

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

DEPT: Public Works

BOARD AGENDA: 7.C.1
AGENDA DATE: May 20, 2025

SUBJECT:

Acceptance of an Update on Stanislaus County's Investment of American Rescue Plan Act Funding to Community Infrastructure in County Island Communities and to Economic Development in the Crows Landing Industrial Business Park

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2025-0258

On motion of Supervisor C. Condit Seconded by Supervisor Grewal
and approved by the following vote,

Ayes: Supervisors: Chiesa, Withrow, Grewal, C. Condit, and Chairman B. Condit

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

This item was removed from the consent calendar for discussion and consideration.



ATTEST: KELLY RODRIGUEZ, Assistant Clerk of the Board of Supervisors

File No. CSA-31-3

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Public Works

BOARD AGENDA:7.C.1
AGENDA DATE: May 20, 2025

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: No

SUBJECT:

Acceptance of an Update on Stanislaus County's Investment of American Rescue Plan Act Funding to Community Infrastructure in County Island Communities and to Economic Development in the Crows Landing Industrial Business Park

STAFF RECOMMENDATION:

1. Accept an update on Stanislaus County's \$55.8 million investment of American Rescue Plan Act funding to community infrastructure in County Island Communities.
2. Accept an update on Stanislaus County's \$12 million investment of American Rescue Plan Act funding to economic development in the Crows Landing Industrial Business Park.

DISCUSSION:

Background: American Rescue Plan Act (ARPA) Funds

On May 18, 2021, the Stanislaus County Board of Supervisors (Board) approved various strategic priorities for the use of \$90 million of the \$107 million in ARPA allocated to Stanislaus County. Of this amount, \$50 million was assigned to Community Infrastructure – Urban Pockets/County Communities to address infrastructure needs within unincorporated developed neighborhoods of the County and \$30 million towards supporting future investments in economic development activities focused on the creation of quality job opportunities within the County. At that time, the remaining \$17 million was reserved for additional consideration after the initial development of funding priorities. The ARPA funds have tight expenditure deadlines, all projects must be awarded prior to December 31, 2024, and completed by December 31, 2026.

On March 28, 2023, the Board approved updated strategies for the use of ARPA funds for strategic priorities. The updated strategies increased the funding for Community Infrastructure from \$50 million to \$55.8 million and assigned \$12 million of the \$30 million in economic development and job creation towards the Crows Landing Industrial Business Park (CLIBP) to fund infrastructure support.

On November 12, 2024, the Board approved two Memorandum of Understandings (MOU) between the Stanislaus County Chief Executive Office and Stanislaus County Public Works, one for the execution of the Community Infrastructure projects in County Islands and Communities and the other for the execution of the Economic Development projects in CLIBP. The execution of the MOU met the federal requirements to obligate the ARPA funds by December 31, 2024.

Background: Community Infrastructure – Urban Pockets/County Communities

For the last several years, Stanislaus County has been working to address infrastructure needs within unincorporated developed neighborhoods of the County. In August 2011, the Board took several actions intended to guide infrastructure improvements and support the annexation of unincorporated pocket areas to incorporated cities. The Board action placed priority on the installation of sewer mainlines and potable water systems for residential neighborhood infrastructure projects utilizing Redevelopment and Community Development Grant Funds.

Storm drainage would be considered a second priority in areas subject to persistent standing water problems. The Board also adopted a Resolution supporting the annexation of County residential pockets within adopted city spheres of influence. The greatest impediment to such annexations is providing municipal infrastructure (curb, gutter, sidewalks, streets, sewer, storm drain, lighting, etc.) consistent with the surrounding city standards. Such infrastructure improvements are costly and typically do not have an adequate funding source. In the past, Stanislaus County has utilized a variety of fund sources (Redevelopment, Community Development Block Grant, Highway User Tax, Federal/ State Grants) to slowly advance work in these areas.

In 2019, Stanislaus County began to develop cost estimates for public improvements consistent with the various city standards and to prepare an expanded analysis of key criteria to prioritize urban pockets for annexation. The analysis of 41 individual urban pocket areas (referred to as County Islands) located in all five districts, predominantly around Modesto, Turlock, Ceres, and Riverbank. Since then, one area has fully annexed (Area 14 – Hatch / Carpenter / Whitmore / Fairview Village 2) and one area has partially annexed (Area 11 – Whitmore/ Flamingo).•

In 2020, development of a supplemental analysis began for the 13 Urban County Communities – Cowan Tract, Crows Landing, Del Rio, Denair, East Oakdale, Grayson, Hickman, Keyes, Knights Ferry, Monterey Park Tract, Salida, Valley Home, and Westley. Preliminary analysis revealed infrastructure needs of the County Islands and County Communities at an estimated cost of \$395 million and \$141 million respectively, for a total estimated cost of \$536 million. In February 2022, the estimated costs were adjusted for inflation to \$453 million and \$178 million, for a total estimated cost of \$631 million. The estimates have been further adjusted to \$576 million and \$131 million, for a total estimated cost of \$707 million to reflect increased inflation.• The 2019 and 2020 analyses are collectively known as the Interwest Reports.

The following is an overview of the total estimated infrastructure costs, broken down by district including the total number of acres and parcels to be improved, that was presented to the Board on August 16, 2022:

Estimated Infrastructure Costs						
District	Total Cost (July 2022)	% of Total Cost	Acres	% of Total Acres	Parcels	% of Total Parcels
1	\$ 79,513,468	11%	930	12%	1263	7%
2	\$ 66,707,012	9%	997	13%	1921	11%
3	\$149,785,749	21%	2211	28%	6245	36%
4	\$172,520,849	24%	1387	18%	2835	16%
5	\$238,580,704	34%	2271	29%	4937	29%
Total	\$707,107,782	100%	7796	100%	17201	100%

On May 18, 2021, the Board approved various strategic priorities for the use of \$90 million in ARPA allocated to Stanislaus County, where \$50 million was assigned to Community Infrastructure – Urban Pockets/County Communities to address infrastructure needs. The ARPA funds provide a unique opportunity for Stanislaus County to make substantial progress strategically on the infrastructure needs in its urban pockets and County communities.

On February 15, 2022, the Board approved a public outreach strategy for expenditure of the ARPA infrastructure funds. The strategy was to focus on educating the public on the criteria utilized in the Interwest Reports and receiving community input on prioritization. Some of the factors/criteria to be discussed during the public outreach effort included: cost of improvements, right-of-way feasibility constraints, public benefit, supplemental funding sources, benefits to disadvantaged communities, regional equity, sewer only improvements or full improvements, and community support for maintenance of certain improvements. As part of the February 15, 2022, action, the Board approved a contract with NBS (CivicMic), who contracted with Debrief Methodologies, Inc., a local consultant, to perform public outreach.

On August 16, 2022, the Board accepted the Findings Report for the Public Engagement in Unincorporated Areas, dated June 2022, prepared by NBS, and approved the Funding Distribution Methodology for the \$50 million of ARPA funds allocated for the investment in County Islands and County Communities. The following is the Funding Distribution Methodology approved on August 16, 2022, per District:

Approved Funding Distribution			
District	Total Cost (July 2022)	% of Total Cost	Funding Based on % of Total Cost
1	\$ 79,513,468	11%	\$ 5,622,443
2	\$ 66,707,012	9%	\$ 4,716,891
3	\$149,785,749	21%	\$10,591,437
4	\$172,520,849	24%	\$12,199,049
5	\$238,580,704	34%	\$16,870,179
Total	\$707,107,782	100%	\$50,000,000

On September 20, 2022, the Board accepted the Final Recommendations on Infrastructure Projects to be funded in County Islands and County Communities. Districts 1, 2, and 3 identified one project in each district; Districts 4 and 5 identified two

projects in each district. The following is an overview of the adopted project list as discussed above:

Adopted Project List			
District	Community	Cost of Full Improvements (July 2022, Rounded)	Total ARPA Funds
1	Topeka/Santa Fe	\$ 8,150,000	\$ 5,622,443
2	Kenwood/Starr	\$ 5,270,000	\$ 4,716,891
3	Riverdale Park Tract	\$13,660,000	\$10,591,437
4	Colorado/Rouse	\$23,440,000	\$10,000,000
4	Herndon	\$26,590,000	\$ 2,199,049
5	Bret Harte	\$58,090,000	\$10,000,000
5	Parklawn	\$25,800,000	\$ 6,870,179
Total		\$161,000,000	\$50,000,000

On March 28, 2023, the Board approved updated strategies for the use of ARPA funds for strategic priorities, increasing the funding strategy for Community Infrastructure from \$50 million to \$55.8 million. On February 27, 2024, the Board approved the recommendation of dividing the \$5.8 million equally among the five districts. Below is the updated ARPA funds distribution:

Distribution of ARPA Funds per District					
District	Total Cost (July 2022)	% of Total Cost	Funding Based on % of Total Cost	\$5.8 Million Distribution	Total Per District
1	\$ 79,513,468	11%	\$ 5,622,443	\$1,160,000	\$ 6,782,443
2	\$ 66,707,012	9%	\$ 4,716,891	\$1,160,000	\$ 5,876,891
3	\$149,785,749	21%	\$10,591,437	\$1,160,000	\$11,751,437
4	\$172,520,849	24%	\$12,199,049	\$1,160,000	\$13,359,049
5	\$238,580,704	34%	\$16,870,179	\$1,160,000	\$18,030,179
Total	\$707,107,782	100%	\$50,000,000	\$5,800,000	\$55,800,000

On August 27, 2024, the Board approved allocating \$2.32 million in ARPA funds for the following projects:

- \$1.16 million towards Area 44 – Riverdale Park Tract Infrastructure Project (District 3).
- \$1.16 million towards Area 40 – Herndon Infrastructure Project (District 4).

On November 12, 2024, the Board approved allocating \$3.48 million in ARPA funds for the following projects:

- \$580,000 towards Area 1 – Sylvan/Coffee Sidewalk Project (District 1).
- \$580,000 towards the County Community – Valley Home Sidewalk Project (District 1).

- \$1.16 million towards the County Community – Hickman Infrastructure Project (District 2).
- \$1.16 million towards Area 24 – Parklawn Infrastructure Project (District 5).

The following is an overview of the adopted project list, sorted by District:

Adopted Project List Receiving ARPA Funds		
District	Community	Total ARPA Funds
1	Topeka/Santa Fe	\$ 5,622,443
1	Sylvan/Coffee	\$ 580,000
1	Valley Home	\$ 580,000
2	Kenwood/Starr	\$ 4,716,891
2	Hickman	\$ 1,160,000
3	Riverdale Park Tract	\$11,751,437
4	Colorado/Rouse	\$10,000,000
4	Herndon	\$ 3,359,049
5	Bret Harte	\$10,000,000
5	Parklawn	\$ 8,030,180

Background: Economic Development – CLIBP

The Crows Landing Air Facility was commissioned in 1942 as an auxiliary airfield to the Naval Air Station Alameda and with the end of the Cold War reduced military operations at Crows Landing. The Department of Defense’s Base Closure and Realignment Commission (BRAC) identified the airfield for closure during the 1990s. In 1999, the United States Congress passed Public Law 106-82 to convey the airfield to the County. Since taking ownership of the airfield, the County has sought opportunities to revitalize the western County’s economy through the reuse of the former airfield to benefit County residents and the region as a whole.

The County has pursued development of a locally based, regional employment center on the 1,528-acre former military property to improve its jobs-to-housing balance and to provide sustainable-wage jobs that will not require long commutes outside of the County. As such, the County prepared and adopted the CLIBP Specific Plan in December of 2018. The project will be developed in multiple phases, which may take up to 30 or 40 years. At buildout, there will be over 14 million square feet of vertical building space and a 370-acre public-use airport.

Backbone infrastructure construction associated with the first phase, Phase 1A, is estimated to cost \$36 to \$42 million (low/high estimates with contingency). Infrastructure projects include water and wastewater facilities; on-site grading, drainage, and utilities; and road improvements. The Board has dedicated \$20 million of General Fund reserves for the project, of which \$4.2 million has been allocated for design and engineering of Phase 1A. In addition to General Fund reserves, nearly \$3.5 million has been identified in the Fiscal Year 2023 Federal budget for the potable water project through the Environmental Protection Agency’s (EPA) State and Tribal Assistance Grants (STAG) program. The investment of \$12 million in ARPA funds will bring the

project closer to fully funded status in order to complete backbone infrastructure for Phase 1A of the CLIBP Project.

Update

Attached to this Board Agenda Item is the quarterly report for the Community Infrastructure and CLIBP Projects as of March 31, 2025. Quarterly updates are provided to keep both the Board and the public apprised of the status of the projects; these reports have been brought before the Board since August of 2023. They will continue to be brought before the Board in August, November, February, and May until the projects are complete.

POLICY ISSUE:

The Board of Supervisors set local policy for the use of ARPA funds.

FISCAL IMPACT:

The Board of Supervisors has approved \$55.8 million of ARPA funding toward Community Infrastructure; all funding has been allocated to specific projects. In addition, \$6.2 million of Building Community Infrastructure Fund (BCIF) will be used in support of advancing the specific projects. The Board of Supervisors has approved \$12 million of ARPA funding towards the CLIBP projects.

BOARD OF SUPERVISORS' PRIORITY:

The recommended actions are consistent with the Board's priorities of *Delivering Efficient Public Services* and *Enhancing Community Infrastructure* by providing the communities with necessary funds to implement needed projects.

STAFFING IMPACT:

Existing Public Works staff will continue to oversee the projects.

CONTACT PERSON:

David A. Leamon, Public Works Director

Telephone: (209) 525-4130

ATTACHMENT(S):

1. ARPA Projects Update

American Rescue Plan Act (ARPA): Community Infrastructure Projects Update

As of March 31, 2025

Prepared by: Stanislaus County Department of Public Works

Area 41 – Topeka/Santa Fe Infrastructure Project

County’s Supervisorial District: 1

Sphere of Influence: City of Riverbank

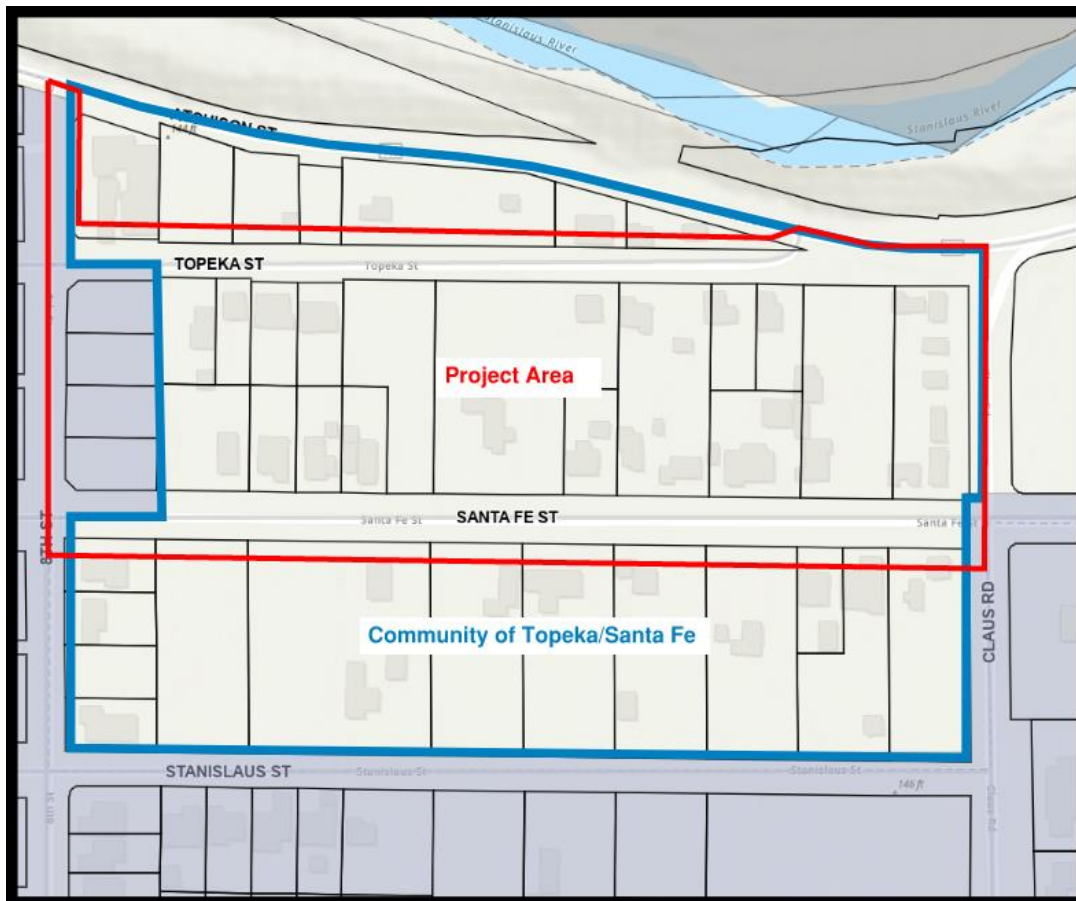
Scope: Design and Construction of sidewalk (including Americans with Disabilities Act (ADA) ramps and misc. driveway approaches), streetlight, storm drain (including curb & gutters), domestic water, and sanitary sewer facilities.

Environmental Clearance: CEQA document adopted by the Board of Supervisors, August 2024.

Phase: Design and Engineering

Projected Start of Construction: Summer 2025

Current Status: Staff continues to work with the City of Riverbank on design standards and plan review. 100% improvement plans are being finalized and project is being prepped for advertisement in April 2025.



Area 1 – Sylvan/Coffee: Couchman Ln & Mc Gerry St Pedestrian Improvement Project

County’s Supervisorial District: 1

Sphere of Influence: City of Modesto

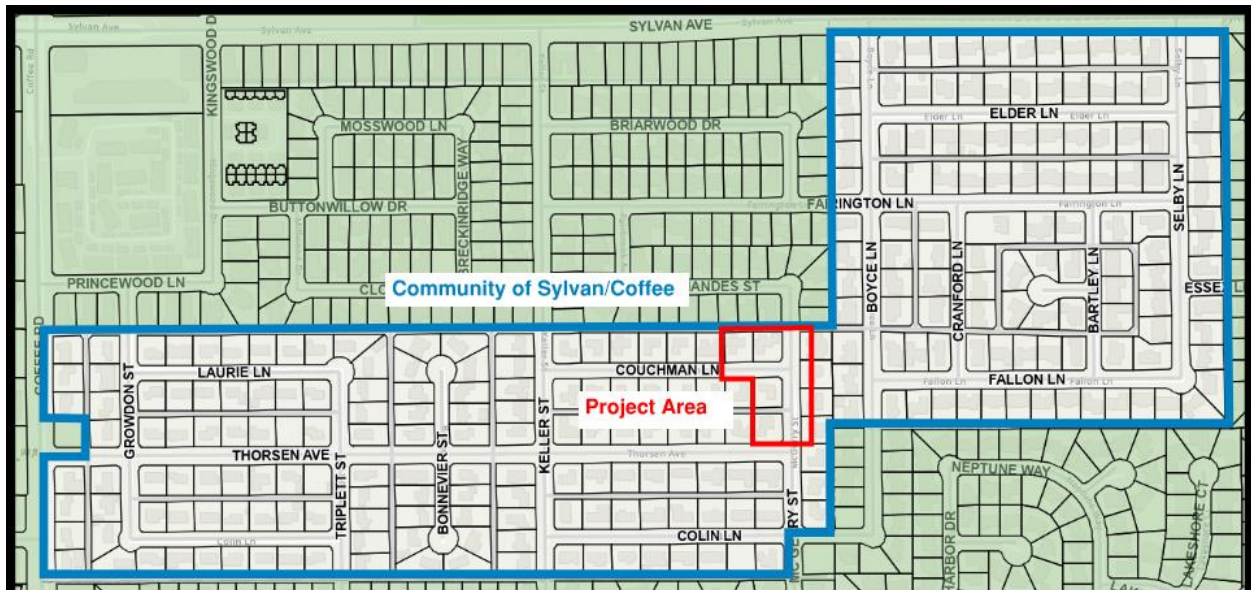
Scope: Design and Construction of sidewalk (including ADA ramps)

Environmental Clearance: Staff anticipates completing in January of 2025.

Phase: Design and Engineering

Projected Start of Construction: Summer 2026

Current Status: The Design and Engineering Phase has been kicked off in December 2024. The geometric layout of the sidewalk and ADA ramps has been produced and topographical survey has been performed. Staff is working towards 60% plans and anticipates receiving them in May 2025.



County Community – Valley Home: Pedestrian Improvement Project

County’s Supervisorial District: 1

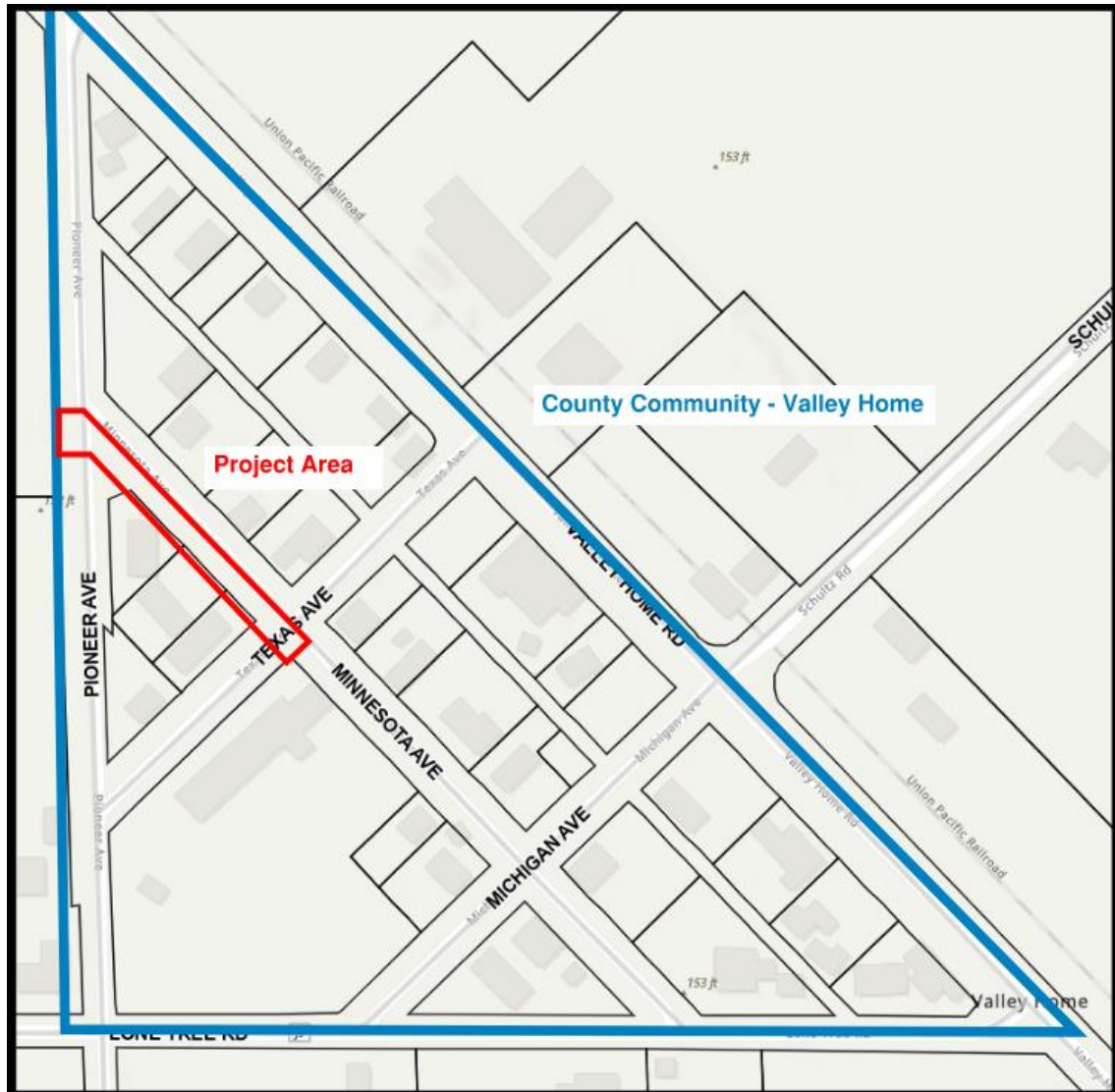
Scope: Construction of sidewalk (including ADA ramps and misc. driveway approached) and storm drain (drainage swales).

Environmental Clearance: Obtained in January 2024

Phase: Design and Engineering

Projected Start of Construction: September 2025

Current Status: Staff is reviewing the 100% plans and anticipates receiving the final by April 2025. Project advertisement is anticipated for May 2025.



Area 31 – Kenwood/Starr Infrastructure Project

County’s Supervisorial District: 2

Sphere of Influence: City of Turlock

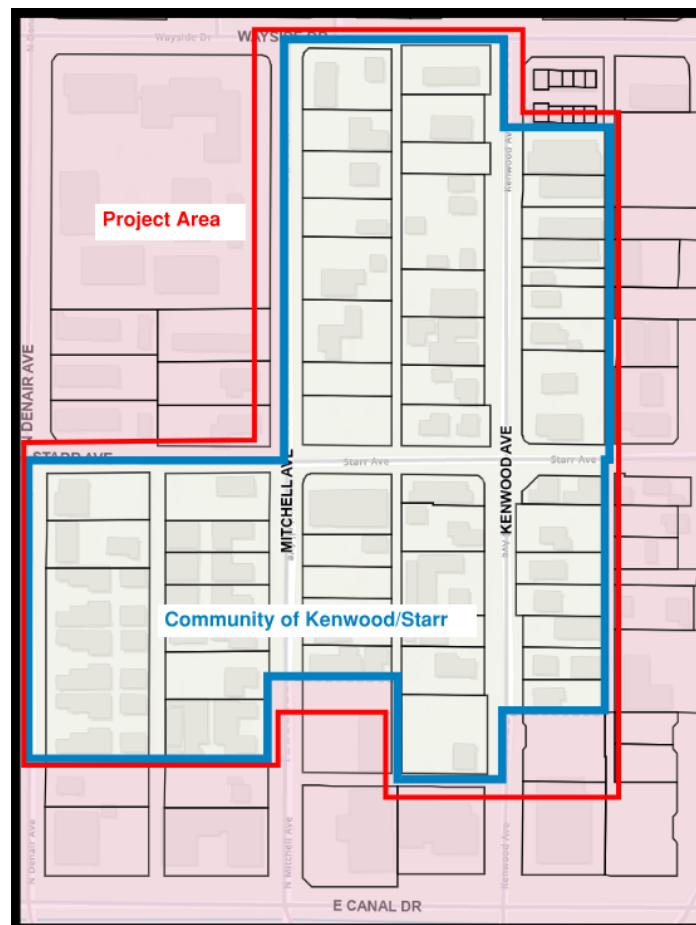
Scope: Design and Construction of sidewalk (including ADA ramps and misc. driveway approaches), storm drain (including curb & gutters), domestic water, and sanitary sewer facilities.

Environmental Clearance: Obtained in January 2024

Phase: Design and Engineering

Projected Start of Construction: August 2025

Current Status: Staff continues to work with the City of Turlock on design standards and plan review. Staff anticipates receiving 100% improvements plans in March for review. Project advertisement is anticipated in May 2025.



County Community - Hickman Infrastructure Project

County's Supervisorial District: 2

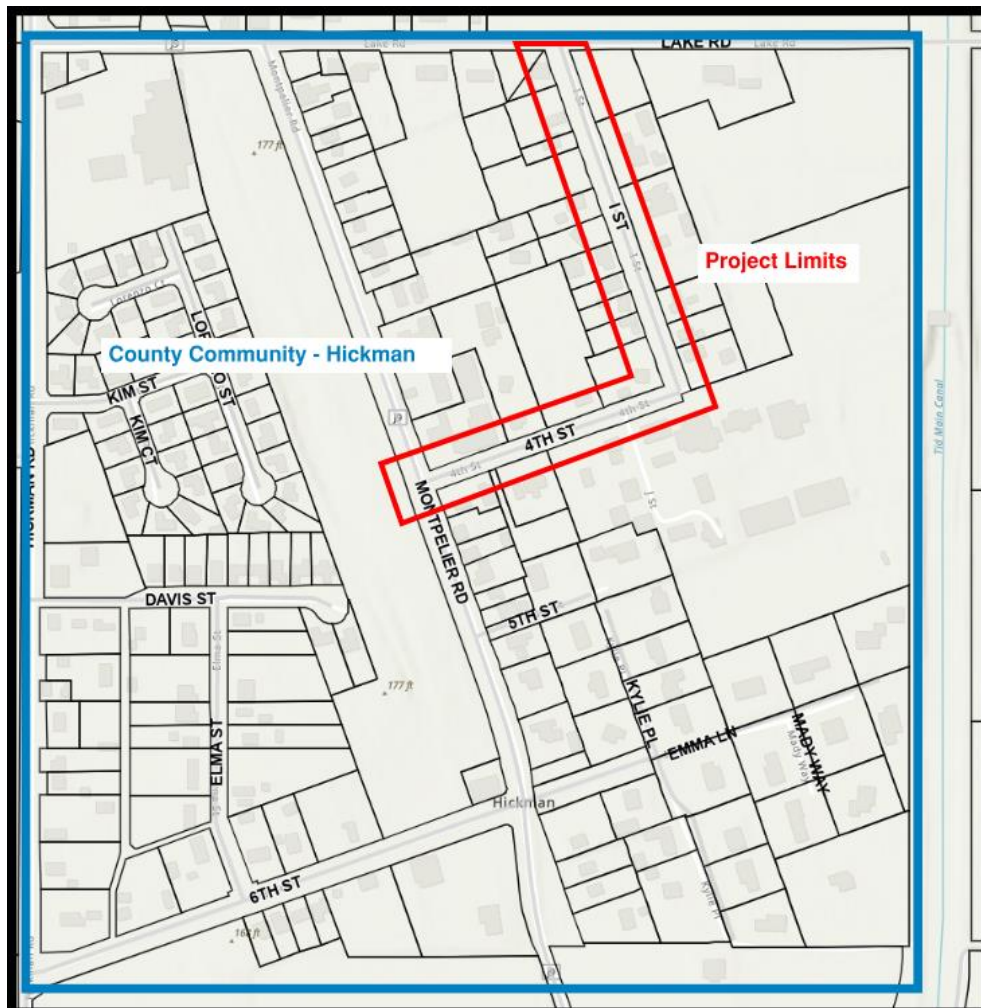
Scope: Design and Construction of sidewalk (including ADA ramps and misc. driveway approaches) and storm drain facilities (including curb & gutters).

Environmental Clearance: Staff anticipates completing in January 2025.

Phase: Design and Engineering

Projected Start of Construction: TBD

Current Status: The Design and Engineering Phase has been kicked off in December 2024. Staff anticipates receiving 30% plans in April 2025.



Area 44 – Riverdale Park Tract Infrastructure Project

County’s Supervisorial District: 3

Sphere of Influence: City of Modesto

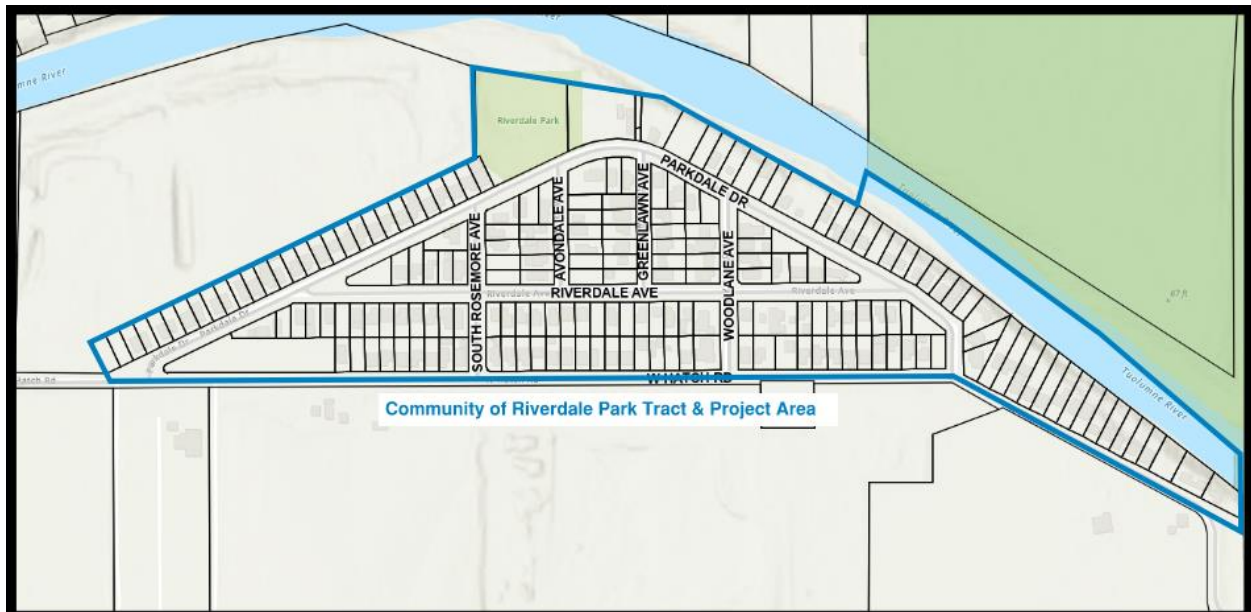
Scope: Design and Construction of sidewalk (including ADA ramps and misc. driveway approaches), and storm drain facilities (including curb & gutters).

Environmental Clearance: CEQA document adopted by the Board of Supervisors, October 2024

Phase: Design and Engineering

Projected Start of Construction: August 2025

Current Status: Staff continues to work with the City of Modesto on design standards and plan review. Staff is working with the City of Modesto to embed their water project in the Riverdale Project. Staff has received the updated 100% plans in March for review. Project advertisement is anticipated for May 2025.



Area 9 – Colorado/Rouse Infrastructure Project

County’s Supervisorial District: 4

Sphere of Influence: City of Modesto

Scope: Design and Construction of sidewalk (including ADA ramps and misc. driveway approaches), and storm drain facilities (including curb & gutters).

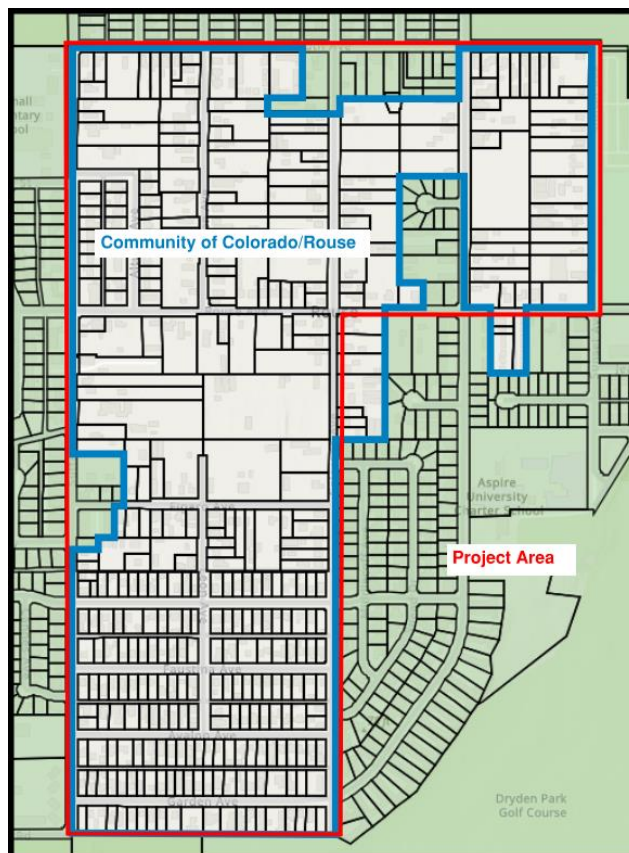
Environmental Clearance: A CEQA document was prepared for the construction of the sanitary sewer that is being proposed by another funding source. An addendum to that CEQA document was produced to include the improvements proposed in this project.

Phase: Design and Engineering

Projected Start of Construction: September 2025

Current Status: Staff continues to work with the City of Modesto on design standards and plan review. Staff anticipates receiving 100% improvement plans in April 2025 for review. Project advertisement is anticipated for May 2025.

Sewer Project Status: An Open House was held on Saturday December 14, 2024, at James Marshall Elementary to allow property owners to speak with Staff about the project and the Right-of-Entry (ROE) agreement that is necessary as part of the Water Board application. At that time the goal of obtaining 161 ROEs was not met, so staff held an Open House on January 8th, 2025, to collect more ROEs, where staff was able to obtain a total of 160 of the 161 ROEs. Since then the staff has been able to obtain the necessary ROE amount needed for the State Water Board application. Conversations with the Water Board are now about the next steps and developing an agreement for the funds of the sewer project. Staff anticipates having an Initial Agreement has been developed and an executed agreement is anticipated by June 2025.



Area 40 – Herndon Infrastructure Project

County’s Supervisorial District: 4

Sphere of Influence: City of Ceres

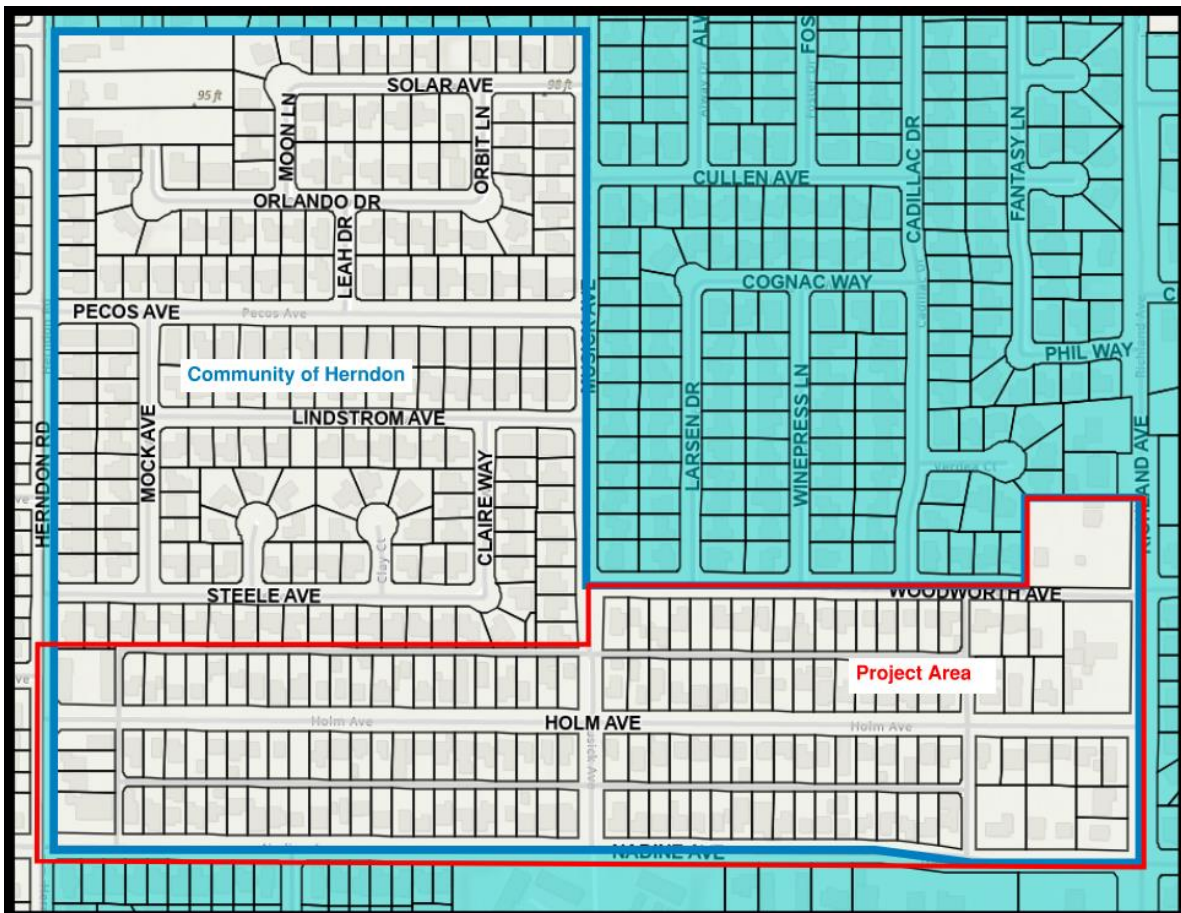
Scope: Design and Construction of sidewalk (including ADA ramps and misc. driveway approaches), streetlight, sanitary sewer, storm drain (including curb & gutters), and domestic water facilities.

Environmental Clearance: CEQA document adopted by the Board of Supervisors, October 2024

Phase: Design and Engineering

Projected Start of Construction: August 2025

Current Status: Staff continues to work with the City of Ceres on design standards and plan review. Staff has reviewed the 100% plans and has provided the comments to the design engineer. Staff has received an updated 100% plan set in March 2025. Project advertisement is anticipated for April 2025.



Area 10 – Bret Harte Infrastructure Project

County’s Supervisorial District: 5

Sphere of Influence: City of Modesto

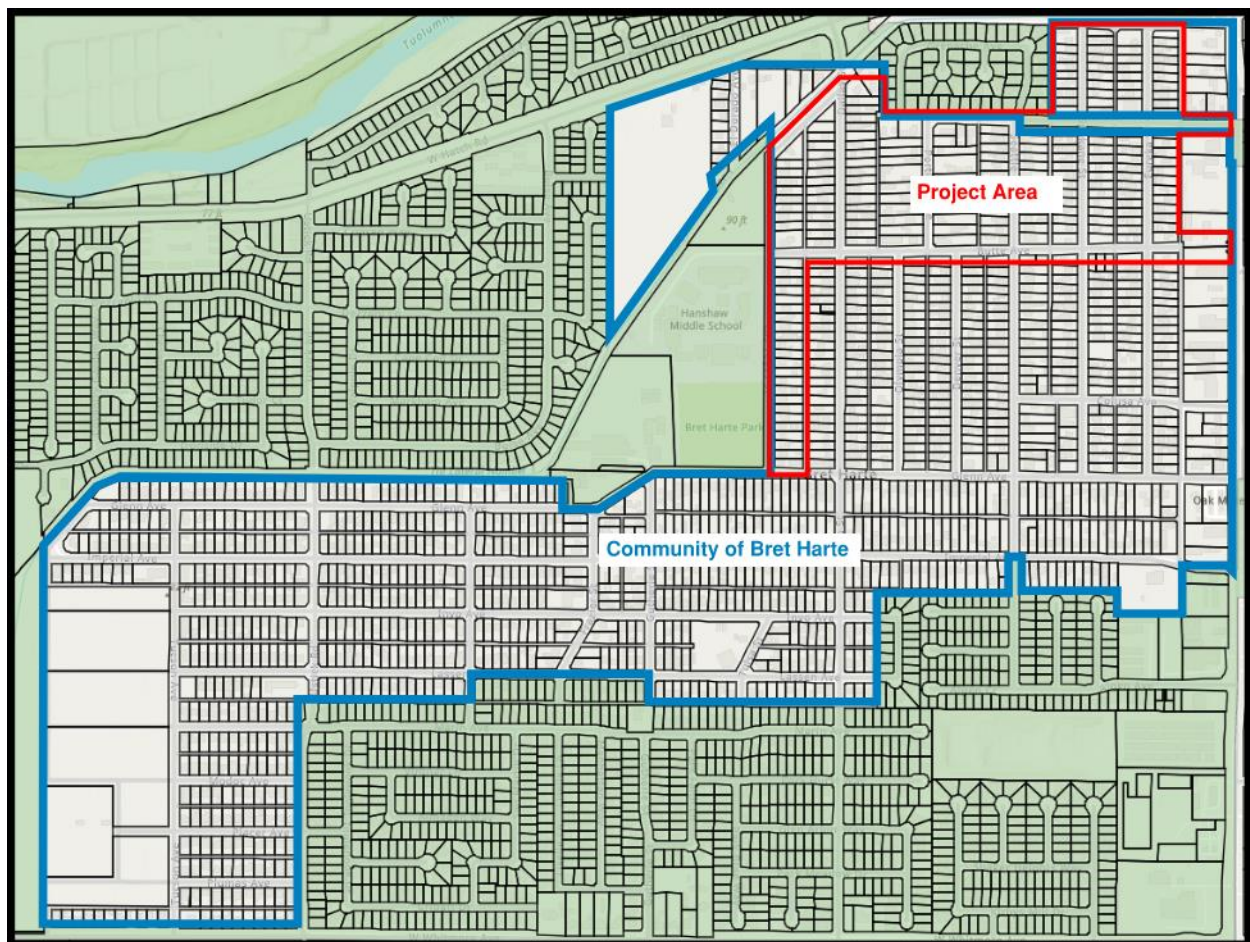
Scope: Design and Construction of sidewalk (including ADA ramps and misc. driveway approaches), and storm drain facilities (including curb & gutters).

Environmental Clearance: Obtained in October 2023

Phase: Design and Engineering

Projected Start of Construction: September 2025

Current Status: Staff continues to work with the City of Modesto on design standards and plan review. Staff has received the 100% improvements plans in March 2025 for review. Project advertisement is anticipated in May 2025.



Area 24 – Parklawn Infrastructure Project

County’s Supervisorial District: 5

Sphere of Influence: City of Modesto

Scope: Design and Construction of sidewalk (including ADA ramps and misc. driveway approaches), and storm drain facilities (including curb & gutters).

Environmental Clearance: Obtained in October 2023

Phase: Design and Engineering

Projected Start of Construction: September 2025

Current Status: Staff continues to work with the City of Modesto on design standards and plan review. Staff has received and reviewed the 100% plans. Project advertisement is anticipated in May 2025.



American Rescue Plan Act (ARPA):

Economic Development – Crows Landing Industrial Business Park Update

As of March 31, 2025

Prepared by: Stanislaus County Department of Public Works

Crows Landing Industrial Business Park (CLIBP)

Scope:

Fink Road Transmission Main

- Approximately 18,000 feet (9,000 each) of dual 12-inch water main from 2022 Well Site to The Landing @Crows Reservoir and Pump Station site with valving and appurtenances.

Water Facilities

- Construct new 1.6-million-gallon welded steel water storage tank per American Water Works Association (AWWA) D100.
- Construct new pump station containing six horizontal split case pumps with VFDs, a pressure relief system, and bypass pumping appurtenances.
- Construct new masonry block electrical control building including all electrical and communication equipment required to operate the pump station, lighting, and ventilation.
- Provide a new, pad-mounted, diesel-powered emergency generator.
- Construct new 11,000-gallon hydro-pneumatic tank with air compressor and controls.
- Construct new yard piping, valving, and appurtenances as shown on the plans.
- Disinfect tank, piping, pumps, and appurtenances according to local and state health department standards.

Environmental Clearance: CEQA has been completed, NEPA is being determined.

Phase: Design and Engineering

Projected Start of Construction: Late Summer 2025

Current Status: The project currently is in the design and engineering phase. Staff is anticipating advertisement of the project at the end of April 2025, with a construction start date of late Summer 2025.

