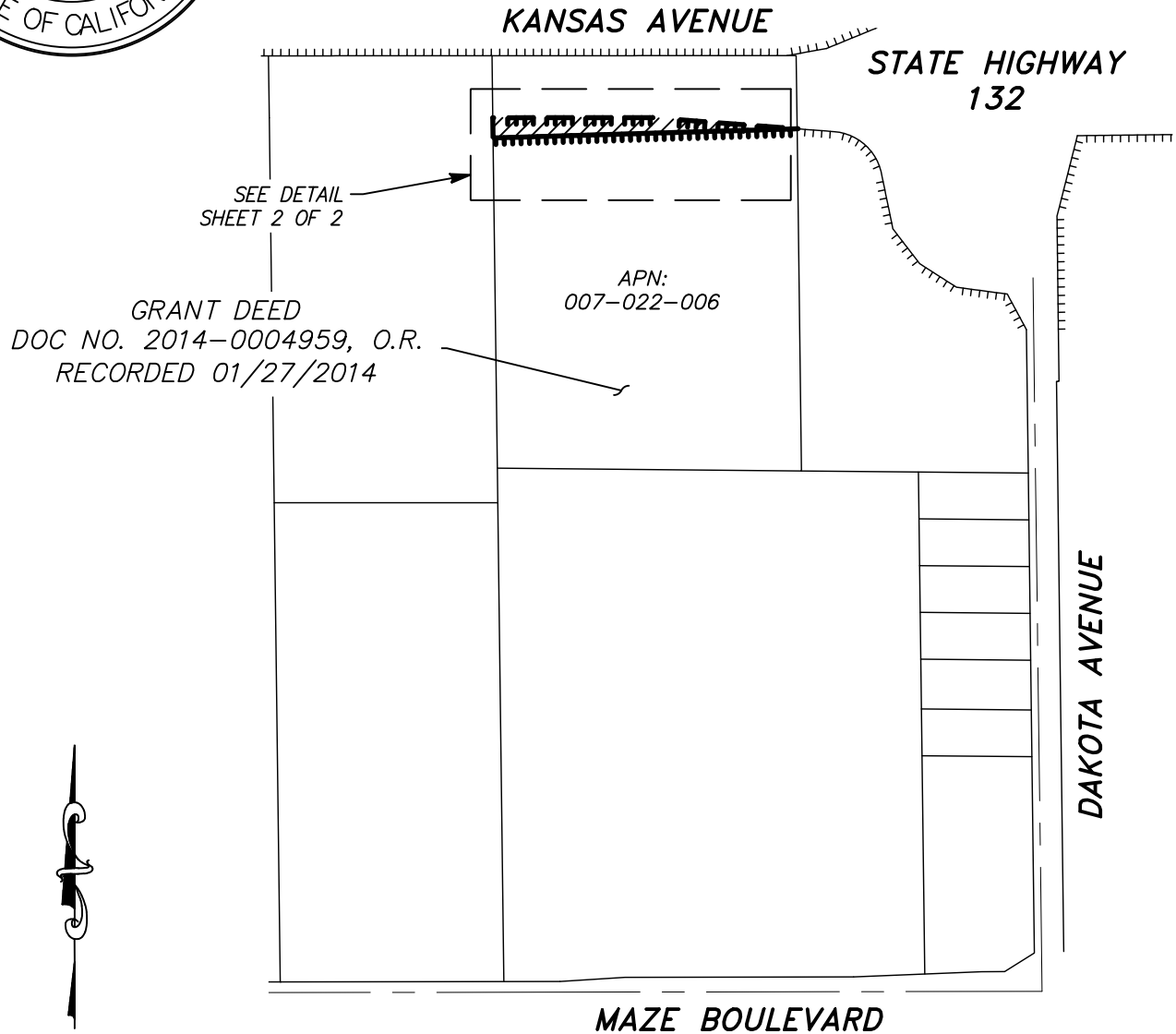
APN ASSESSORS PARCEL NUMBER

○ DIMENSION POINT

 PARCEL TO BE ACQUIRED – 31,523± SF or 0.72± ac

 ACCESS PROHIBITED

 ACCESS SUPERSEDED



SCALE 1" = 500'

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" = 500'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 007-022-006  
Unincorporated Area  
Stanislaus County, California

SHEET 1 OF 2

  
MARK THOMAS

## LEGEND

POB POINT OF BEGINNING

O.R. OFFICIAL RECORDS

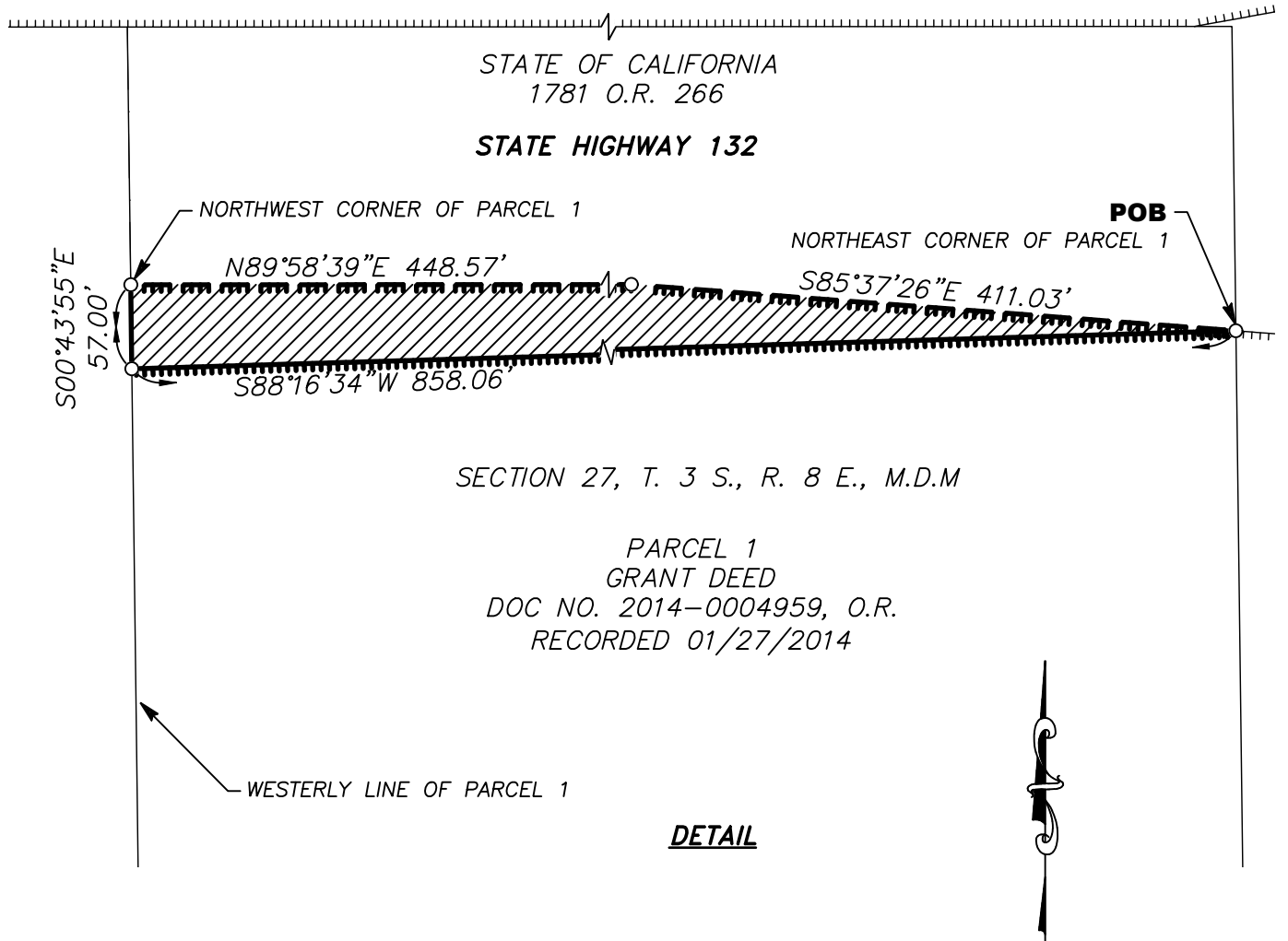
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○ DIMENSION POINT

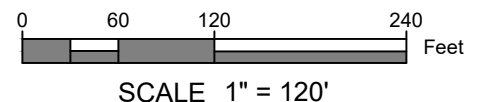
 PARCEL TO BE ACQUIRED – 31,523± SF or 0.72± ac

 ACCESS PROHIBITED

 ACCESS SUPERSEDED



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

Exhibit "B"  
APN 007-022-006  
Unincorporated Area  
Stanislaus County, California

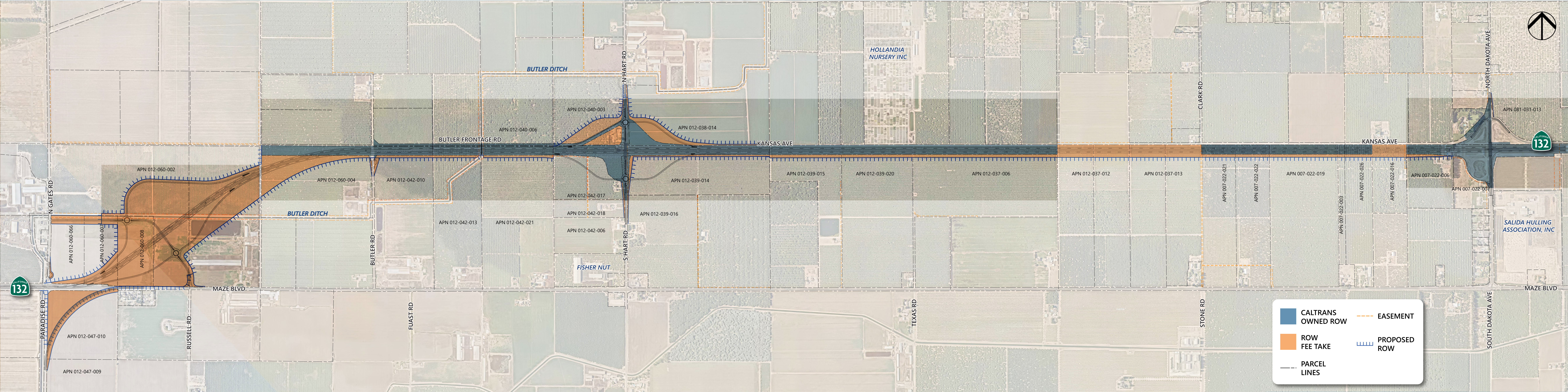
SHEET 2 OF 2

  
MARK THOMAS

## ATTACHMENT 2



# GATES TO DAKOTA - RIGHT OF WAY MAP





## ATTACHMENT 3A



March 20, 2025

**Member Agencies**

Antonio A. Garcia & Maria C. Garcia  
5806 Paradise Road  
Modesto, CA 95358-8223

*City of Ceres*

*City of Hughson*

**Subject: State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
Offer to Acquire Property Rights  
Property Address: No Situs, Modesto, CA 95353  
Assessor Parcel Number(s): 012-047-009**

*City of Modesto*

*City of Newman*

Dear Antonio A. Garcia and Maria C. Garcia,

*City of Oakdale*

*City of Patterson*

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”).

*City of Riverbank*

*City of Turlock*

*City of Waterford*

*Stanislaus County*

StanCOG seeks to purchase a portion of your property in fee. 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 west of 501 Russell Road in Modesto, CA 95353, (APN: 012-047-009), 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 **FOUR THOUSAND EIGHT HUNDRED DOLLARS AND NO CENTS (\$4,800.00)**. 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 **\$4,800.00** 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.

Antonio A. Garcia and Maria C. Garcia

Page Two

March 20, 2025

If you find StanCOG's offer of **\$4,800.00** 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](mailto: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 3B



April 30, 2025

**Member Agencies** John S. Cardoso & Mary C. Cardoso, Trustees  
247 S. 16<sup>TH</sup> Street  
*City of Ceres* San Jose, CA 95112-2155

*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: Parcel located West of 201 Russell Road**  
**Modesto, CA 95358**  
*City of Newman* **Assessor Parcel Number(s): 012-047-010**

*City of Oakdale* Dear John Cardoso & Mary Cardoso,

*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 acquire a portion of your property in fee, a 500,756 square foot Partial Fee  
*Stanislaus County* Acquisition. The legal descriptions and plat maps attached to 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 West of 201 Russell Road, Modesto,  
CA 95358, (APN: 012-047-010), 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** **FIVE HUNDRED EIGHTY-FOUR THOUSAND DOLLARS \$584,000.00**. The basis for this  
*George Carr* value is explained in the enclosed Appraisal Report prepared by CBRE, Valuation & Advisory  
Services. Based on the foregoing, StanCOG hereby offers you **\$584,000.00** 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.

John S. Cardoso and Mary C. Cardoso, Trustees  
Page Two  
April 30, 2025

If you find StanCOG's offer of **\$584,000.00** 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](mailto: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 3C



August 15, 2025

**Member Agencies**

*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*

**Policy Board  
Chair**

Buck Condit

**Policy Board**

**Vice-Chair**

George Carr

**Interim Executive**

**Director**

Elisabeth Hahn

The Henriques 2005 Revocable Trust  
c/o Joseph K. Henriques & Kristi A. Henriques, Trustees  
556 N. Gates Road  
Modesto, CA 95358

**Subject: State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
Offer to Acquire Property Rights  
Property Address: 556 N. Gates Road Modesto, CA 95358  
Assessor Parcel Number(s): 012-060-002, 012-060-006, 012-060-007 &  
012-060-008**

Dear Mr. and Mrs. Henriques:

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 4,082,535 square foot (93.722 acre) portion of your property in fee and a 1,407 square foot permanent access easement. The legal descriptions and plat maps attached to 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 556 N. Gates Road Modesto, CA 95358, APNs 012-060-002, 012-060-006, 012-060-007 & 012-060-008, please contact us immediately.

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.

StanCOG has determined the total just compensation for acquisition of the Subject Property to be **FOUR MILLION SEVEN HUNDRED FIFTY-THREE THOUSAND DOLLARS AND NO CENTS (\$4,753,000.00)**. The basis for this value is explained in the enclosed Appraisal Report prepared by CBRE. Based on the foregoing, StanCOG hereby offers you **\$4,753,000.00** for the purchase of the Subject Property.

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.



The Henriques 2005 Revocable Trust  
Page Two  
August 15, 2025

If you find StanCOG's offer of **\$4,753,000.00** acceptable, please sign: (1) the Right of Way Contract and (2) the Grant Deed, and the Access Easement Deed. **The signatures on the Grant Deed and Easement 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 Jennifer Cole, at 916-398-4104, or via email at [jcole@monumentrow.com](mailto:jcole@monumentrow.com).

Sincerely,



Elisabeth Hahn  
Interim 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. Access Easement Deed
- Attachment 7. Your Property Your Transportation Project Brochure
- Attachment 8. Title VI Brochure

cc: Tony Harris, P.E., StanCOG  
Chris Krier, Monument

## ATTACHMENT 3D



July 28, 2025

**Member Agencies**

Evelyn Marie Johnston, Richard Eugene Quaresma,  
Diane H. Quaresma and Frank D. Quaresma, Trustees  
543 Butler Road  
Modesto, CA 95358-8203

*City of Ceres*

*City of Hughson*

*City of Modesto*

*City of Newman*

**Subject: State Route (SR) 132/SR 99 Project  
Offer to Acquire Property Rights  
Property Address: 543 Butler Road, Modesto, CA 95358-8203  
Assessor Parcel Number(s): 012-060-004**

*City of Oakdale*

Dear Evelyn Marie Johnston, Diane H. Quaresma and Frank D. Quaresma: and Richard Quaresma

*City of Patterson*

*City of Riverbank*

*City of Turlock*

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”).

*City of Waterford*

*Stanislaus County*

StanCOG seeks to purchase a fee interest in a portion of 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 543 Butler Road, Modesto, CA 95358-8203, (APN: 012-060-004), 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 **EIGHT HUNDRED THREE THOUSAND DOLLARS AND NO CENTS (\$803,000.00)**. 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 **\$803,000.00** for the purchase of the Subject Property.

**Interim Executive**

**Director**

Elisabeth Hahn

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.

Evelyn Marie Johnston,  
Diane H. Quaresma and Frank D. Quaresma  
Page Two  
July 28, 2025

If you find StanCOG's offer of **\$803,000.00** 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](mailto:lzapata@monumentrow.com).

Sincerely,



Elisabeth Hahn  
Interim 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 3E



April 30, 2025

**Member Agencies**

Garcia-Les Partners, L.P.  
6455 California Ave.  
Modesto, CA 95358-8388

*City of Ceres*

*City of Hughson*

**Subject: State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
Offer to Acquire Property Rights  
Property Address: 7713 Maze Blvd., Modesto, CA 95358-9228  
Assessor Parcel Number(s): 012-042-010**

*City of Modesto*

*City of Newman*

Dear Garcia-Les Partners, L.P.,

*City of Oakdale*

*City of Patterson*

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”).

*City of Riverbank*

*City of Turlock*

*City of Waterford*

*Stanislaus County*

StanCOG seeks to purchase a partial fee acquisition 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 7713 Maze Blvd., Modesto, CA 95358-9228, (APN: 012-042-010), 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 **NINETY-TWO THOUSAND TWO HUNDRED DOLLARS AND NO CENTS (\$92,200.00)**. 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 **\$92,200.00** 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.

Garcia-Les Partners, L.P.

Page Two

April 30, 2025

If you find StanCOG's offer of **\$92,200.00** 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](mailto: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 3F





September 4, 2025

**Member Agencies** Joseph A. Gonsalves & Debra M. Gonsalves  
7243 Maze Boulevard  
*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: 1088 N. Hart Road Modesto, CA 95358**  
**Assessor Parcel Number(s): 012-040-003**  
*City of Newman*

Dear Mr. and Mrs. Gonsalves:

*City of Oakdale*  
*City of Patterson*  
*City of Riverbank*  
*City of Turlock*

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”).

*City of Waterford*  
*Stanislaus County*

StanCOG seeks to purchase a 210,437 square foot portion of your property in fee and a 120,893 square foot permanent road easement. 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 1088 N. Hart Road Modesto, CA 95358, (APN: 012-040-003), 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 **FOUR HUNDRED EIGHTEEN THOUSAND DOLLARS AND NO CENTS (\$418,000.00)**. The basis for this value is explained in the enclosed Appraisal Report prepared by CBRE. Based on the foregoing, StanCOG hereby offers you **\$418,000.00** for the purchase of the Subject Property.

**Interim Executive**  
**Director**  
Elisabeth Hahn

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.

If you find StanCOG's offer of **\$418,00.00** acceptable, please sign: (1) the Right of Way Contract and (2) the Grant Deed and the Road Easement Deed. **The signatures on the Grant Deed and Road Easement 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](mailto:lzapata@monumentrow.com).

Sincerely,



Elisabeth Hahn  
Interim 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. Road Easement Deed
- Attachment 7. Your Property Your Transportation Project Brochure
- Attachment 8. Title VI Brochure

cc: Tony Harris, P.E., StanCOG  
Chris Krier, Monument

## **ATTACHMENT 3G**



September 04, 2025

**Member Agencies** Joseph A. Gonsalves & Debra M. Gonsalves  
7243 Maze Boulevard  
*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: 7601 Maze Boulevard Modesto, CA 95358**  
**Assessor Parcel Number(s): 012-042-013**

*City of Newman*

Dear Mr. and Mrs. Gonsalves:

*City of Oakdale*

*City of Patterson*

*City of Riverbank*

*City of Turlock*

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”).

*City of Waterford*

*Stanislaus County*

StanCOG seeks to purchase a 38,171 square foot portion of your property in fee. 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 7601 Maze Boulevard Modesto, CA 95358, (APN: 012-042-013), 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 **FIFTY THOUSAND DOLLARS AND NO CENTS (\$50,000.00)**. The basis for this value is explained in the enclosed Appraisal Report prepared by CBRE. Based on the foregoing, StanCOG hereby offers you **\$50,000.00** for the purchase of the Subject Property.

**Interim Executive  
Director**  
Elisabeth Hahn

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.

If you find StanCOG's offer of **\$50,000.00** 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](mailto:lzapata@monumentrow.com).

Sincerely,



Elisabeth Hahn  
Interim 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 3H



September 4, 2025

**Member Agencies**

Joe A. Gonsalves & Debbie M. Gonsalves  
7243 Maze Boulevard  
Modesto, CA 95358

*City of Ceres*

*City of Hughson*

**Subject: State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
Offer to Acquire Property Rights  
Property Address: 7243 Maze Boulevard Modesto, CA 95358  
Assessor Parcel Number(s): 012-042-021**

*City of Modesto*

*City of Newman*

Dear Mr. and Mrs. Gonsalves:

*City of Oakdale*

*City of Patterson*

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").

*City of Riverbank*

*City of Turlock*

*City of Waterford*

*Stanislaus County*

StanCOG seeks to purchase a 60,574 square foot portion of your property in fee. 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 7243 Maze Boulevard Modesto, CA 95358, (APN: 012-042-021), 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 **EIGHTY-SEVEN THOUSAND ONE HUNDRED DOLLARS AND NO CENTS (\$87,100.00)**. The basis for this value is explained in the enclosed Appraisal Report prepared by CBRE. Based on the foregoing, StanCOG hereby offers you **\$87,100.00** for the purchase of the Subject Property.

**Interim Executive  
Director**

Elisabeth Hahn

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.

If you find StanCOG's offer of **\$87,100.00** 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](mailto:lzapata@monumentrow.com).

Sincerely,



Elisabeth Hahn  
Interim 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 3I



June 23, 2025

**Member Agencies** Jacob Verburg & Jayne M. Verburg, as Trustees  
1142 N. Hart 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: 942 N. Hart Road, Modesto, CA 95358**  
**Assessor Parcel Number(s): 012-038-014**  
*City of Newman*

*City of Oakdale* Dear Mr. and Mrs. Verburg:

*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 286,362 square foot portion of your property in fee including access  
control rights. The legal descriptions and plat maps attached to the enclosed deeds specify describe  
and depict the property or interest therein sought to be acquired (“Subject Property”) for the Project.  
*Stanislaus County* If you are not the owner of the property located at 942 N. Hart Road, Modesto, CA 95358, (APN:  
012-038-014), 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** **Two Hundred Forty-Two Thousand Dollars and No Cents (\$242,000.00)**. The basis for this  
George Carr value is explained in the enclosed Appraisal Report prepared by CBRE Valuation & Advisory  
Services. Based on the foregoing, StanCOG hereby offers you **\$242,000.00** 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.

Jacob Verburg and Jayne M. Verburg, as Trustees

Page Two

June 23, 2025

If you find StanCOG's offer of **\$242,000.00** 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 Zepata, at (916) 398-4121, or via email at [lzepata@monumentrow.com](mailto:lzepata@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 3J



August 27, 2025

**Member Agencies**

The Azevedo 1996 Family Trust  
c/o Isabel V Azevedo, Trustee  
306 N. Hart Road  
Modesto, CA 95358

*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: 306 N. Hart Road Modesto, CA 95358  
Assessor Parcel Number(s): 012-039-016**

Dear Property Owner:

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 8,305 square foot portion of your property in fee. The legal descriptions and plat maps attached to 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 306 N. Hart Road Modesto, CA 95358 (APN: 012-039-016), 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 **TWELVE THOUSAND FOUR HUNDRED DOLLARS AND NO CENTS (\$12,400.00)**. 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 **\$12,400.00** for the purchase of the Subject Property.

**Interim Executive**

**Director**

Elisabeth Hahn

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.

Azevedo  
Page Two  
August 27, 2025

If you find StanCOG's offer of **\$12,400.00** 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 Chris Krier, at 281-923-0658, or via email at [ckrier@monumentrow.com](mailto:ckrier@monumentrow.com).

Sincerely,



Elisabeth Hahn  
Interim 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 8. Your Property Your Transportation Project Brochure
- Attachment 9. Title VI Brochure

cc: Tony Harris, P.E., StanCOG  
Chris Krier, Monument

## ATTACHMENT 3K



August 27, 2025

**Member Agencies** Manuel J. Azevedo & Cheri D. Azevedo, Trustees  
342 N. Hart 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: 342 N. Hart Road, Modesto, CA 95358**  
**Assessor Parcel Number(s): 012-039-014**  
*City of Newman*

*City of Oakdale* Dear Mr. and Mrs. Azevedo:

*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 103,180 square foot portion of your property in fee. The legal  
*Stanislaus County* 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 342 N. Hart Road, Modesto, CA 95358, (APN: 012-039-014), 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 TWENTY-NINE THOUSAND DOLLARS AND NO CENTS**  
George Carr **(\$129,000.00)**. 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  
**\$129,000.00** for the purchase of the Subject Property.

**Interim 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  
Elisabeth Hahn 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.



Manuel J. Azevedo and Cheri D. Azevedo, Trustees

Page Two

August 27, 2025

If you find StanCOG's offer of **\$129,000.00** 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 Chris Krier, at (281) 923-0658, or via email at [ckrier@monumentrow.com](mailto:ckrier@monumentrow.com).

Sincerely,



Elisabeth Hahn  
Interim 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  
Joe Fagundes, Malm Fagundes LLP

## ATTACHMENT 3L



August 27, 2025

**Member Agencies**

*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*

**Policy Board**

**Chair**

Buck Condit

**Policy Board**

**Vice-Chair**

George Carr

**Interim Executive**

**Director**

Elisabeth Hahn

Manuel J. Azevedo and Cheri D. Azevedo, Trustees  
342 N. Hart Road  
Modesto, CA 95358

**Subject: State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
Offer to Acquire Property Rights  
Property Address: 601 N. Hart Road, Modesto, CA 95358  
Assessor Parcel Number(s): 012-042-017**

Dear Mr. and Mrs. Azevedo:

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 6,921 square foot portion of your property in fee. 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 601 N. Hart Road, Modesto, CA 95358, (APN: 012-042-017), please contact us immediately.

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.

StanCOG has determined the total just compensation for acquisition of the Subject Property to be **ONE HUNDRED FORTY-FOUR THOUSAND DOLLARS AND NO CENTS (\$144,000.00)**. 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 **\$144,000.00** for the purchase of the Subject Property.

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.

Manuel J. Azevedo and Cheri D. Azevedo, Trustees  
Page Two  
August 27, 2025

If you find StanCOG's offer of **\$144,000.00** 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 Chris Krier, at (281) 923-0658, or via email at [ckrier@monumentrow.com](mailto:ckrier@monumentrow.com).

Sincerely,



Elisabeth Hahn  
Interim 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  
Joe Fagundes, Malm Fagundes LLP

## **ATTACHMENT 3M**



March 20, 2025

**Member Agencies**

Dwight A. Wolf & Lori A. Wolf  
4290 Kansas Ave.  
Modesto, CA 95358-9274

*City of Ceres*

*City of Hughson*

**Subject: State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
Offer to Acquire Property Rights  
Property Address: 4290 Kansas Ave., Modesto, CA 95358  
Assessor Parcel Number(s): 007-022-016**

*City of Modesto*

*City of Newman*

Dear Mr. and Mrs. Wolf,

*City of Oakdale*

*City of Patterson*

*City of Riverbank*

*City of Turlock*

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”).

*City of Waterford*

*Stanislaus County*

StanCOG seeks to purchase a partial fee acquisition 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 4290 Kansas Ave., Modesto, CA 95358, (APN: 007-022-016), 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 **TWENTY-NINE THOUSAND SIX HUNDRED DOLLARS AND NO CENTS (\$29,600.00)**. 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 **\$29,600.00** 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.

Dwight A. Wolf and Lori A. Wolf

Page Two

March 20, 2025

If you find StanCOG's offer of **\$29,600.00** 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](mailto: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 3N





June 12, 2025

**Member Agencies**

Radus L. Bray & Peggy J. Bray, Trustees  
4130 Kansas Avenue  
Modesto, CA 95358

*City of Ceres*

*City of Hughson*

**Subject: State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
Offer to Acquire Property Rights  
Property Address: 4130 Kansas Avenue, Modesto, CA 95358  
Assessor Parcel Number(s): 007-022-006**

*City of Modesto*

*City of Newman*

Dear Radus & Peggy Bray,

*City of Oakdale*

*City of Patterson*

*City of Riverbank*

*City of Turlock*

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”).

*City of Waterford*

*Stanislaus County*

StanCOG seeks to purchase a 31,523 square foot portion of your property in fee and a 25,742 square foot permanent easement for ingress, egress and utilities. The legal descriptions and plat maps attached to 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 4130 Kansas Ave., Modesto, CA 95358, (APN: 007-022-006), 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 **One Hundred Twenty-Two Thousand Dollars \$122,000.00**. The basis for this value is explained in the enclosed Appraisal Report prepared by CBRE. Based on the foregoing, StanCOG hereby offers you **\$122,000.00** 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.

Radus L. Bray & Peggy J. Bray, Trustees  
Page Two  
June 12, 2025

If you find StanCOG's offer of **\$122,000.00** acceptable, please sign: (1) the Right of Way Contract and (2) the Grant Deed, and the Easement Deed. **The signatures on the Grant Deed and Easement 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 Zepata, at (916) 398-4121, or via email at [lzepata@monumentrow.com](mailto:lzepata@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. Easement Deed for Ingress, Egress and Utilities
- Attachment 7. Your Property Your Transportation Project Brochure
- Attachment 8. 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 October 28 and 29, 2025.<sup>1</sup> (See Attachments 5A-5N – Notices of Hearing to Consider Adoption of Resolution of Necessity.)

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<sup>1</sup> In addition to the initial notices which were sent on October 28 or 29, 2025 to the owners, owners Johnston-Quaresma (APN 012-060-004) and Azevedo APN (012-042-017) were subsequently provided

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-1N. 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.

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corrected or amended notices on November 4 and November 5, respectively, correcting non-substantive clerical errors on the original notices.

- 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***

#### **A. Antonio A. Garcia and Maria C. Garcia, Trustees (APN 012-047-009):**

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 \$4,800 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.

#### **B. John S. Cardoso and Mary C. Cardoso, Trustees (APN 012-047-010):**

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 \$584,000 was made to the property owner on or about April 30, 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.

#### **C. Joseph K. Henriques and Kristi A. Henriques, Trustees (APNs 012-060-002, 012-060-006, 012-060-007 & 012-060-008):**

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 \$4,753,000.00 was made to the property owner on or about August 15, 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.

D. Richard Eugene Quaresma et al (APN 012-060-004):

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 \$803,000.00 was made to the property owner on or about July 28, 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.

E. Garcia-Les Partners, L.P. (APN 012-042-010):

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 \$803,000.00 was made to the property owner on or about July 28, 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.

F. Joseph A. Gonsalves and Debra M. Gonsalves (APN 012-040-003):

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 \$418,000.00 was made to the property owner on or about September 4, 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.

G. Joseph A. Gonsalves and Debra M. Gonsalves (APN 012-042-013):

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 \$50,000.00 was made to the property owner on or about September 4, 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.

H. Joseph A. Gonsalves and Debra M. Gonsalves (APN 012-042-021):

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 \$87,100.00 was made to the property owner on or about September 4, 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.

I. Jacob Verburg and Jayne M. Verburg, Trustees (APN 012-038-014):

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 \$242,000.00 was made to the property owner on or about June 23, 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.

J. Isabel V. Azevedo, Trustee (APN 012-039-016):

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 \$12,400.00 was made to the property owner on or about August 27, 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.

K. Manuel J. Azevedo and Cheri D. Azevedo, Trustees (APN 012-039-014):

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 \$129,000.00 was made to the property owner on or about August 27, 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.

L. Manuel J. Azevedo and Cheri D. Azevedo, Trustees (APN 012-042-017):

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 \$144,000.00 was made to the property owner on or about August 27, 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.

M. Dwight A. Wolf and Lori A. Wolf, Trustees (APN 007-022-016):

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 \$29,600.00 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.

N. Radus L Bray and Peggy J Bray, Trustees (APN 007-022-006):

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 \$122,000.00 was made to the property owner on or about June 12, 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



**StanCOG**  
Stanislaus Council of Governments

1111 I Street, Ste 308  
Modesto, CA 95354  
209.525.4600 **Main**  
209.558.7833 **Fax**  
[www.stancog.org](http://www.stancog.org)

**Member Agencies**

October 29, 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*

**Policy Board Chair**

Buck Condit

**Policy Board**

**Vice-Chair**

George Carr

**Interim Executive**

**Director**

Jean Foletta

**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)

Antonio A. Garcia & Maria C. Garcia  
5806 Paradise Road  
Modesto, CA 95358-8223

**Re:** State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
**Owner:** Antonio A Garcia and Maria C Garcia, Trustees of the Antonio A Garcia  
and Maria C Garcia Trust, under Instrument dated October 23, 1992  
**Assessor's Parcel Nos.:** 012-047-009

Dear Property Owners:

**PLEASE TAKE NOTICE** that, on **November 19, 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, 3<sup>rd</sup> 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:** An approximately 5,985 sq. ft. fee interest over a portion of your real property commonly identified as Stanislaus County Assessor's Parcel No. 012-047-009. The property interest sought to be acquired by StanCOG is more particularly described in Exhibit "1" attached to this notice.

**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:**  
**PLACE OF HEARING:**

November 19, 2025 at 6:00 p.m.  
StanCOG Board Room  
Stanislaus Council of Governments  
1111 I Street, 3<sup>rd</sup> 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" being the most prominent.

Tony V. Harris, PE  
Manager of Strategic Project Delivery

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



# Exhibit 1

**FEE**  
(012-047-009)

The property interest to be acquired in Fee consist of certain interests in portions of the property bearing Stanislaus County Assessor's Parcel Numbers 012-047-009, 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 012-047-009**

That portion of Lot 42 of the Wren-Maze Tract, in the Unincorporated Area in the County of Stanislaus, State of California, filed on April 22, 1914, in Volume 8 of Maps, at Page 13, in the office of the County Recorder of said County, described as follows:

**BEGINNING** at the intersection of the northerly line of said Lot 42 with the easterly line of Paradise Road, 50.00 wide as shown on a map filed in Book 16, Page 18 of Records of Surveys in the office of said County Recorder;

thence along said northerly line, South 89°27'56" East 49.21 feet;

thence leaving said northerly line, South 11°48'39" West 209.69 feet;

thence North 89°14'43" West 9.00 feet to said easterly line of Paradise Road;

thence along said easterly line, North 00°45'17" East 205.61 feet to the **POINT OF BEGINNING**.

Containing 5,985 square feet, more or less.

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

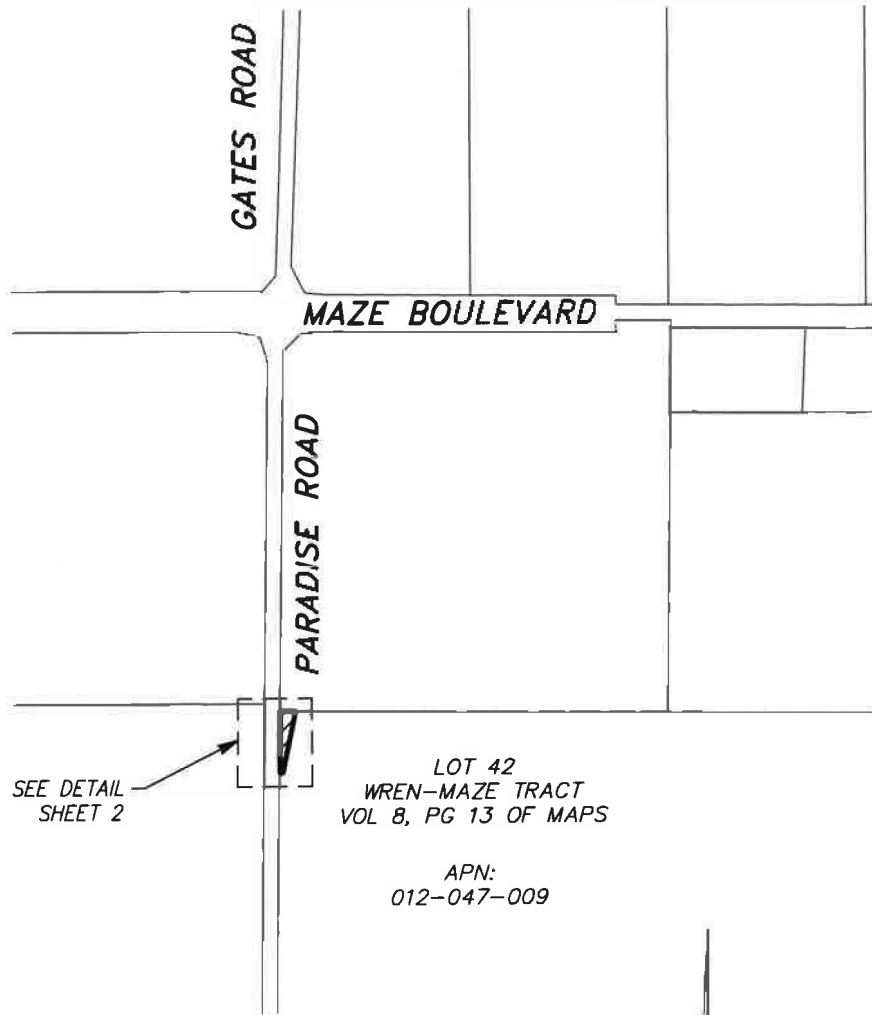
Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

This 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  
APN ASSESSORS PARCEL NUMBER  
RS RECORD OF SURVEY  
o DIMENSION POINT  
 PARCEL TO BE ACQUIRED - 5,985± SF



SCALE 1" = 600'

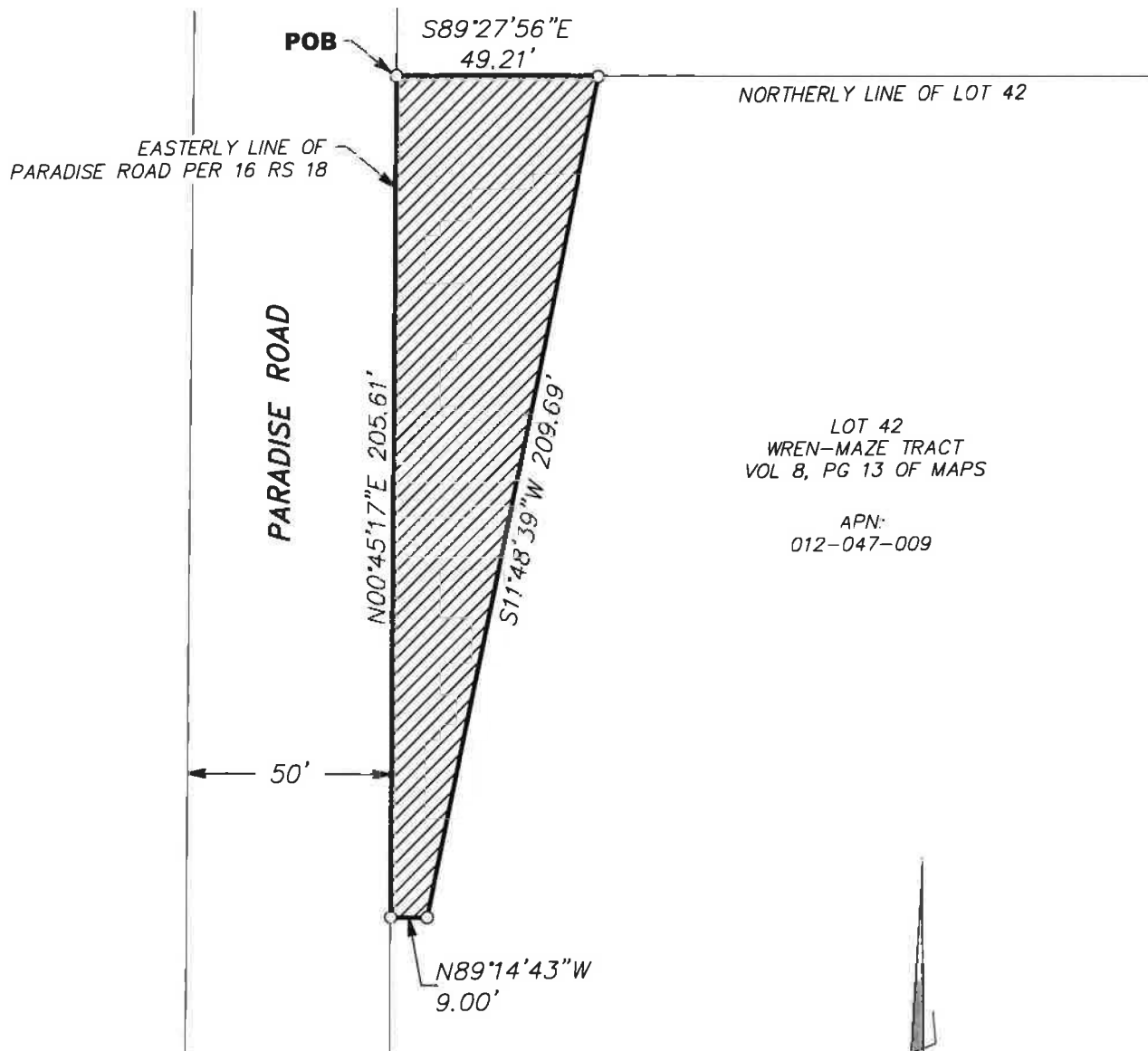
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83  
(NSRS2007) EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES  
SHOWN BY 1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.

Scale: 1" = 600'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-047-009  
Unincorporated Area  
Stanislaus County, California

SHEET 1 OF 2

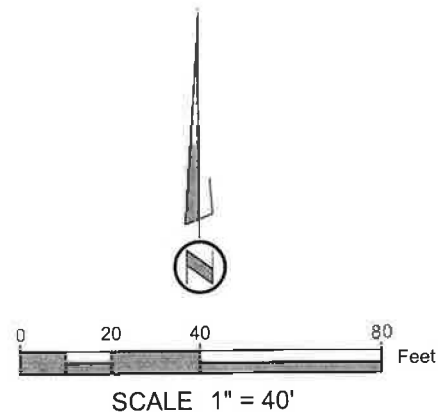




### LEGEND

- POB POINT OF BEGINNING
- APN ASSESSORS PARCEL NUMBER
- RS RECORD OF SURVEY
- DIMENSION POINT
-  PARCEL TO BE ACQUIRED – 5,985± SF

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" = 40'  
 Date Feb, 2025  
 Drawn By AK  
 Checked By TK

**Exhibit "B"**  
**APN 012-047-009**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 2 OF 2**



**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, 34<sup>th</sup> Floor, Los Angeles, California 90017.

On October 29, 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**

☒ (FIRST CLASS 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, 34<sup>th</sup> 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.

Antonio A. Garcia & Maria C. Garcia  
5806 Paradise Road  
Modesto, CA 95358-8223

☐ (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 October 29, 2025.

  
\_\_\_\_\_  
Tony Lewis

## **ATTACHMENT 5B**



**Member Agencies**

October 29, 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*

**Policy Board Chair**

Buck Condit

**Policy Board**

**Vice-Chair**

George Carr

**Interim Executive**

**Director**

Jean Foletta

**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)

John S. Cardoso & Mary C. Cardoso, Trustees  
247 S. 16<sup>th</sup> Street  
San Jose, CA 95112-2155

**Re:** State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
**Owner:** John S. Cardoso and Mary C. Cardoso, Trustees (or the successor  
trustee(s)) of the John S. Cardoso and Mary C. Cardoso 2001 Revocable  
Living Trust, established under agreement dated April 5, 2001  
**Assessor's Parcel Nos.:** 012-047-010

Dear Property Owners:

**PLEASE TAKE NOTICE** that, on **November 19, 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, 3<sup>rd</sup> 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:** An approximately 500,756 sq. ft. fee interest over a portion of your real property commonly known as Stanislaus County Assessor's Parcel No.: 012-047-010. The property interest sought to be acquired by StanCOG is more particularly described in Exhibit "1" attached to this notice.

**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:**  
**PLACE OF HEARING:**

November 19, 2025 at 6:00 p.m.  
StanCOG Board Room  
Stanislaus Council of Governments  
1111 I Street, 3<sup>rd</sup> 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" being particularly prominent and flowing into the rest of the name.

Tony V. Harris, PE  
Manager of Strategic Project Delivery

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

# Exhibit 1

## **FEE** (012-047-010)

The property interest to be acquired in Fee consist of certain interests in portions of the property located in the County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Numbers 012-047-010, 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 012-047-010**

**Parcel A**

That portion of Lot 41 of the Wren-Maze Tract, in the Unincorporated Area in the County of Stanislaus, State of California, filed on April 22, 1914, in Volume 8 of Maps, at Page 13, in the office of the County Recorder of said County, described as follows:

**COMMENCING** at the intersection of the easterly line of said Lot 41 with the southerly line of Maze Boulevard, 55.00 wide, as shown on a map filed in Book 16, Page 18 of Records of Surveys in the office of said County Recorder;

thence along said southerly line, North 89°24'02" West 185.26 feet to the easterly line of the land described in the Grant Deed to the State of California recorded February 7, 2001, in Document No. 2001-0011783 of Official Records in the office of said County Recorder;

thence along said easterly line, South 00°35'58" West 37.76 feet to the southerly line of said land to the State of California;

thence along said southerly line, North 89°24'02" West 158.93 feet to the **TRUE POINT OF BEGINNING** and the beginning of a non-tangent curve, concave southeasterly, having a radius of 1,528.87 feet, a radial line to said curve bears North 19°27'42" West;

thence leaving said southerly line, southwesterly 1,451.52 feet along said curve through a central angle of 54°23'49" to the easterly line of Paradise Road, 50.00 feet wide, as shown on said Record of Survey;

thence along said easterly line, North 00°45'17" East 961.73 feet to the southerly line of the land described in said Grant Deed to the State of California;

thence along said southerly line the following three (3) courses;

- 1) North 44°44'56" East, 76.46 feet;
- 2) North 81°17'33" East, 61.00 feet;
- 3) South 89°24'02" East 832.47 feet to the **TRUE POINT OF BEGINNING**.

Containing 7.43 acres, more or less.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-047-010**

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.

**Parcel B**

That portion of Lot 41 of the Wren-Maze Tract, in the Unincorporated Area in the County of Stanislaus, State of California, filed on April 22, 1914, in Volume 8 of Maps, at Page 13, in the office of the County Recorder of said County, described as follows:

**BEGINNING** at the intersection of the easterly line of said Lot 41 with the southerly line of Maze Boulevard, 55.00 wide, as shown on a map filed in Book 16, Page 18 of Records of Surveys in the office of said County Recorder;

thence along said southerly line, North 89°24'02" West 185.26 feet to the easterly line of the land described in the Grant Deed to the State of California recorded February 7, 2001, in Document No. 2001-0011783 of Official Records in the office of said County Recorder;

thence along said easterly line, South 00°35'58" West 37.76 feet to the southerly line of said land to the State of California;

thence along said southerly line, North 89°24'02" West 158.93 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 1,528.87 feet, a radial line to said curve bears North 19°27'42" West;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-047-010**

thence leaving said southerly line, southwesterly 1,528.87 feet along said curve through a central angle of 54°23'49" to the easterly line of Paradise Road, 50.00 feet wide, as shown on said Record of Survey;

thence along said easterly line, South 00°45'17" West 235.95 feet to the southerly line of said Lot 41;

thence along said southerly line, South 89°27'56" East 49.21 feet;

thence leaving said southerly line, North 11°48'39" East 106.50 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 1,431.00 feet;

thence northeasterly 1,786.94 feet along said curve through a central angle of 71°32'50" to the easterly line of said Lot 41;

thence along said easterly line, North 00°44'24" East 54.29 feet to the **POINT OF BEGINNING.**

Containing 4.06 acres, more or less.

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

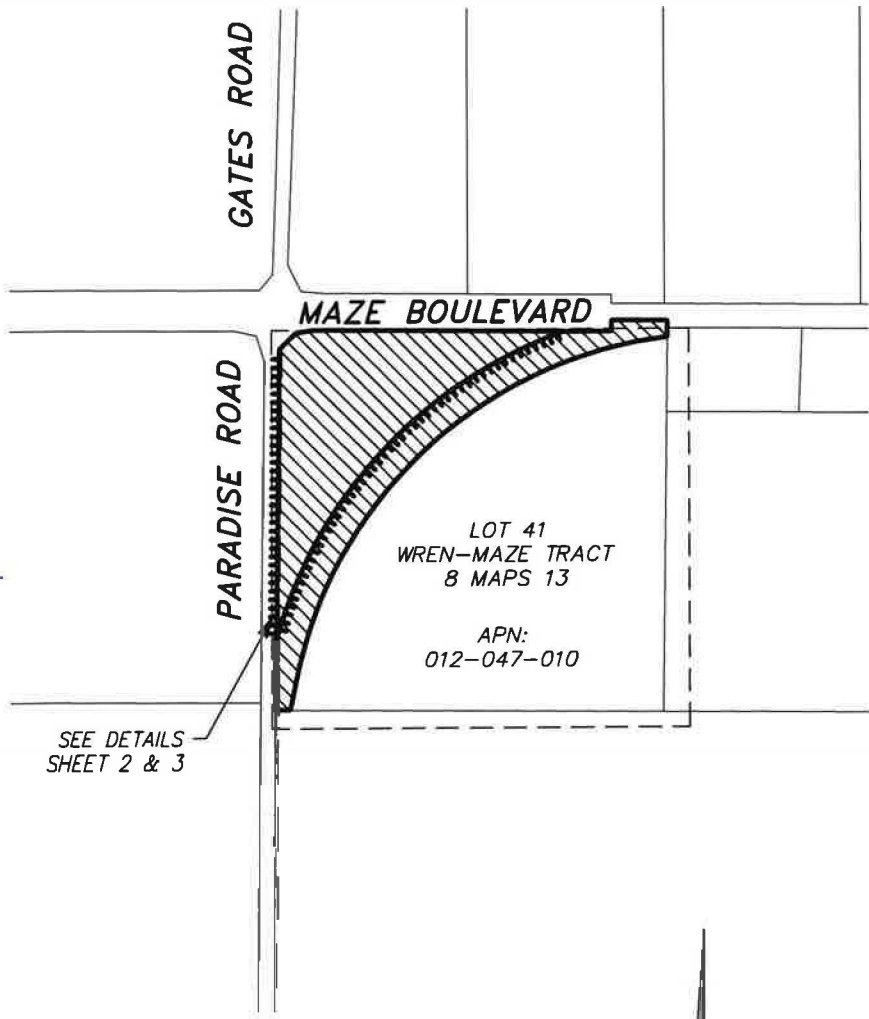
Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

This 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
- POB POINT OF BEGINNING
- TPOB TRUE POINT OF BEGINNING
- APN ASSESSORS PARCEL NUMBER
- RS RECORD OF SURVEY
- O.R. OFFICIAL RECORDS
- o DIMENSION POINT
-  PARCEL TO BE ACQUIRED
-  ACCESS PROHIBITED



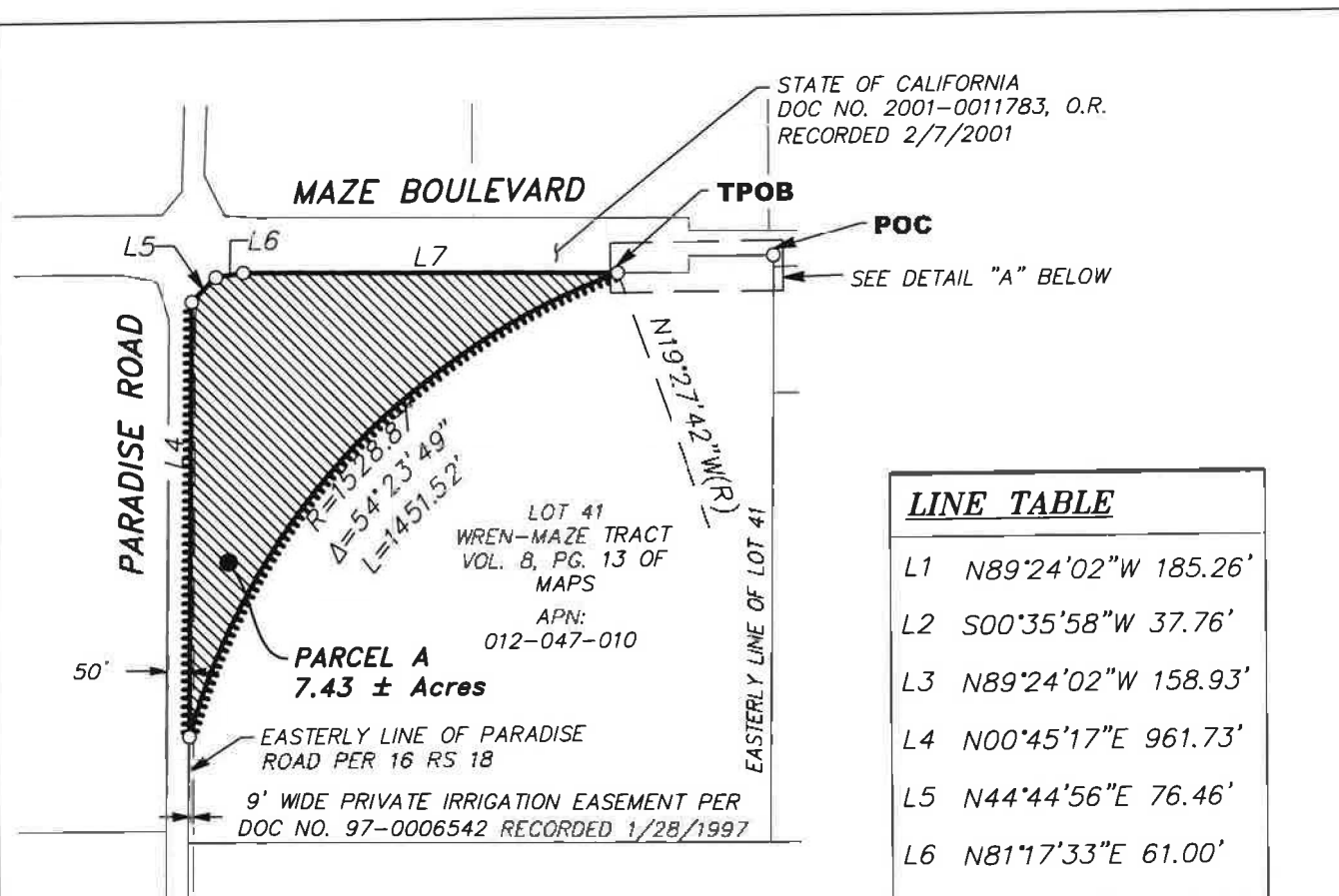
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83 (NSRS2007) EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.

Scale: 1" = 600'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

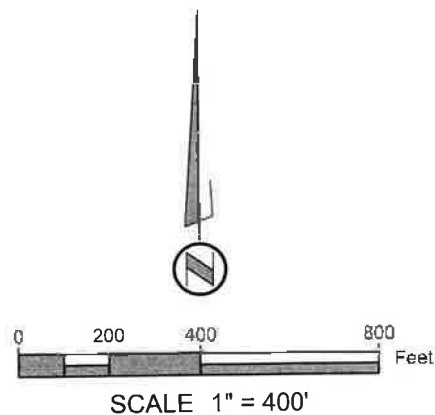
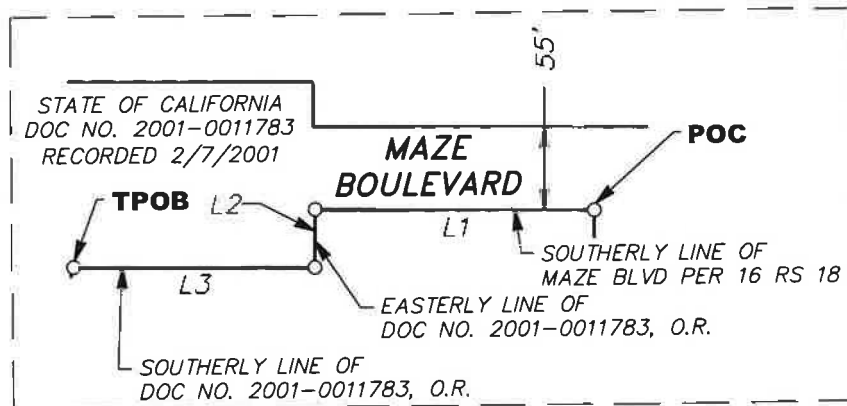
**Exhibit "B"**  
**APN 012-047-010**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 1 OF 3**





**DETAIL "A"**  
N.T.S.



SEE SHEET 1 OF 3 FOR LEGEND AND NOTES

|                                                                                       |                                                                                                                  |                                                                                                                                            |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Scale: 1" = 400'</p> <p>Date Feb, 2025</p> <p>Drawn By AK</p> <p>Checked By TK</p> | <p><b>Exhibit "B"</b></p> <p>APN 012-047-010</p> <p>Unincorporated Area</p> <p>Stanislaus County, California</p> | <p><b>SHEET 2 OF 3</b></p>  <p><b>MARK THOMAS</b></p> |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|

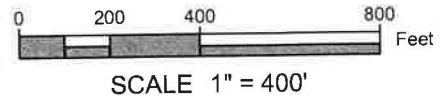
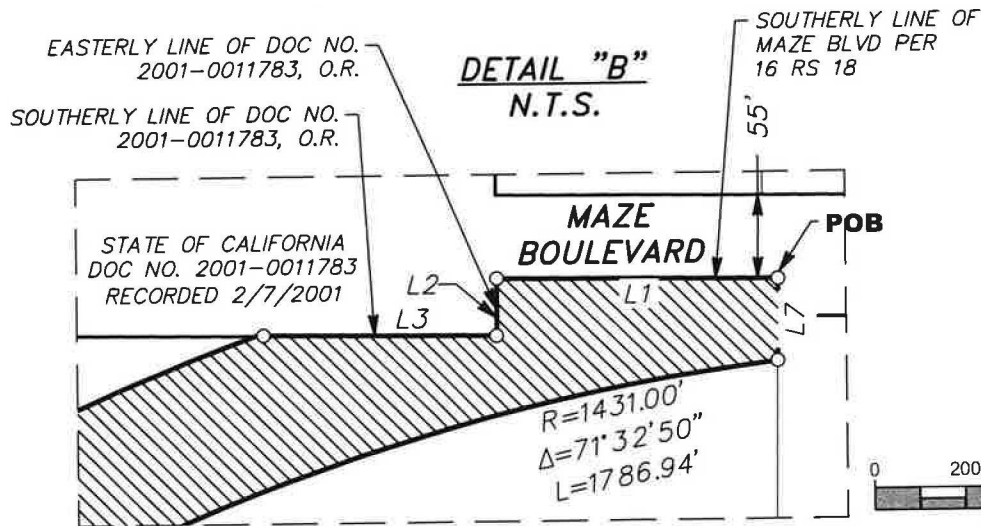
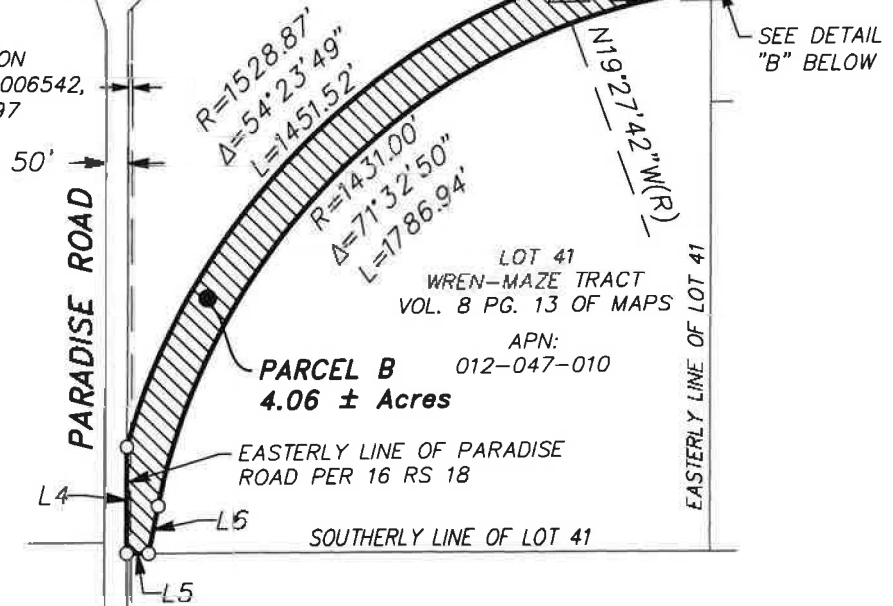
STATE OF CALIFORNIA  
DOC NO. 2001-0011783, O.R.  
RECORDED 2/7/2001

## MAZE BOULEVARD

9' WIDE PRIVATE IRRIGATION  
EASEMENT PER DOC NO. 97-0006542,  
O.R. RECORDED 1/28/1997

### LINE TABLE

|    |             |         |
|----|-------------|---------|
| L1 | N89°24'02"W | 185.26' |
| L2 | S00°35'58"W | 37.76'  |
| L3 | N89°24'02"W | 158.93' |
| L4 | S00°45'17"W | 235.95' |
| L5 | S89°27'56"E | 49.21'  |
| L6 | N11°48'39"E | 106.50' |
| L7 | N00°44'24"E | 54.29'  |



SEE SHEET 1 OF 3 FOR LEGEND AND NOTES

SHEET 3 OF 3

Scale: 1" = 400'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-047-010  
Unincorporated Area  
Stanislaus County, California





**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, 34<sup>th</sup> Floor, Los Angeles, California 90017.

On October 29, 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**

☒ (FIRST CLASS 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, 34<sup>th</sup> 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.

John S. Cardoso & Mary C. Cardoso, Trustees  
247 S. 16<sup>th</sup> Street  
San Jose, CA 95112-2155

☐ (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 October 29, 2025.

  
\_\_\_\_\_  
Tony Lewis

## **ATTACHMENT 5C**

**Member Agencies**

October 30, 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*

**Policy Board Chair**

Buck Condit

**Policy Board**

**Vice-Chair**

George Carr

**Interim Executive**

**Director**

Jean Foletta

**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 Henriques 2005 Revocable Trust  
c/o Joseph K. Henriques & Kristi A. Henriques, Trustees  
556 N. Gates Road  
Modesto, CA 95358

**Re:** State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
**Owner:** Joseph K. Henriques and Kristi A. Henriques, Trustees of the Henriques  
2005 Revocable Trust under instrument dated April 21, 2005  
**Assessor's Parcel Nos.:** 012-060-002, 012-060-006, 012-060-007 &  
012-060-008

Dear Property Owners:

**PLEASE TAKE NOTICE** that, on **November 19, 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, 3<sup>rd</sup> 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:** An approximately 4,082,535 square foot (93.722 acre) fee interest, and a 1,407 sq. ft. non-exclusive permanent access easement over a portion of your real property commonly known as 556 N. Gates Road, Modesto, CA 95358 (Assessor's Parcel Nos.: 012-060-002, 012-060-006, 012-060-007 & 012-060-008). The property interest sought to be acquired by StanCOG is more particularly described in Exhibits "1" & "2" attached to this notice.

**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.

|                          |                                                                                                                      |
|--------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>DATE OF HEARING:</b>  | November 19, 2025 at 6:00 p.m.                                                                                       |
| <b>PLACE OF HEARING:</b> | StanCOG Board Room<br>Stanislaus Council of Governments<br>1111 I Street, 3 <sup>rd</sup> Floor<br>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, slightly cursive style, and "P.E." in a simple, blocky font.

Tony V. Harris, PE  
Manager of Strategic Project Delivery

Enclosure(s): Exhibits 1 & 2 - Legal Definitions, Legal Descriptions & Plat Maps

# Exhibit 1

## FEE

(012-060-002, 012-060-006, 012-060-007 & 012-060-008)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 556 N. Gates Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Numbers 012-060-002, 012-060-006, 012-060-007 & 012-060-008, 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 012-060-002, 012-060-006, 012-060-007 & 012-060-008**

**Parcel A**

Those portions of Lots 30, 31, 32, 33, 34, 41, 42, 43, 45, and 46 and all of Lot 44 of the Sunny Stanislaus Tract, in the City of Modesto, County of Stanislaus, State of California, according to the Map thereof, filed on April 13, 1925, in Volume 9 of Maps, at Page 89, in the office of the County Recorder of said County, described in the Quitclaim Deed recorded September 26, 2008 in Document No. 2008-0105049 and in the Quitclaim Deed recorded December 31, 2014 in Document No. 2014-0086732, both of Official Records in the office of the County Recorder of said County, described as follows:

**COMMENCING** at the southeast corner of said Lot 34;

thence along the easterly line of said Lot 34, North 00°04'57" East 348.85 feet to the **TRUE POINT OF BEGINNING;**

thence leaving said easterly line, South 53°55'53" West 1,151.96 feet;

thence South 52°02'24" West 542.64 feet to the beginning of a tangent curve, concave easterly, having a radius of 60.00 feet;

thence southerly 92.27 feet along said curve through a central angle of 88°06'31";

thence South 36°04'07" East 123.99 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 512.00 feet;

thence southeasterly 212.17 feet along said curve through a central angle of 23°44'35" to a point hereinafter referred to as Point "A";

thence South 77°40'28" West 117.00 feet to the beginning of a non-tangent curve, concave westerly, having a radius of 395.00 feet, a radial line to said curve bears North 77°40'28" East;

thence southerly 90.10 feet along said curve through a central angle of 13°04'08";

thence South 00°44'37" West 23.91 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 100.00 feet, said curve being tangent at its westerly terminus to the southerly line of said Lot 43;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-002, 012-060-006, 012-060-007 & 012-060-008**

thence southwesterly 156.83 feet along said curve through a central angle of 89°51'21" to the southerly line of said Lot 43;

thence along the southerly line of the land described in the Quitclaim Deed recorded September 26, 2008, in said Document No. 2008-0105049, North 89°24'02" West 1,395.78 feet;

thence continuing along said southerly line, the following four (4) courses:

- 1) North 00°35'58" East 29.42 feet;
- 2) North 89°24'04" West 959.21 feet;
- 3) North 85°03'22" West 73.41 feet to a point hereinafter referred to as Point "C";
- 4) North 26°31'02" West 22.72 feet;

thence leaving said southerly line, North 81°36'47" East 449.55 feet to the beginning of a tangent curve, concave northwesterly having a radius of 1,004.00 feet;

thence northeasterly 687.56 feet along said curve through a central angle of 39°14'14";

thence North 42°22'33" East 264.40 feet to the easterly line of said Lot 45;

thence along said easterly line, North 00°00'38" East 483.07 feet;

thence leaving said easterly line, North 89°26'18" West 296.06 feet to a point hereinafter referred to as Point "B";

thence North 00°03'58" West 200.01 feet to a line that is parallel with and 40.00 feet northerly of the southerly line of said 30;

thence along said parallel line, South 89°26'18" East 417.02 feet;

thence leaving said parallel line, North 00°03'58" West 177.94 feet to the beginning of a tangent curve, concave southeasterly having a radius of 460.00 feet;

thence northeasterly 741.03 feet along said curve through a central angle of 92°18'00";



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-002, 012-060-006, 012-060-007 & 012-060-008**

thence South 87°45'58" East 959.75 feet to the beginning of a tangent curve, concave northerly having a radius of 1,100.00 feet;

thence easterly 430.27 feet along said curve through a central angle of 22°24'42";

thence North 69°49'20" East 663.17 feet to the easterly line of said Lot 34;

thence along said easterly line, South 00°04'57" West 611.79 feet to the **TRUE POINT OF BEGINNING.**

Containing 89.34 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.

**Parcel B**

Those portions of Lots 42 and 43 of the Sunny Stanislaus Tract, in the City of Modesto, County of Stanislaus, State of California, according to the Map thereof, filed on April 13, 1925, in Volume 9 of Maps, at Page 89, in the office of the County Recorder of said County, described as follows:

**BEGINNING** at the hereinabove described Point "A";

thence South 77°40'28" West 117.00 feet to the beginning of a non-tangent curve, concave westerly, having a radius of 395.00 feet, a radial line to said curve bears North 77°40'28" East;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-002, 012-060-006, 012-060-007 & 012-060-008**

thence southerly 90.10 feet along said curve through a central angle of 13°04'08";

thence South 00°44'37" West 23.91 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 100.00 feet, said curve being tangent at its westerly terminus to the southerly line of said Lot 43;

thence southwesterly 156.83 feet along said curve through a central angle of 89°51'21";

thence along the southerly lines of said Lots 43 and 42, South 89°24'02" East 125.97 feet;

thence continuing along said southerly lines, South 89°22'59" East 289.73 feet;

thence leaving said southerly line, North 00°37'01" East 10.00 feet;

thence North 89°22'59" West 61.21 feet;

thence North 85°14'08" West 82.13 feet to the beginning of a tangent curve, concave northeasterly having a radius of 60.00 feet;

thence northwesterly 90.04 feet along said curve through a central angle of 85°58'45";

thence North 00°44'37" East 47.47 feet to the beginning of a tangent curve, concave westerly, having a radius of 512.00 feet;

thence northerly 116.79 feet along said curve through a central angle of 13°04'08" to the **TRUE POINT OF BEGINNING**.

Containing, 32,025 square feet or 0.74 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.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-002, 012-060-006, 012-060-007 & 012-060-008**

**Parcel C**

Those portions of Lots 45 and 46 of the Sunny Stanislaus Tract, in the City of Modesto, County of Stanislaus, State of California, according to the Map thereof, filed on April 13, 1925, in Volume 9 of Maps, at Page 89, in the office of the County Recorder of said County, described as follows:

**BEGINNING** at the hereinabove described Point "B";

thence North 00°03'58" West 160.01 feet to the northerly line of said Lot 45;

thence along said northerly line, North 89°26'18" West 358.98 feet to the northeast corner of said Lot 46;

thence along the northerly line of said Lot 46, North 89°28'14" West 565.43 feet to the westerly line of said Lot 46;

thence along said westerly line, South 00°37'35" East 160.03 feet;

thence leaving said westerly line, South 89°28'14" East 563.70 feet to the east line of said Lot 46;

thence South 89°26'18" East 359.14 feet to the **POINT OF BEGINNING**.

Containing 3.39 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.

**Parcel D**

That portion of Lot 46 of the Sunny Stanislaus Tract, in the City of Modesto, County of Stanislaus, State of California, according to the Map thereof, filed on April 13, 1925, in

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-002, 012-060-006, 012-060-007 & 012-060-008**

Volume 9 of Maps, at Page 89, in the office of the County Recorder of said County, described as follows:

**COMMENCING** at the hereinabove described Point "C";

thence North 26°31'02" West 99.86 feet to the westerly line of said Lot 46 and the **TRUE POINT OF BEGINNING**;

thence along said westerly line, North 02°15'37" East 400.29 feet;

thence leaving said westerly line, South 03°05'54" East 253.04 feet to the beginning of a tangent curve, concave easterly, having a radius of 33.00 feet;

thence southerly 31.15 feet along said curve through a central angle of 54°05'22" to the beginning of a reverse curve, concave westerly, having a radius of 67.00 feet;

thence southerly and southwesterly 179.59 feet along said curve through a central angle of 153°34'51";

thence North 26°31'02" West 1.72 feet to the **TRUE POINT OF BEGINNING**.

Containing 11,248 square feet or 0.26 acres, more or less.

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

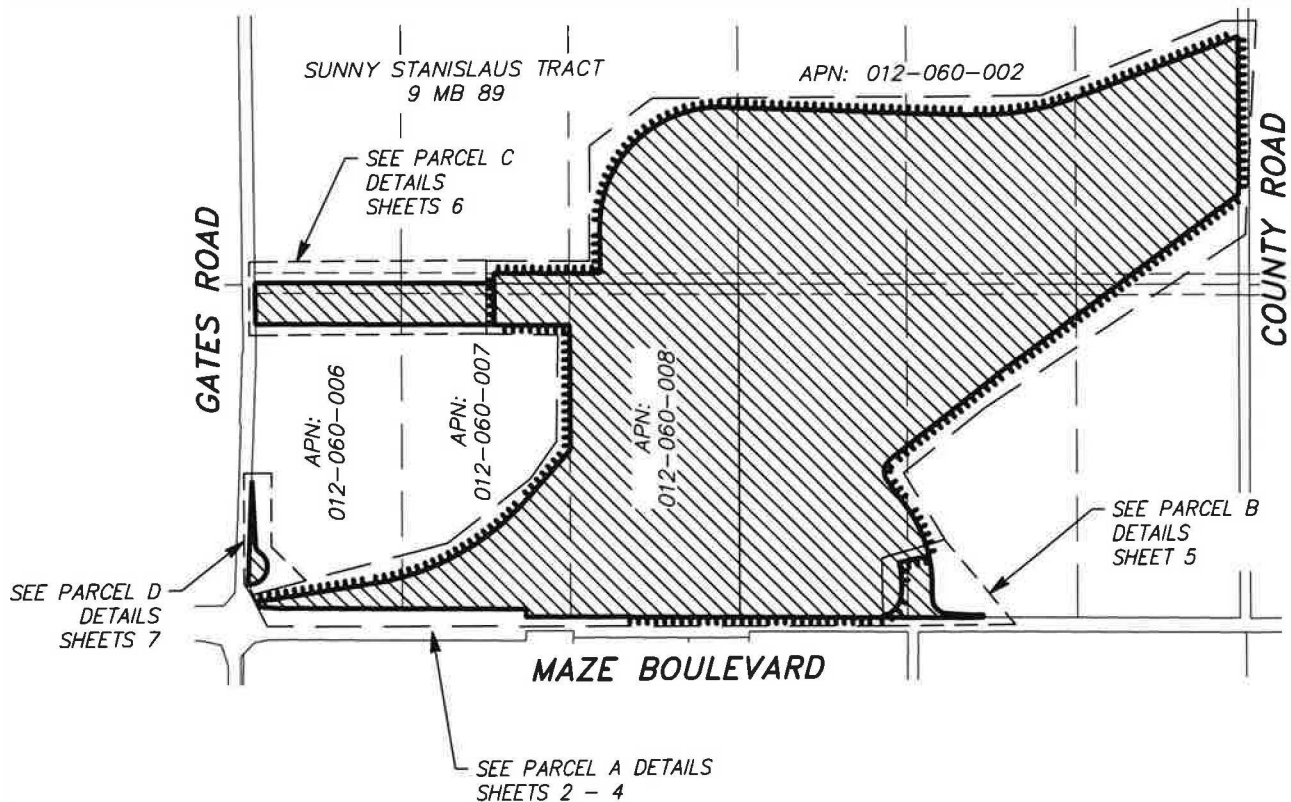
Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

This 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.

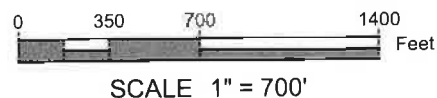
*Teri Kahlen* 5/1/2025  
Teri Kahlen, PLS 8746





### LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- TPOB TRUE POINT OF BEGINNING
- APN ASSESSORS PARCEL NUMBER
- MB MAP BOOK
- O.R. OFFICIAL RECORDS
- DIMENSION POINT
- ▨ PARCEL TO BE ACQUIRED
- ACCESS PROHIBITED



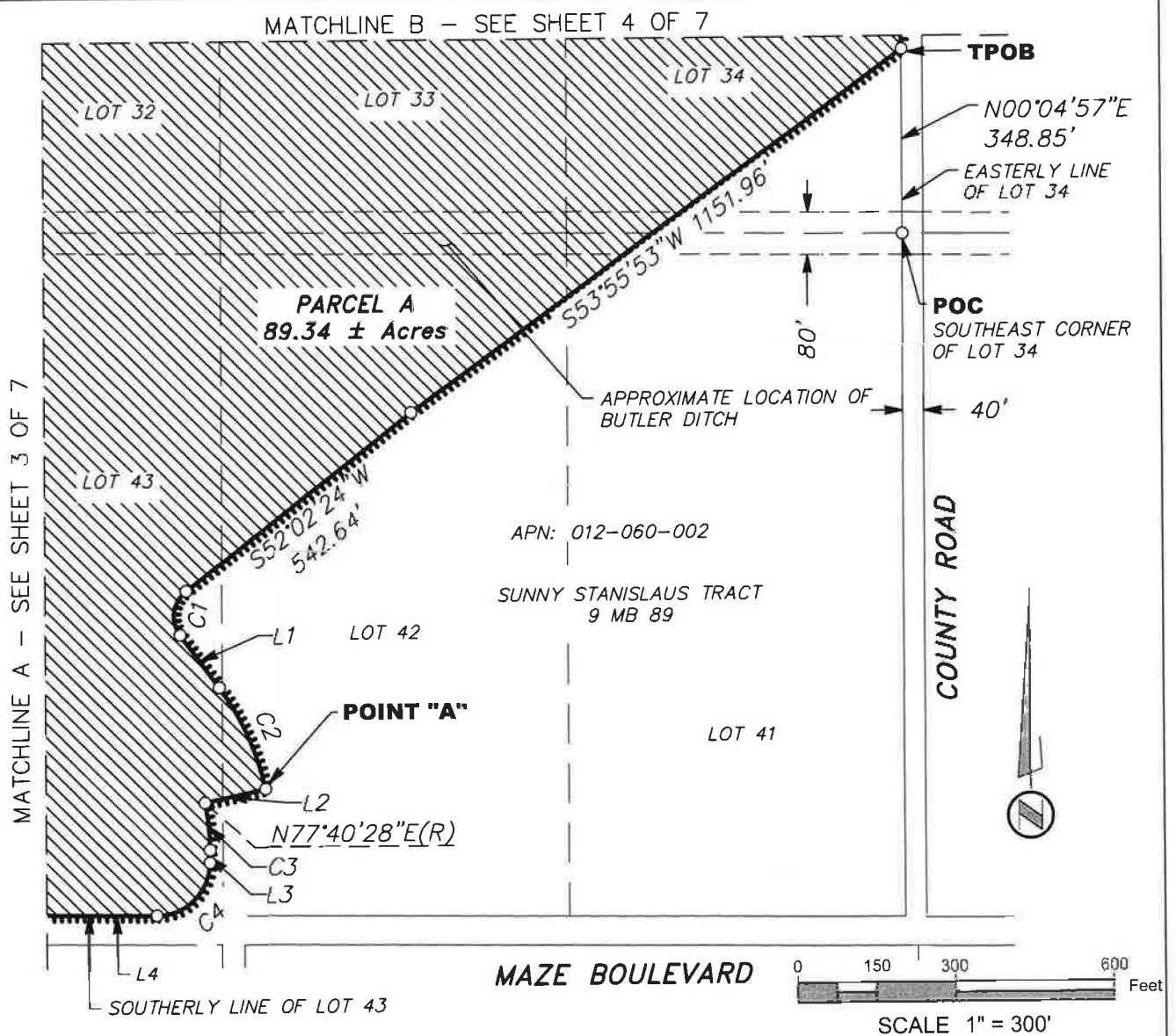
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83 (NSRS2007) EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.

Scale: 1" = 700'  
 Date May, 2025  
 Drawn By AK  
 Checked By TK

Exhibit "B"  
 APN 012-060-002 & 006-008  
 Unincorporated Area  
 Stanislaus County, California

SHEET 1 OF 7





| <u>CURVE TABLE</u> | <u>CURVE TABLE</u> |
|--------------------|--------------------|
| R=60.00'           | R=395.00'          |
| C1 Δ=88°06'31"     | C3 Δ=13°04'08"     |
| L=92.27'           | L=90.10'           |
| R=512.00'          | R=100.00'          |
| C2 Δ=23°44'35"     | C4 Δ=89°51'21"     |
| L=212.17'          | L=156.83'          |

| <u>LINE TABLE</u>       |
|-------------------------|
| L1 S36°04'07"E 123.99'  |
| L2 S77°40'28"W 117.00'  |
| L3 S00°44'37"W 23.91'   |
| L4 N89°24'02"W 1359.78' |

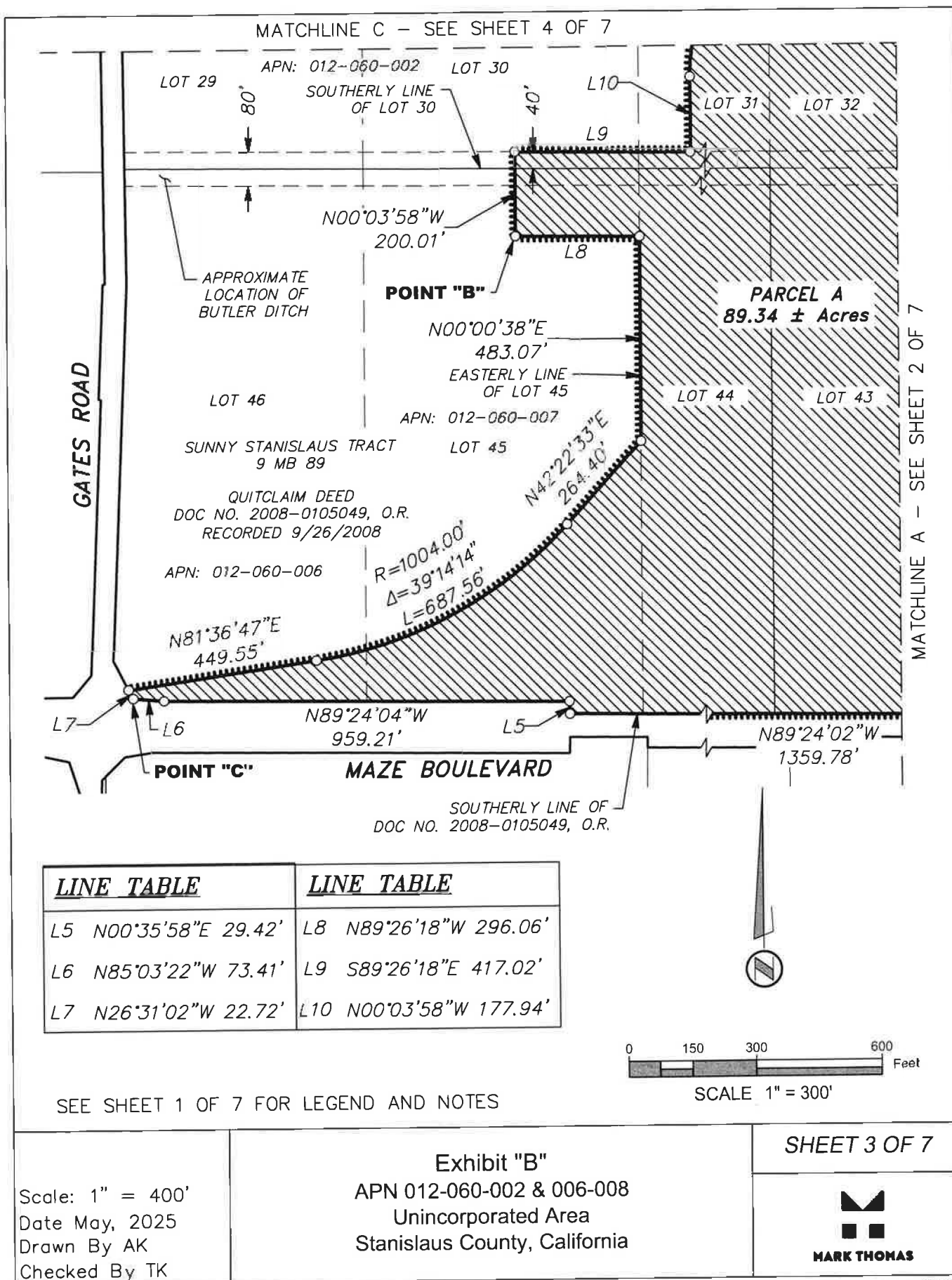
SEE SHEET 1 OF 7 FOR LEGEND AND NOTES

Scale: 1" = 400'  
Date May, 2025  
Drawn By AK  
Checked By TK

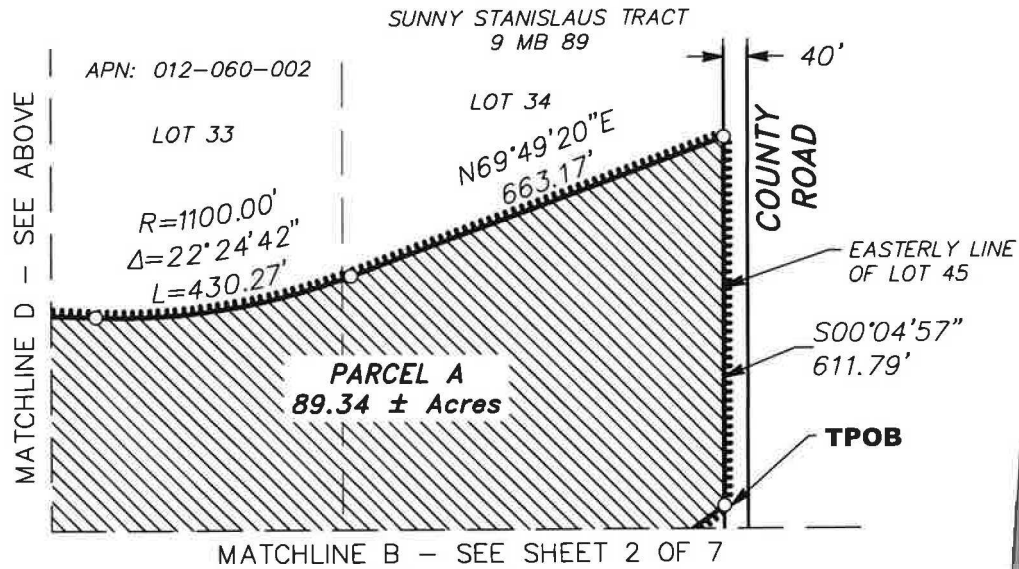
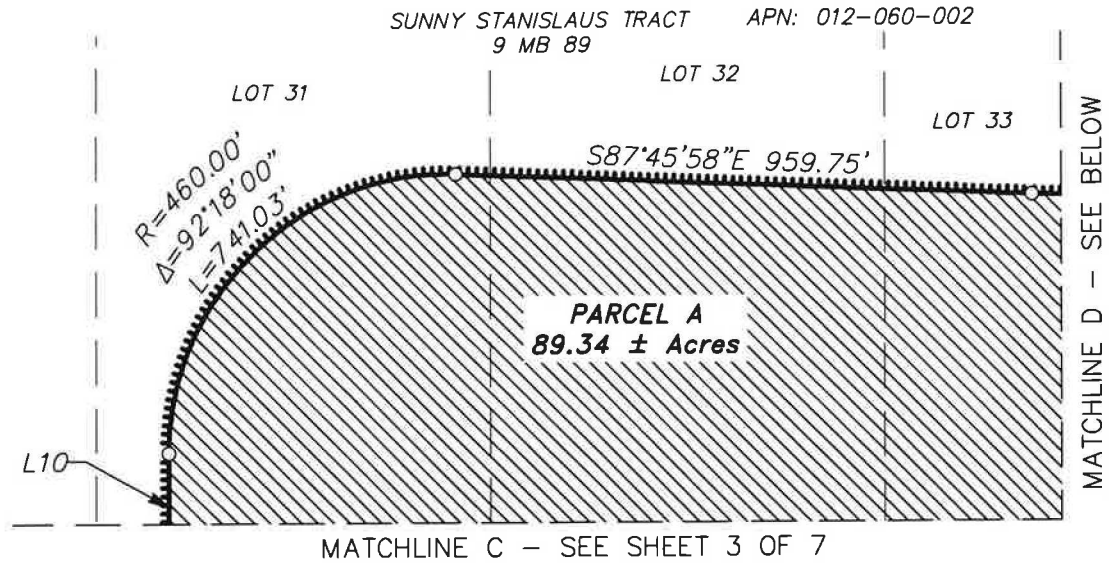
Exhibit "B"  
APN 012-060-002 & 006-008  
Unincorporated Area  
Stanislaus County, California

SHEET 2 OF 7









**LINE TABLE**

L10 N00°03'58"W 177.94'



SCALE 1" = 300'



SEE SHEET 1 OF 7 FOR LEGEND AND NOTES

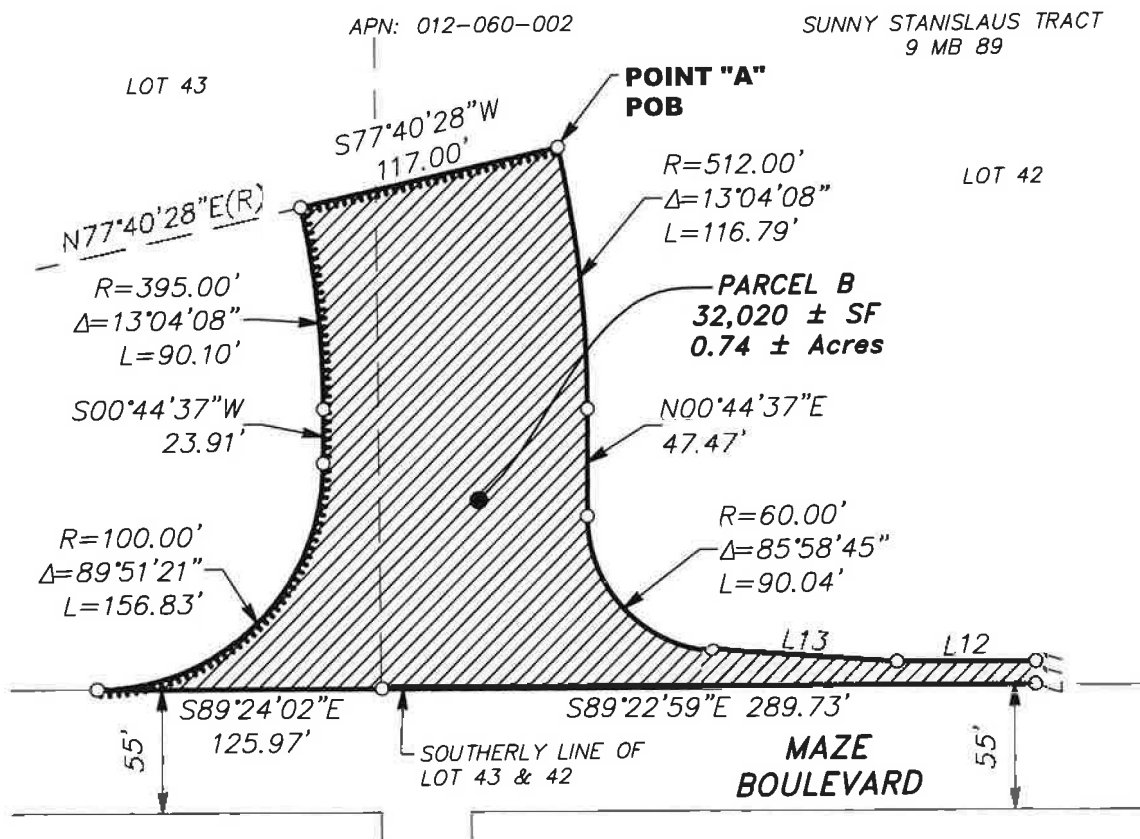
Scale: 1" = 400'  
Date May, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
APN 012-060-002 & 006-008  
Unincorporated Area  
Stanislaus County, California

**SHEET 4 OF 7**

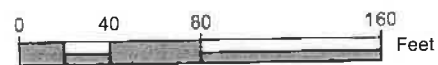






**LINE TABLE**

L11  $N00^{\circ}37'01''E$  10.00'  
L12  $N89^{\circ}22'59''W$  61.21'  
L13  $N85^{\circ}14'08''W$  82.13'



SCALE 1" = 80'

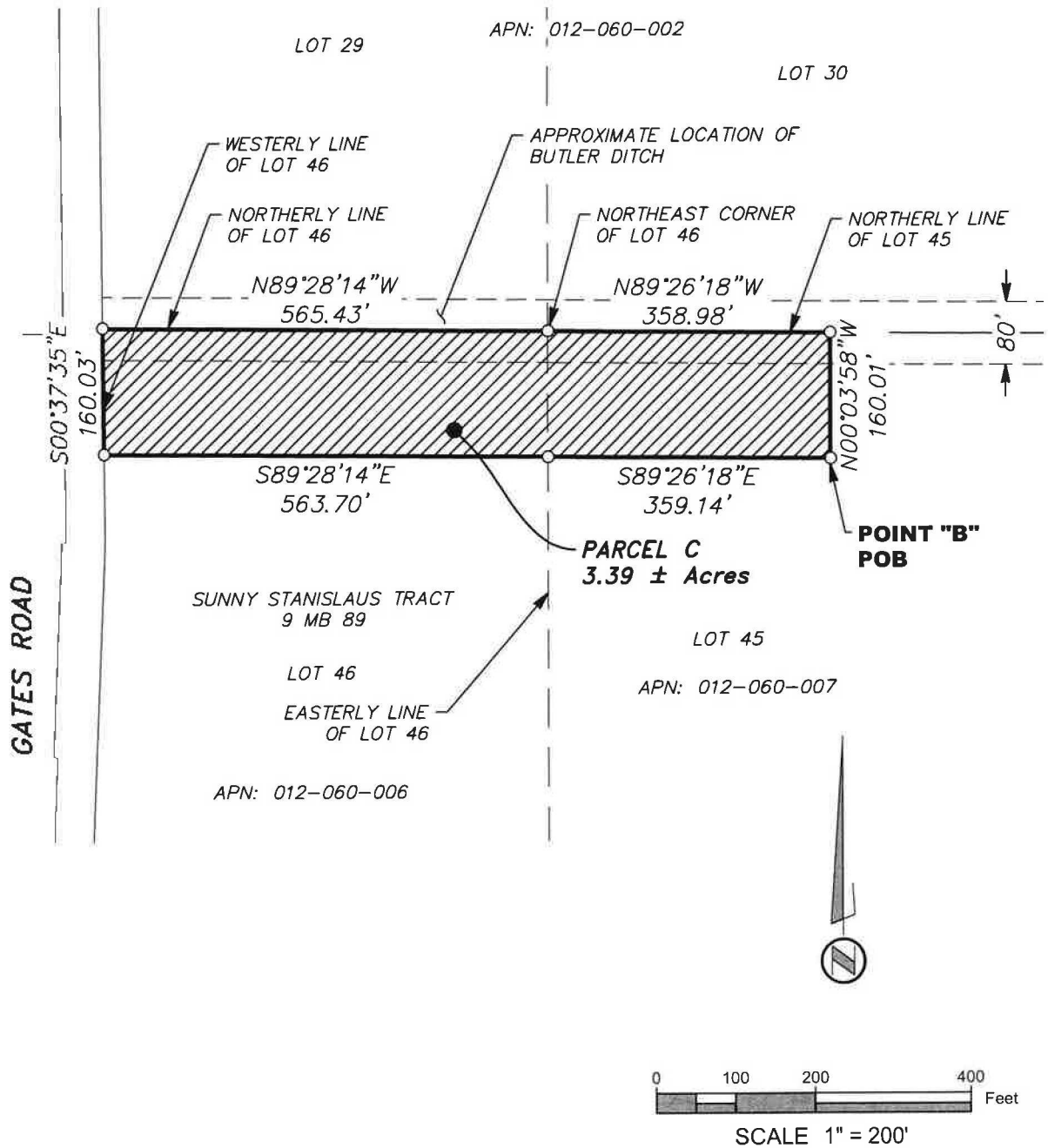
SEE SHEET 1 OF 7 FOR LEGEND AND NOTES

Scale: 1" = 400'  
Date May, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
**APN 012-060-002 & 006-008**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 5 OF 7**





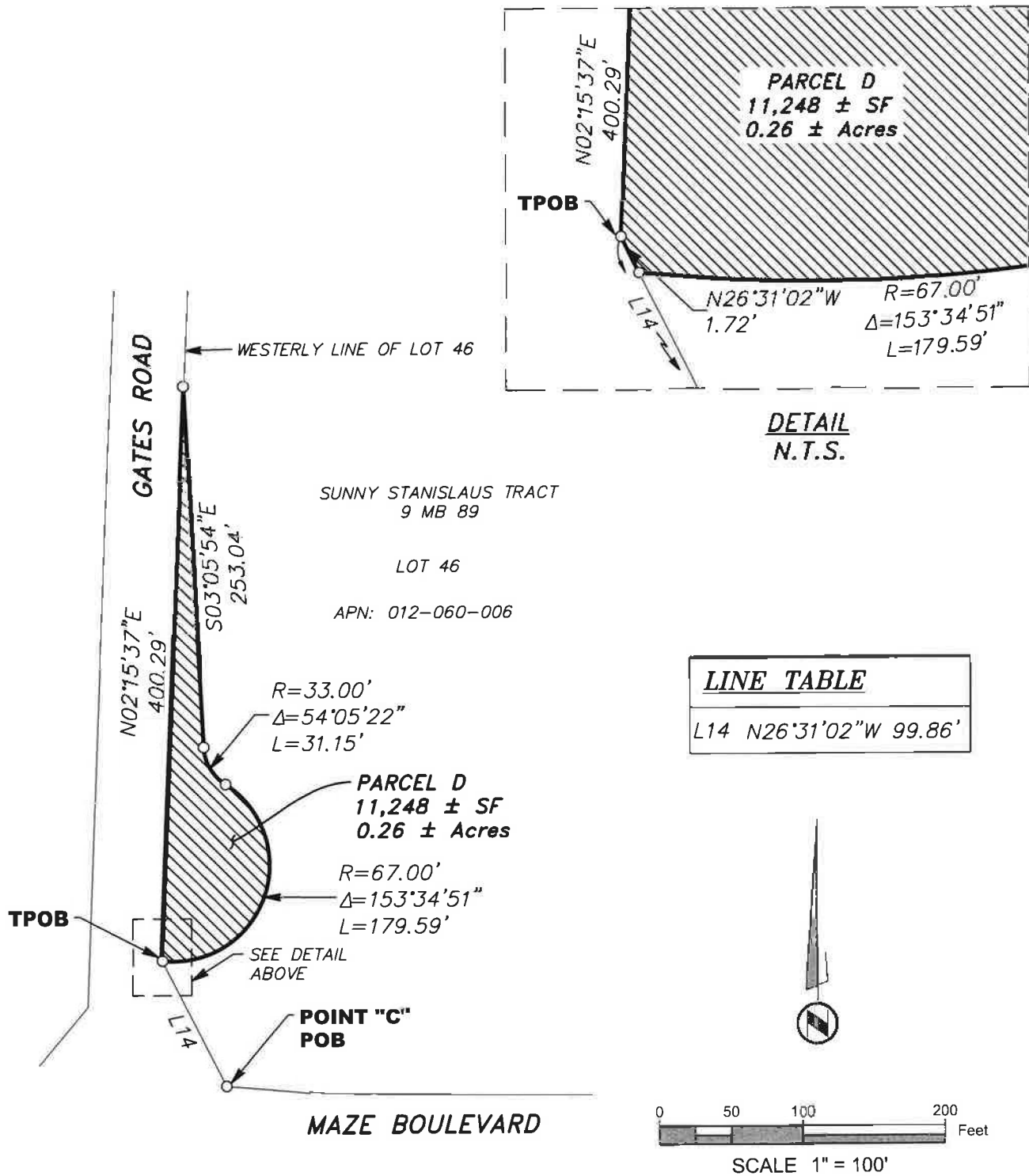
SEE SHEET 1 OF 7 FOR LEGEND AND NOTES

Scale: 1" = 400'  
 Date May, 2025  
 Drawn By AK  
 Checked By TK

**Exhibit "B"**  
 APN 012-060-002 & 006-008  
 Unincorporated Area  
 Stanislaus County, California

**SHEET 6 OF 7**

**MARK THOMAS**



Scale: 1" = 400'  
Date May, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
APN 012-060-002 & 006-008  
Unincorporated Area  
Stanislaus County, California

**SHEET 7 OF 7**

**MARK THOMAS**

# Exhibit 2

## **Permanent Access Easement (APN 012-060-002)**

The property interest to be acquired has been designated as a non-exclusive Permanent Access Easement, which represents certain interests from a portion of the property commonly known as 556 N. Gates Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-060-002, 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 rights of the Stanislaus Council of Governments ("StanCOG") in the Property shall include without limitation the right to use the easement for the purposes of pedestrian, vehicular and equipment access to and from the nearby Modesto Irrigation District irrigation facility.

No person shall construct any facility, structure, building or other improvement within the Property, nor plant any trees, shrubbery or other vegetation, nor impound any water, or place any temporary or permanent erection upon the same, or park or store vehicles or equipment in, on, around or about the Property except with the prior written consent of the easement holder in its sole discretion. StanCOG shall have the right to remove, or cause to be removed any obstructions, which interfere with or threatens to endanger the use of the Property.

The terms of this easement are covenants running with the land and inure to the benefit of, and are binding upon, owners and StanCOG and their respective successors and assigns, including all subsequent owners of all or any portion of owner's property.

StanCOG, in its sole and absolute discretion, shall have the right to transfer, assign and/or convey this easement, including without limitation any interest therein and/or in whole or in part, to successors and/or assigns, including without limitation other governmental agencies without the consent of the underlying fee owner.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-002**  
**MID Easement**

That portion of Lot 41 of the Sunny Stanislaus Tract, in the City of Modesto, County of Stanislaus, State of California, according to the Map thereof, filed on April 13, 1925, in Volume 9 of Maps, at Page 89, in the office of the County Recorder of said County, described as follows:

**COMMENCING** at the northeast corner of said Lot 41;

thence along the easterly line of said Lot 41, South 00°04'57" West 40.00 feet to the southerly line of Butler Ditch, 80.00 feet wide, described in the Deed recorded October 19, 1917, in Book 265, Page 140 of Official Records in the office of the County Recorder of said County;

thence along said southerly line, North 89°25'47" West 475.50 feet to the **TRUE POINT OF BEGINNING**;

thence continuing along said southerly line, North 89°25'47" West 50.64 feet;

leaving said southerly line, South 53°55'53" West 47.11 feet;

thence North 89°59'13" East 51.12 feet;

thence North 54°05'49" East 46.42 feet to the **TRUE POINT OF BEGINNING**.

Containing, 1,407 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.

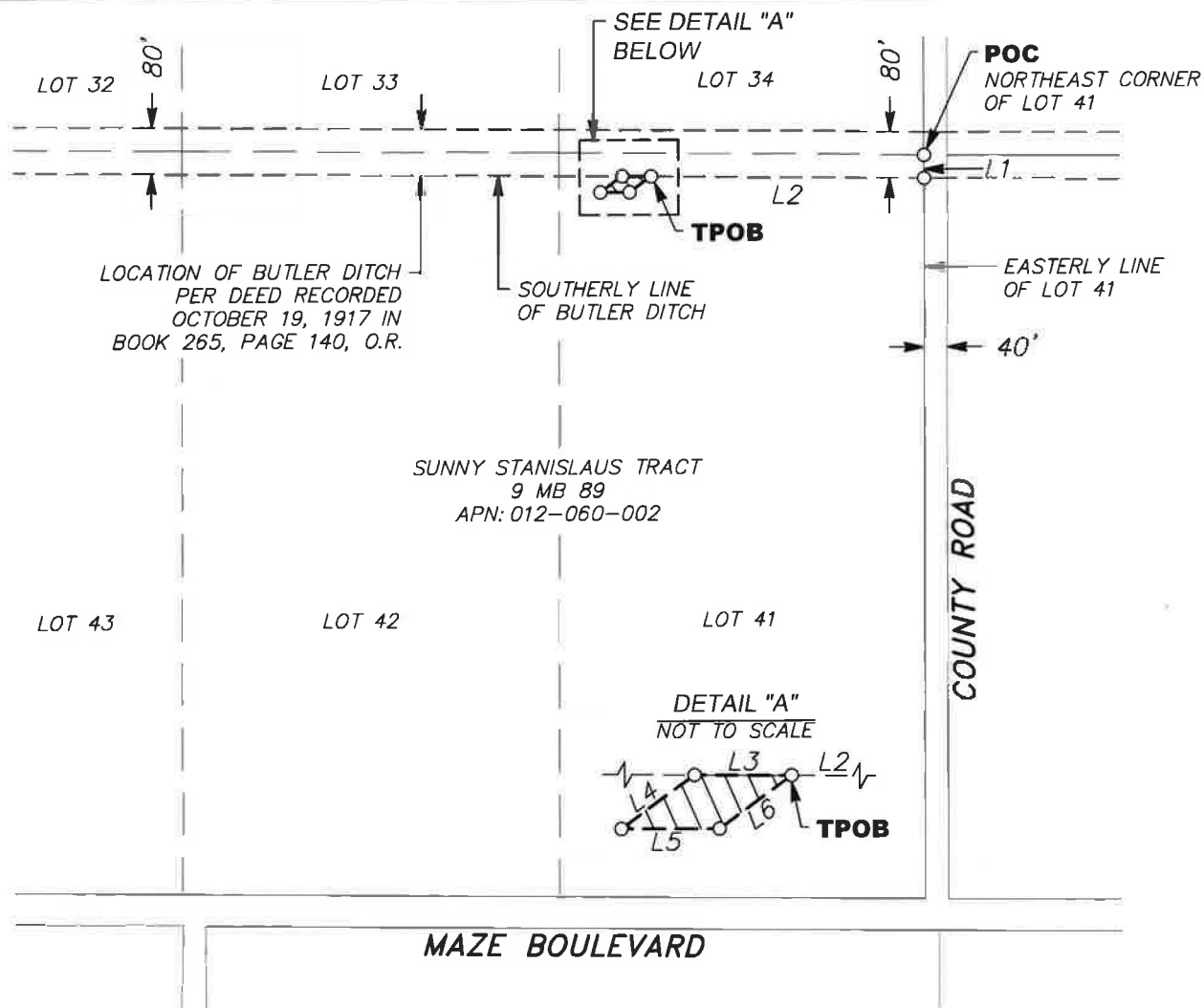
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-002**  
**MID Easement**

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* 5/1/2025  
Teri Kahlen, PLS 8746





### LEGEND

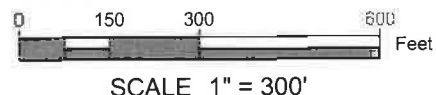
- POC** POINT OF COMMENCEMENT  
**TPOB** TRUE POINT OF BEGINNING  
 MB MAP BOOK  
 O.R. OFFICIAL RECORDS  
 APN ASSESSOR'S PARCEL NUMBER  
 o DIMENSION POINT  
 □ □ EASEMENT TO BE ACQUIRED - 1,407± SQ.FT.



### LINE TABLE

- L1 S00°04'57"W 40.00'  
 L2 N89°25'47"W 475.50'  
 L3 N89°25'47"W 50.64'  
 L4 S53°55'53"W 47.11'  
 L5 N89°59'13"E 51.12'  
 L6 N54°05'49"E 46.42'

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 May 2025  
 Drawn By GP  
 Checked By TK

Exhibit "B"  
 APN 012-060-002  
 Unincorporated Area  
 Stanislaus County, California

SHEET 1 OF 1



**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, 34<sup>th</sup> Floor, Los Angeles, California 90017.

On October 30, 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**

☒ (FIRST CLASS 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, 34<sup>th</sup> 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 Henriques 2005 Revocable Trust  
c/o Joseph K. Henriques & Kristi A. Henriques, Trustees  
556 N. Gates 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 October 30, 2025.

  
\_\_\_\_\_  
Tony Lewis



## **ATTACHMENT 5D**

**Member Agencies**

November 5, 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*

**AMENDED 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)

Richard Eugene Quaresma,  
Evelyn Marie Johnston,  
Diane H. Quaresma and  
Frank D. Quaresma, Trustees  
543 Butler Road  
Modesto, CA 95358-8203

**Re:** State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
**Owners:** Richard Eugene Quaresma; Diane H. Quaresma and Frank D.  
Quaresma, Trustees of the Quaresma Family Living Trust dated August 6,  
2019; Evelyn Marie Johnston, Trustee, The Evelyn Marie Johnston Family  
Trust, Trust B, under Declaration of Trust dated April 2, 2008 (a  
Revocable Trust)  
**Assessor's Parcel Nos.:** 012-060-004

Dear Property Owners:

**PLEASE TAKE NOTICE** that, on **November 19, 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, 3<sup>rd</sup> 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:** An approximately 532,736 sq. ft. fee interest over a portion of your real property commonly known as 543 Butler Road, Modesto, CA 95358 (Assessor's Parcel No.: 012-060-004). The property interest sought to be acquired by StanCOG is more particularly described in Exhibit "1" attached to this notice.

**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.

**Policy Board Chair**  
Buck Condit

**Policy Board  
Vice-Chair**  
George Carr

**Interim Executive  
Director**  
Jean Foletta

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.

|                          |                                                                                                                      |
|--------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>DATE OF HEARING:</b>  | November 19, 2025 at 6:00 p.m.                                                                                       |
| <b>PLACE OF HEARING:</b> | StanCOG Board Room<br>Stanislaus Council of Governments<br>1111 I Street, 3 <sup>rd</sup> Floor<br>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, slightly cursive style, and "P.E." in a simple, blocky font.

Tony V. Harris, PE  
Manager of Strategic Project Delivery

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

# Exhibit 1

## **FEE** (012-060-004)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 543 Butler Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-060-004, 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**  
**APN 012-060-004**

**Parcel A**

Those portions of Lots 35, 36 and 37 of the Sunny Stanislaus Tract, in the Unincorporated Area in the County of Stanislaus, State of California, filed in Volume 9 of Maps, at page 89 in the office of the County Recorder of said County, described in the Correctional Grant Deed recorded March 11, 2020 is Document No, 2020-0017210 of Official Records on the office of said County Recorder, lying northerly of the following described line:

**COMMENCING** at the northwest corner of the land described in said Correctional Grant Deed;

thence along the westerly line of said land, South 00°04'57" West 759.14 feet to the **TRUE POINT OF BEGINNING;**

thence leaving said westerly line, North 53°55'53" East 268.76 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 2,900.00 feet;

thence northeasterly 1,822.74 feet along said curve through a central angle of 36°00'44";

thence North 89°56'37" East 70.52 feet to that certain course described as having a bearing of North 29°01'11" West and a length of 122.28 feet in the Grant Deed to the State of California recorded March 29, 1963 in Volume 1843, Page 278 of said Official Records, distant thereon South 29°01'31" East 50.71 feet from the northwesterly terminus of said certain course.

Containing 12.09 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.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-004**

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.

**Parcel B**

That portion of Lot 37 of the Sunny Stanislaus Tract, in the Unincorporated Area in the County of Stanislaus, State of California, filed in Volume 9 of Maps, at page 89 in the office of the County Recorder of said County, described in the Correctional Grant Deed recorded March 11, 2020 is Document No, 2020-0017210 of Official Records on the office of said County Recorder, described as follows:

**COMMENCING** at the northwesterly terminus of that certain course described as having a bearing of North 29°01'11" West and a length of 122.28 feet in the Grant Deed to the State of California recorded March 29, 1963, in Volume 1843, Page 278 of said Official Records;

thence along said certain course, South 29°01'31" East 50.71 feet to the **TRUE POINT OF BEGINNING**;

thence continuing along said certain course, South 29°01'31" East 71.57 feet to the easterly line of said Lot 37;

thence along said easterly line, South 00°36'09" East 275.28 feet;

thence leaving said easterly line, North 07°44'42" West 340.92 feet;

thence North 89°56'37" East 8.33 feet to the **TRUE POINT OF BEGINNING**.

Containing 6,096 square feet, more or less.

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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-004**

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 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.

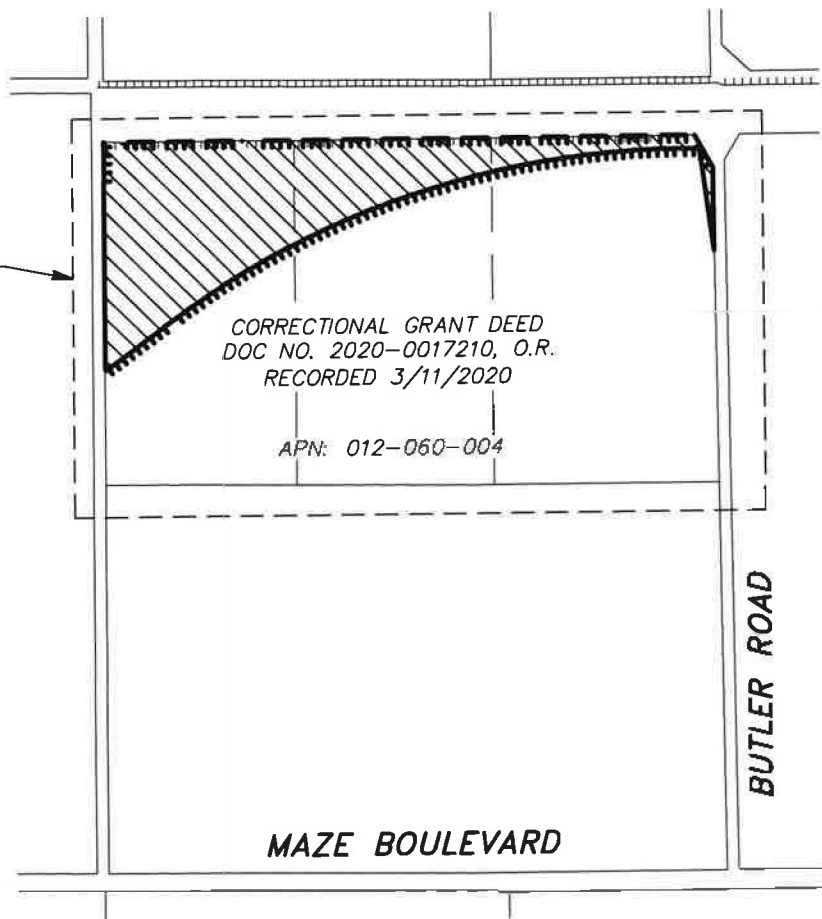
Teri Kahlen 7/7/2025  
Teri Kahlen, PLS 8746





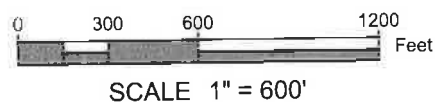


SEE DETAILS  
SHEET 2 & 3



### LEGEND

- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- APN ASSESSORS PARCEL NUMBER
- O.R. OFFICIAL RECORDS
- o DIMENSION POINT
- PARCEL TO BE ACQUIRED
- ACCESS PROHIBITED
- ACCESS SUPERSEDED



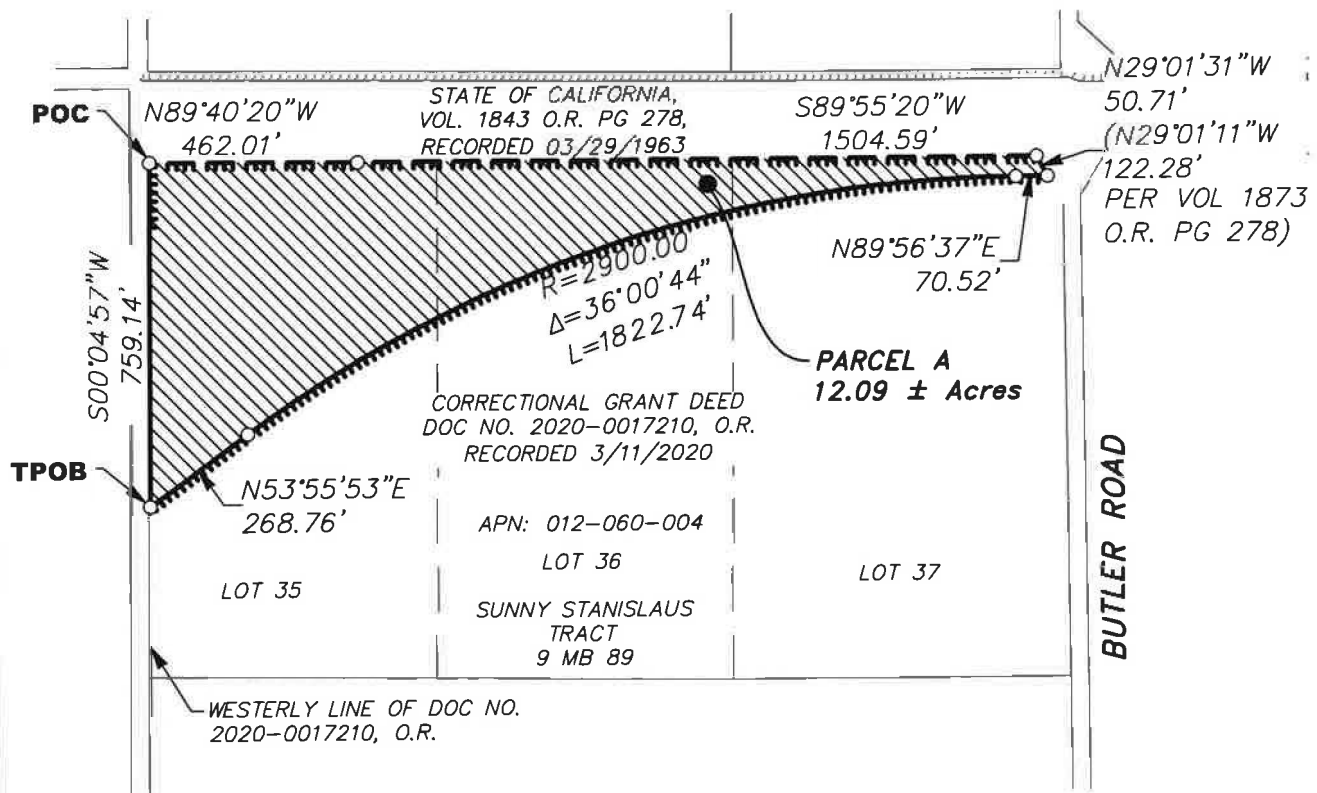
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83  
(NSRS2007) EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES  
SHOWN BY 1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.

Scale: 1" = 600'  
Date July, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-060-004  
Unincorporated Area  
Stanislaus County, California

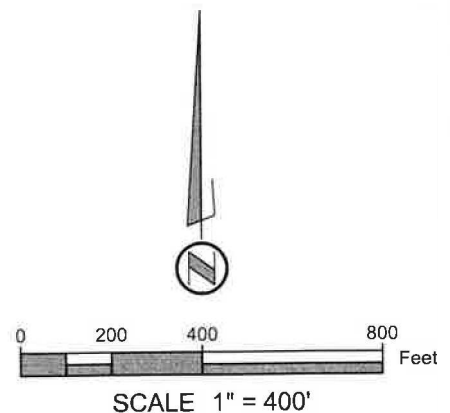
SHEET 1 OF 3





### LEGEND

- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- APN ASSESSORS PARCEL NUMBER
- O.R. OFFICIAL RECORDS
- DIMENSION POINT
- ▨ PARCEL TO BE ACQUIRED
- ▬ ACCESS PROHIBITED
- ▬ ACCESS SUPERSEDED



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" = 400'  
Date July, 2025  
Drawn By AK  
Checked By TK

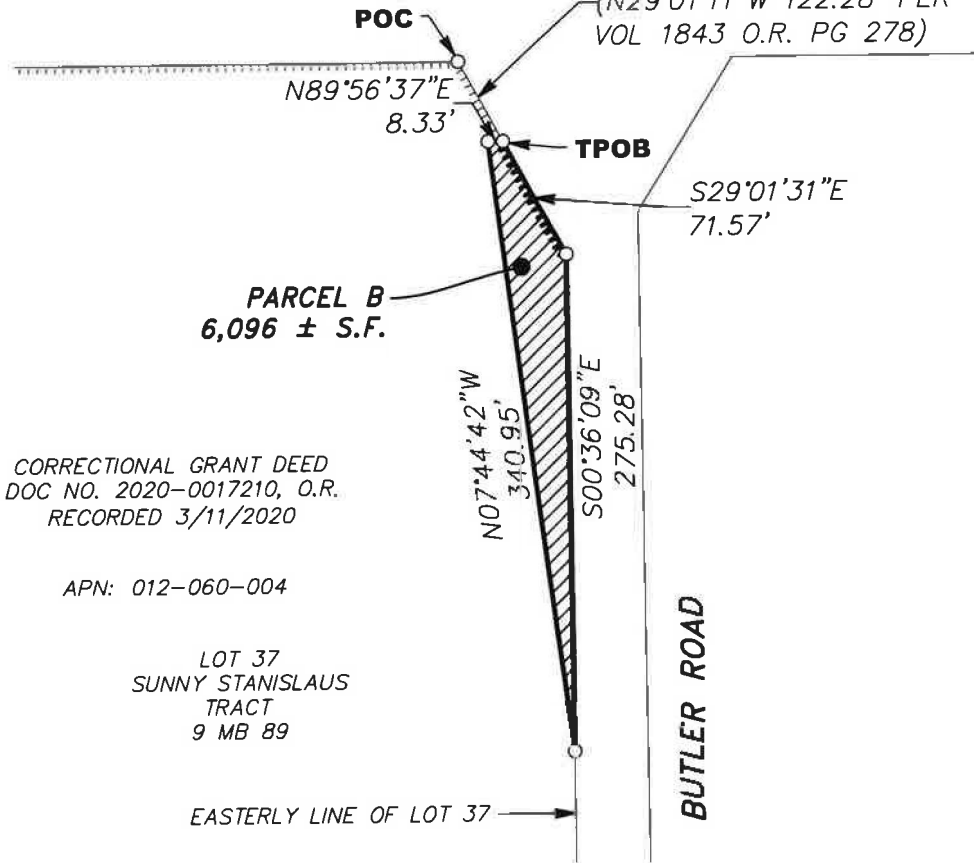
Exhibit "B"  
APN 012-060-004  
Unincorporated Area  
Stanislaus County, California

SHEET 2 OF 3

MARK THOMAS

STATE OF CALIFORNIA,  
VOL. 1843 O.R. PG 278, RECORDED 3/29/1963

S29°01'31"E 50.71'  
(N29°01'11"W 122.28' PER  
VOL 1843 O.R. PG 278)



CORRECTIONAL GRANT DEED  
DOC NO. 2020-0017210, O.R.  
RECORDED 3/11/2020

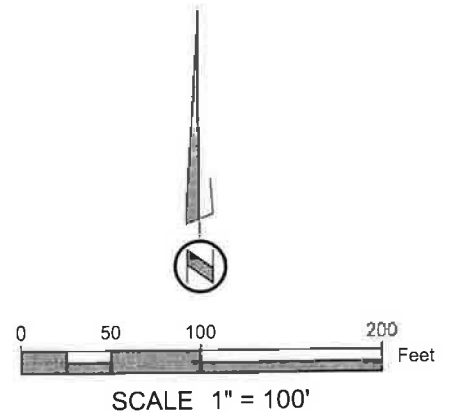
APN: 012-060-004

LOT 37  
SUNNY STANISLAUS  
TRACT  
9 MB 89

EASTERLY LINE OF LOT 37

### LEGEND

- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- APN ASSESSORS PARCEL NUMBER
- O.R. OFFICIAL RECORDS
- o DIMENSION POINT
- ▨ PARCEL TO BE ACQUIRED
- ACCESS PROHIBITED
- ACCESS SUPERSEDED



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" = 100'  
Date July, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-060-004  
Unincorporated Area  
Stanislaus County, California

SHEET 3 OF 3

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, 34<sup>th</sup> Floor, Los Angeles, California 90017.

On November 5, 2025, I served the following document(s) in the manner(s) indicated below:

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

☒ (FIRST CLASS 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, 34<sup>th</sup> 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.

Richard Eugene Quaresma,  
Evelyn Marie Johnston,  
Diane H. Quaresma and  
Frank D. Quaresma, Trustees  
543 Butler Road  
Modesto, CA 95358-8203

☐ (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.

☒ (ELECTRONIC SERVICE) (Courtesy Copy) from service email address: seniorsitemanager@nossaman.com, by emailing true and correct copies to the persons at the electronic notification address(es) set forth herein and as follows:

Richard Eugene Quaresma  
rquaresma082@gmail.com

I declare under penalty of perjury that the foregoing is true and correct, and that this declaration was executed on November 5, 2025.

  
\_\_\_\_\_  
Tony Lewis



**Member Agencies**

October 29, 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*

**Policy Board Chair**

Buck Condit

**Policy Board**

**Vice-Chair**

George Carr

**Interim Executive**

**Director**

Jean Foletta

**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)

Evelyn Marie Johnston,  
Diane H. Quaresma and  
Frank D. Quaresma, Trustees  
543 Butler Road  
Modesto, CA 95358-8203

**Re:** State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
**Owner:** Evelyn Marie Johnston, Trustee of the Evelyn Marie Johnston Family  
Trust, Trust B, under Declaration of Trust, dated April 2, 2008 and Diane  
H Quaresma and Frank D Quaresma, Trustees of the Quaresma Family  
Living Trust, dated August 6, 2019  
**Assessor's Parcel Nos.:** 012-060-004

Dear Property Owners:

**PLEASE TAKE NOTICE** that, on **November 19, 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, 3<sup>rd</sup> 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:** An approximately 532,736 sq. ft. fee interest over a portion of your real property commonly known as 543 Butler Road, Modesto, CA 95358 (Assessor's Parcel No.: 012-060-004). The property interest sought to be acquired by StanCOG is more particularly described in Exhibit "1" attached to this notice.

**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.

|                          |                                                                                                                      |
|--------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>DATE OF HEARING:</b>  | November 19, 2025 at 6:00 p.m.                                                                                       |
| <b>PLACE OF HEARING:</b> | StanCOG Board Room<br>Stanislaus Council of Governments<br>1111 I Street, 3 <sup>rd</sup> Floor<br>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, slightly cursive font. The initials "P.E." are written in a simple, blocky font.

Tony V. Harris, PE  
Manager of Strategic Project Delivery

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

# Exhibit 1

## **FEE** (012-060-004)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 543 Butler Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-060-004, 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**  
**APN 012-060-004**

**Parcel A**

Those portions of Lots 35, 36 and 37 of the Sunny Stanislaus Tract, in the Unincorporated Area in the County of Stanislaus, State of California, filed in Volume 9 of Maps, at page 89 in the office of the County Recorder of said County, described in the Correctional Grant Deed recorded March 11, 2020 is Document No, 2020-0017210 of Official Records on the office of said County Recorder, lying northerly of the following described line:

**COMMENCING** at the northwest corner of the land described in said Correctional Grant Deed;

thence along the westerly line of said land, South 00°04'57" West 759.14 feet to the **TRUE POINT OF BEGINNING;**

thence leaving said westerly line, North 53°55'53" East 268.76 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 2,900.00 feet;

thence northeasterly 1,822.74 feet along said curve through a central angle of 36°00'44";

thence North 89°56'37" East 70.52 feet to that certain course described as having a bearing of North 29°01'11" West and a length of 122.28 feet in the Grant Deed to the State of California recorded March 29, 1963 in Volume 1843, Page 278 of said Official Records, distant thereon South 29°01'31" East 50.71 feet from the northwesterly terminus of said certain course.

Containing 12.09 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.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-004**

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.

**Parcel B**

That portion of Lot 37 of the Sunny Stanislaus Tract, in the Unincorporated Area in the County of Stanislaus, State of California, filed in Volume 9 of Maps, at page 89 in the office of the County Recorder of said County, described in the Correctional Grant Deed recorded March 11, 2020 is Document No, 2020-0017210 of Official Records on the office of said County Recorder, described as follows:

**COMMENCING** at the northwesterly terminus of that certain course described as having a bearing of North 29°01'11" West and a length of 122.28 feet in the Grant Deed to the State of California recorded March 29, 1963, in Volume 1843, Page 278 of said Official Records;

thence along said certain course, South 29°01'31" East 50.71 feet to the **TRUE POINT OF BEGINNING**;

thence continuing along said certain course, South 29°01'31" East 71.57 feet to the easterly line of said Lot 37;

thence along said easterly line, South 00°36'09" East 275.28 feet;

thence leaving said easterly line, North 07°44'42" West 340.92 feet;

thence North 89°56'37" East 8.33 feet to the **TRUE POINT OF BEGINNING**.

Containing 6,096 square feet, more or less.

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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-060-004**

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 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.

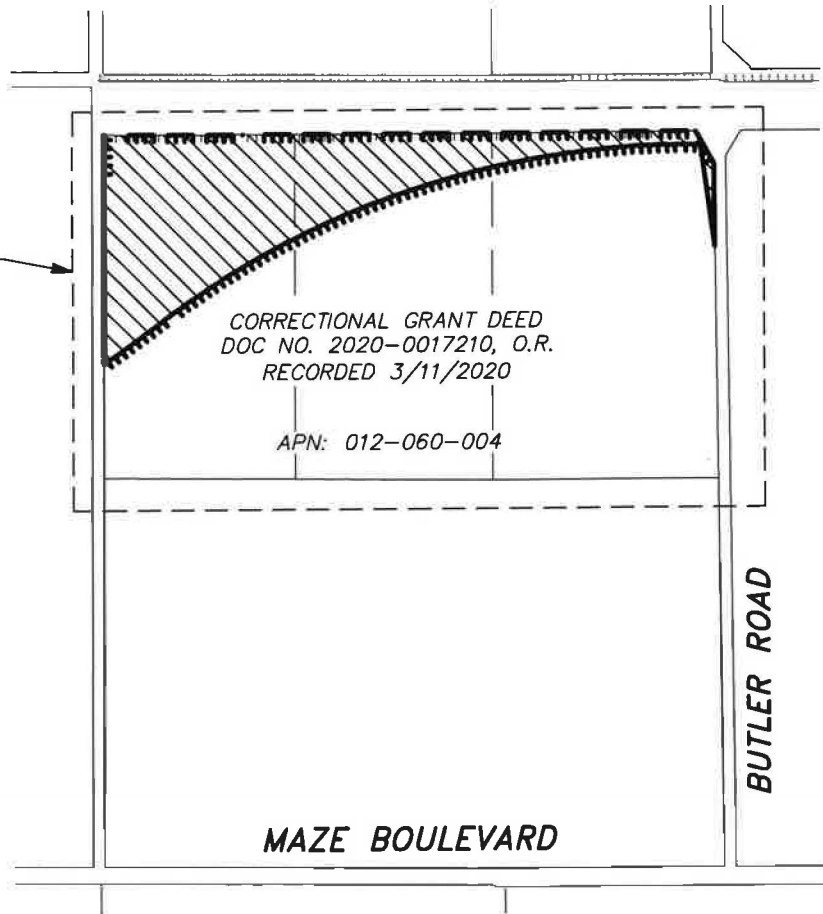
Mark Thomas & Company, Inc.

*Teri Kahlen* 7/7/2025  
Teri Kahlen, PLS 8746





SEE DETAILS  
SHEET 2 & 3



### LEGEND

- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- APN ASSESSORS PARCEL NUMBER
- O.R. OFFICIAL RECORDS
- o DIMENSION POINT
- PARCEL TO BE ACQUIRED
- ACCESS PROHIBITED
- ACCESS SUPERSEDED



SCALE 1" = 600'

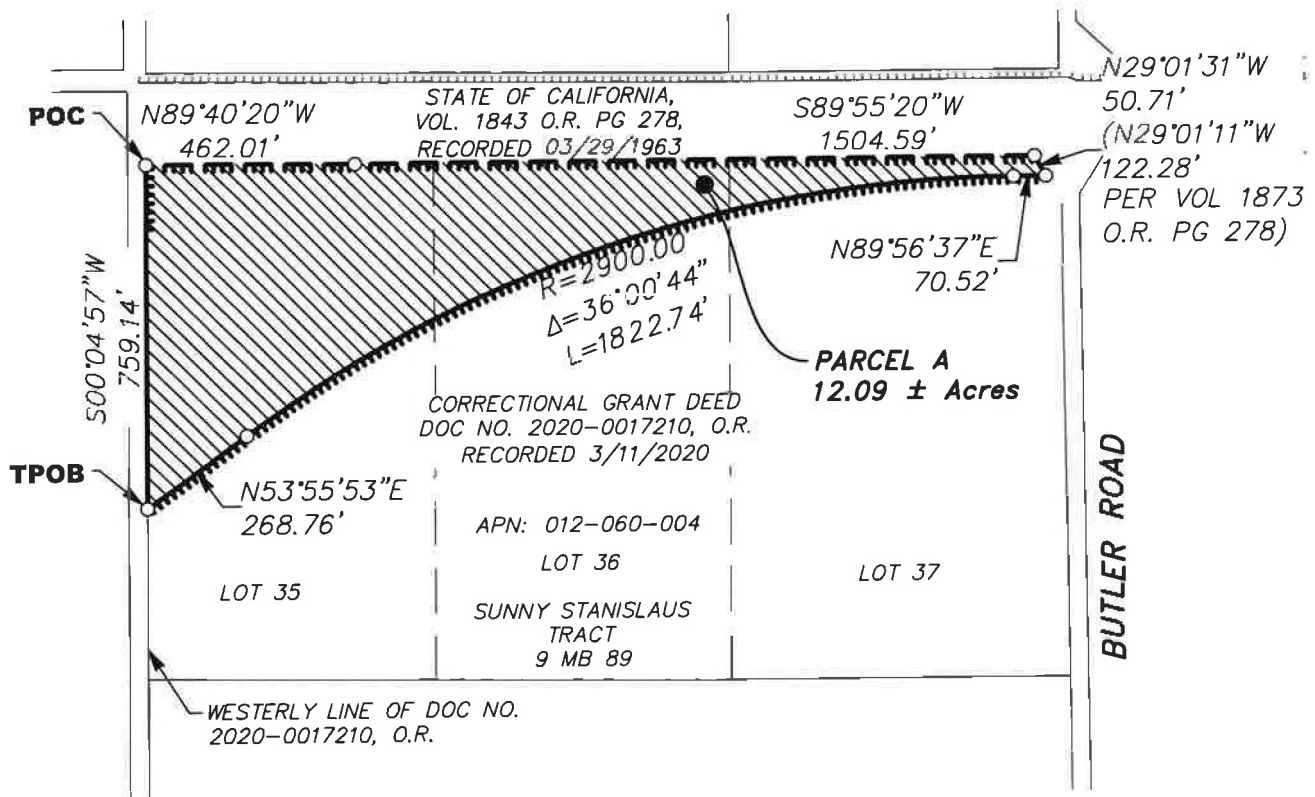
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83  
(NSRS2007) EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES  
SHOWN BY 1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.

Scale: 1" = 600'  
Date July, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-060-004  
Unincorporated Area  
Stanislaus County, California

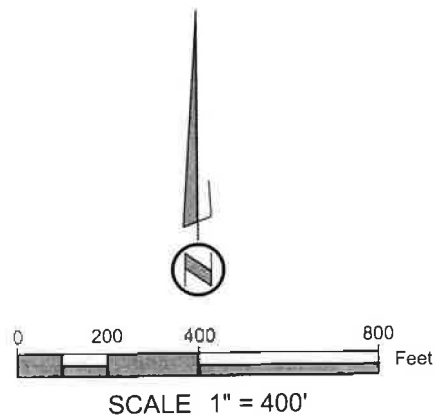
SHEET 1 OF 3





### LEGEND

- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- APN ASSESSORS PARCEL NUMBER
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- ▥ ACCESS SUPERSEDED



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Scale: 1" = 400'  
Date July, 2025  
Drawn By AK  
Checked By TK

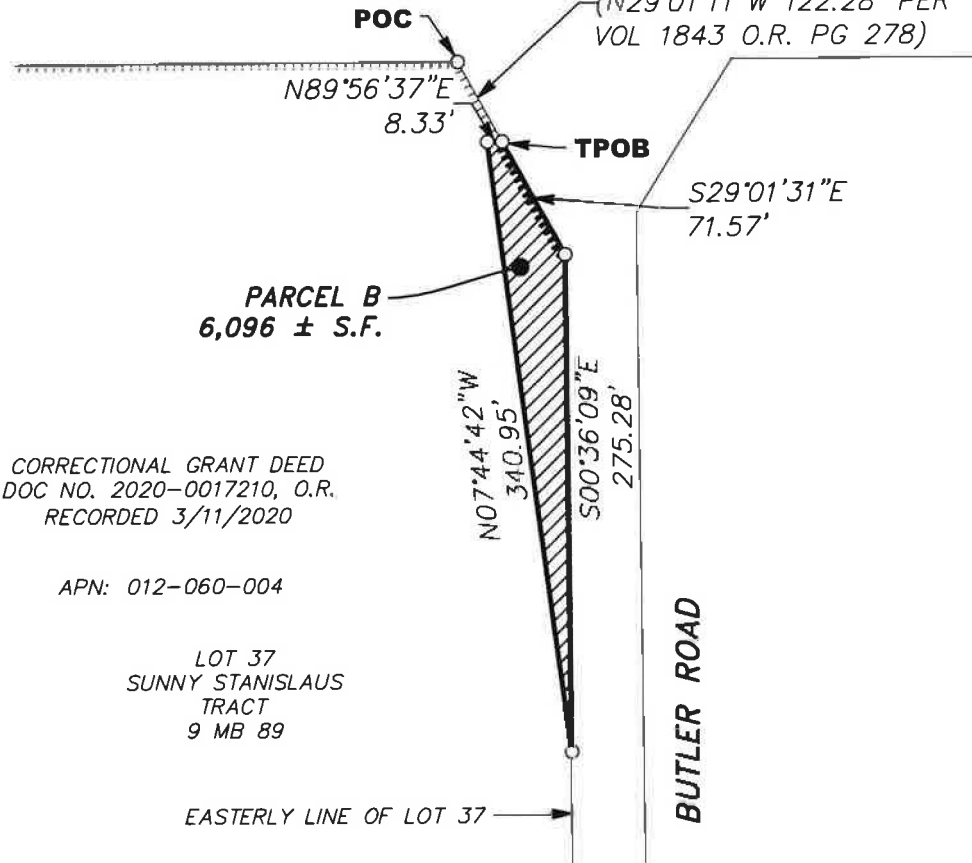
Exhibit "B"  
APN 012-060-004  
Unincorporated Area  
Stanislaus County, California

SHEET 2 OF 3

  
MARK THOMAS

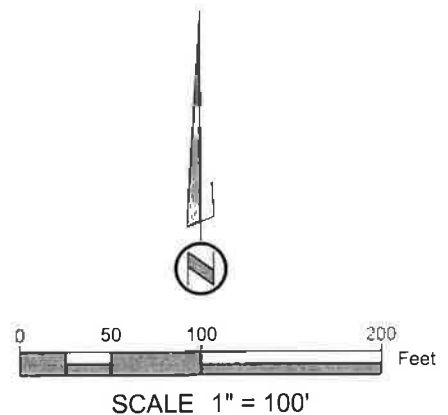
STATE OF CALIFORNIA,  
VOL. 1843 O.R. PG 278, RECORDED 3/29/1963

S29°01'31"E 50.71'  
(N29°01'11"W 122.28' PER  
VOL 1843 O.R. PG 278)



### LEGEND

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- TPOB TRUE POINT OF BEGINNING
- APN ASSESSORS PARCEL NUMBER
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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" = 100'  
Date July, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-060-004  
Unincorporated Area  
Stanislaus County, California

SHEET 3 OF 3

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, 34<sup>th</sup> Floor, Los Angeles, California 90017.

On October 29, 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**

☒ (FIRST CLASS 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, 34<sup>th</sup> 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.

Evelyn Marie Johnston,  
Diane H. Quaresma and  
Frank D. Quaresma, Trustees  
543 Butler Road  
Modesto, CA 95358-8203

☐ (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 October 29, 2025.

  
\_\_\_\_\_  
Tony Lewis

## ATTACHMENT 5E



**Member Agencies**

October 29, 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)

Garcia-Les Partners, L.P.  
6455 California Ave.  
Modesto, CA 95358-8388

**Re:** State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
**Owner:** Garcia-Les Partners, L.P., a California limited partnership  
**Assessor's Parcel Nos.:** 012-042-010

Dear Property Owners:

**PLEASE TAKE NOTICE** that, on **November 19, 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, 3<sup>rd</sup> 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:** A 65,128 sq. ft. fee interest over a portion of your real property commonly known as 7713 Maze Blvd., Modesto, CA 95358 (Assessor's Parcel No.: 012-042-010). 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**  
Jean Foletta

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.

|                          |                                                                                                                      |
|--------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>DATE OF HEARING:</b>  | November 19, 2025 at 6:00 p.m.                                                                                       |
| <b>PLACE OF HEARING:</b> | StanCOG Board Room<br>Stanislaus Council of Governments<br>1111 I Street, 3 <sup>rd</sup> Floor<br>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 written in a cursive style with a large, stylized "T" and "H".

Tony V. Harris, PE  
Manager of Strategic Project Delivery

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

# Exhibit 1

## **FEE** (012-042-010)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 7713 Maze Blvd., Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Numbers 012-042-010, 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 012-042-010**

**Parcel A**

The Northerly 45.00 feet over that portion of Section 30, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described in the Grant Deed recorded November 29, 2018 in Document No. 2018-0081730 of Official Records in the office of the County Recorder of said County.

Containing 47,104 square feet or 1.08 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.

**Parcel B**

That portion of Section 30, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described in the Grant Deed recorded November 29, 2018 in Document No. 2018-0081730 of Official Records in the office of the County Recorder of said County, described as follows:

**COMMENCING** at the northeast corner of the land described in said Grant Deed;

thence along the easterly line of said land, South 00°34'15" East 45.00 feet;

thence leaving said easterly line, South 89°56'37" West 976.18 feet to the **TRUE POINT OF BEGINNING**;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-042-010**

thence South 17°26'31" West 354.16 feet to the easterly line of Butler Road, as described in the Dedication Deed recorded January 6, 1955, in Volume 1261, Page 555 of said Official Records;

thence along said easterly line, North 00°36'09" West 297.61 feet to the northwesterly line of said land;

thence along said northwesterly line, North 31°32'23" East 47.16 feet to a line that is parallel with and 45.00 feet southerly of the northerly line of said land;

thence along said parallel line, North 89°56'37" East 84.61 feet to the **TRUE POINT OF BEGINNING.**

Containing 18,024 square feet or 0.41 acres, more or less.

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

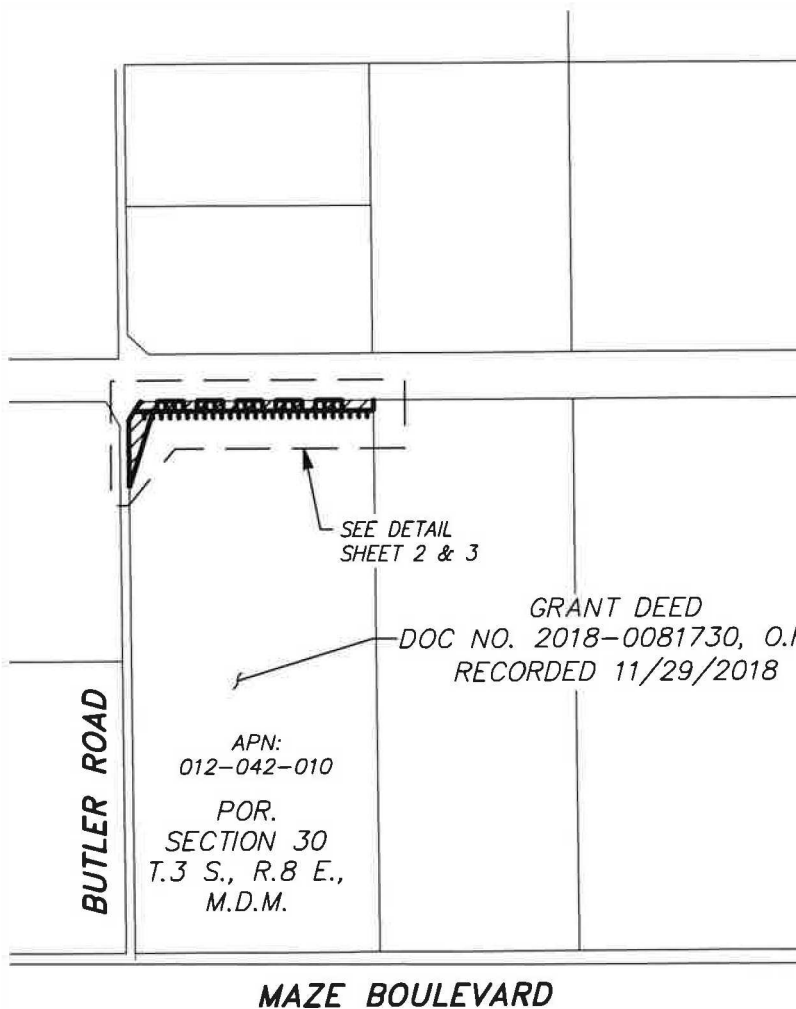
Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

This 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.

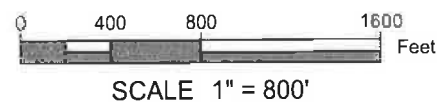
Teri Kahlen 2/4/2025  
Teri Kahlen, PLS 8746





### **LEGEND**

- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
- PARCEL TO BE ACQUIRED
- ACCESS PROHIBITED
- ACCESS SUPERSEDED



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.

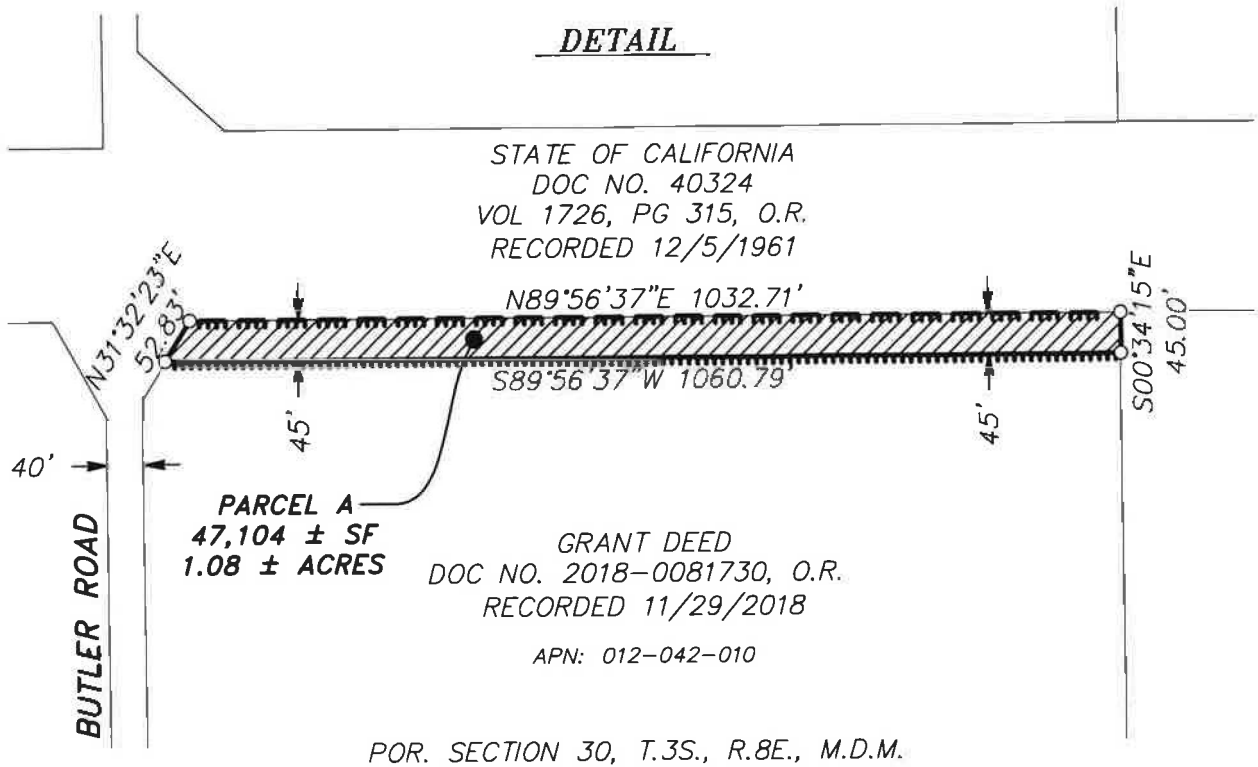
Scale: 1" = 800'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
**APN 012-042-010**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 1 OF 3**

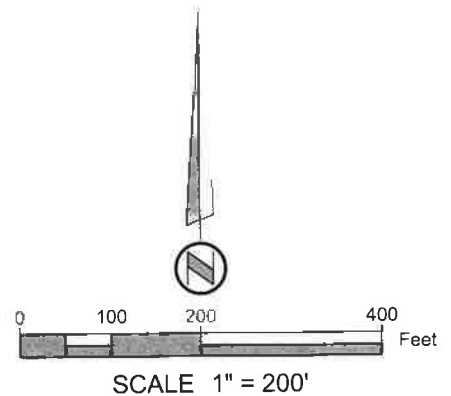


DETAIL



LEGEND

- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
- ▨ PARCEL TO BE ACQUIRED
- ▤ ACCESS PROHIBITED
- ▥ ACCESS SUPERSEDED



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" = 200'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-042-010  
Unincorporated Area  
Stanislaus County, California

SHEET 2 OF 3

MARK THOMAS



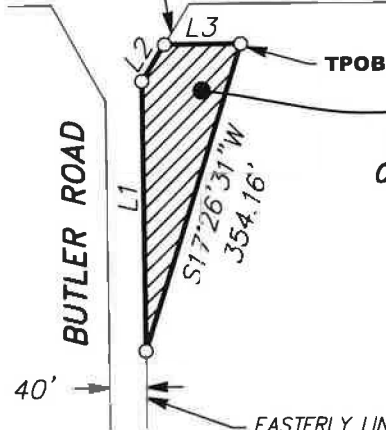
# DETAIL

NORTHWESTERLY  
LINE OF DOC NO.  
2018-0081730, O.R.

STATE OF CALIFORNIA  
DOC NO. 40324  
VOL 1726, PG 315, O.R.  
RECORDED 12/5/1961

**POC**  
NORTHEAST CORNER  
DOC NO. 2018-0081730 O.R.

NORTHERLY LINE OF DOC NO. 2018-0081730, O.R.



**PARCEL B**  
**18,024 ± SF**  
**0.41 ± ACRES**

GRANT DEED  
DOC NO. 2018-0081730, O.R.  
RECORDED 11/29/2018

APN: 012-042-010

POR. SECTION 30, T.3S., R.8E., M.D.M.

EASTERLY LINE OF BUTLER ROAD PER DEDICATION DEED  
VOLUME 1261, PAGE 555 O.R. RECORDED: 1/06/1955

S89°56'37\"W 976.18'

EASTERLY LINE OF  
DOC NO. 2018-0081730, O.R.

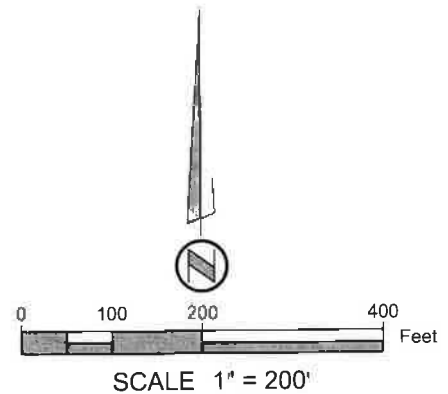
S00°34'15\"E  
45.00'

## LINE TABLE

|    |                      |
|----|----------------------|
| L1 | N00°36'09\"W 297.61' |
| L2 | N31°32'23\"E 47.16'  |
| L3 | N89°56'37\"E 84.61'  |

## LEGEND

- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
- PARCEL TO BE ACQUIRED
- ACCESS PROHIBITED
- ACCESS SUPERSEDED



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" = 200'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
**APN 012-042-010**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 3 OF 3**

**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, 34<sup>th</sup> Floor, Los Angeles, California 90017.

On October 29, 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**

☒ (FIRST CLASS 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, 34<sup>th</sup> 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.

Garcia-Les Partners, L.P.  
6455 California Ave.  
Modesto, CA 95358-8388

☐ (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 October 29, 2025.

  
\_\_\_\_\_  
Tony Lewis

## ATTACHMENT 5F



**Member Agencies**

October 29, 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*

**Policy Board Chair**

Buck Condit

**Policy Board**

**Vice-Chair**

George Carr

**Interim Executive**

**Director**

Jean Foletta

**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)

Joseph A. Gonsalves  
Debra M. Gonsalves  
7243 Maze Boulevard  
Modesto, CA 95358

**Re:** State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
**Owner:** Joseph A. Gonsalves and Debra M. Gonsalves, husband and wife as  
joint tenants  
**Assessor's Parcel Nos.:** 012-040-003

Dear Property Owners:

**PLEASE TAKE NOTICE** that, on **November 19, 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, 3<sup>rd</sup> 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:** An approximately 210,437 sq. ft. fee interest, and an approximately 120,893 sq. ft. permanent road easement, over a portion of your real property commonly known as 1088 N. Hart Road, Modesto, CA 95358 (Assessor's Parcel No.: 012-040-003). The property interests sought to be acquired by StanCOG are more particularly described in Exhibits "1" & "2" attached to this notice.

**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:**  
**PLACE OF HEARING:**

November 19, 2025 at 6:00 p.m.  
StanCOG Board Room  
Stanislaus Council of Governments  
1111 I Street, 3<sup>rd</sup> 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, slightly cursive font, and "P.E." in a simple, bold, sans-serif font.

Tony V. Harris, PE  
Manager of Strategic Project Delivery

Enclosure(s): Exhibits 1 & 2 - Legal Definitions, Legal Descriptions & Plat Maps

# Exhibit 1

## FEE

(012-040-003)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 1088 N. Hart Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-040-003, 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 012-040-003**

**Parcel A**

That portion of the Southeast quarter of the Northeast quarter of Section 30, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described in the Grant Deed recorded February 26, 1997, in Document No. 1997-0014656 of Official Records, in the office of the County Recorder of said County, lying southerly, southeasterly, southerly and easterly of the following described line:

**COMMENCING** at the northeast corner of the land described in said Grant Deed, also being the northeast corner of the Southeast quarter of the Northeast quarter of said Section 30;

thence along the easterly line of said land, also being the easterly line of said Section 30, South 00°20'38" East 431.36 feet;

thence leaving said easterly line, South 89°39'22" West 30.00 feet to the **TRUE POINT OF BEGINNING**;

thence continuing South 89°39'22" West 10.00 feet;

thence South 04°43'37" West 285.67 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 100.00 feet;

thence southwesterly 148.22 feet along said curve through a central angle of 84°55'26";

thence South 89°39'02" West 191.84 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 500.00 feet;

thence southwesterly 300.51 feet along said curve through a central angle of 34°26'09";

thence South 55°12'53" West 671.36 feet to the southerly line of said land, distant thereon North 89°51'05" East 133.59 feet from the southwest corner of said land.

**EXCEPT THEREFROM** any portion lying easterly of a line that is parallel with and 30.00 feet westerly of the easterly line of said Section 30.



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-040-003**

Containing 4.78 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.

**Parcel B**

A strip of land, 10.00 feet wide, over that portion of the Southeast quarter of the Northeast quarter of Section 30, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described in the Grant Deed recorded February 26, 1997, in Document No. 1997-0014656 of Official Records, in the office of the County Recorder of said County, the westerly line of said strip of land being described as follows:

**COMMENCING** at the northeast corner of the land described in said Grant Deed, also being the northeast corner of the Southeast quarter of the Northeast quarter of said Section 30;

thence along the easterly line of said land, also being the easterly line of said Section 30, South 00°20'38" East 431.36 feet;

thence leaving said easterly line, South 89°39'22" West 40.00 feet to a line that is parallel with and 40.00 feet westerly of the easterly line of said Section 30, also being the **TRUE POINT OF BEGINNING**;

thence along said parallel line, North 00°20'38" West 228.77 feet.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-040-003**

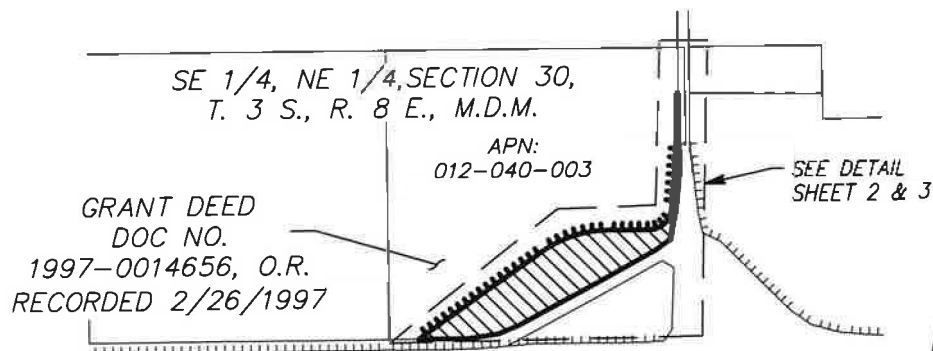
Containing 2,288 square feet, more or less.

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

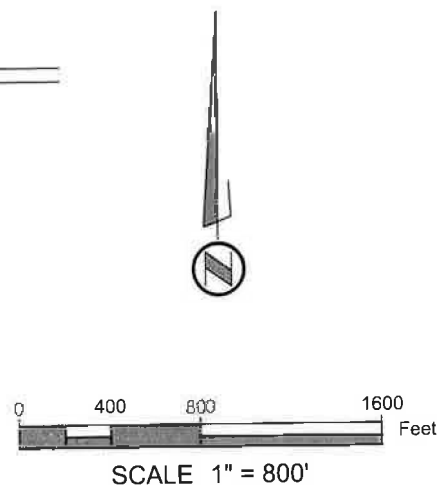




MAZE BOULEVARD

### 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
- ACCESS PROHIBITED



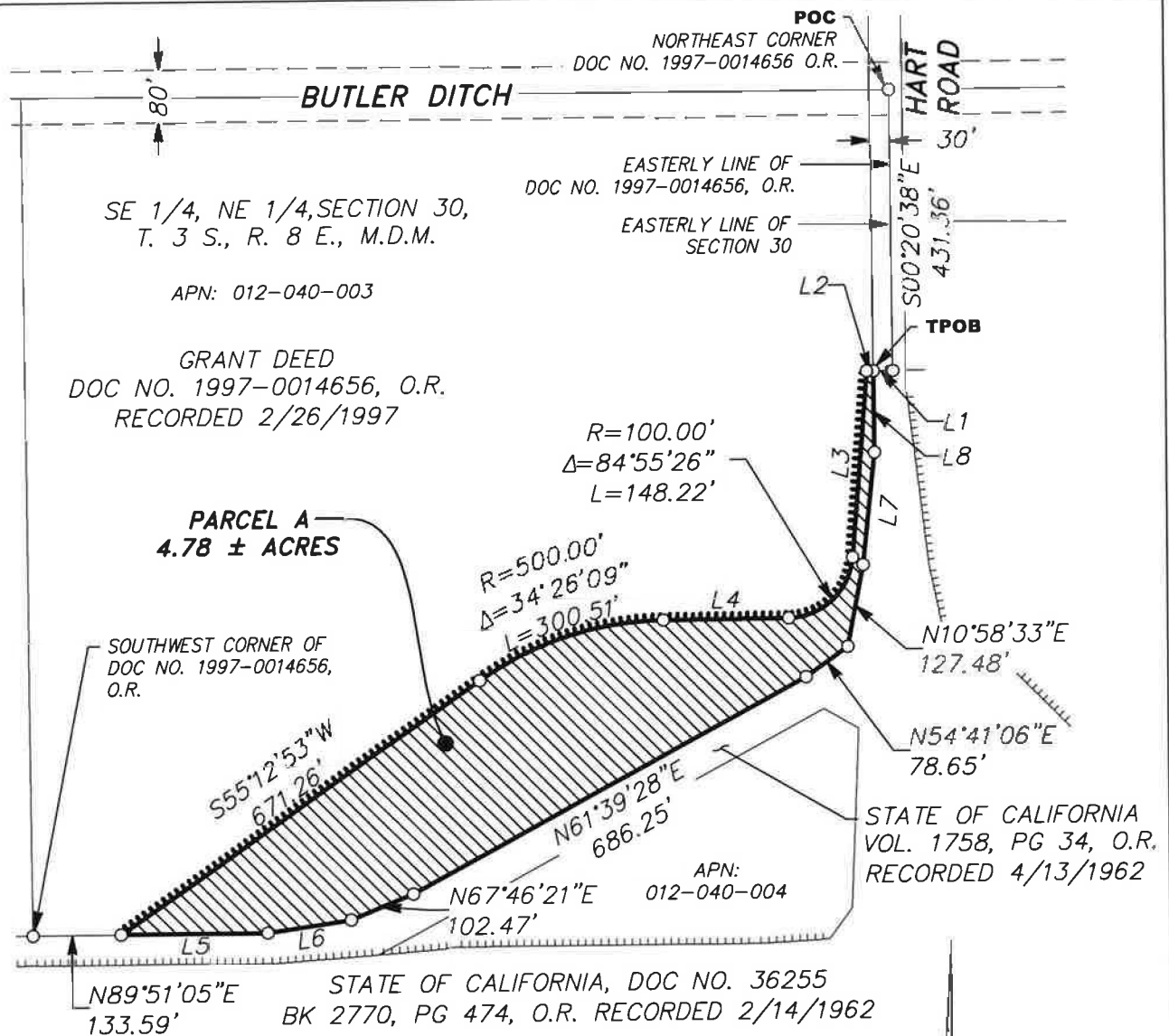
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83 (NSRS2007)  
EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.00006723 TO  
OBTAIN GROUND LEVEL DISTANCES.

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

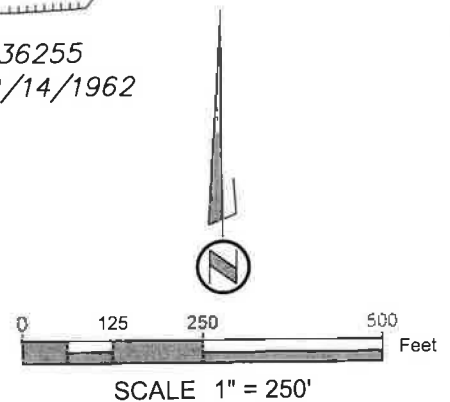
Exhibit "B"  
APN 012-040-003  
Unincorporated Area  
Stanislaus County, California

SHEET 1 OF 3





| <u>LINE TABLE</u>      | <u>LINE TABLE</u>      |
|------------------------|------------------------|
| L1 S89°39'22"W 30.00'  | L5 N89°51'05"E 223.98' |
| L2 S89°39'22"W 10.00'  | L6 N81°55'42"E 130.12' |
| L3 S04°43'37"W 285.67' | L7 N06°11'08"E 172.36' |
| L4 S89°39'02"W 191.84' | L8 N00°20'38"W 124.61' |



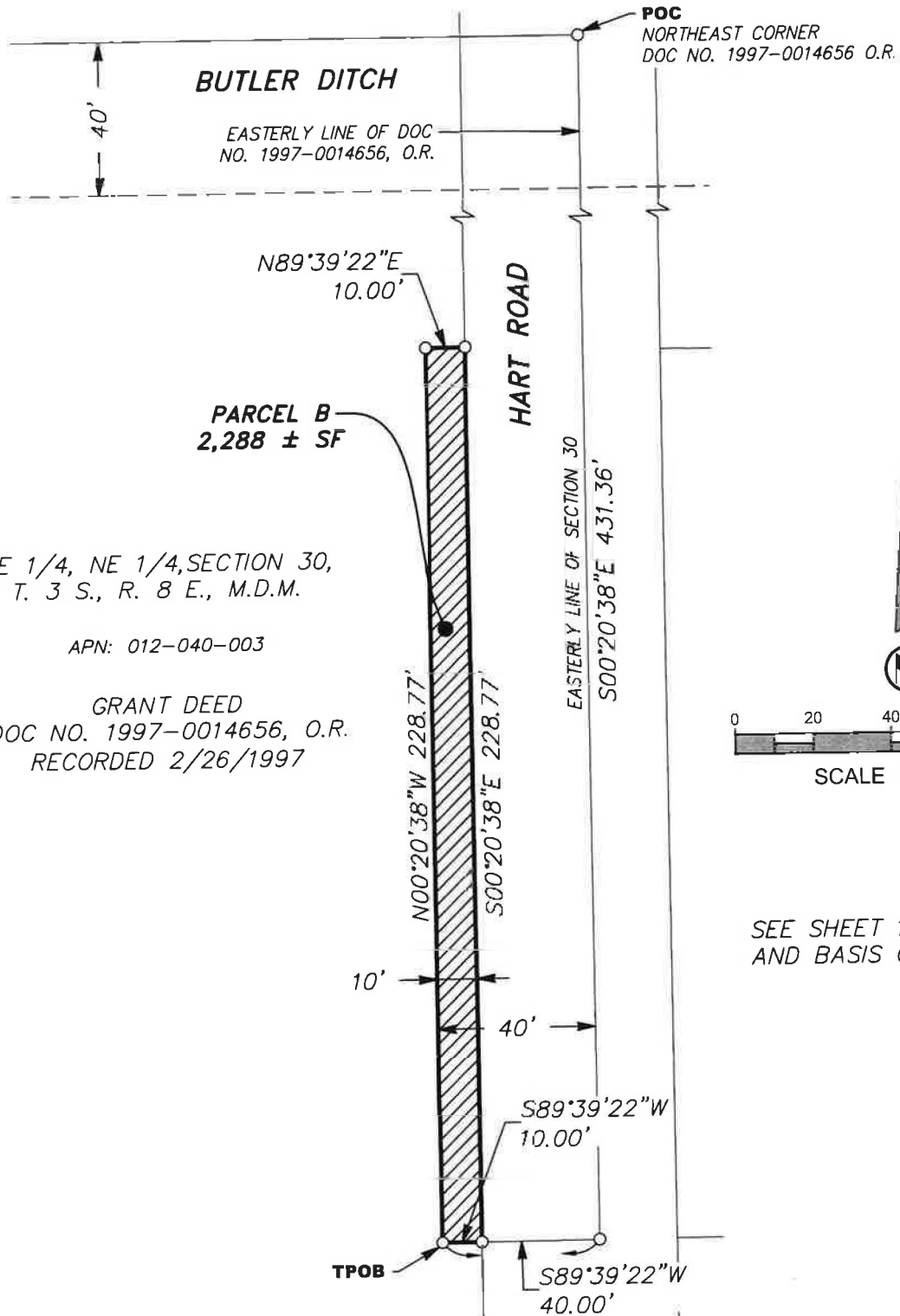
SEE SHEET 1 FOR LEGEND  
AND BASIS OF BEARINGS

Scale: 1" = 200'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-040-003  
Unincorporated Area  
Stanislaus County, California

SHEET 2 OF 3





Scale: 1" = 200'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-040-003  
Unincorporated Area  
Stanislaus County, California

SHEET 3 OF 3



# Exhibit 2

## Permanent Road Easement

(APN 012-040-003)

The property interest to be acquired has been designated as a Permanent Road Easement, which represents certain interests from a portion of the property commonly known as 1088 N. Hart Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-040-003, 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 rights of the Stanislaus Council of Governments ("StanCOG") in the Property shall include without limitation the right to use the easement for roadway purposes associated with the State Route 132 West Freeway/Expressway Project and all uses convenient and necessary thereto, which activities may include, but are not limited to, constructing and using permanent roadway improvements and utilities. StanCOG shall have the right to remove all improvements located within the Property including, but not limited to, buildings, trees, hardscape, and landscape improvements.

StanCOG shall have the right to transfer, assign and/or convey the Property, including without limitation any interest therein, and/or in whole or in part, to successors and/or assigns, including without limitation other governmental agencies. The covenants contained in this writing, including without limitation any restrictions set forth above, shall run with the land.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-040-003**  
**Roadway Easement**

That portion of the Southeast quarter of the Northeast quarter of Section 30, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described in the Grant Deed recorded February 26, 1997, in Document No. 1997-0014656 of Official Records, in the office of the County Recorder of said County, described as follows:

**COMMENCING** at the northeast corner of the land described in said Grant Deed, also being the northeast corner of the Southeast quarter of the Northeast quarter of said Section 30;

thence along the easterly line of said Section 30, South 00°20'38" East 40.00 feet;

thence leaving said easterly line, South 89°57'28" West 30.00 feet to the **TRUE POINT OF BEGINNING**;

thence continuing South 89°57'28" West 1,298.36 feet to the westerly line of said land;

thence along said westerly line, South 00°25'26" East 1,240.91 feet to the southwest corner of said land;

thence along the southerly line of said land, North 89°51'05" East 73.50 feet;

thence leaving said southerly line, North 00°25'26" West 84.17 feet to the beginning of a tangent curve, concave westerly, having a radius of 83.50 feet;

thence northerly 34.98 feet along said curve through a central angle of 24°00'01";

thence North 24°25'27" West 39.64 feet to the beginning of a tangent curve, concave easterly, having a radius of 36.50 feet;

thence northerly 15.29 feet along said curve through a central angle of 24°00'01";

thence North 00°25'26" West 988.02 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 36.50 feet;

thence northeasterly 57.58 feet along said curve through a central angle of 90°22'54";

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-040-003**  
**Roadway Easement**

thence North 89°57'28" East 1,214.55 feet to a line that is parallel with and 30.00 feet westerly of the easterly line of said Section 30;

thence along said parallel line, North 00°20'38" West 47.00 feet to the **TRUE POINT OF BEGINNING.**

Containing 2.77 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.

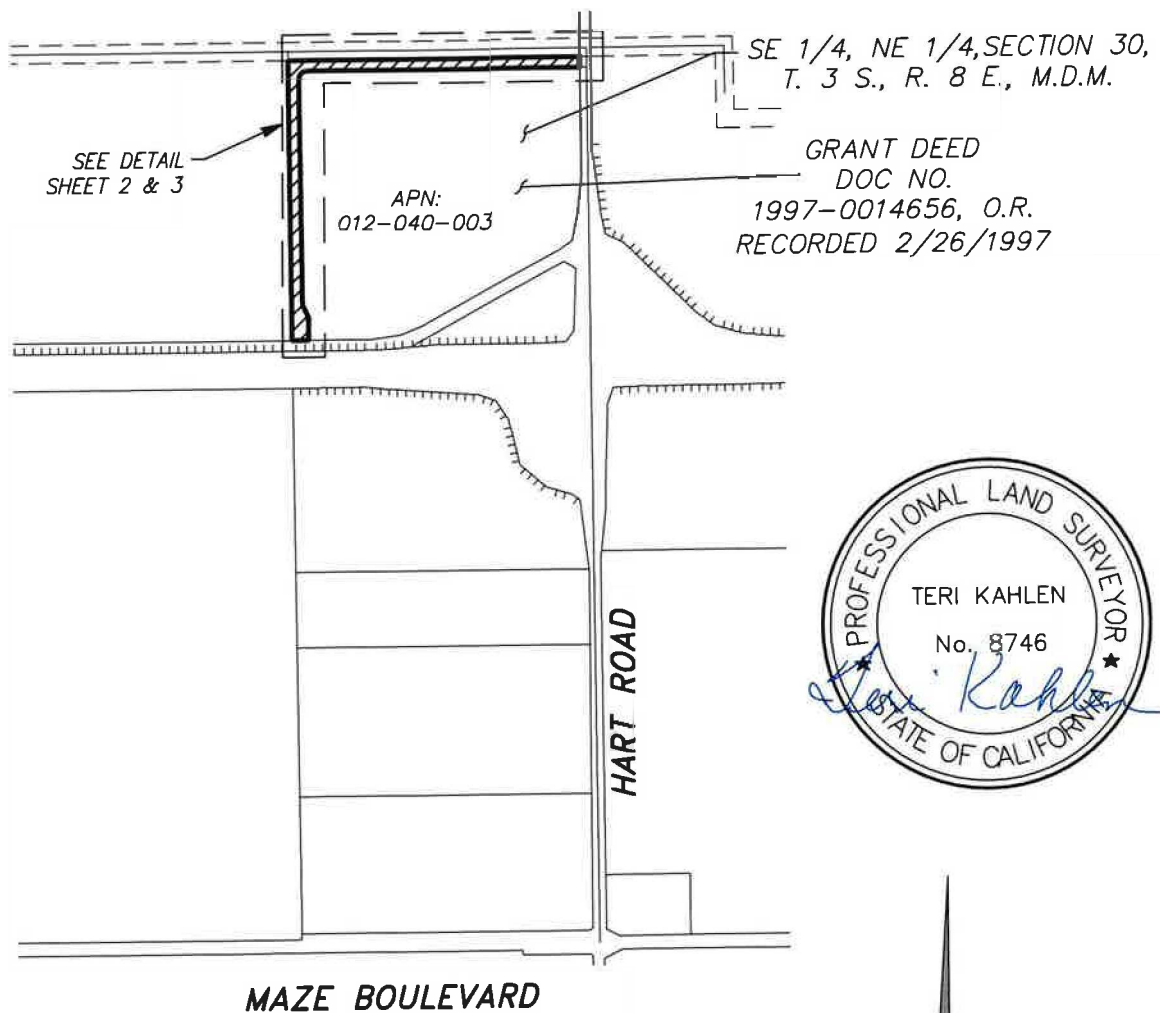
This real property description has been prepared at Mark Thomas & Company Inc. by me or under my direction in conformance with the Professional Land Surveyor's Act.

Mark Thomas & Company, Inc.

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

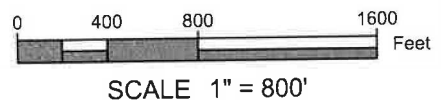






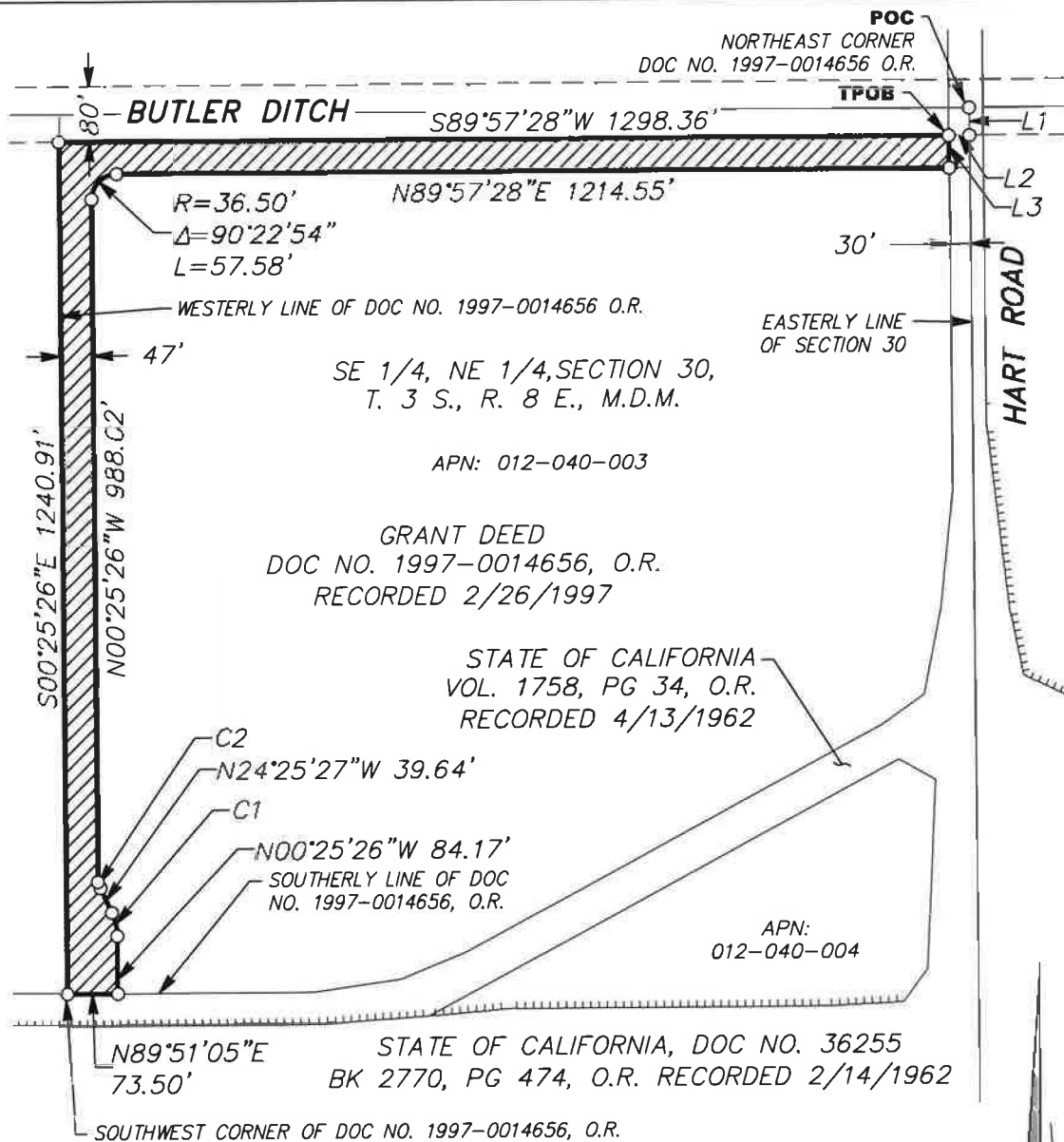
### **LEGEND**

- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- o DIMENSION POINT
- PARCEL TO BE ACQUIRED - 2.77 Acres

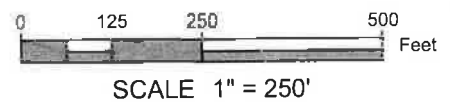


BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83 (NSRS2007)  
EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.00006723 TO  
OBTAIN GROUND LEVEL DISTANCES.

|                                                                                       |                                                                                                                                                                                                   |                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Scale: 1" = 800'</p> <p>Date Feb, 2025</p> <p>Drawn By AK</p> <p>Checked By TK</p> | <p align="center"><b>Exhibit "B"</b></p> <p align="center"><b>APN 012-040-003</b></p> <p align="center"><b>Unincorporated Area</b></p> <p align="center"><b>Stanislaus County, California</b></p> | <p align="center"><b>SHEET 1 OF 2</b></p> <div align="center">  <p><b>MARK THOMAS</b></p> </div> |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



| LINE TABLE            | CURVE TABLE    |
|-----------------------|----------------|
| L1 S00°20'38"E 40.00' | R=83.50'       |
| L2 S89°57'28"W 30.00' | C1 Δ=24°00'01" |
| L3 N00°20'38"W 47.00' | L=34.98'       |
|                       | R=36.50'       |
|                       | C2 Δ=24°00'01" |
|                       | L=15.29'       |



SEE SHEET 1 FOR LEGEND  
AND BASIS OF BEARINGS

Scale: 1" = 200'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
**APN 012-040-003**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 2 OF 2**



**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, 34<sup>th</sup> Floor, Los Angeles, California 90017.

On October 29, 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**

☒ (FIRST CLASS 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, 34<sup>th</sup> 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.

Joseph A. Gonsalves  
Debra M. Gonsalves  
7243 Maze Boulevard  
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 October 29, 2025.

  
\_\_\_\_\_  
Tony Lewis

## ATTACHMENT 5G



**StanCOG**  
Stanislaus Council of Governments

1111 I Street, Ste 308  
Modesto, CA 95354  
209.525.4600 *Main*  
209.558.7833 *Fax*  
[www.stancog.org](http://www.stancog.org)

**Member Agencies**

October 29, 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*

**Policy Board Chair**

Buck Condit

**Policy Board**

**Vice-Chair**

George Carr

**Interim Executive**

**Director**

Jean Foletta

**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)

Joseph A. Gonsalves  
Debra M. Gonsalves  
7243 Maze Boulevard  
Modesto, CA 95358

**Re:** State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
**Owner:** Joseph A. Gonsalves and Debra M. Gonsalves, husband and wife as  
joint tenants  
**Assessor's Parcel Nos.:** 012-042-013

Dear Property Owners:

**PLEASE TAKE NOTICE** that, on **November 19, 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, 3<sup>rd</sup> 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:** An approximately 38,171 sq. ft. fee interest over a portion of your real property commonly known as 7601 Maze Blvd., Modesto, CA 95358 (Assessor's Parcel No.: 012-042-013). The property interest sought to be acquired by StanCOG is more particularly described in Exhibit "1" attached to this notice.

**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:**  
**PLACE OF HEARING:**

November 19, 2025 at 6:00 p.m.  
StanCOG Board Room  
Stanislaus Council of Governments  
1111 I Street, 3<sup>rd</sup> 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, slightly cursive style, and "P.E." in a simple, bold, sans-serif font.

Tony V. Harris, PE  
Manager of Strategic Project Delivery

Enclosure(s): Exhibits 1 - Legal Definition, Legal Description & Plat Map

# Exhibit 1

## FEE

(012-042-013)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 7601 Maze Blvd., Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-042-013, 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 012-042-013**

That portion of Section 30, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described in the Grant Deed recorded December 14, 2007, in Document No. 2007-0149423 of Official Records, in the Office of the County Recorder of said County, described as follows:

**BEGINNING** at the intersection of the easterly line of the land described in said Grant Deed with the southerly line of the land described in the Grant Deed to the State of California recorded November 3, 1961, in Volume 1718, Page 459 of said Official Records; thence along the following six (6) courses:

- (1) along said easterly line, South 00°30'23" East, 28.88 feet; thence,
- (2) leaving said easterly line, North 68°11'02" West, 43.25 feet; thence,
- (3) South 53°04'58" West, 53.78 feet to a line that is parallel with and 45.00 feet southerly of southerly line of the land described in said Grant Deed to the State of California; thence,
- (4) along said parallel line, South 89°55'22" West 801.28 feet to the westerly line of the land described in said Grant Deed in Document No. 2007-0149423; thence,
- (5) along said westerly line, North 00°34'15" West 45.00 feet to the southerly line of the land described in said Grant Deed to the State of California; thence,
- (6) along said southerly line, North 89°55'22" East 885.28 feet to the **POINT OF BEGINNING**.

Containing 38,171 square feet or 0.88 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.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-042-013**

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 of access, across the herein courses '(3)' and '(4)', together with the following described line:

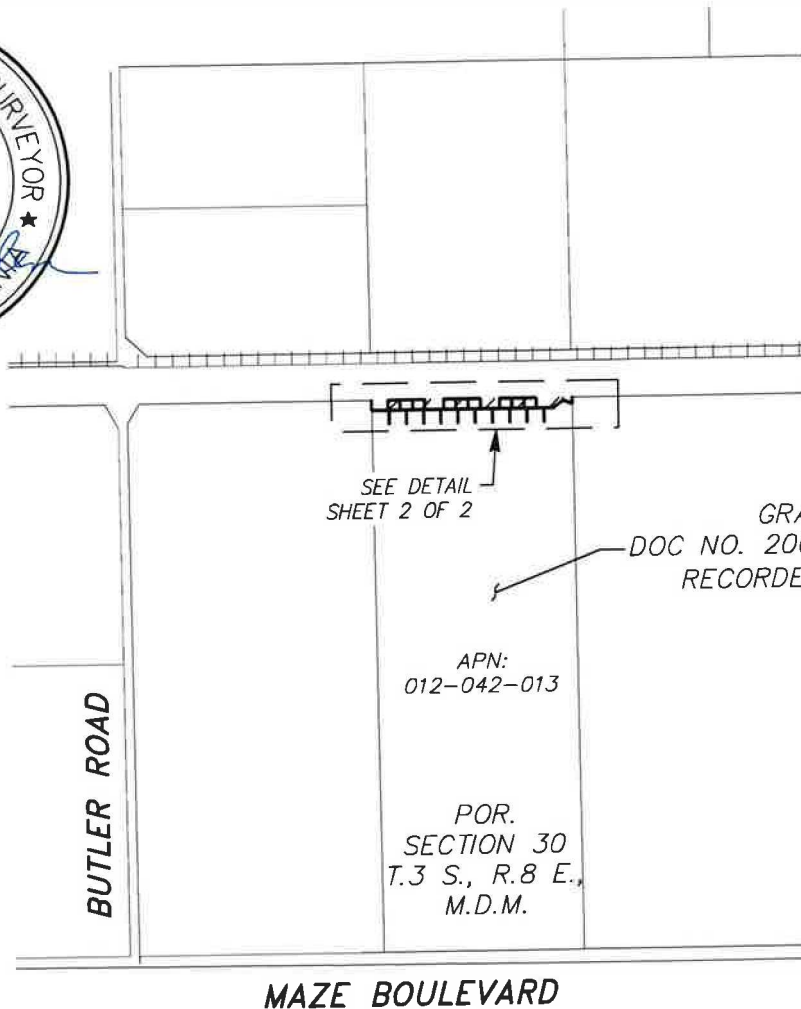
Beginning at the northeasterly terminus of said course '(3)'; thence, North 00°30'14" West, 12.75 feet to the southerly line of the land described in said Grant Deed to the State of California.

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* 5/1/2025  
Teri Kahlen, PLS 8746

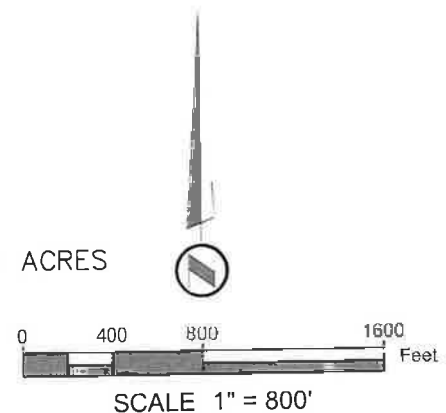




### **LEGEND**

- POB POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSOR'S PARCEL NUMBER
- DIMENSION POINT
- ACCESS PROHIBITED
- ACCESS SUPERSEDED
- PARCEL TO BE ACQUIRED - 38,171± SF OR 0.88± ACRES

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.



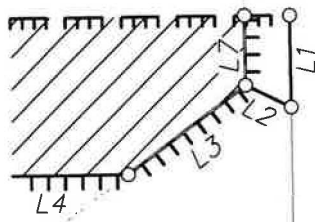
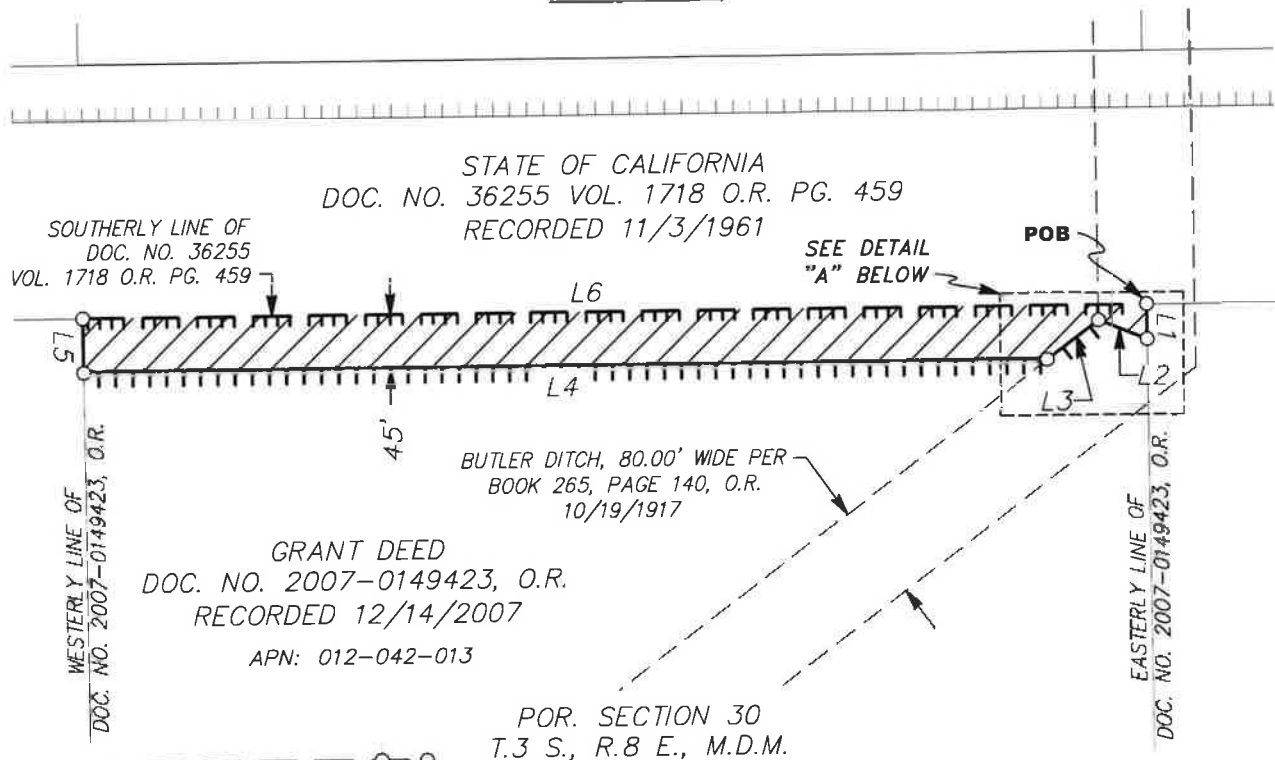
Scale: 1" = 800'  
Date May 2025  
Drawn By GP  
Checked By TK

Exhibit "B"  
APN 012-042-013  
Unincorporated Area  
Stanislaus County, California

SHEET 1 OF 2



# DETAIL



**DETAIL "A"**  
NOT TO SCALE

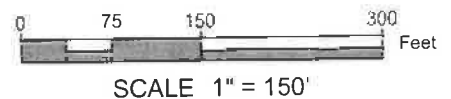
## LINE TABLE

|    |             |         |
|----|-------------|---------|
| L1 | S00°30'23"E | 28.88'  |
| L2 | N68°11'02"W | 43.25'  |
| L3 | S53°04'58"W | 53.78'  |
| L4 | S89°55'22"W | 801.94' |
| L5 | N00°34'15"W | 45.00'  |
| L6 | N89°55'22"E | 885.28' |
| L7 | N00°30'14"W | 12.75'  |

## LEGEND

- POB POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- o DIMENSION POINT
- ||||| ACCESS PROHIBITED
- ▬ ACCESS SUPERSEDED
- ▨ PARCEL TO BE ACQUIRED - 38,171± SF OR 0.88± ACRES

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" = 150'  
Date May 2025  
Drawn By GP  
Checked By TK

**Exhibit "B"**  
**APN 012-042-013**  
**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, 34<sup>th</sup> Floor, Los Angeles, California 90017.

On October 29, 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**

☒ (FIRST CLASS 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, 34<sup>th</sup> 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.

Joseph A. Gonsalves  
Debra M. Gonsalves  
7243 Maze Boulevard  
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 October 29, 2025.

  
\_\_\_\_\_  
Tony Lewis

## ATTACHMENT 5H



**Member Agencies**

October 29, 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*

**Policy Board Chair**

Buck Condit

**Policy Board**

**Vice-Chair**

George Carr

**Interim Executive**

**Director**

Jean Foletta

**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)

Joseph A. Gonsalves  
Debra M. Gonsalves  
7243 Maze Boulevard  
Modesto, CA 95358

**Re:** State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
**Owner:** Joseph A. Gonsalves and Debra M. Gonsalves, husband and wife as  
joint tenants  
**Assessor's Parcel Nos.:** 012-042-021

Dear Property Owners:

**PLEASE TAKE NOTICE** that, on **November 19, 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, 3<sup>rd</sup> 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:** An approximately 60,574 sq. ft. fee interest over a portion of your real property commonly known as 7243 Maze Blvd., Modesto, CA 95358 (Assessor's Parcel No.: 012-042-021). The property interest sought to be acquired by StanCOG is more particularly described in Exhibit "1" attached to this notice.

**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:**  
**PLACE OF HEARING:**

November 19, 2025 at 6:00 p.m.  
StanCOG Board Room  
Stanislaus Council of Governments  
1111 I Street, 3<sup>rd</sup> 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 a large, looping initial "T" and "H".

Tony V. Harris, PE  
Manager of Strategic Project Delivery

Enclosure(s): Exhibits 1 - Legal Definition, Legal Description & Plat Map

# Exhibit 1

## **FEE** (012-042-021)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 7243 Maze Blvd., Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-042-021, 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 012-042-021**

That portion of Section 30, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described in the Individual Joint Tenancy Deed recorded January 23, 1980, in Volume 3281 Page 375 of Official Records, in the office of the County Recorder of said County, described as follows;

**BEGINNING** at the intersection of the easterly line of the land described is said Individual Joint Tenancy Deed with the southerly line of the land described in the Grant Deed to the State of California recorded November 3, 1961, in Volume 1718, Page 459 of said Official Records; thence along the following six (6) courses;

- (1) along said easterly line, South 00°25'51" East 59.45 feet; thence,
- (2) leaving said easterly line, North 85°09'44" West,, 168.60 feet to a line that is parallel with and 45.00 feet southerly of the southerly line of the land described in said Grant Deed to the State of California; thence,
- (3) along said parallel line, South 89°55'22" West, 1,118.39 feet; thence,
- (4) North 68°11'02" West, 43.23 feet to the westerly line of the land described in said Individual Joint Tenancy Deed; thence,
- (5) along said westerly line, North 00°30'23" West, 28.88 feet to the southerly line of the land described in said Grant Deed to the State of California; thence,
- (6) along said southerly line, North 89°55'22" East, 1,326.33 feet to the **POINT OF BEGINNING**.

Containing 60,574 square feet or 1.39 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.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-042-021**

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, across the herein courses '(2)' and '(3)', together with the following described line:

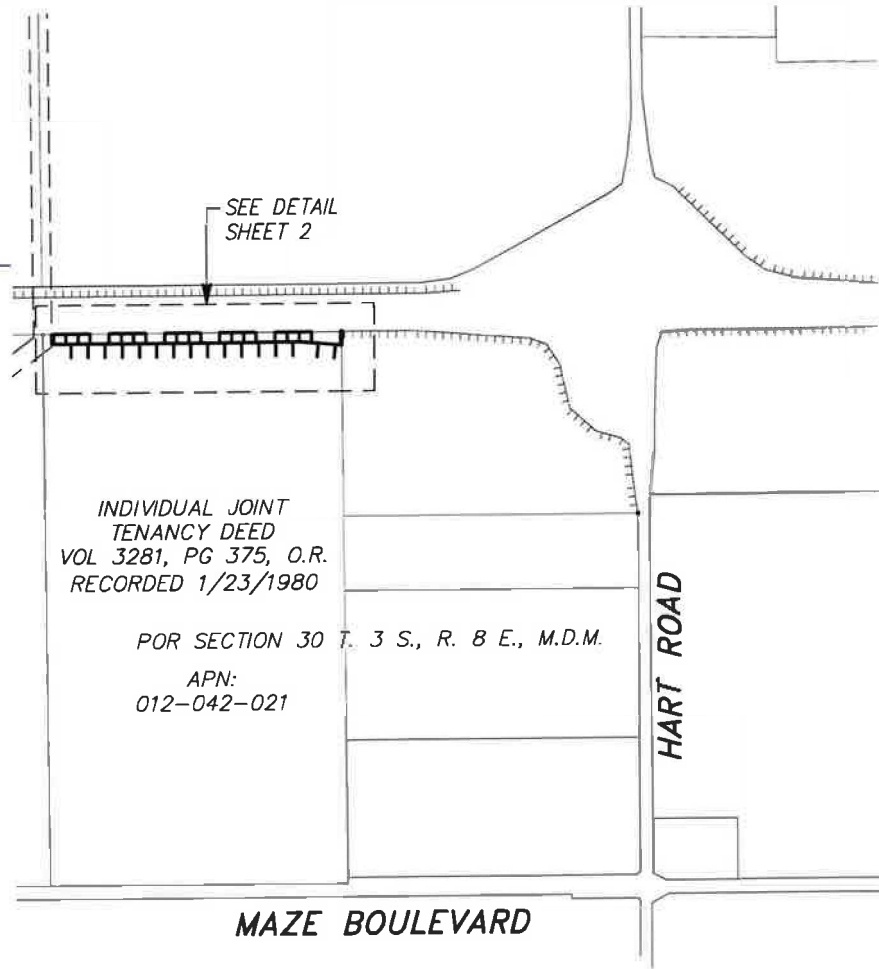
Beginning at the westerly terminus of said course '(3)'; thence, North 00°30'14" West, 45.00 feet to the southerly line of the land described in said Grant Deed to the State of California.

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* 5/1/2025  
Teri Kahlen, PLS 8746

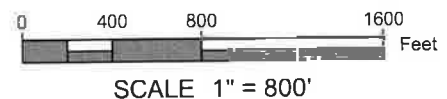




### **LEGEND**

- POB POINT OF BEGINNING  
 O.R. OFFICIAL RECORDS  
 APN ASSESSORS PARCEL NUMBER  
 o DIMENSION POINT  
 |||| ACCESS PROHIBITED  
 |||| ACCESS SUPERSEDED  
 |||| PARCEL TO BE ACQUIRED — 60,574± SF OR 1.39± ACRES

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.

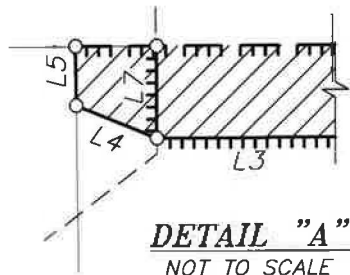
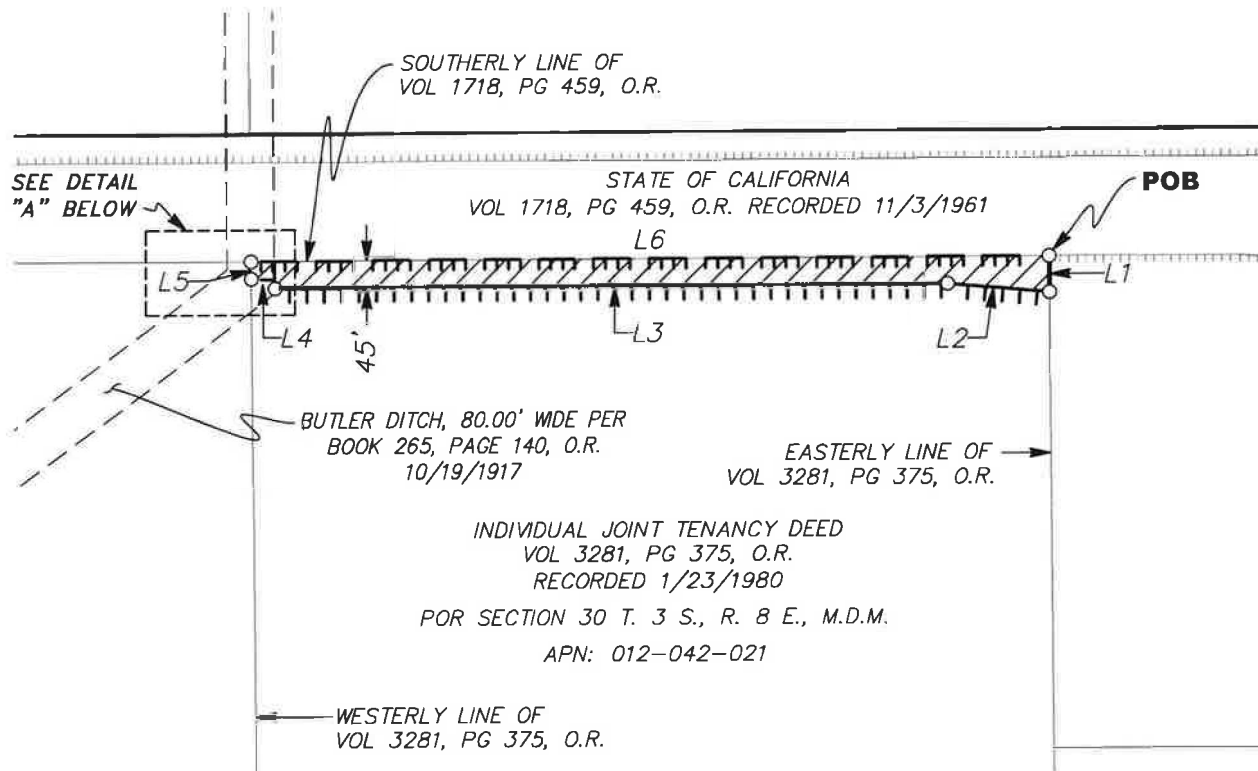


Scale: 1" = 800'  
 Date May 2025  
 Drawn By GP  
 Checked By TK

**Exhibit "B"**  
**APN 012-042-021**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 1 OF 2**





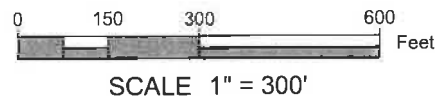
### LINE TABLE

|    |                      |
|----|----------------------|
| L1 | S00°25'51"E 59.45'   |
| L2 | N85°09'44"W 168.60'  |
| L3 | S89°55'22"W 1118.39' |
| L4 | N68°11'02"W 43.23'   |
| L5 | N00°30'23"W 28.88'   |
| L6 | N89°55'22"E 1326.33' |
| L7 | N00°30'14"W 45.00'   |

### LEGEND

- POB POINT OF BEGINNING  
 O.R. OFFICIAL RECORDS  
 APN ASSESSORS PARCEL NUMBER  
 o DIMENSION POINT  
 |||| ACCESS PROHIBITED  
 E ACCESS SUPERSEDED  
 ▨ PARCEL TO BE ACQUIRED — 60,574± SF OR 1.39± ACRES

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 May 2025  
 Drawn By GP  
 Checked By TK

Exhibit "B"  
 APN 012-042-021  
 Unincorporated Area  
 Stanislaus County, California

SHEET 2 OF 2



**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, 34<sup>th</sup> Floor, Los Angeles, California 90017.

On October 29, 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**

☒ (FIRST CLASS 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, 34<sup>th</sup> 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.

Joseph A. Gonsalves  
Debra M. Gonsalves  
7243 Maze Boulevard  
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 October 29, 2025.

  
\_\_\_\_\_  
Tony Lewis

## ATTACHMENT 5I





**StanCOG**  
Stanislaus Council of Governments

1111 I Street, Ste 308  
Modesto, CA 95354  
209.525.4600 Main  
209.558.7833 Fax  
[www.stancog.org](http://www.stancog.org)

**Member Agencies**

October 29, 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*

**Policy Board Chair**

Buck Condit

**Policy Board**

**Vice-Chair**

George Carr

**Interim Executive**

**Director**

Jean Foletta

**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)

Jacob Verburg & Jayne M. Verburg, as Trustees  
1142 N. Hart Road  
Modesto, CA 95358

**Re:** State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
**Owner:** Jacob Verburg and Jayne M. Verburg, Trustees of the Jacob Verburg  
and Jayne M. Verburg 2004 Trust  
**Assessor's Parcel Nos.:** 012-038-014

Dear Property Owners:

**PLEASE TAKE NOTICE** that, on **November 19, 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, 3<sup>rd</sup> 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:** An approximately 286,362 sq. ft. fee interest over a portion of your real property commonly known as 942 N. Hart Road, Modesto, CA 95358 (Assessor's Parcel Nos.: 012-038-014). The property interest sought to be acquired by StanCOG is more particularly described in Exhibit "1" attached to this notice.

**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:**  
**PLACE OF HEARING:**

November 19, 2025 at 6:00 p.m.  
StanCOG Board Room  
Stanislaus Council of Governments  
1111 I Street, 3<sup>rd</sup> 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 initials "P.E." are written in a simple, bold font.

Tony V. Harris, PE  
Manager of Strategic Project Delivery

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

# Exhibit 1

## FEE

(012-038-014)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 942 N. Hart Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Numbers 012-038-014, 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 012-038-014**

**Parcel A**

That portion of the Northwest 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 in the Grant Deed recorded November 12, 2004, in Document No. 2004-0188077 of Official Records, in the office of the County Recorder of said County, lying southerly, southwesterly and westerly of the following described line:

**COMMENCING** at the southeast corner of the land described in said Grant Deed, also being the center of said Section 29;

thence along the easterly line of said land, North 00°23'23" West 20.00 feet to the **TRUE POINT OF BEGINNING**;

thence leaving said easterly line, South 89°47'47" West 942.30 feet;

thence North 85°09'44" West 394.24 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 900.00 feet;

thence northwesterly 511.37 feet along said curve through a central angle of 32°33'18";

thence North 52°36'26" West 283.01 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 500.00 feet;

thence northwesterly 329.36 feet along said curve through a central angle of 37°44'32";

thence South 89°39'02" West 144.32 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 100.00 feet;

thence northwesterly 151.06 feet along said curve through a central angle of 86°33'05";

thence North 03°47'52" West 282.22 feet;

thence South 89°39'22" West 29.40 feet to the westerly line of said land, distant thereon South 00°20'38" East 227.35 feet from the northwest corner of said land.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-038-014**

Containing 6.46 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.

**Parcel B**

That portion of the Northwest 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 in the Grant Deed recorded November 12, 2004, in Document No. 2004-0188077 of Official Records, in the office of the County Recorder of said County, described as follows:

**BEGINNING** at the northwest corner of the land described in said Grant Deed;

thence along the northerly line of said land, South 89°08'55" East 15.70 feet;

thence leaving said northerly line, South 03°47'52" East 227.43 feet;

thence South 89°39'22" West 29.40 feet to the westerly line of said land;

thence along said westerly line, North 00°20'38" West 227.35 feet to the **POINT OF BEGINNING**.

Containing 5,122 square feet or 0.12 acres, more or less.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-038-014**

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

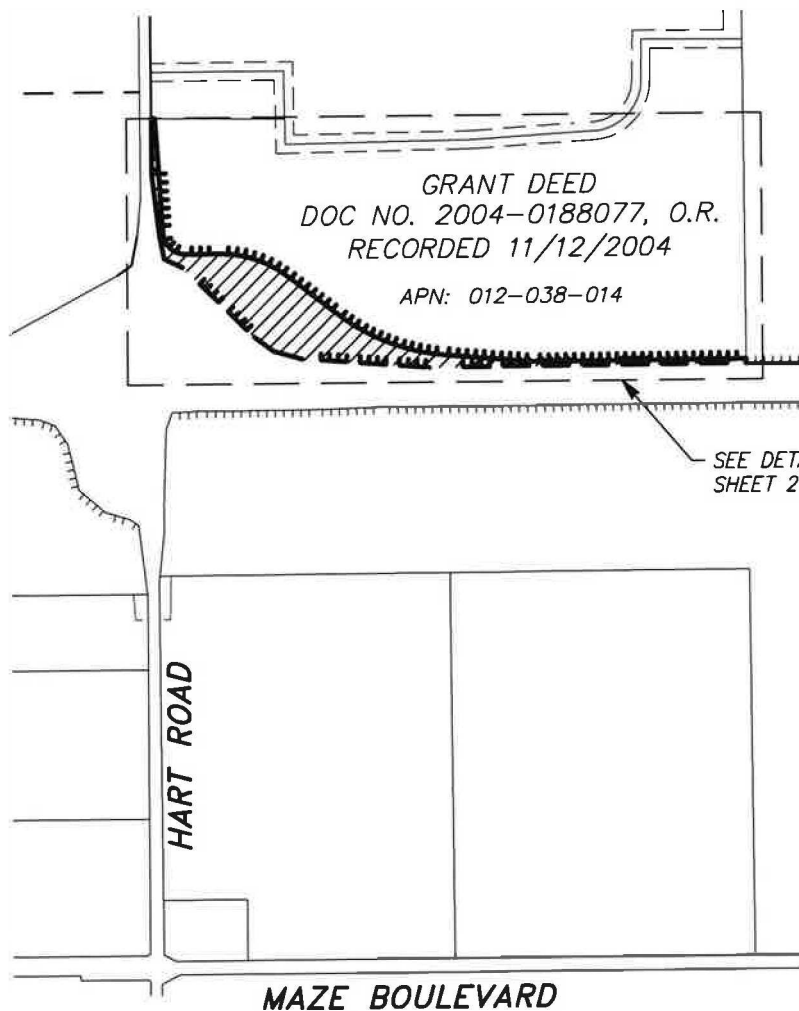
Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

This 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.

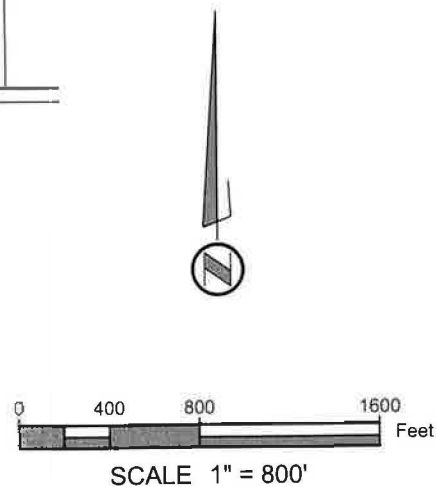
*Teri Kahlen* 2/4/2025  
Teri Kahlen, PLS 8746





### **LEGEND**

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- TPOB TRUE POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
-  PARCEL TO BE ACQUIRED
-  ACCESS PROHIBITED
-  ACCESS SUPERSEDED



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.

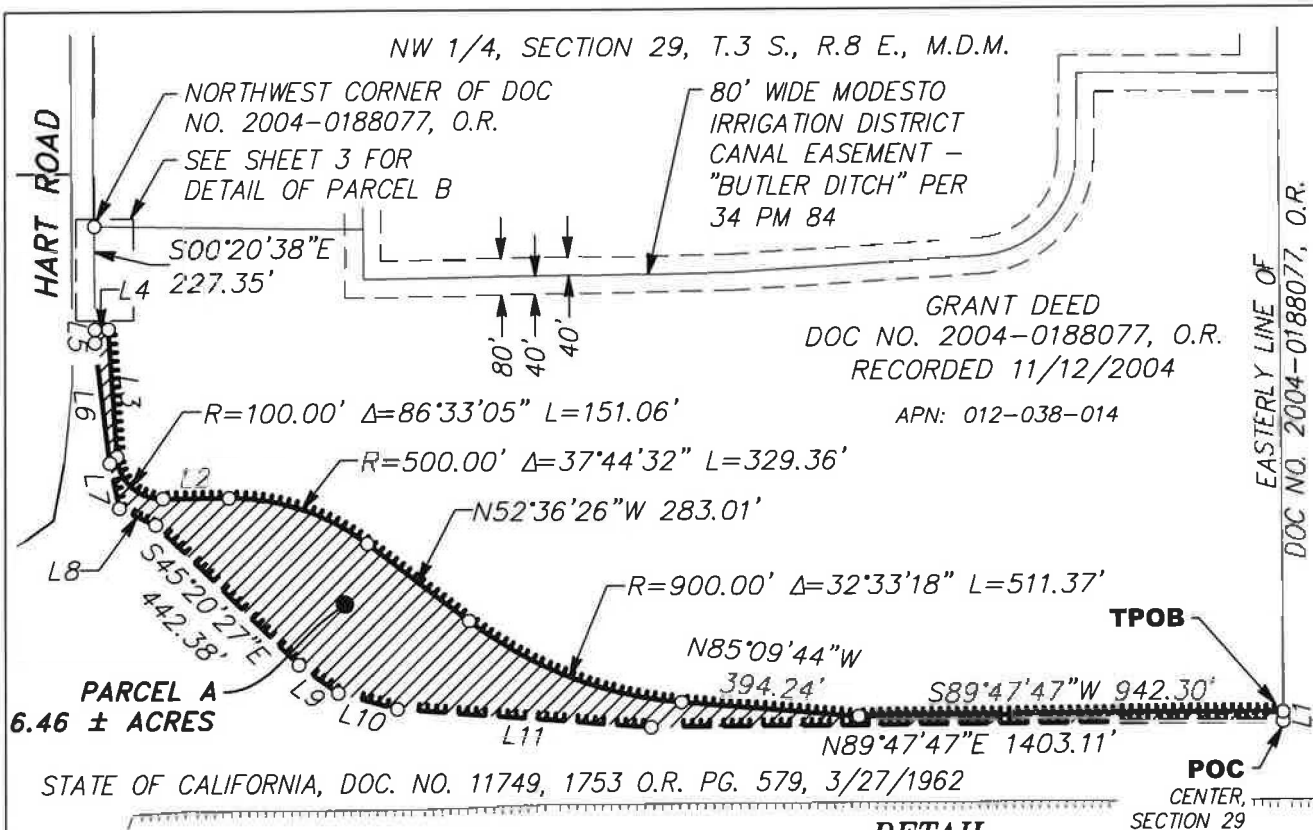
Scale: 1" = 800'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-038-014  
Unincorporated Area  
Stanislaus County, California

SHEET 1 OF 3





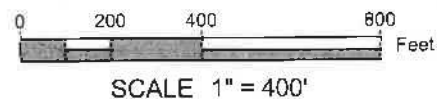


### LINE TABLE

|     |                     |
|-----|---------------------|
| L1  | N00°23'23"W 20.00'  |
| L2  | S89°39'02"W 144.32' |
| L3  | N03°47'52"W 282.22' |
| L4  | S89°39'22"W 29.40'  |
| L5  | S00°20'38"E 29.41'  |
| L6  | S06°53'16"E 267.99' |
| L7  | S11°40'43"E 101.92' |
| L8  | S65°00'42"E 87.89'  |
| L9  | S54°16'03"E 107.94' |
| L10 | S74°26'19"E 135.63' |
| L11 | S85°40'57"E 563.19' |

### LEGEND

|      |                         |
|------|-------------------------|
| POC  | POINT OF COMMENCEMENT   |
| POB  | POINT OF BEGINNING      |
| TPOB | TRUE POINT OF BEGINNING |
| O.R. | OFFICIAL RECORDS        |
| APN  | ASSESSORS PARCEL NUMBER |
| ○    | DIMENSION POINT         |
|      | PARCEL TO BE ACQUIRED   |
|      | ACCESS PROHIBITED       |
|      | ACCESS SUPERSEDED       |



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.

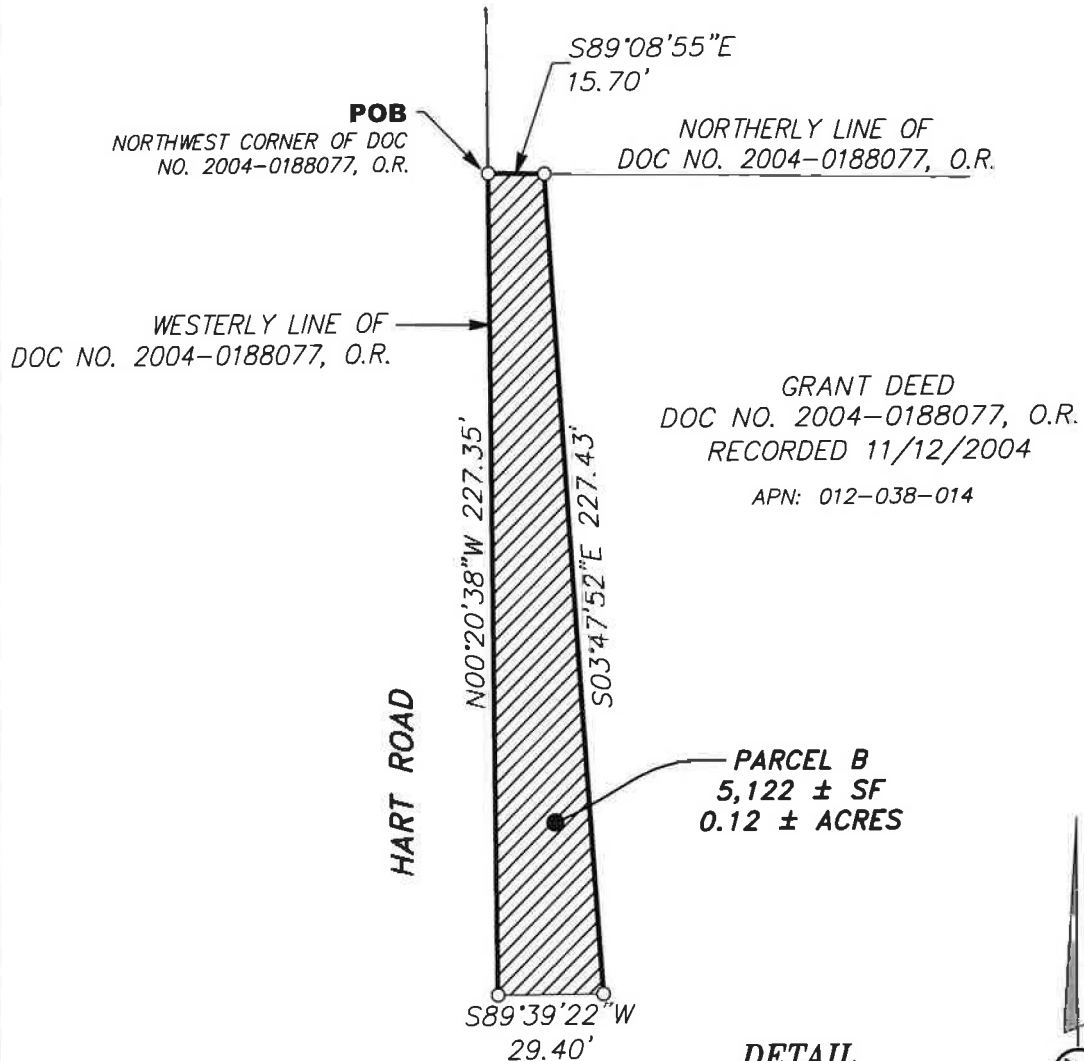
Scale: 1" = 400'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
APN 012-038-014  
Unincorporated Area  
Stanislaus County, California

SHEET 2 OF 3



NW 1/4, SECTION 29, T.3 S., R.8 E., M.D.M.

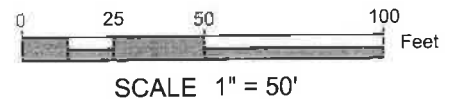


DETAIL

**LEGEND**

- POC POINT OF COMMENCEMENT  
POB POINT OF BEGINNING  
TPOB TRUE POINT OF BEGINNING  
O.R. OFFICIAL RECORDS  
APN ASSESSORS PARCEL NUMBER  
○ DIMENSION POINT  
▨ PARCEL TO BE ACQUIRED  
— ACCESS PROHIBITED  
— ACCESS SUPERSEDED

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" = 50'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

Exhibit "B"  
APN 012-038-014  
Unincorporated Area  
Stanislaus County, California

SHEET 3 OF 3



**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, 34<sup>th</sup> Floor, Los Angeles, California 90017.

On October 29, 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**

☒ (FIRST CLASS 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, 34<sup>th</sup> 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.

Jacob Verburg & Jayne M. Verburg, as Trustees  
1142 N. Hart 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 October 29, 2025.

  
Tony Lewis

## ATTACHMENT 5J



**Member Agencies**

October 29, 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*

**Policy Board Chair**

Buck Condit

**Policy Board**

**Vice-Chair**

George Carr

**Interim Executive**

**Director**

Jean Foletta

**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 Azevedo 1996 Family Trust  
c/o Isabel V Azevedo, Trustee  
306 N. Hart Road  
Modesto, CA 95358

**Re:** State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
**Owner:** Isabel V. Azevedo, Trustee of the Azevedo 1996 Family Trust, u/d/t/  
dated September 4, 1996  
**Assessor's Parcel Nos.:** 012-039-016

Dear Property Owners:

**PLEASE TAKE NOTICE** that, on **November 19, 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, 3<sup>rd</sup> 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:** An approximately 8,305 sq. ft. fee interest over a portion of your real property commonly known as 306 N. Hart Road, Modesto, CA 95358 (Assessor's Parcel No.: 012-039-016). The property interest sought to be acquired by StanCOG is more particularly described in Exhibit "1" attached to this notice.

**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:**  
**PLACE OF HEARING:**

November 19, 2025 at 6:00 p.m.  
StanCOG Board Room  
Stanislaus Council of Governments  
1111 I Street, 3<sup>rd</sup> 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" being more prominent and the last name "Harris" written in a cursive-like style.

Tony V. Harris, PE  
Manager of Strategic Project Delivery

Enclosure(s): Exhibits 1 - Legal Definition, Legal Description & Plat Map

# Exhibit 1

## **FEE** (012-039-016)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 306 N. Hart Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-039-016, 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 012-039-016**

**Parcel A**

That portion of Parcel A as shown on Parcel Map filed for record November 5, 1991, in Book 44 of Parcel Maps, Page 62, Stanislaus County Records, in the Unincorporated Area in the County of Stanislaus, State of California, described line as follows

**BEGINNING** at the northwest corner of said Parcel A;

thence along the northerly line of said Parcel A, North 89°50'16" East 18.93 feet;

thence leaving said northerly line, South 01°09'42" West 162.32 feet;

thence South 89°38'58" West 9.05 feet to the westerly line of said Parcel A;

thence along said westerly line, North 00°21'02" West 132.78 feet;

thence continuing along said westerly line North 07°15'32" East 29.81 to the **POINT OF BEGINNING**.

Containing 3,307 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.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-039-016**

**Parcel B**

That portion of Parcel A as shown on Parcel Map filed for record November 5, 1991, in Book 44 of Parcel Maps, Page 62, Stanislaus County Records, in the Unincorporated Area in the County of Stanislaus, State of California, described line as follows

**COMMENCING** at the northwest corner of said Parcel A;

thence along the northerly line of said Parcel A, North 89°50'16" East 18.93 feet;

thence leaving said northerly line South 01°09'42" West 162.32 feet to the **TRUE POINT OF BEGINNING;**

thence continuing South 01°09'42" West 361.78 feet;

thence South 89°38'58" West 9.05 feet to the westerly line of said Parcel A;

thence along said westerly line, North 00°21'02" West 361.66 feet;

thence leaving said westerly line North 89°39'02" East 18.59 to the **TRUE POINT OF BEGINNING.**

Containing 4,998 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.

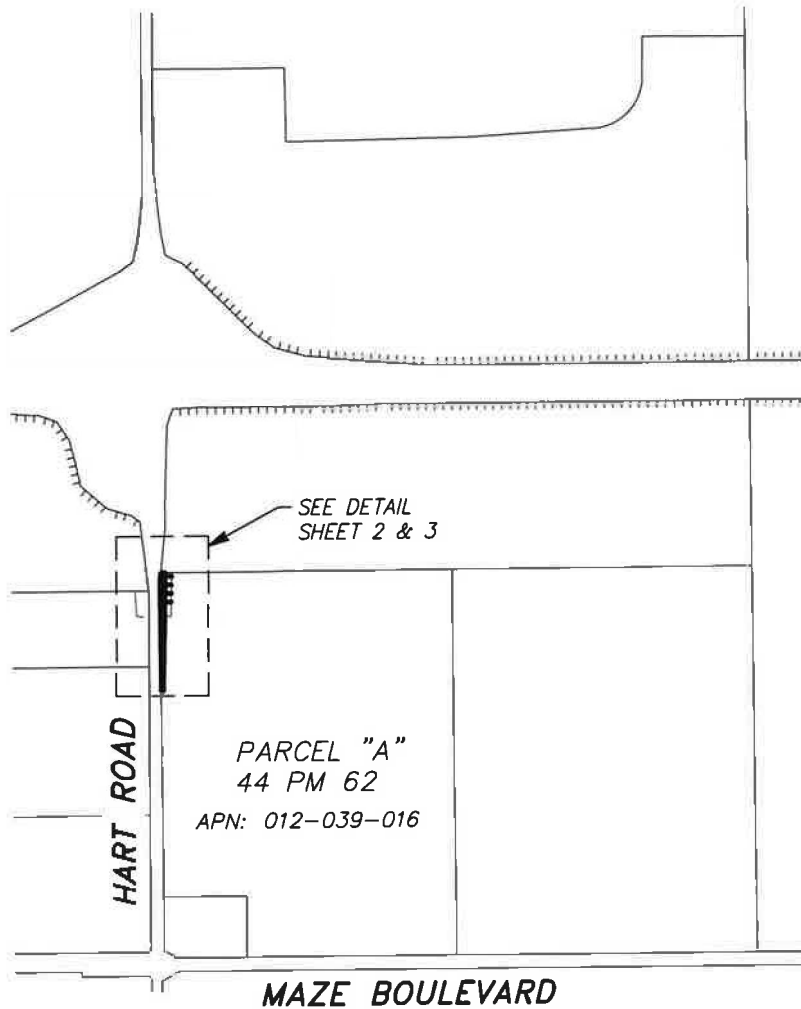
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-039-016**

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.

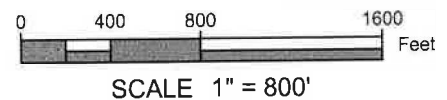
*Teri Kahlen* 2/4/2025  
Teri Kahlen, PLS 8746





### LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- TPOB TRUE POINT OF BEGINNING
- PM PARCEL MAP
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
-  PARCEL TO BE ACQUIRED
-  ACCESS PROHIBITED



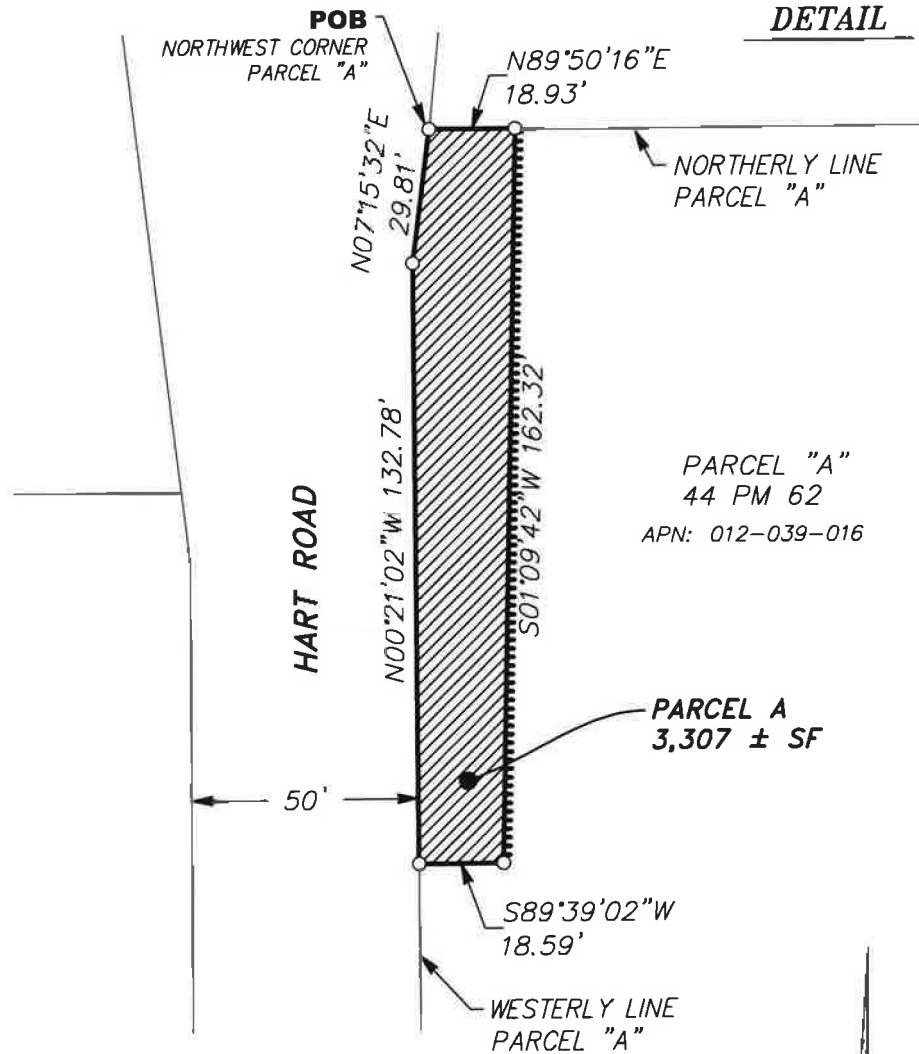
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83 (NSRS2007)  
EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.00006723 TO  
OBTAIN GROUND LEVEL DISTANCES.

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

**Exhibit "B"**  
**APN 012-039-016**  
**Unincorporated Area**  
**Stanislaus County, California**

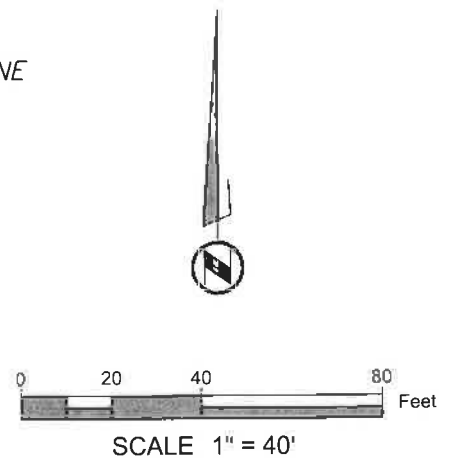
**SHEET 1 OF 3**





### LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- TPOB TRUE POINT OF BEGINNING
- PM PARCEL MAP
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
- PARCEL TO BE ACQUIRED
- ACCESS PROHIBITED



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" = 40'  
Date Feb, 2025  
Drawn By GG  
Checked By TK

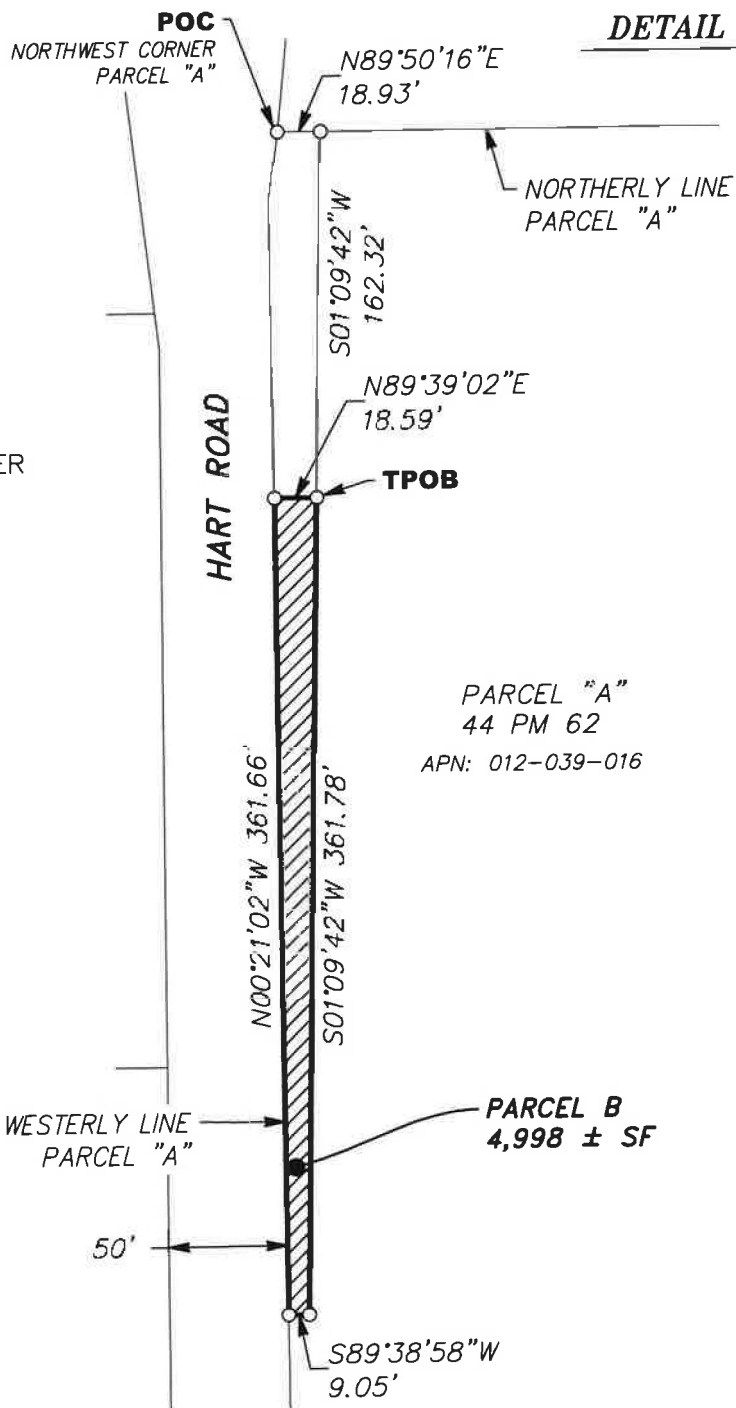
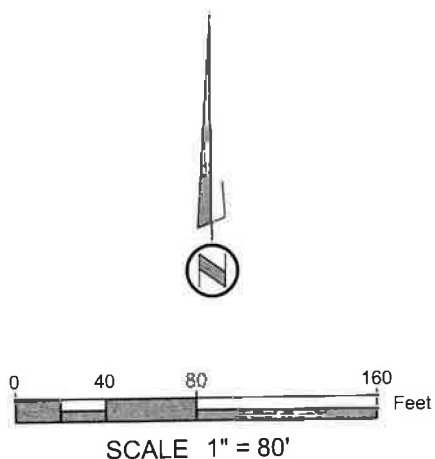
**Exhibit "B"**  
APN 012-039-016  
Unincorporated Area  
Stanislaus County, California

**SHEET 2 OF 3**



# **LEGEND**

POC POINT OF COMMENCEMENT  
 POB POINT OF BEGINNING  
 TPOB TRUE POINT OF BEGINNING  
 PM PARCEL MAP  
 APN ASSESSORS PARCEL NUMBER  
 ○ DIMENSION POINT  
 ▨ PARCEL TO BE ACQUIRED  
 ACCESS PROHIBITED



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" = 80'  
 Date Feb, 2025  
 Drawn By GG  
 Checked By TK

**Exhibit "B"**  
 APN 012-039-016  
 Unincorporated Area  
 Stanislaus County, California

**SHEET 3 OF 3**



**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, 34<sup>th</sup> Floor, Los Angeles, California 90017.

On October 29, 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**

☒ (FIRST CLASS 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, 34<sup>th</sup> 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 Azevedo 1996 Family Trust  
c/o Isabel V Azevedo, Trustee  
306 N. Hart 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 October 29, 2025.

  
\_\_\_\_\_  
Tony Lewis

## ATTACHMENT 5K



**Member Agencies**

October 29, 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*

Manuel J. Azevedo & Cheri D. Azevedo, Trustees  
342 N. Hart 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:** Manuel J. Azevedo and Cheri D. Azevedo, trustees of The Manuel and  
Cheri Azevedo Trust u/d/t March 21, 2017  
**Assessor's Parcel Nos.:** 012-039-014

*City of Patterson*

*City of Riverbank*

Dear Property Owners:

*City of Turlock*

**PLEASE TAKE NOTICE** that, on **November 19, 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, 3<sup>rd</sup> 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:** An approximately 103,180 sq. ft. fee interest over a portion of your real property commonly known as 342 N. Hart Road, Modesto, CA 95358 (Assessor's Parcel No.: 012-039-014). 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**

Jean Foletta

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.

|                          |                                                                                                                      |
|--------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>DATE OF HEARING:</b>  | November 19, 2025 at 6:00 p.m.                                                                                       |
| <b>PLACE OF HEARING:</b> | StanCOG Board Room<br>Stanislaus Council of Governments<br>1111 I Street, 3 <sup>rd</sup> Floor<br>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" being the most prominent.

Tony V. Harris, PE  
Manager of Strategic Project Delivery

Enclosure(s): Exhibits 1 - Legal Definition, Legal Description & Plat Map

# Exhibit 1

## **FEE** (012-039-014)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 342 N. Hart Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-039-014, 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 012-039-014**

That portion of Parcel 3 as shown on Parcel Map filed for record August 15, 1966, in Book 2 of Parcel Maps, Page 41, Stanislaus County Records, in the Unincorporated Area in the County of Stanislaus, State of California, lying northerly and westerly of the following described line:

**COMMENCING** at the northeast corner of said Parcel 3;

thence along the easterly line of said Parcel 3, South 00°23'26" East 33.00 feet to the **TRUE POINT OF BEGINNING;**

thence leaving said easterly line, Course "1", South 89°53'47" West 2504.23 feet;

thence, Course "2", South 07°07'09" West 464.63 feet;

thence South 07°07'09" West 245.36 feet to the southerly line of said Parcel 3, distant thereon North 89°50'16" East 14.62 feet from the southwesterly corner of said Parcel 3.

Containing 2.37 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, over and across Course "1" and "2" described above.

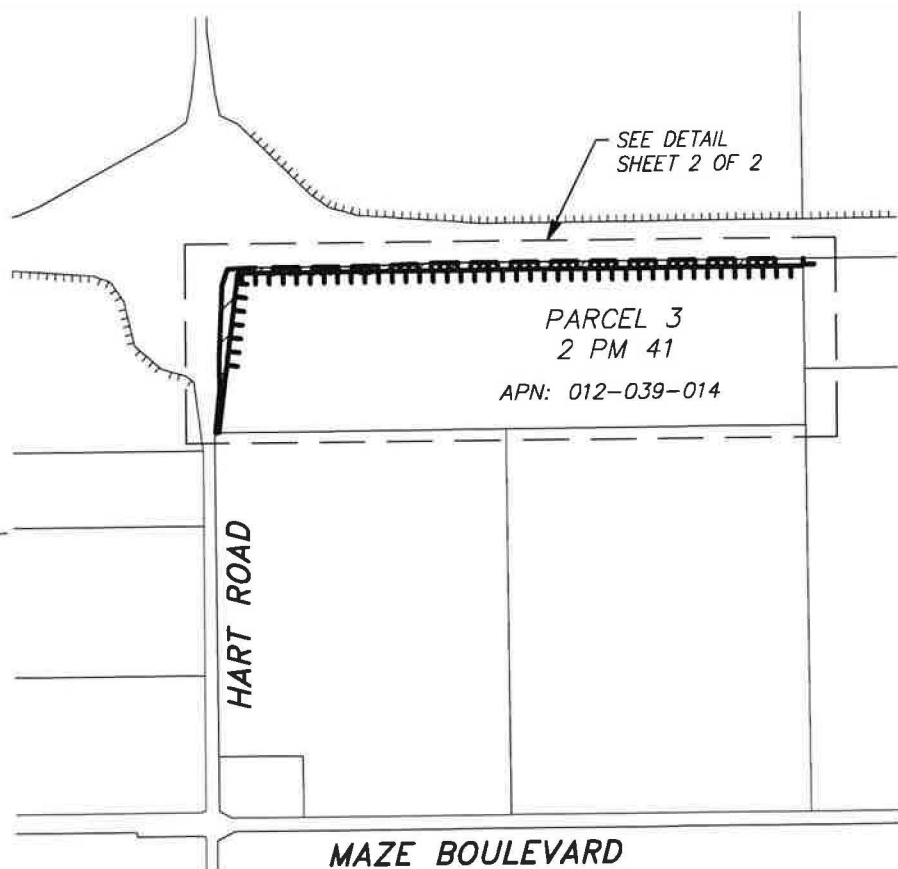
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 012-039-014**

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.

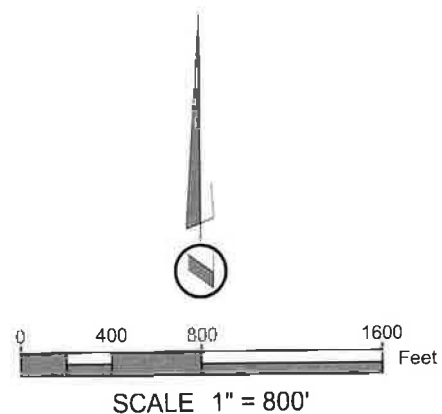
Teri Kahlen 8/12/2025  
Teri Kahlen, PLS 8746 Date





### LEGEND

- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSOR'S PARCEL NUMBER
- DIMENSION POINT
- PARCEL TO BE ACQUIRED  
2.37± ACRES
- ACCESS PROHIBITED
- ACCESS SUPERSEDED



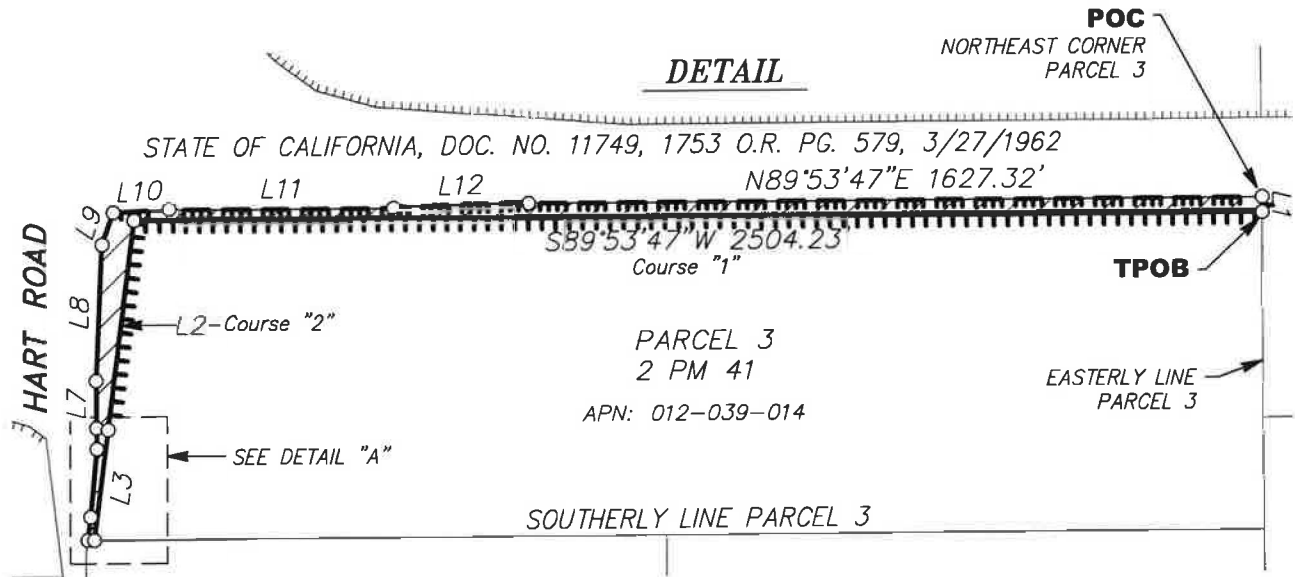
BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CCS83  
(NSRS2007) EPOCH 2007.00, ZONE 3. MULTIPLY DISTANCES  
SHOWN BY 1.00006723 TO OBTAIN GROUND LEVEL DISTANCES.

Scale: 1" = 800'  
Date AUG. 2025  
Drawn By GP  
Checked By TK

Exhibit "B"  
APN 012-039-014  
Unincorporated Area  
Stanislaus County, California

SHEET 1 OF 2





**LINE TABLE**

L1 S00°23'26"E 33.00'

L2 S07°07'09"W 464.63'

Course "2"

L3 S07°07'09"W 245.36'

L4 N07°07'09"E 51.96'

L5 N05°13'33"E 150.52'

L6 N00°23'23"W 46.12'

**LINE TABLE**

L7 S00°23'23"E 103.88'

L8 N02°28'12"E 300.38'

L9 N19°21'14"E 75.01'

L10 N87°02'02"E 123.14'

L11 N89°53'47"E 499.38'

L12 N88°10'41"E 300.15'

**LEGEND**

POC POINT OF COMMENCEMENT

TPOB TRUE POINT OF BEGINNING

O.R. OFFICIAL RECORDS

APN ASSESSOR'S PARCEL NUMBER

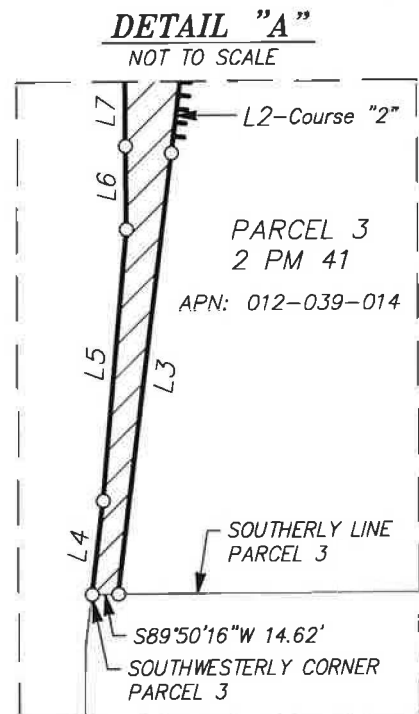
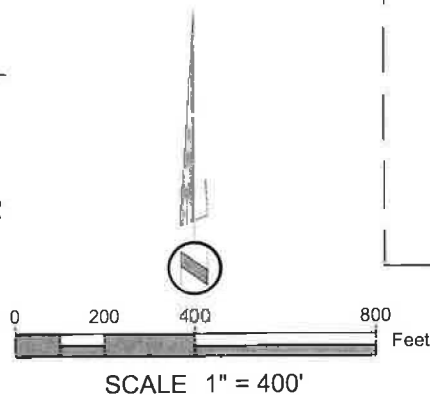
○ DIMENSION POINT

▨ PARCEL TO BE ACQUIRED

2.37± ACRES

ACCESS PROHIBITED

ACCESS SUPERSEDED



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" = 400'

Date AUG. 2025

Drawn By GP

Checked By TK

**Exhibit "B"**  
APN 012-039-014  
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, 34<sup>th</sup> Floor, Los Angeles, California 90017.

On October 29, 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**

☒ (FIRST CLASS 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, 34<sup>th</sup> 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.

Manuel J. Azevedo & Cheri D. Azevedo, Trustees  
342 N. Hart 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 October 29, 2025.

  
\_\_\_\_\_  
Tony Lewis

## ATTACHMENT 5L



**Member Agencies**

November 4, 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*

**Policy Board Chair**

Buck Condit

**Policy Board**

**Vice-Chair**

George Carr

**Interim Executive**

**Director**

Jean Foletta

**CORRECTED 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)

Manuel J. Azevedo and Cheri D. Azevedo, Trustees  
342 N. Hart Road  
Modesto, CA 95358

**Re:** State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
**Owner:** Manuel J. Azevedo and Cheri D. Azevedo, trustees of The Manuel and  
Cheri Azevedo Trust u/d/t/ March 21, 2017  
**Assessor's Parcel Nos.:** 012-042-017

Dear Property Owners:

**PLEASE TAKE NOTICE** that, on **November 19, 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, 3<sup>rd</sup> 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:** An approximately 6,921 sq. ft. fee interest over a portion of your real property commonly known as 601 N. Hart Road, Modesto, CA 95358 (Assessor's Parcel No.: 012-042-017). The property interest sought to be acquired by StanCOG is more particularly described in Exhibit "1" attached to this notice.

**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:**  
**PLACE OF HEARING:**

November 19, 2025 at 6:00 p.m.  
StanCOG Board Room  
Stanislaus Council of Governments  
1111 I Street, 3<sup>rd</sup> 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, slightly cursive style, and "P.E." in a simple, bold, sans-serif font.

Tony V. Harris, PE  
Manager of Strategic Project Delivery

Enclosure(s): Exhibits 1 - Legal Definition, Legal Description & Plat Map

# Exhibit 1

## **FEE** (012-042-017)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 601 N. Hart Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-042-017, 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 012-042-017**

That portion of Parcel A as shown on Parcel Map filed for record December 13, 1985, in Book 37 of Parcel Maps, Page 54, Stanislaus County Records, in the Unincorporated Area in the County of Stanislaus, State of California, lying easterly of the following described line:

**COMMENCING** at the southeasterly corner of said Parcel A;

thence along the southerly line of said Parcel A, South 89°56'26" West 25.49 feet to the **TRUE POINT OF BEGINNING**;

thence leaving said southerly line, North 06°03'43" West 324.24 feet to the easterly line of said Parcel A.

Containing 6,921 Sq. Ft., more or less.

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

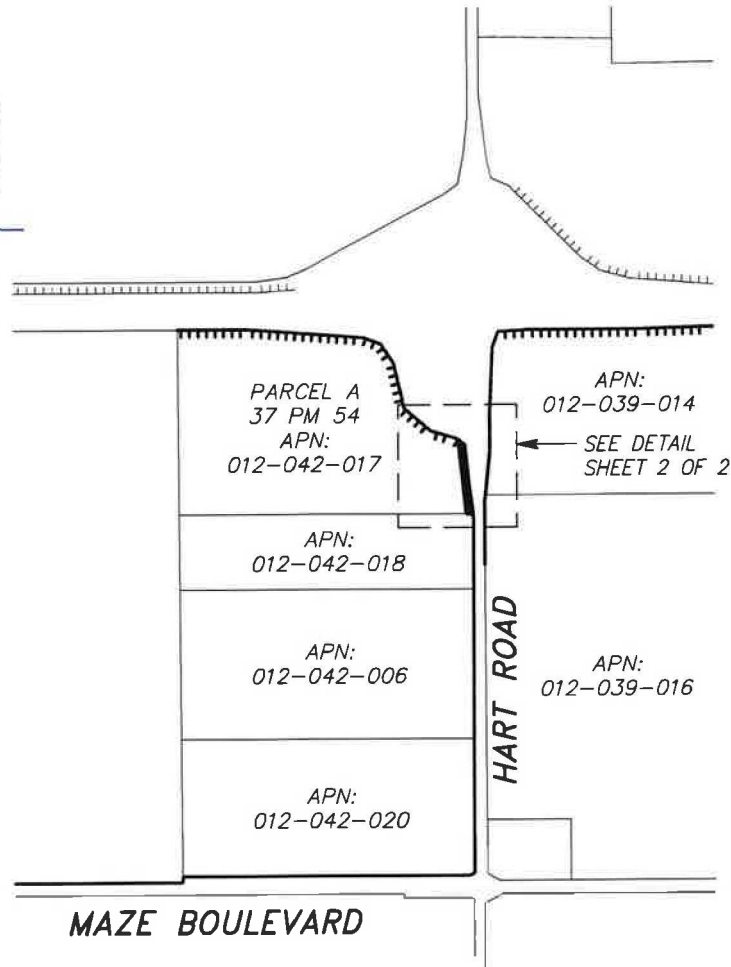
Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

This 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.

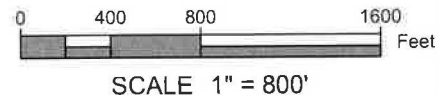
Teri Kahlen 8/12/2025  
Teri Kahlen, PLS 8746 Date





### LEGEND

- POC POINT OF COMMENCEMENT
- TPOB POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSOR'S PARCEL NUMBER
- DIMENSION POINT
-  PARCEL TO BE ACQUIRED  
6,921± SQ.FT.
-  ACCESS PROHIBITED



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 AUG. 2025  
Drawn By GP  
Checked By TK

Exhibit "B"  
APN 012-042-017  
Unincorporated Area  
Stanislaus County, California

SHEET 1 OF 2





## LEGEND

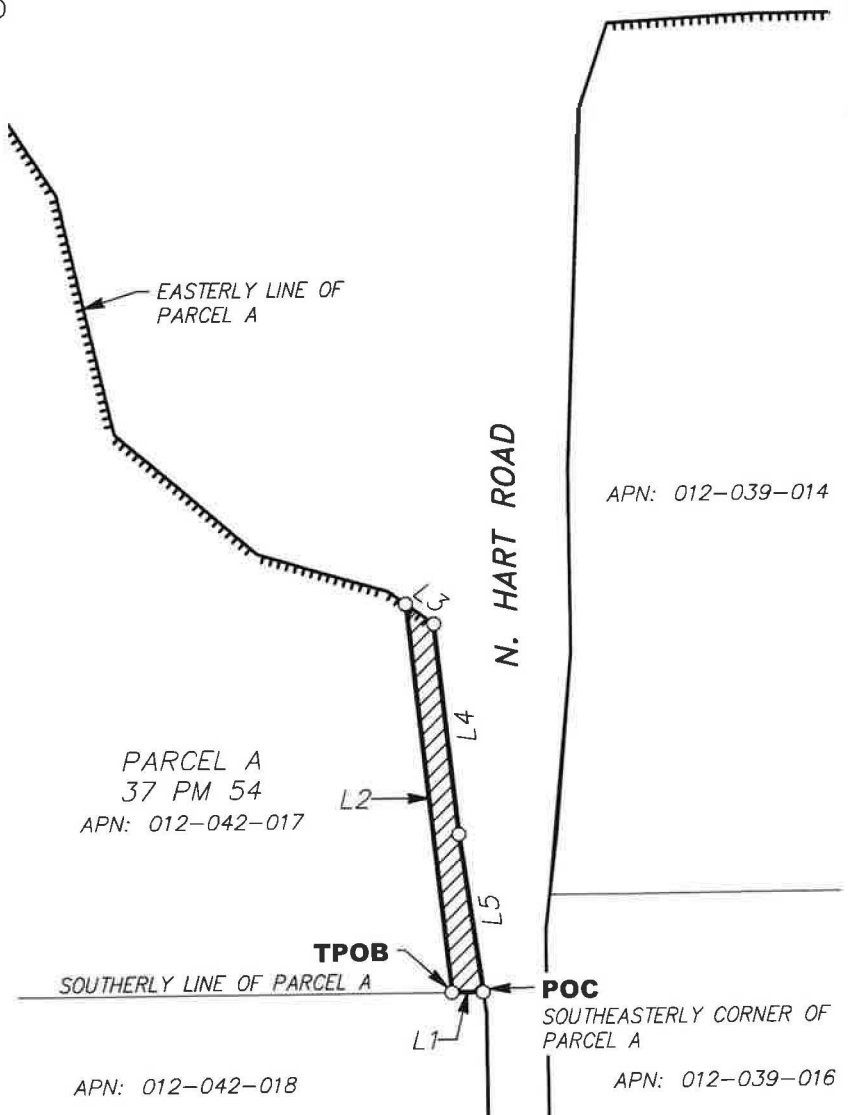
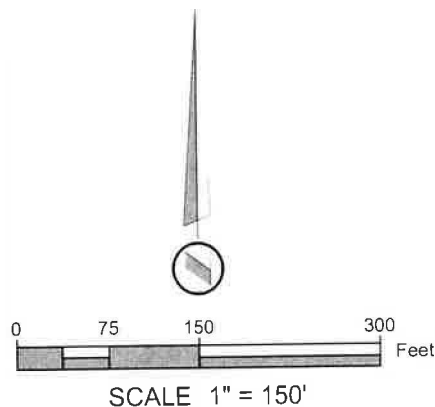
POC POINT OF COMMENCEMENT  
 TPOB POINT OF BEGINNING  
 O.R. OFFICIAL RECORDS  
 APN ASSESSOR'S PARCEL NUMBER  
 o DIMENSION POINT  
 PARCEL TO BE ACQUIRED  
 6,921± SQ.FT.  
 ACCESS PROHIBITED

## DETAIL

STATE HIGHWAY 132

## LINE TABLE

L1 S89°56'26"W 25.49'  
 L2 N06°03'43"W 324.34'  
 L3 S53°52'23"E 28.34'  
 L4 S06°03'43"E 175.82'  
 L5 S07°56'45"E 132.22'



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" = 150'  
 Date AUG. 2025  
 Drawn By GP  
 Checked By TK

Exhibit "B"  
 APN 012-042-017  
 Unincorporated Area  
 Stanislaus County, California

SHEET 2 OF 2



**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, 34<sup>th</sup> Floor, Los Angeles, California 90017.

On November 4, 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**

☒ (FIRST CLASS 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, 34<sup>th</sup> 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.

Manuel J. Azevedo and Cheri D. Azevedo, Trustees  
342 N. Hart 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 November 4, 2025.

  
\_\_\_\_\_  
Tony Lewis

**Member Agencies**

October 29, 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*

**Policy Board Chair**

Buck Condit

**Policy Board**

**Vice-Chair**

George Carr

**Interim Executive**

**Director**

Jean Foletta

**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)

Manuel J. Azevedo and Cheri D. Azevedo, Trustees  
342 N. Hart Road  
Modesto, CA 95358

**Re:** State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
**Owner:** Isabel V. Azevedo, Trustee of the Azevedo 1996 Family Trust, u/d/t/  
dated September 4, 1996  
**Assessor's Parcel Nos.:** 012-042-017

Dear Property Owners:

**PLEASE TAKE NOTICE** that, on **November 19, 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, 3<sup>rd</sup> 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:** An approximately 6,921 sq. ft. fee interest over a portion of your real property commonly known as 601 N. Hart Road, Modesto, CA 95358 (Assessor's Parcel No.: 012-042-017). The property interest sought to be acquired by StanCOG is more particularly described in Exhibit "1" attached to this notice.

**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:**  
**PLACE OF HEARING:**

November 19, 2025 at 6:00 p.m.  
StanCOG Board Room  
Stanislaus Council of Governments  
1111 I Street, 3<sup>rd</sup> 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, slightly cursive style, and "P.E." in a simple, bold, sans-serif font.

Tony V. Harris, PE  
Manager of Strategic Project Delivery

Enclosure(s): Exhibits 1 - Legal Definition, Legal Description & Plat Map

# Exhibit 1

## **FEE** (012-042-017)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 601 N. Hart Road, Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Number 012-042-017, 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 012-042-017**

That portion of Parcel A as shown on Parcel Map filed for record December 13, 1985, in Book 37 of Parcel Maps, Page 54, Stanislaus County Records, in the Unincorporated Area in the County of Stanislaus, State of California, lying easterly of the following described line:

**COMMENCING** at the southeasterly corner of said Parcel A;

thence along the southerly line of said Parcel A, South 89°56'26" West 25.49 feet to the **TRUE POINT OF BEGINNING**;

thence leaving said southerly line, North 06°03'43" West 324.24 feet to the easterly line of said Parcel A.

Containing 6,921 Sq. Ft., more or less.

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

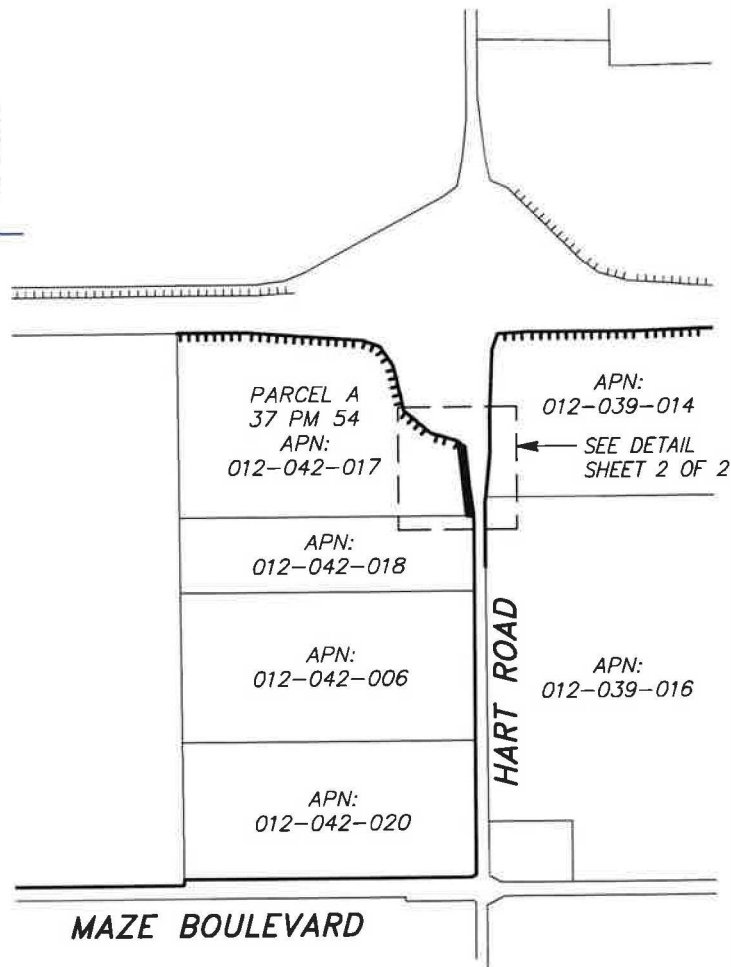
Bearings and distances used in the above description are based on CCS83 (NSRS2007) Epoch 2007.00, Zone 3. Multiply distances shown by 1.00006723 to obtain ground level distances.

This 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 8/12/2025  
Teri Kahlen, PLS 8746 Date





### LEGEND

- POC POINT OF COMMENCEMENT
- TPOB POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSOR'S PARCEL NUMBER
- o DIMENSION POINT
-  PARCEL TO BE ACQUIRED  
6,921± SQ.FT.
-  ACCESS PROHIBITED

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 AUG. 2025  
Drawn By GP  
Checked By TK

**Exhibit "B"**  
**APN 012-042-017**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 1 OF 2**





## LEGEND

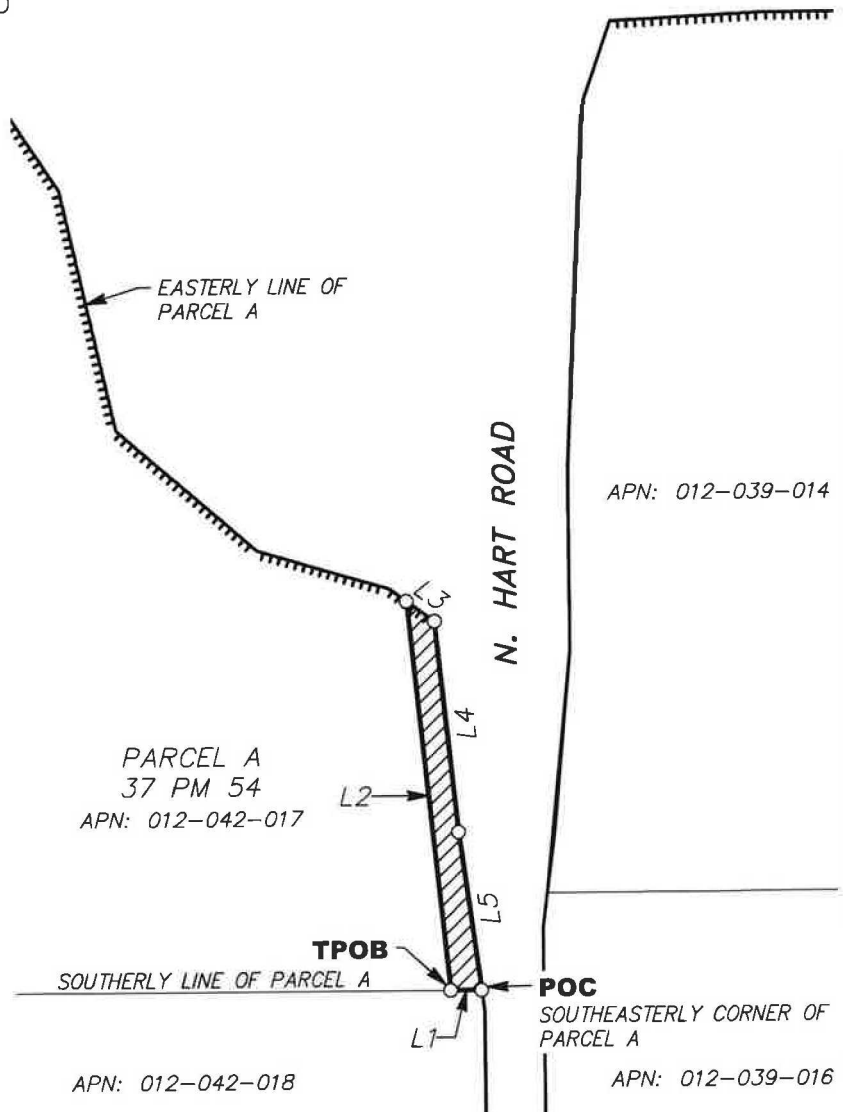
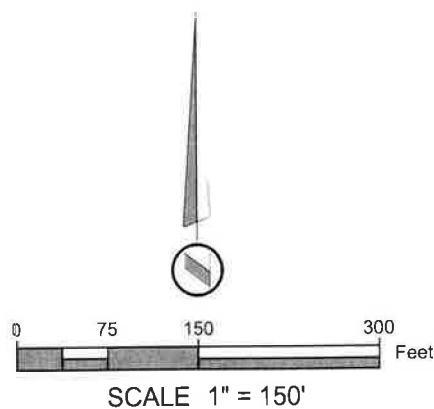
POC POINT OF COMMENCEMENT  
TPOB POINT OF BEGINNING  
O.R. OFFICIAL RECORDS  
APN ASSESSOR'S PARCEL NUMBER  
o DIMENSION POINT  
 PARCEL TO BE ACQUIRED  
6,921± SQ.FT.  
 ACCESS PROHIBITED

## DETAIL

### STATE HIGHWAY 132

## LINE TABLE

L1 S89°56'26"W 25.49'  
L2 N06°03'43"W 324.34'  
L3 S53°52'23"E 28.34'  
L4 S06°03'43"E 175.82'  
L5 S07°56'45"E 132.22'



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" = 150'  
Date AUG. 2025  
Drawn By GP  
Checked By TK

Exhibit "B"  
APN 012-042-017  
Unincorporated Area  
Stanislaus County, California

SHEET 2 OF 2



**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, 34<sup>th</sup> Floor, Los Angeles, California 90017.

On October 29, 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**

☒ (FIRST CLASS 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, 34<sup>th</sup> 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.

Manuel J. Azevedo and Cheri D. Azevedo, Trustees  
342 N. Hart 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 October 29, 2025.

  
Tony Lewis

## ATTACHMENT 5M

**Member Agencies**

October 29, 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*

**Policy Board Chair**

Buck Condit

**Policy Board**

**Vice-Chair**

George Carr

**Interim Executive**

**Director**

Jean Foletta

**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)

Dwight A. Wolf & Lori A. Wolf  
4290 Kansas Ave.  
Modesto, CA 95358-9274

**Re:** State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
**Owner:** Dwight A. Wolf and Lori A. Wolf as Trustees of the Wolf Family 2011  
Trust for the benefit of Dwight A. Wolf and Lori A. Wolf and their issue  
under instrument dated Apr. 18, 2011  
**Assessor's Parcel Nos.:** 007-022-016

Dear Property Owners:

**PLEASE TAKE NOTICE** that, on **November 19, 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, 3<sup>rd</sup> 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:** A 146,158 sq. ft. fee interest over a portion of your real property commonly known as 4290 Kansas Ave., Modesto, CA 95358 (Assessor's Parcel Nos.: 007-022-016). The property interest sought to be acquired by StanCOG is more particularly described in Exhibit "1" attached to this notice.

**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.

|                          |                                                                                                                      |
|--------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>DATE OF HEARING:</b>  | November 19, 2025 at 6:00 p.m.                                                                                       |
| <b>PLACE OF HEARING:</b> | StanCOG Board Room<br>Stanislaus Council of Governments<br>1111 I Street, 3 <sup>rd</sup> Floor<br>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, slightly cursive font. The "P.E." is written in a simpler, blocky font.

Tony V. Harris, PE  
Manager of Strategic Project Delivery

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

# Exhibit 1

## **FEE** (007-022-016)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 4290 Kansas Ave., Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Numbers 007-022-016, 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 007-022-016**

That portion of the Southeast quarter of Section 27, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described in the Quitclaim Deed recorded April 21, 2011, in Document No. 2011-0034729 of Official Records, in the office of the County Recorder of said County, lying northerly of the following described line:

**COMMENCING** at the northeast corner of the land described in said Quitclaim Deed; thence along the easterly line of said land, South 00°43'55" East 231.81 feet to the **TRUE POINT OF BEGINNING**;

thence leaving said easterly line, South 89°58'43" West 630.64 feet to the westerly line of said land distant thereon South 00°43'55" East 231.74 feet from the northwest corner of said land.

Containing 146,158 square feet or 3.36 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 007-022-016**

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.

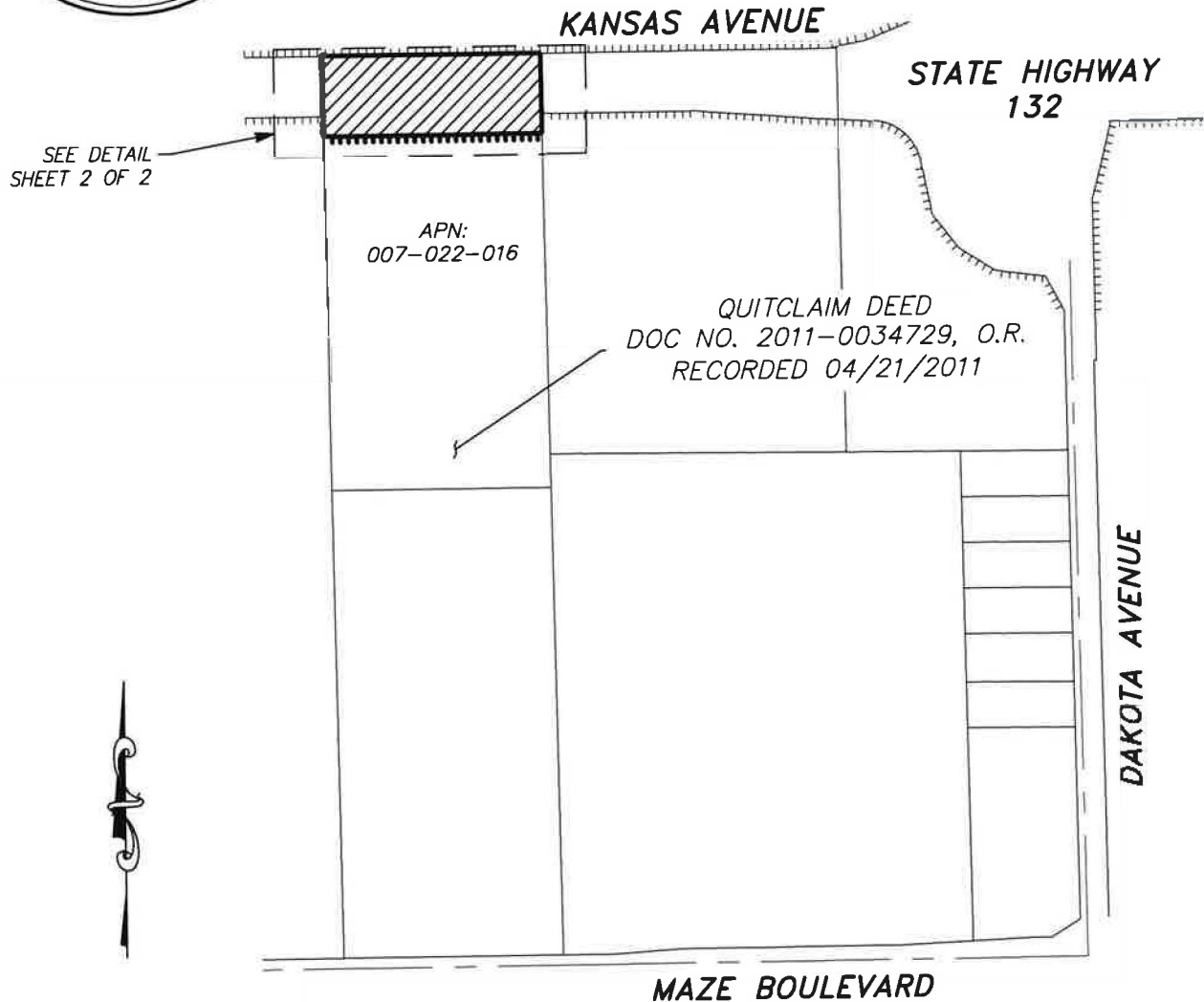
*Teri Kahlen* 2/4/2025  
Teri Kahlen, PLS 8746





### LEGEND

- POC POINT OF COMMENCEMENT
- TPOB POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
-  PARCEL TO BE ACQUIRED - 146,158± SF or 3.36± ac
-  ACCESS PROHIBITED



0 250 500 1000  
Feet  
SCALE 1" = 500'

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" = 500'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

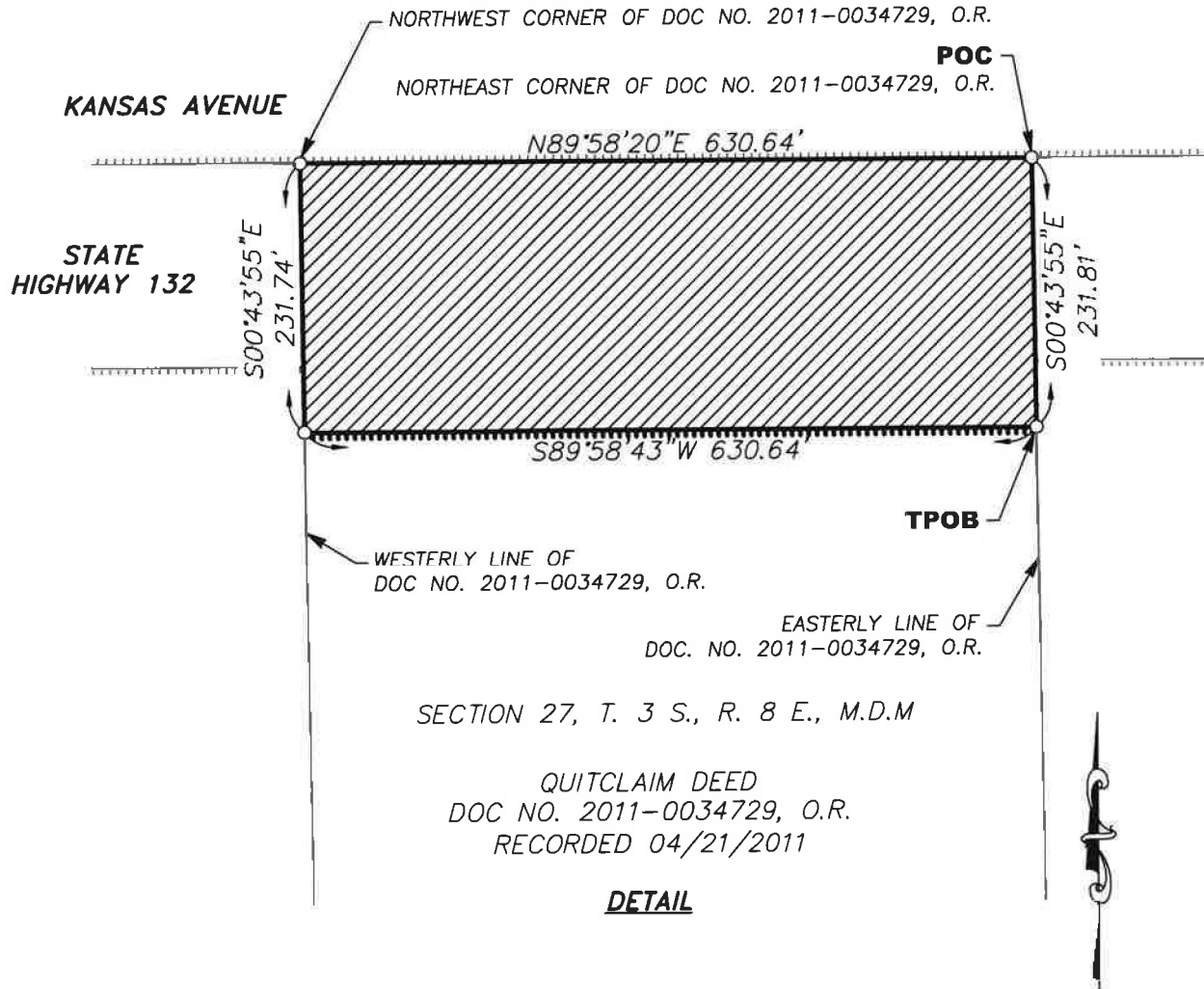
Exhibit "B"  
APN 007-022-016  
Unincorporated Area  
Stanislaus County, California

SHEET 1 OF 2

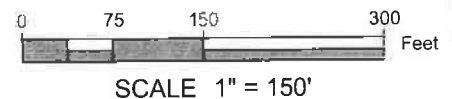


# LEGEND

- POC POINT OF COMMENCEMENT
- TPOB POINT OF BEGINNING
- O.R. OFFICIAL RECORDS
- APN ASSESSORS PARCEL NUMBER
- DIMENSION POINT
-  PARCEL TO BE ACQUIRED – 146,158± SF or 3.36± ac
-  ACCESS PROHIBITED



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" = 150'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
APN 007-022-016  
Unincorporated Area  
Stanislaus County, California

**SHEET 2 OF 2**



**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, 34<sup>th</sup> Floor, Los Angeles, California 90017.

On October 29, 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**

☒ (FIRST CLASS 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, 34<sup>th</sup> 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.

Dwight A. Wolf & Lori A. Wolf  
4290 Kansas Ave.  
Modesto, CA 95358-9274

☐ (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 October 29, 2025.

  
\_\_\_\_\_  
Tony Lewis

## ATTACHMENT 5N

**Member Agencies**

October 28, 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*

**Policy Board Chair**

Buck Condit

**Policy Board**

**Vice-Chair**

George Carr

**Interim Executive**

**Director**

Jean Foletta

**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)

Radus L. Bray & Peggy J. Bray, Trustees  
4130 Kansas Avenue  
Modesto, CA 95358

**Re:** State Route 132 West/State Route 99 Needham St. to Gates Rd. Project  
**Owner:** Radus L Bray and Peggy J Bray, Trustees of the R & P Bray Revocable  
Trust under instrument dated January 23, 2014  
**Assessor's Parcel Nos.:** 007-022-006

Dear Property Owners:

**PLEASE TAKE NOTICE** that, on **November 19, 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, 3<sup>rd</sup> 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:** A 31,523 sq. ft. fee acquisition, and a 25,742 sq. ft. easement for ingress, egress, and utilities over a portion of your real property commonly known as 4130 Kansas Ave., Modesto, CA 95358 (Assessor's Parcel Nos.: 007-022-006). The property interests sought to be acquired by StanCOG are more particularly described in Exhibits "1" & "2" attached to this notice.

**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.

|                          |                                                                                                                      |
|--------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>DATE OF HEARING:</b>  | November 19, 2025 at 6:00 p.m.                                                                                       |
| <b>PLACE OF HEARING:</b> | StanCOG Board Room<br>Stanislaus Council of Governments<br>1111 I Street, 3 <sup>rd</sup> Floor<br>Modesto, CA 95354 |

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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 but still handwritten style, and "P.E." at the end.

Tony V. Harris, PE  
Manager of Strategic Project Delivery

Enclosure(s): Exhibit 1 & 2- Legal Definitions, Legal Descriptions & Plat Maps



# Exhibit 1

## **FEE** (007-022-006)

The property interest to be acquired in Fee consist of certain interests in portions of the property located at 4130 Kansas Ave., Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Numbers 007-022-006, 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 007-022-006**

That portion of the Southeast quarter of Section 27, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described as Parcel 1 in the Grant Deed recorded January 27, 2014, in Document No. 2014-0004959 of Official Records, in the office of the County Recorder of said County, lying northerly of the following described line:

**BEGINNING** at the northeast corner of said Parcel 1;

thence South 88°16'34" West 858.06 feet to the westerly line of said Parcel 1, distant thereon South 00°43'55" East 57.00 feet from the northwest corner of said Parcel 1.

Containing 31,523 square feet or 0.72 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

POB POINT OF BEGINNING

O.R. OFFICIAL RECORDS

APN ASSESSORS PARCEL NUMBER

○ DIMENSION POINT

 PARCEL TO BE ACQUIRED – 25,742± SF OR 0.59± ac

 ACCESS PROHIBITED

 ACCESS SUPERSEDED

**KANSAS AVENUE**

**STATE HIGHWAY  
132**

SEE DETAIL  
SHEET 2 OF 2

GRANT DEED  
DOC NO. 2014-0004959, O.R.  
RECORDED 01/27/2014

APN:  
007-022-006

**DAKOTA AVENUE**

**MAZE BOULEVARD**



SCALE 1" = 500'

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" = 500'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
**APN 007-022-006**  
**Unincorporated Area**  
**Stanislaus County, California**

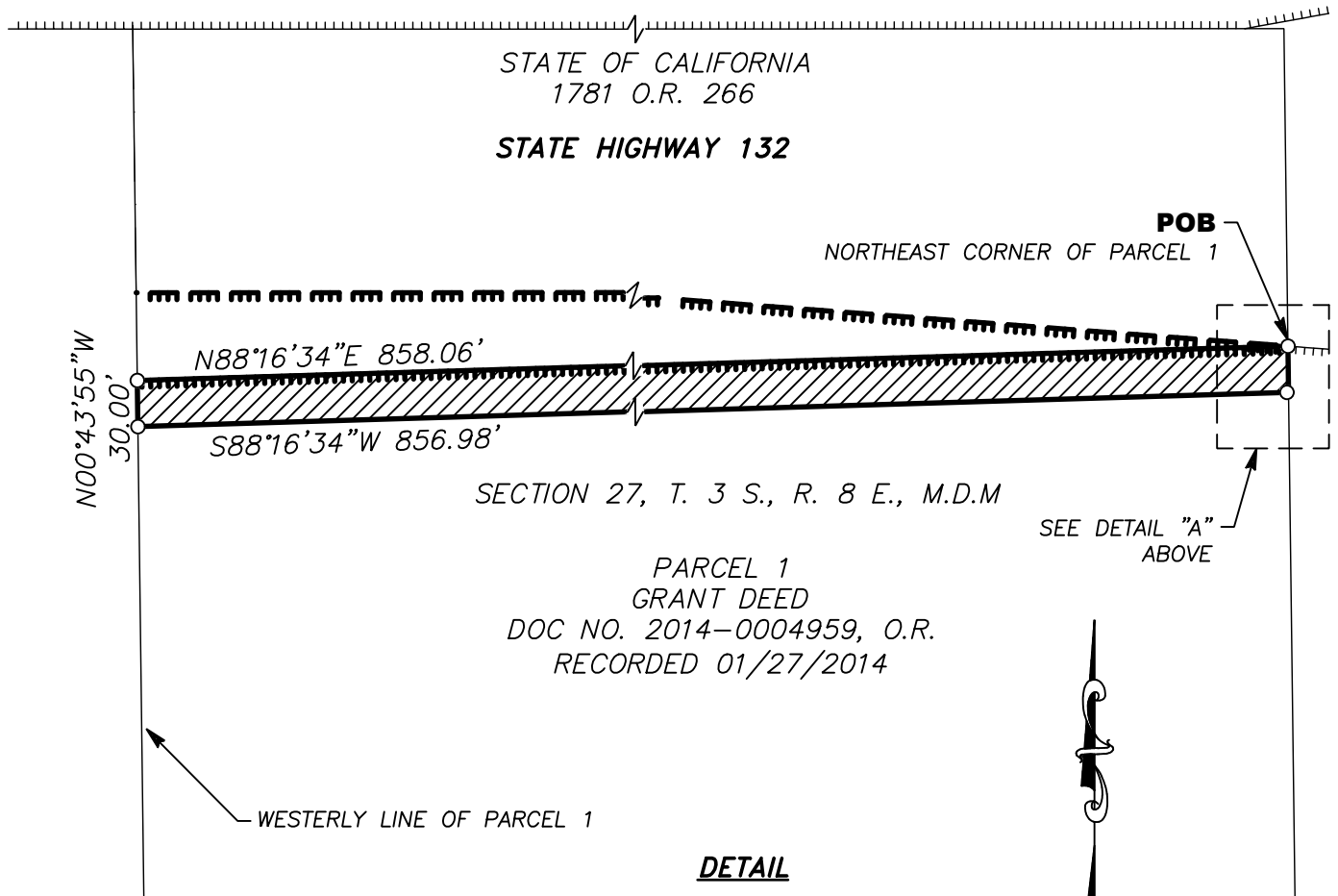
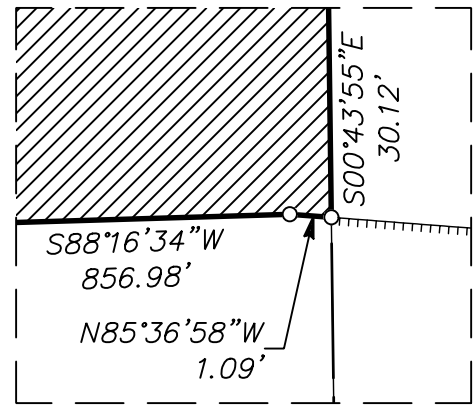
**SHEET 1 OF 2**

  
**MARK THOMAS**

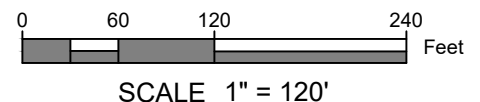
## LEGEND

- POB POINT OF BEGINNING  
O.R. OFFICIAL RECORDS  
APN ASSESSORS PARCEL NUMBER  
○ DIMENSION POINT  
PARCEL TO BE ACQUIRED —  
 25,742± SF OR 0.59± ac  
 ACCESS PROHIBITED  
 ACCESS SUPERSEDED

## DETAIL "A" NOT TO SCALE



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

Exhibit "B"  
APN 007-022-006  
Unincorporated Area  
Stanislaus County, California

SHEET 2 OF 2

  
MARK THOMAS

# Exhibit 2

## **EASEMENT FOR INGRESS, EGRESS AND UTILITIES (007-022-006)**

The property interest to be acquired has been designated as an Easement for Ingress, Egress And Utilities, which represents certain interest in portions of the property located at 4130 Kansas Ave., Modesto, County of Stanislaus, California bearing Stanislaus County Assessor's Parcel Numbers 007-022-006, 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 rights of the Stanislaus Council of Governments ("StanCOG") in the Property shall include without limitation the right to a perpetual, non-exclusive easements on, over, along, under, across and through a portion of the Property for the purposes of, (i) ingress and egress, and right of access, including, but not limited to pedestrian and vehicular access, over the Property; and (ii) installation, use, maintenance, repair and reconstruction of subsurface utilities on, over, along, under, across and through the Property. The easement is for the sole benefit of that certain property designated as Assessor Parcel Number 007-022-016 ("Benefitted Property"). The burden of the easement granted herein shall run with the Property and benefit the Benefitted Property. Owner of the Benefitted Property shall obtain prior written approval from owner of Property before undertaking any work or making any improvements and/or installations within the Property, which approval shall not be unreasonably conditioned, withheld or delayed.

The Property shall at all times be kept open, clear and free from buildings, structures, trees and obstructions of any kind. No person shall park or store vehicles or equipment in, on, around or about the Property. The foregoing obligations are binding upon and inure to the benefit of owners of both the Property and the Benefitted Property, and their officers, directors, agents, representatives, employees, managers, members, shareholders, partners, affiliates, contractors, subcontractors, visitors, guests, invitees, heirs, executors, administrators, successors and assigns, including without limitation successors-in-interest.

StanCOG shall have the right to transfer, assign and/or convey the Property, including without limitation any interest therein, and/or in whole or in part, for the benefit of the Benefitted Property. The covenants contained in this writing, including without limitation any restrictions set forth above, shall run with the land.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**APN 007-022-006**  
**Roadway Easement**

That portion of the Southeast quarter of Section 27, Township 3 South, Range 8 East, Mount Diablo Meridian, in the Unincorporated Area in the County of Stanislaus, State of California, described as Parcel 1 in the Grant Deed recorded January 27, 2014, in Document No. 2014-0004959 of Official Records, in the office of the County Recorder of said County, described as follows:

**BEGINNING** at the northeast corner of said Parcel 1;

thence along the easterly line of said Parcel 1, South 00°43'55" East 30.12 feet;

thence leaving said easterly line, North 85°36'58" West 1.09 feet;

thence South 88°16'34" West 856.98 feet to the westerly line of said Parcel 1;

thence along said westerly line, North 00°43'55" West 30.00 feet;

thence North 88°16'34" East 858.06 feet to the **POINT OF BEGINNING**.

Containing 25,742 square feet or 0.59 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 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

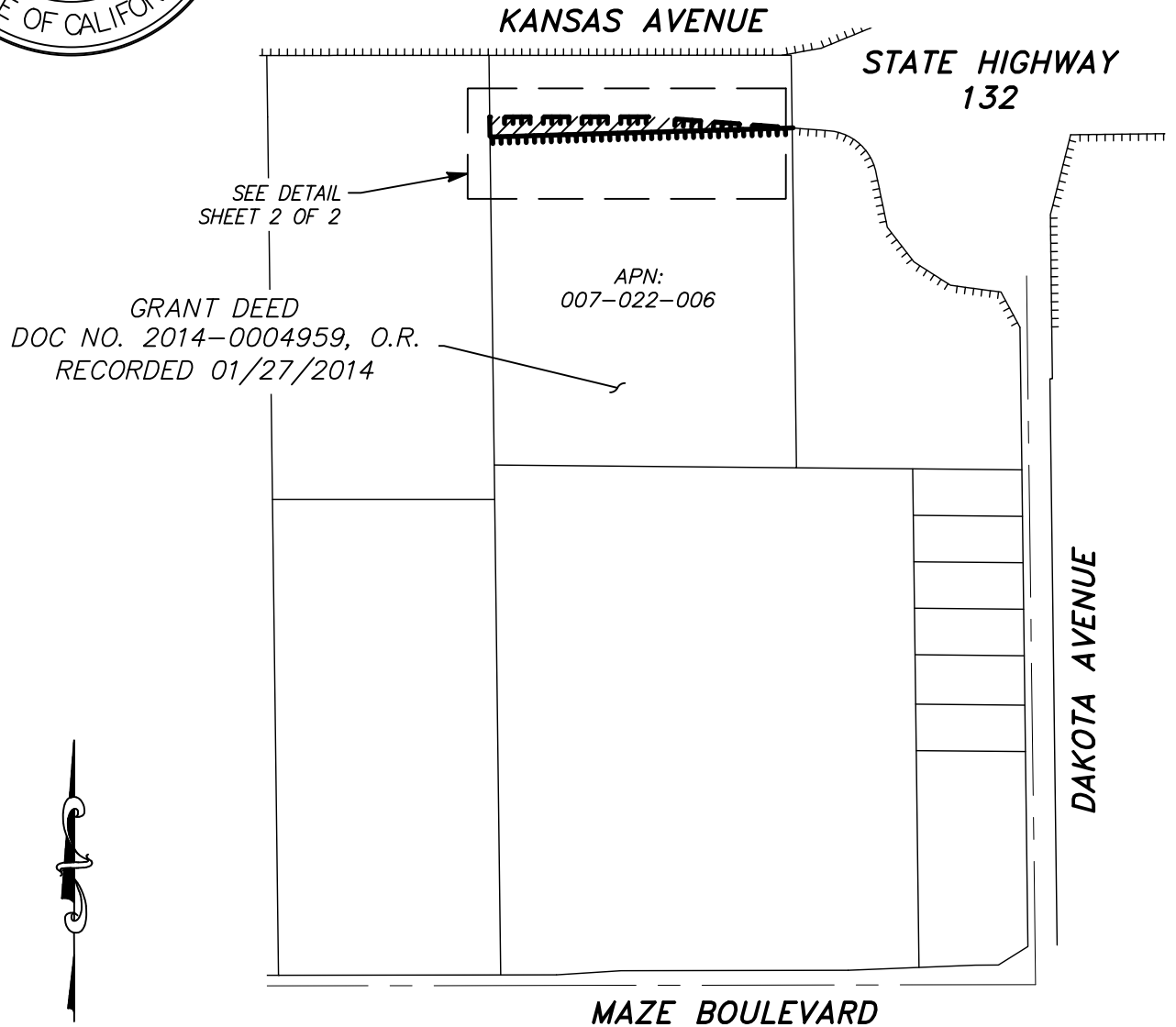
APN ASSESSORS PARCEL NUMBER

○ DIMENSION POINT

 PARCEL TO BE ACQUIRED – 31,523± SF or 0.72± ac

 ACCESS PROHIBITED

 ACCESS SUPERSEDED



SCALE 1" = 500'

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" = 500'  
Date Feb, 2025  
Drawn By AK  
Checked By TK

**Exhibit "B"**  
**APN 007-022-006**  
**Unincorporated Area**  
**Stanislaus County, California**

**SHEET 1 OF 2**

  
**MARK THOMAS**

## LEGEND

POB POINT OF BEGINNING

O.R. OFFICIAL RECORDS

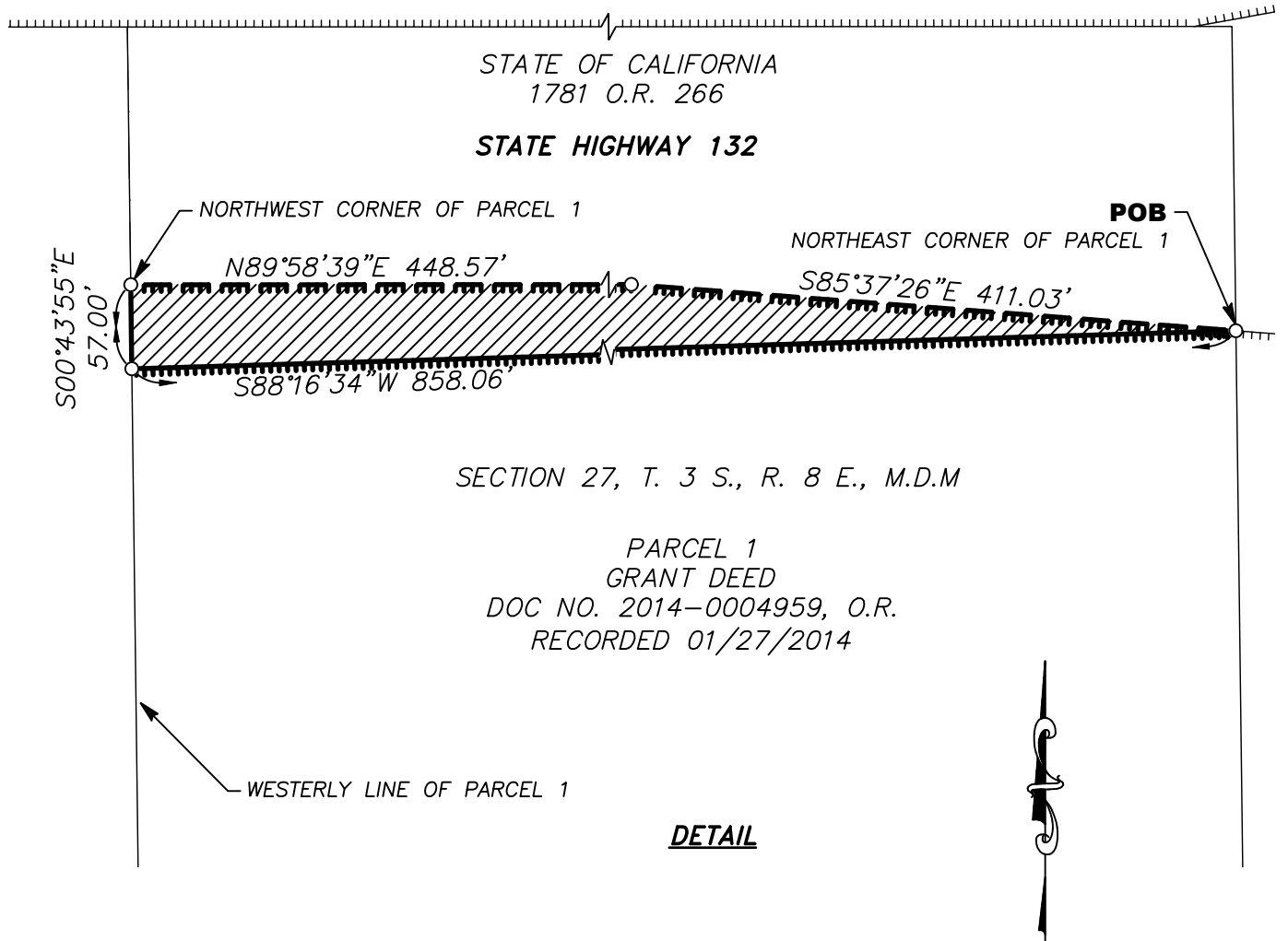
APN ASSESSORS PARCEL NUMBER

○ DIMENSION POINT

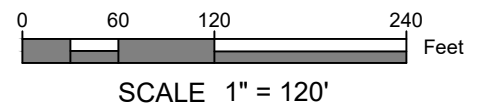
 PARCEL TO BE ACQUIRED – 31,523± SF or 0.72± ac

 ACCESS PROHIBITED

 ACCESS SUPERSEDED



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

Exhibit "B"  
APN 007-022-006  
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, 34<sup>th</sup> Floor, Los Angeles, California 90017.

On October 29, 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**

☒ (FIRST CLASS 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, 34<sup>th</sup> 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.

Radus L. Bray & Peggy J. Bray, Trustees  
4130 Kansas Avenue  
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 October 29, 2025.

  
\_\_\_\_\_  
Tony Lewis





**StanCOG**  
Stanislaus Council of Governments

**TO:** Policy Board **Staff Report**  
Resolution

**FROM:** Jean Foletta, Deputy Director of Operations  
Kassandra Barrientos, Associate Planner

**DATE:** November 19, 2025

**SUBJECT:** Revise Fiscal Year (FY) 2024/25 State of Good Repair (SGR) Project List Allocations

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### **Recommendation**

#### **By Motion:**

Approve by resolution 25-33 the revised Fiscal Year (FY) 2024/25 State of Good Repair (SGR) project list Allocations.

### **Background**

Established by Senate Bill (SB) 1, the Caltrans SGR Program provides approximately \$105 million annually for transit maintenance, rehabilitation of both existing vehicles and transit facilities, and capital projects that keep the public transit system in a state of good repair. Pursuant to Public Utilities Code (PUC) section 99312.1 (c), the following projects are eligible for SGR funding:

- Transit capital projects or services to maintain or repair a transit vehicle fleet or transit facilities.
- The design, acquisition, and construction of new vehicles or facilities that improve existing transit service.
- Transit services that complement local efforts to repair and improve local transportation infrastructure.

Before receiving an apportionment of funds, a recipient must submit a list of projects proposed to be funded with SGR funds. Funds are allocated directly to eligible transit agencies and Regional Transportation Planning Agencies (RTPAs) through service-based and population-based distribution formulas. As the RTPA for the region, the Stanislaus Council of Governments (StanCOG), as well as the transit agencies in the region, the Stanislaus Regional Transit Authority (StanRTA) and the City of Turlock (Turlock Transit), are eligible recipients of SGR funds and receive an annual apportionment through the State Controller's Office (SCO).

As part of the SGR yearly process, the SCO releases preliminary SGR estimates for each

eligible agency every January for the upcoming fiscal year. StanCOG staff meets with the regions transit operators to discuss transit projects and establish funding priorities.

In August, the SCO issues revised estimates for the current Fiscal Year to reflect updated revenue data. Consistent with Caltrans' requirements, StanCOG submitted a board-approved FY 2024/25 project list, funded by Section 99313 and 99314, to Caltrans by the required September deadline.

### **Discussion**

During the review of project allocations, staff identified a \$70,000 correction needed under Section 99313. This amount, originally approved in October 2024 for the Turlock Bus Stop Maintenance and Rehabilitation Project, was inadvertently allocated to StanRTA, as shown in Table 1.

**Table 1. FY 2024/25 SGR Project List (Approved October 2024)**

| Agency         | Project                                 | Approved October 2024 |                 |                  |
|----------------|-----------------------------------------|-----------------------|-----------------|------------------|
|                |                                         | 99313                 | 99314           | Total            |
| <b>StanRTA</b> | Bus Stop Maintenance and Rehabilitation | \$907,005             | \$48,203        | \$955,208        |
| <b>Turlock</b> | Bus Stop Maintenance and Rehabilitation | -                     | \$3,335         | \$3,335          |
| <b>Total</b>   |                                         | <b>\$907,005</b>      | <b>\$51,538</b> | <b>\$958,543</b> |

*\*Project list created using January 2024 SCO Estimates*

To correct this administrative error, staff recommends reallocating the \$70,000 from StanRTA to Turlock Transit. This adjustment will amend the FY 2024/25 SGR Project List Allocations to reflect the accurate project funding and updated revenue estimates from the SCO.

In August 2024, the State Controller's Office released updated revenue estimates for FY 2024/25 SGR Program. The total estimated SGR funds available for Stanislaus County are \$1,022,295, consisting of \$967,345 from Public Utilities Code (PUC) Section 99313 and \$54,950 from PUC Section 99314, as shown in Table 2 below.

The updated August 2024 estimates reflect an overall increase of \$63,752 compared to the allocations approved by the Policy Board in October 2024. This includes an increase of \$60,340 under Section 99313 and \$3,412 under Section 99314.

Table 2 shows the revised allocation resulting in Turlock Transit receiving a total of \$73,556 for its Bus Stop Maintenance and Rehabilitation Project, which includes the \$70,000 correction and its proportional increase from the updated SCO estimates.

**Table 2. FY 2024/25 Updated SGR Project List (November 2025)  
Reflecting Administrative Corrections and SCO Revised Estimates**

| Agency         | Project                                 | Admin. Correction & Revised Revenue -<br>November 2025 |                 |                    |
|----------------|-----------------------------------------|--------------------------------------------------------|-----------------|--------------------|
|                |                                         | 99313                                                  | 99314           | Total              |
| <b>StanRTA</b> | Bus Stop Maintenance and Rehabilitation | \$897,345                                              | \$51,394        | \$948,739          |
| <b>Turlock</b> | Bus Stop Maintenance and Rehabilitation | \$70,000                                               | \$3,556         | \$73,556           |
| <b>Total</b>   |                                         | <b>\$967,345</b>                                       | <b>\$54,950</b> | <b>\$1,022,295</b> |

*\*Project list created using updated August 2024 SCO Estimates*

Should you have any questions regarding this staff report, please contact Jean Foletta, Deputy Director of Operations, at 209-525-4600 or via e-mail at [jfoletta@stancog.org](mailto:jfoletta@stancog.org).

Attachment:

1. Resolution 25-33

**STANISLAUS COUNCIL OF GOVERNMENTS**  
**RESOLUTION 25-33**  
**APPROVING THE REVISED FISCAL YEAR 2024/25 STATE OF GOOD REPAIR**  
**(SGR) ALLOCATION**

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

WHEREAS, the Caltrans State of Good Repair (SGR) Program was established by Senate Bill (SB) 1 to provide approximately \$105 million annually for transit maintenance, rehabilitation, and capital projects that maintain California's public transit systems in a state of good repair; and

WHEREAS, pursuant to Public Utilities Code (PUC) Section 99312.1(c), eligible SGR projects include transit capital projects or services to maintain or repair transit vehicles or facilities, design and construction of new facilities or vehicles that improve existing services, and projects that complement local efforts to improve transportation infrastructure; and

WHEREAS, as the RTPA for the Stanislaus region, the Stanislaus Council of Governments, and as the transit agencies, the Stanislaus Regional Transit Authority (StanRTA), and Turlock Transit are eligible recipients of SGR funds and receive annual apportionments through the State Controller's Office (SCO); and

WHEREAS, the StanCOG Policy Board approved the FY 2024/25 SGR Project List in October 2024 based on preliminary SCO estimates released in January 2024; and

WHEREAS, during review of the approved allocations, StanCOG staff identified \$70,000 of PUC Section 99313 funding that was inadvertently allocated to StanRTA instead of Turlock Transit for its Bus Stop Maintenance and Rehabilitation Project; and

WHEREAS, StanCOG in coordination with StanRTA and Turlock Transit, have updated the FY 2024/25 SGR allocation to reflect the corrected distribution of funds based on the SCO's revised estimates; and

WHEREAS, in August 2024, the SCO released updated revenue estimates for the FY 2024/25 SGR Program reflecting a total of \$1,022,295 in available SGR funds for the Stanislaus region—an increase of \$63,752 from the prior estimates; and

WHEREAS, incorporating the \$70,000 correction and the revised revenue estimates results in the amended project allocations shown in the Table below with \$948,739 for StanRTA and \$73,556 for Turlock Transit.

BE IT RESOLVED that the StanCOG Policy Board hereby approves the revised FY 2024–25 SGR project list and allocations as set forth in the table below and authorizes the Executive Director to execute all necessary actions to distribute these funds in accordance with SGR program requirements.

| Agency         | Project                                 | Admin. Correction & Revised Revenue -<br>November 2025 |                 |                    |
|----------------|-----------------------------------------|--------------------------------------------------------|-----------------|--------------------|
|                |                                         | 99313                                                  | 99314           | Total              |
| <b>StanRTA</b> | Bus Stop Maintenance and Rehabilitation | \$897,345                                              | \$51,394        | \$948,739          |
| <b>Turlock</b> | Bus Stop Maintenance and Rehabilitation | \$70,000                                               | \$3,556         | \$73,556           |
| <b>Total</b>   |                                         | <b>\$967,345</b>                                       | <b>\$54,950</b> | <b>\$1,022,295</b> |

The foregoing Resolution was introduced at a regular meeting of the Stanislaus Council of Governments, on the 19th day of November 19, 2025. A motion was made and seconded to adopt the foregoing Resolution. Motion carried and the Resolution was adopted.

MEETING DATE: NOVEMBER 19, 2025

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MATTHEW "BUCK" CONDIT, CHAIR

ATTEST:

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KATE MILLER, INTERIM EXECUTIVE DIRECTOR







# StanCOG

Stanislaus Council of Governments

**TO:** Social Services Transportation Advisory Council

**Staff Report**  
Discussion

**FROM:** Jean Foletta, Deputy Director of Operations  
Kassandra Barrientos, Associate Planner

**DATE:** October 29, 2025

**SUBJECT:** Fiscal Year (FY) 2026/27 Unmet Transit Needs (UTN) Process Kick-Off

## **Recommendation**

Consider the information presented.

## **Background**

Each year, pursuant to the California Transportation Development Act (TDA), the Stanislaus Council of Government (StanCOG), in its role as the Regional Transportation Planning Agency (RTPA), conducts an annual Unmet Transit Needs (UTN) Analysis to identify any unmet transit needs that may exist within the Stanislaus region. The findings are presented in the Unmet Transit Needs (UTN) Analysis Report.

As part of this process, StanCOG is required to hold at least one public hearing to solicit comments regarding unmet transit needs that may exist and may be reasonable to meet through the establishment of new public transportation or specialized transportation services, or through the expansion of existing services.

Public input must also be sought from transit-dependent and transit-disadvantaged populations, ensuring that the process is inclusive and representative of community transportation needs.

Any transit needs identified through this process are evaluated based on the Policy Board's adopted definitions of unmet transit need and feasibility to meet the proposed transit need, as established and updated by Resolution 21-68, adopted on May 19, 2022.

## **Discussion**

The FY 2026-27 UTN Analysis process will follow previous UTN efforts by conducting extensive public outreach to transit-dependent and transit-disadvantaged populations, including the elderly, people with disabilities, and persons of limited means.

Consistent with StanCOG’s 2020 Public Participation Plan, staff will collaborate with stakeholders to ensure:

- a balanced representation of all groups and members of the public,
- equal opportunities for public input and review of the analysis, and
- coordination with transit agencies in the region.

For FY 2026–27, public outreach will be conducted through digital engagement, outreach to transit riders, in-person meetings, and conclude with a public hearing.

**In-Person Meetings:**

- Oakdale City Council Meeting –
  - Monday, December 1, 2025 @ 6:30 PM
- Area Agency on Aging – Commission on Aging Meeting
  - Monday, December 8, 2025 @ 1:30 PM
- Ceres City Council Meeting – Monday, November 24, 2025
  - Monday, December 8, 2025 @ 6 PM

Public notices were placed in the following publications

- Ceres Courier
- Hughson Chronical
- Modesto Bee
- Oakdale Leader
- Patterson Irrigator
- Riverbank News
- Turlock Journal
- Vida en la Valle
- Waterford News
- West Side Index

An online survey, available in both English and Spanish, will be posted on the StanCOG website and social media pages. StanCOG will also coordinate with transit agencies and community partners to share the survey on their respective websites and platforms to broaden participation and gather meaningful input from the community.

A public hearing will be held at the StanCOG Policy Board Meeting on January 21, 2026, during the StanCOG Policy Board Meeting.

The UTN Public Comment Process will begin on November 12, 2025, and conclude on January 22, 2026.

### **Advisory Committee Actions**

This item was brought to the Social Services Transportation Advisory Committee which shared consensus with the process.

Should you have any questions regarding this staff report, please contact Jean Foletta, Deputy Director of Operations, 209-525-4891 or via email at [jfoletta@stancog.org](mailto:jfoletta@stancog.org).





# StanCOG

Stanislaus Council of Governments

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**TO:** Policy Board **Staff Report**  
Motion

**FROM:** Jean Foletta, Deputy Director of Operations  
Josephine Oshana, Executive Administrative Assistant

**DATE:** November 6, 2025

**SUBJECT:** 2026 StanCOG Policy Board and Committee Meeting Schedule

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## **Recommendation**

### **By Motion:**

Approve the 2026 StanCOG Policy Board and Committee Meeting Schedule as shown on Attachment 1.

## **Background**

The Policy Board has a regularly scheduled public meeting date and time on the third Wednesday of the month at 6:00 pm. The advisory committees generally meet two weeks prior to the Policy Board meeting or as designated by the Policy Board.

## **Discussion**

The proposed meeting schedule for 2026 of the Policy Board and advisory committees is shown on Attachment 1. Several meetings are adjusted due to holidays and/or calendar conflicts.

## **Advisory Committee Action**

This item is being presented to the Policy Board only.

Should you have any questions regarding this staff report, please contact Jean Foletta at 209-525-4600 or [jfoletta@stancog.org](mailto:jfoletta@stancog.org).

Attachment:

1. 2026 StanCOG Policy Board and Committee Meeting Schedule



## Policy Board and Committees 2026 Meeting Schedule

| Month     | Valley Vision<br>Stanislaus Steering<br>Committee | Social Services<br>Transportation<br>Advisory Council | Technical<br>Advisory<br>Committee | Measure L<br>Oversight<br>Committee   | Bicycle<br>Pedestrian<br>Advisory<br>Committee | Management<br>and Finance<br>Committee | Citizens<br>Advisory<br>Committee     | Executive<br>Committee                                        | Policy Board             |
|-----------|---------------------------------------------------|-------------------------------------------------------|------------------------------------|---------------------------------------|------------------------------------------------|----------------------------------------|---------------------------------------|---------------------------------------------------------------|--------------------------|
|           | Quarterly<br>2nd Thursday<br>1:00 p.m.            | Quarterly<br>1st Tuesday<br>10:00 a.m.                | 1st Tuesday<br>1:00 p.m.           | Quarterly<br>1st Tuesday<br>5:30 p.m. | Quarterly<br>1st Wednesday<br>10:00 a.m.       | 1st Wednesday<br>3:00 p.m.             | Quarterly<br>1st Wednesday<br>6:00 PM | Monday of week<br>prior to Policy<br>Board mtg.<br>12:00 p.m. | 3rd Wednesday<br>6:00 PM |
| January   |                                                   | 1/6                                                   | 1/6                                |                                       | 1/7                                            | 1/7                                    | 1/7                                   | 1/12                                                          | 1/21                     |
| February  |                                                   |                                                       | 2/3                                |                                       |                                                | 2/4                                    |                                       | 2/9                                                           | 2/18                     |
| March     |                                                   | 3/31                                                  | 3/3                                | 3/3*<br>3/31 Workshop                 |                                                | 3/4                                    |                                       | 3/9                                                           | 3/18                     |
| April     |                                                   |                                                       | 3/31                               | 4/14                                  | 4/1                                            | 4/1                                    | 4/1                                   | 4/6                                                           | 4/15                     |
| May       |                                                   |                                                       | 5/5                                |                                       |                                                | 5/6                                    |                                       | 5/11                                                          | 5/20                     |
| June      |                                                   | 6/2*                                                  | 6/2                                |                                       |                                                | 6/3                                    |                                       | 6/8                                                           | 6/17                     |
| July      |                                                   |                                                       |                                    |                                       |                                                |                                        |                                       |                                                               |                          |
| August    |                                                   | 8/4                                                   | 8/4                                | 8/4                                   | 8/5                                            | 8/5                                    | 8/5                                   | 8/10                                                          | 8/19                     |
| September |                                                   |                                                       | 9/1                                |                                       |                                                | 9/2                                    |                                       | 9/10*                                                         | 9/16                     |
| October   |                                                   |                                                       | 10/6                               |                                       |                                                | 10/7                                   |                                       | 10/15*                                                        | 10/21                    |
| November  |                                                   | 11/3                                                  | 11/3                               | 11/3                                  | 11/4                                           | 11/4                                   | 11/4                                  | 11/9                                                          | 11/18                    |
| December  |                                                   |                                                       | 12/1                               |                                       |                                                | 12/2                                   |                                       | 12/7                                                          | 12/9*                    |

**Unless otherwise noted on the agenda, meetings are held in the StanCOG Board Room, located at 1111 "I" Street, Suite 308, Modesto, CA 95354**

**\*Please note different dates due to holidays or calendar conflicts.**

**\*\*Date/time subject to change**

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**StanCOG**  
Stanislaus Council of Governments

# INFORMATION ITEMS





## **MEASURE L OVERSIGHT COMMITTEE MEETING**

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

**Draft Minutes of November 4, 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); Dave Pratt (City of Ceres); Justin Bochmann (City of Oakdale); Cary Pope (City of Riverbank); Jose Aldaco (City of Waterford); Mike Day (City of Hughson)

**ALSO PRESENT:** Kate Miller, Naisha Banks, Jean Foletta, Shannon Silva, Monica Streeter, Tony Harris, José Luis Cáceres, Franklin Wong (StanCOG); Noemi Badillo (Infinity Technologies).

### **1. CALL TO ORDER**

Chair Paul Van Konynenburg called the meeting to order at 5:30 pm.  
Member Cary Pope informed the committee that Vice Chair Dami was currently hospitalized.  
Chair Van Konynenburg then asked the committee to observe a moment of silence.

### **2. PLEDGE OF ALLEGIANCE**

### **3. ROLL CALL**

### **4. PUBLIC COMMENTS**

Chair Paul Van Konynenburg invited the new Interim Executive Director, Kate Miller, to provide an introduction about herself. Mrs. Miller shared her background and expressed that she was pleased to be working with StanCOG.

### **5. CONSENT CALENDAR**

#### **A. Motion to Approve the Measure L Oversight Committee (MLOC) Meeting Minutes of September 2, 2025**

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

## 6. PRESENTATION

### A. Church Street Update

Tony Harris provided an update on the Church Street project. Mr. Harris stated that the scope of work would include improvement to the mobility in the community of Empire, construct curbs, gutters, sidewalks and drainage. Mr. Harris also said that they planned on removing and replacing non-compliant sidewalk sections.

Chair Van Konynenburg asked for clarification on the drainage to which Mr. Harris provided an answer.

## 7. DISCUSSION/ACTIONS ITEMS

### A. Measure L Policies Outreach and Educational Campaign Update

Jean Foletta gave an overview of the Measure L Policies Outreach and Educational Campaign. Ms. Foletta indicated that part of the outreach and education campaign included grant writing to further the voter-approved expenditure plan and leverage other funding sources. Ms. Foletta also informed the committee that leveraging sales tax revenue through grant writing was a common strategy for administering local expenditure plans.

Chair Van Konynenburg requested clarification on the ordinance and Ms. Streeter provided an answer. Mrs. Miller informed the committee that StanCOG staff would take a deeper look at the language in the ordinance and come back to the committee with an explanation.

### B. Measure L Audits Fiscal Year (FY) 2023/24 and 2024/25 Update

Jean Foletta provided an overview of the Measure L Audits Fiscal Year (FY) 2023/24. Ms. Foletta indicated that all jurisdictions, except Ceres' audits would be completed by the end of the week for the Fiscal Year 2023/24.

Member Bochmann requested that StanCOG provide all jurisdictions audits prior to the Workshop.

Ms. Foletta provided an update on the Fiscal Year 2024/25 audits and stated that StanCOG anticipated the audits would be completed by March 31, 2026, for all jurisdictions except Ceres.

Chair Van Konynenburg suggested that going forward there be a plan and consequences for those jurisdictions that do not meet the deadline in completing their audits in a timely matter. Ms. Foletta suggested that when StanCOG reviewed the ordinance there be language stating that each jurisdiction should be held accountable.

### C. Motion to Recommend the Policy Board Approve the 2026 Measure L Oversight Committee (MLOC) Meeting Schedule

Jean Foletta explained the 2026 Measure L Oversight Committee (MLOC) Meeting Schedule. Chair Paul Van Konynenburg requested that the April 7, 2026, MLOC Workshop be rescheduled to March 31, 2026.

**\*By Motion (Member Jose Aldaco /Member Dave Pratt) and a unanimous vote,** the Measure L Oversight Committee approved the 2026 Measure L Oversight Committee (MLOC) Meeting Schedule with the change of the April 7<sup>th</sup> Workshop be moved up a week to March 31<sup>st</sup> 2026.

## **8. INFORMATION ITEM**

### **A. Measure L Funds Received**

## **9. INTERIM EXECUTIVE DIRECTOR REPORTS**

Kate Miller stated that StanCOG would come back and make the Measure L Oversight Committee meetings more informative.

## **10. MEMBER REPORTS**

Chair Van Konynenburg reminded the committee of the upcoming Workshop that would be held on November 18, 2025.

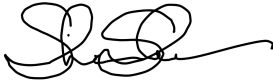
## **11. ADJOURNMENT**

Chair Paul Van Konynenburg adjourned the meeting at 6:21 pm.

### **Next Special-Scheduled MLOC Meeting:**

**December 2, 2025 @ 5:30 p.m.**

Minutes Prepared By:



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Shannon Silva  
Office Supervisor





## **MANAGEMENT AND FINANCE COMMITTEE MEETING**

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

**Draft Minutes of November 5, 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 (City of Newman); Fernando Ulloa (City of Patterson); Marisela Garcia (City of Riverbank); Tina Rocha (Stanislaus County), Mike Pitcock (City of Waterford)

**ALSO PRESENT:** José Luis Cáceres, Jean Foletta, Kate Miller, Shannon Silva, Jennifer Graham, Monica Streeter (StanCOG); Noemi Badilla (Infinity Technologies); David Leamon (Director of Public Works, Stanislaus County)

### **1. CALL TO ORDER**

Chair Joe Lopez called the meeting to order at 3:03 pm.

### **2. ROLL CALL**

### **3. PUBLIC COMMENTS -NONE**

### **4. ADJOURNMENT TO CLOSED SESSION**

The Management and Finance Committee adjourned to Closed Session at 3:04 pm.

**A. Conference with Real Property Negotiators:** Pursuant to Government Code Section 54956.8  
Property: APN 105-012-006 and 1111 I Street, Modesto  
Agency Negotiators: Buck Condit, Policy Board Chair, and Craig Lewis, Lewis Capital Advisors  
Negotiating Parties: HLG Rental Properties  
Under Negotiation: Price and Terms of Payment

### **5. RECONVENE FROM CLOSED SESSION**

The Management and Finance Committee reconvened from Closed Session at 3:32 pm.

**A. Report from Closed Session**

Monica Streeter reported that the Management and Finance Committee had no reportable action.

**6. CONSENT CALENDAR**

**A. Motion to Approve the Management and Finance Committee (MFC) Minutes of October 1, 2025**

**\*By Motion (City of Riverbank/ City of Hughson) and a unanimous vote, the Management and Finance Committee approved the Consent Calendar.**

**7. DISCUSSION/ACTION ITEMS**

**A. Measure L Funds Received Update**

Jean Foletta provided information on the Measure L Funds Received and mentioned that there was a new report for the Measure L Outreach and Education Campaign Allocation for fiscal year 2024/25 and 2025/26.

The Management and Finance members had several questions regarding the Measure L Outreach and Education campaign, and Ms. Foletta provided further details. Kate Miller recognized the challenges on how StanCOG approached the marketing and education campaign she shared that StanCOG planned on developing a strategy to understand how StanCOG could reach the public.

Chair Joe Lopez requested that the expenditures be included in the next report, Ms. Foletta confirmed that the request would be provided at a future meeting.

**8. INFORMATION ITEM**

**A. Local Transportation Funds (LTF) Received**

**9. CALTRANS REPORT – NONE**

**10. INTERIM EXECUTIVE DIRECTOR REPORT**

Kate Miller introduced herself as the new Interim Executive Director to the committee. She stated that she was happy to be working at StanCOG.

**11. MEMBER REPORTS**

Tine Rocha informed the committee that engineers' bid was \$92.6 million on the 7<sup>th</sup> street bridge project and the winning bid was \$85.2 million. Dave Leamon provided background on the project. He stated that groundbreaking should be next April of 2026.

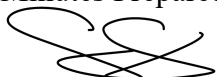
Chair Joe Lopez requested that the MFC Bylaws be brought to the MFC.

Vice-Chair Dunford requested more information on the status of the Employee Handbook being brought to the MFC and Ms. Streeter provided additional information.

**12. ADJOURNMENT**

Chair Joe Lopez adjourned the meeting at 3:58 pm.

Minutes Prepared By:



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Shannon Silva  
Office Supervisor





## **EXECUTIVE COMMITTEE MEETING**

**StanCOG Board Room**

**1111 I Street, Suite 308**

**Modesto, CA**

**Draft Minutes of November 10, 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); Sue Zwahlen (City of Modesto); Rachel Hernandez (arrived during Public Comment at 12:06 p.m.) (City of Riverbank)

**ALSO PRESENT:** Kassandra Barriento, José Luis Cáceres, Jean Foletta, Tony Harris, Amandeep Kalkat, Kate Miller, Josey Oshana, Shannon Silva, Nick St Cook, Monica Streeter (StanCOG), Noemi Badillo (Infinity Technologies); Adam Barth (StanRTA), Denny Jackman, Carolyn Neumann (Members of the Public)

### **1. CALL TO ORDER**

Chair Buck Condit called the meeting to order at 12:00 pm.

### **2. ROLL CALL**

### **3. PUBLIC COMMENTS –**

Denny Jackman discussed State Route Hwy 132/99 connectivity. Mr. Jackman suggested that the North Bound 99 exits near M Street and connects to West Bound 132. Mr. Jackman recommended the exit at Hwy 99 just after I Street to join 6<sup>th</sup> street before K Street due to congestion problems in the West Side area.

### **4. CONSENT CALENDAR**

**A. Motion to Approve the Executive Committee Meeting Minutes of October 6, 2025**

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

**C. Motion to Re-Appoint a Member to the Bicycle Pedestrian Advisory Committee (BPAC)**

**\*By Motion (Member Sue Zwahlen/Member Vito Chiesa), and a 4-0 vote, the Executive Committee approved the consent calendar.**

## 5. DISCUSSION/ACTION ITEMS

### A. Motion to Recommend the Policy Board Approve by Resolution the Revised State of Good Repair (SGR) Fund Allocation for Fiscal Year (FY) 2024/25

Jean Foletta discussed the revised State of Good Repair (SGR) Fund Allocation for Fiscal Year (FY) 2024/25. Ms. Foletta explained that Senate Bill 1 provided approximately \$105 million annually for transit maintenance, rehabilitation of both existing vehicles and transit facilities, and capital projects that kept the public transit system in a state of good repair.

Ms. Foletta explained that funds were allocated directly to eligible transit agencies and Regional Transportation Planning Agencies (RTPAs) through service-based and population-based distribution formulas. As the RTPA for the region, the Stanislaus Council of Governments (StanCOG), as well as the transit agencies in the region, the Stanislaus Regional Transit Authority (StanRTA) and the City of Turlock (Turlock Transit), were eligible recipients of SGR funds and received an annual apportionment through the State Controller's Office.

Staff identified a \$70,000 correction needed under Section 99313. That amount, originally approved in October 2024 for the Turlock Bus Stop Maintenance and Rehabilitation Project, was inadvertently allocated to StanRTA. To correct this administrative error, staff recommended reallocating the \$70,000 from StanRTA to Turlock Transit.

**\*By Motion (Member Vito Chiesa/Member Rachel Hernandez), and a 4-0 vote,** the Executive Committee recommended that the Policy Board approve by resolution the revised State of Good Repair (SGR) Fund Allocation for Fiscal Year (FY) 2024/25.

### B. Motion to Recommend the Policy Board Approve the 2026 Executive Committee Meeting Schedule

Jean Foletta presented the 2026 Executive Committee meeting schedule to the Executive Committee members. Member Chiesa stated that the California State Association of Counties (CSAC) meeting is in December and the proposed December date would be revisited.

**\*By Motion (Member Rachel Hernandez/Member Sue Zwahlen), and a 4-0 vote,** the Executive Committee recommended the Policy Board approve by resolution the 2026 Executive Committee Meeting Schedule.

### C. Draft November Policy Board Agenda

Jean Foletta reviewed the draft Policy Board agenda.

## 6. INTERIM EXECUTIVE DIRECTOR REPORT –

Kate Miller discussed the warm welcome from StanCOG staff and Board Members. Mrs. Miller discussed meetings with staff and reviewing policies, scheduling meetings with city and county electors, transit and Policy Board Members. Mrs. Miller said that José Luis attended the CTC meeting and the commissioners approved \$4.6 million for LPP-Formula for SR 132 West. Also, Amtrak is being rebranded to the “Gold Runner”, Stacey Mortensen retired on August 31<sup>st</sup> and her many years of service were acknowledged. Mrs. Miller explained that it had been 41 days for the government's shutdown, the longest in history.

## 7. MEMBER REPORTS –

Member Zwahlen welcomed Kate and stated that she was in attendance for Stacey Mortensen's retirement. Member Hernandez welcomed Kate and stated that the committee was working hard on the permanent recruitment.

## **8. ADJOURNMENT TO CLOSED SESSION**

- A.** Conference with Real Property Negotiators: Pursuant to Government Code Section 54956.8  
Property: APN 105-012-006 and 1111 I Street, Modesto  
Agency Negotiators: Buck Condit, Policy Board Chair, and Craig Lewis, Lewis Capital Advisors  
Negotiating Parties: HLG Rental Properties  
Under Negotiation: Price and Terms of Payment

## **9. RECONVENE FROM CLOSED SESSION**

- A.** Report from Closed Session – No reportable action. Member Hernandez left at 12:45 p.m.

## **10. ADJOURNMENT**

Chair Buck Condit adjourned the meeting at 12:49 pm.

**Next Regularly-Scheduled Executive Committee Meeting:**  
**December 8, 2025 @ 12:00 pm**

Minutes Prepared By:



Shannon Silva  
Office Supervisor