

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

DEPT: Public Works

BOARD AGENDA:6.3
AGENDA DATE: August 26, 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. 2025-0457

On motion of Supervisor Chiesa Seconded by Supervisor C. Condit
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

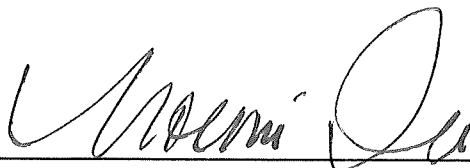
1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:



ATTEST: NOEMI LEON, Interim Clerk of the Board of Supervisors

File No. CSA-31-4

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

DEPT: Public Works

BOARD AGENDA:6.3
AGENDA DATE: August 26, 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. On March 28, 2023, the Board of Supervisors allocated \$12 million in ARPA funds toward CLIBP backbone infrastructure.

Update

Attached to this Board Agenda Item is the quarterly report for the Community Infrastructure and CLIBP Projects as of June 30, 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. New to the quarterly report is an update on project costs and identified funding. There are some projects in which the identified funding exceeds the estimated project cost. As plans and specifications are approved, and projects move to the construction phase Department staff will bring forth recommendations on how to allocate excess funding.

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 Fact Sheet

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

As of June 30, 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

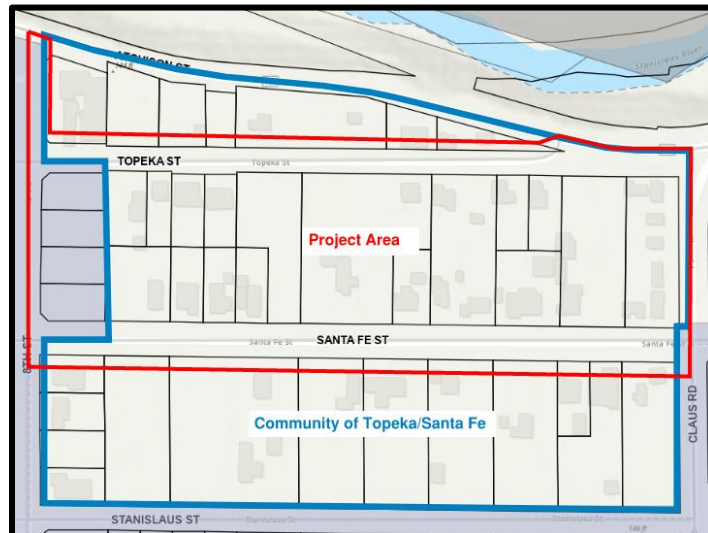
Current Status: On April 14, 2025, the project was advertised, where bids were opened on May 14, 2025. On July 22, 2025, staff will be recommending to the Board of Supervisors to award a Construction Contract to George Reed, Inc. of Modesto, California. Where the construction management will be performed by Public Works staff.

Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA):	\$5,622,000
<u>Building Community Infrastructure Funds (BCIF):</u>	<u>\$2,685,000</u>
Total Funds:	\$8,307,000

Estimated Project Costs (As of June 30, 2025, Rounded to the nearest thousand):

Preliminary Engineering Phase (PE)	\$ 790,000
<i>Staff Time (Actual Cost, as of June 30, 2025)</i>	
<i>Design and Engineering</i>	
<i>Environmental Clearance</i>	
<i>Misc. Fees</i>	
Construction Engineering Phase (CE)	\$4,291,000
<i>Construction Cost</i>	
<i>Construction Contingency</i>	
<i>Construction Management and Engineering</i>	
<i>Construction Support</i>	
Total Cost:	\$5,081,000



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

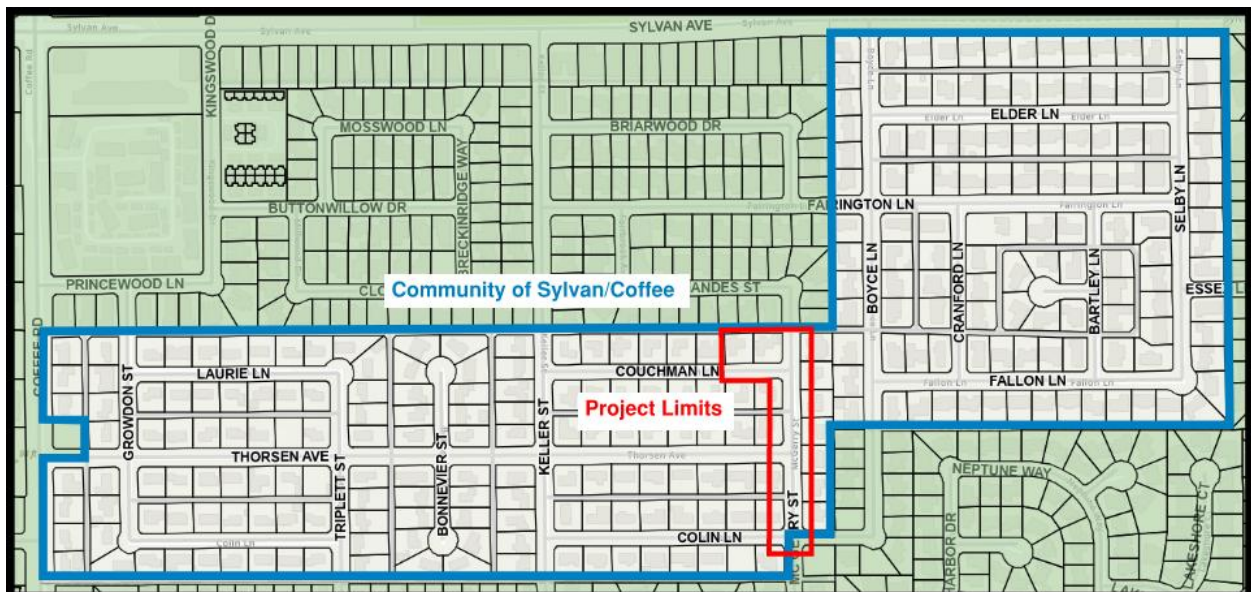
Current Status: Staff has developed 60% plans in May 2025 and it is anticipated that comments on the 60% plans will be completed by July 2025.

Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA): \$580,000

Estimated Project Costs (As of June 30, 2025, Rounded to the nearest thousand)

Preliminary Engineering Phase (PE)	\$ 49,000
<i>Staff Time (Actual Cost, as of June 30, 2025)</i>	
<i>Design and Engineering</i>	
<i>Environmental Clearance</i>	
<i>Misc. Fees</i>	
Construction Engineering Phase (CE)	\$ 608,000
<i>Construction Cost</i>	
<i>Construction Contingency</i>	
<i>Construction Management and Engineering</i>	
<i>Construction Support</i>	
Total Cost:	\$ 657,000



County Community – Valley Home: Sidewalk 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

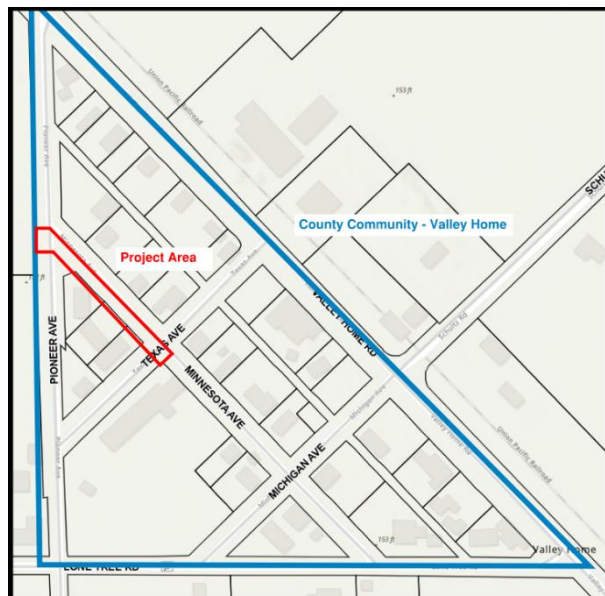
Current Status: On May 8, 2025, the project was advertised, where bids were opened on June 5, 2025. On August 26, 2025, staff will be recommending to the Board of Supervisors to award a construction contract to United Pavement Maintenance Inc., of Hughson, California. Where the construction management will be performed by Public Works Staff.

Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA):	\$580,000
<u>Building Community Infrastructure Funds (BCIF):</u>	<u>\$150,000</u>
Total Funding	\$730,000

Estimated Project Costs (As of June 30, 2025, Rounded to the nearest thousand)

Preliminary Engineering Phase (PE)	\$ 94,000
<i>Staff Time (Actual Cost, as of June 30, 2025)</i>	
<i>Design and Engineering</i>	
<i>Environmental Clearance</i>	
<i>Misc. Fees</i>	
Construction Engineering Phase (CE)	\$ 268,000
<i>Construction Cost</i>	
<i>Construction Contingency</i>	
<i>Construction Management and Engineering</i>	
<i>Construction Support</i>	
Total Cost:	\$ 362,000



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: December 2025

Current Status: Staff continues to work with the City of Turlock on design standards and plan review. Staff has received the 100% improvement plans in June 2025 for review. It is anticipated comments will be provided, if any, by August 2025.

Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA): \$4,717,000

Estimated Project Costs (As of June 30, 2025, Rounded to the nearest thousand)

Preliminary Engineering Phase (PE) \$ 938,000

Staff Time (Actual Cost, as of June 30, 2025)

Design and Engineering

Environmental Clearance

Misc. Fees

Construction Engineering Phase (CE) \$3,430,000

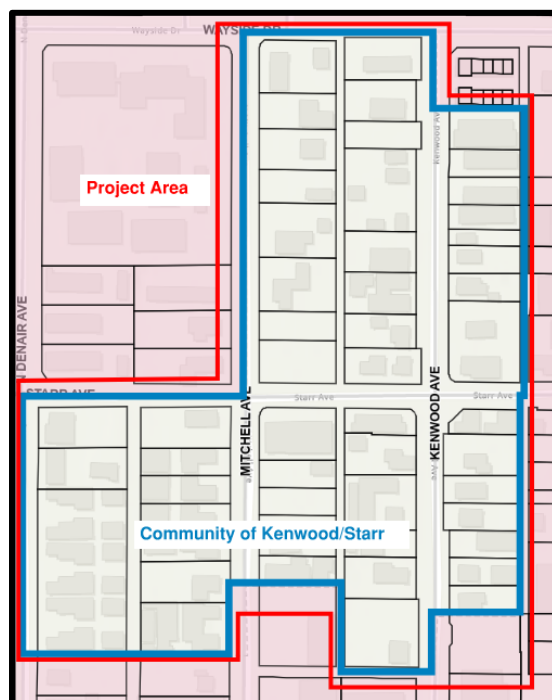
Construction Cost

Construction Contingency

Construction Management and Engineering

Construction Support

Total Cost: \$4,368,000



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 30% plans have been reviewed and comments have been provided to the design and engineering firm. Staff anticipates receiving the 60% plans in July 2025.

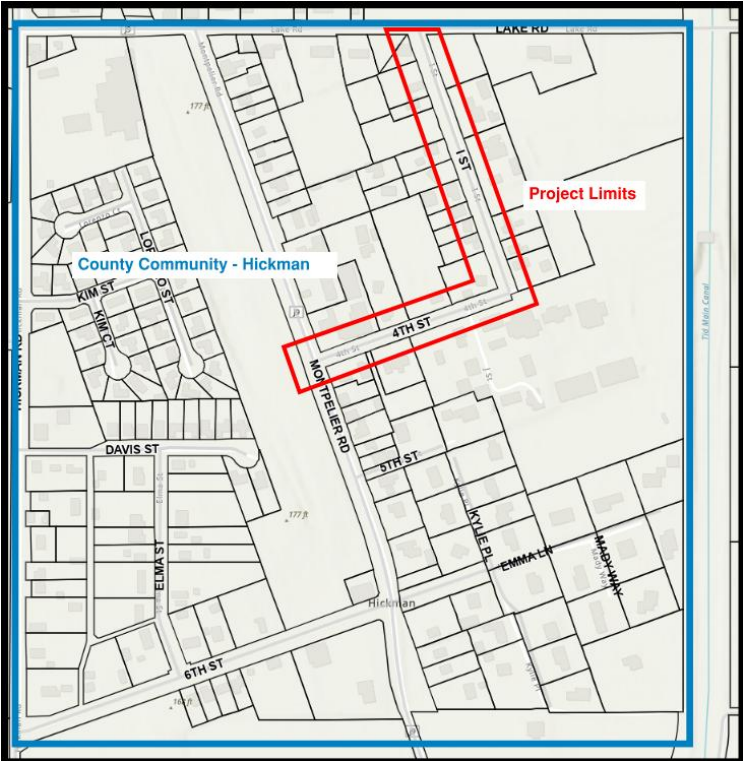
Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA): \$1,160,000

Estimated Project Costs (As of June 30, 2025, Rounded to the nearest thousand)

Preliminary Engineering Phase (PE)	\$ 207,000
<i>Staff Time (Actual Cost, as of June 30, 2025)</i>	
<i>Design and Engineering</i>	
<i>Environmental Clearance</i>	
<i>Misc. Fees</i>	
Construction Engineering Phase (CE)	TBD
<i>Construction Cost</i>	
<i>Construction Contingency</i>	
<i>Construction Management and Engineering</i>	
<i>Construction Support</i>	

Total Cost: **TBD**



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:** December 2025

Current Status: Staff continues to work with the City of Modesto on design standards, plan review and to embed their water improvements in the Riverdale Project. After review of the plans, further revisions to the water improvements were needed. Staff anticipates receiving the updated 100% plans in July. City of Modesto is also pending to receive the Bid Authorization for the water improvements from the State Water Board.

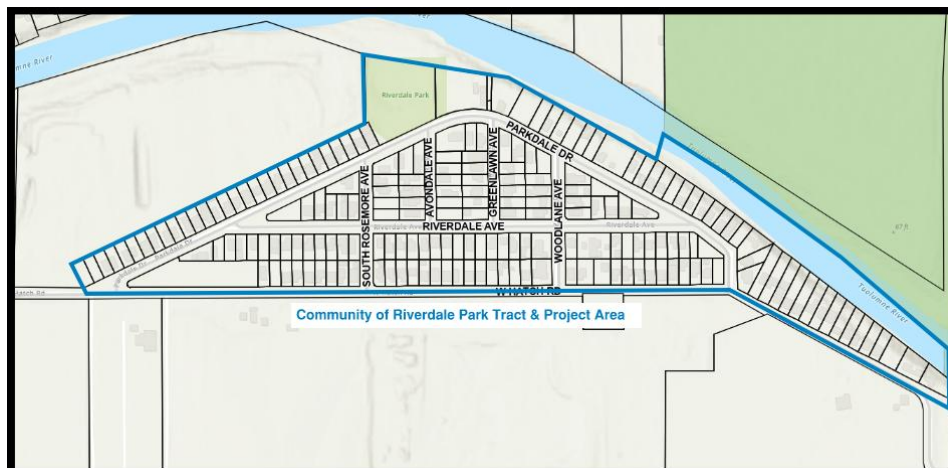
Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA):	\$11,751,000
Building Community Infrastructure Fund (BCIF):	\$ 1,500,000
City of Modesto – Water Improvements*	\$ 5,134,000
Total Funding	\$18,385,000

*The City of Modesto would be responsible for all cost associated with the water improvements that have been incorporated in the plans.

Estimated Project Costs (As of June 30, 2025, Rounded to the nearest thousand)

Preliminary Engineering Phase (PE)	\$ 1,933,000
<i>Staff Time (Actual Cost, as of June 30, 2025)</i>	
<i>Design and Engineering</i>	
<i>Environmental Clearance</i>	
<i>Misc. Fees</i>	
Construction Engineering Phase (CE)	\$17,591,000
<i>Construction Cost</i>	
<i>Construction Contingency</i>	
<i>Construction Management and Engineering</i>	
<i>Construction Support</i>	
Total Cost:	\$19,524,000



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:** December 2025

Current Status: The 100% plans had been received and required further edits. Staff anticipates receiving the updated 100% plans and to advertise in July 2025.

Sewer Project Status: On June 10, 2025, the Board of Supervisors accepted a grant, in the form of a forgivable loan, from the California State Water Resource Control Board for on-site and off-site improvements.

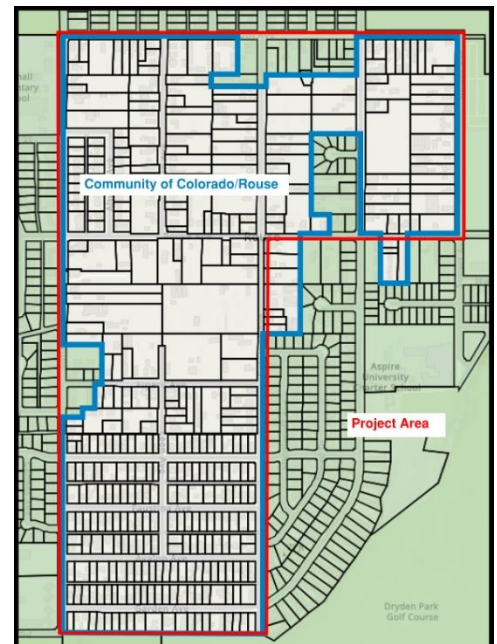
Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA):	\$10,000,000
State Water Board – Sewer Improvements*:	\$11,675,000
<u>City of Modesto – State Funds:</u>	<u>\$ 5,000,000</u>
Total Funding	\$26,675,000

*In the \$11,675,000 of the State Water Board funds also includes all associated fees and construction costs for the off-site sewer improvements that have been incorporated in the plans.

Estimated Project Costs (As of June 30, 2025, Rounded to the nearest thousand)

Preliminary Engineering Phase (PE)	\$ 3,482,000
<i>Staff Time (Actual Cost, as of June 30, 2025)</i>	
<i>Design and Engineering</i>	
<i>Environmental Clearance</i>	
<i>Misc. Fees</i>	
Construction Engineering Phase (CE)	\$29,567,000
<i>Construction Cost</i>	
<i>Construction Contingency</i>	
<i>Construction Management and Engineering</i>	
<i>Construction Support</i>	
Total Cost:	\$33,049,000



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: TBD

Current Status: Staff has received the 100% plans and is awaiting further direction on how to proceed with the project.

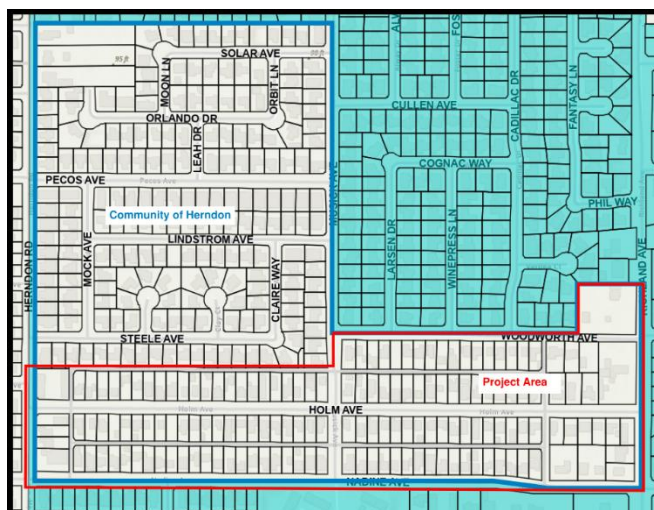
Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA):	\$3,359,000
Building Community Infrastructure Funds (BCIF):	\$2,000,000
City of Modesto – Water Improvements*:	TBD
Total Funding	\$5,359,000

*The City of Modesto will be responsible for all costs associate with the water improvements that have been incorporated into the plans.

Estimated Project Costs (As of June 30, 2025, Rounded to the nearest thousand)

Preliminary Engineering Phase (PE)	\$ 1,611,000
<i>Staff Time (Actual Cost, as of June 30, 2025)</i>	
<i>Design and Engineering</i>	
<i>Environmental Clearance</i>	
<i>Misc. Fees</i>	
Construction Engineering Phase (CE)	\$14,918,000
<i>Construction Cost</i>	
<i>Construction Contingency</i>	
<i>Construction Management and Engineering</i>	
<i>Construction Support</i>	
Total Cost:	\$16,529,000



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:** November 2025

Current Status: Staff continues to work with the City of Modesto on design standards and plan review. Staff has provided comments on the 100% plans and anticipates receiving the updated 100% plans in July 2025 and would be advertising the project shortly after.

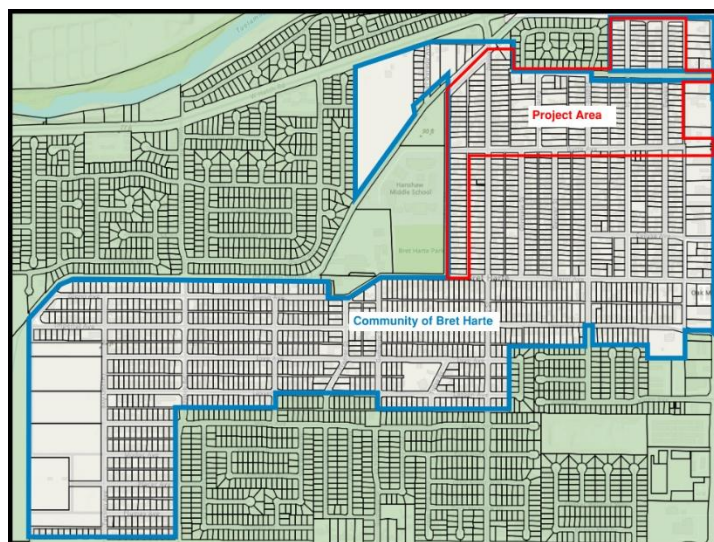
Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA):	\$10,000,000
<u>City of Modesto – Water Improvements*:</u>	<u>TBD</u>
Total Funding	\$10,000,000

*The City of Modesto will be responsible for all costs associated with the water improvements that have been incorporated into the plans.

Estimated Project Costs (As of June 30, 2025, Rounded to the nearest thousand)

Preliminary Engineering Phase (PE)	\$ 2,297,000
<i>Staff Time (Actual Cost, as of June 30, 2025)</i>	
<i>Design and Engineering</i>	
<i>Environmental Clearance</i>	
<i>Misc. Fees</i>	
Construction Engineering Phase (CE)	\$22,757,000
<i>Construction Cost</i>	
<i>Construction Contingency</i>	
<i>Construction Management and Engineering</i>	
<i>Construction Support</i>	
Total Cost:	\$25,054,000



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: October 2025

Current Status: The project has been advertised in late May 2025, with bid opening taking place on July 2, 2025. Staff anticipates recommending to the Board of Supervisors to award a construction contract on September 9, 2025, Board meeting.

Project Funding (Rounded to the nearest thousand):

American Rescue Plan Act (ARPA):	\$ 8,030,000
State Funds:	\$ 5,000,000
City of Modesto – Water Improvements*:	TBD
Total Funding	\$13,030,000

*The City of Modesto will be responsible for all costs associated with the water improvements that have been incorporated into the plans.

Estimated Project Costs (As of June 30, 2025, Rounded to the nearest thousand)

Preliminary Engineering Phase (PE)	\$ 2,421,000
<i>Staff Time (Actual Cost, as of June 30, 2025)</i>	
<i>Design and Engineering</i>	
<i>Environmental Clearance</i>	
<i>Misc. Fees</i>	
Construction Engineering Phase (CE)	\$19,941,000
<i>Construction Cost</i>	
<i>Construction Contingency</i>	
<i>Construction Management and Engineering</i>	
<i>Construction Support</i>	
Total Cost:	\$22,362,000



American Rescue Plan Act (ARPA):

Economic Development – Crows Landing Industrial Business Park Update

As of June 30, 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

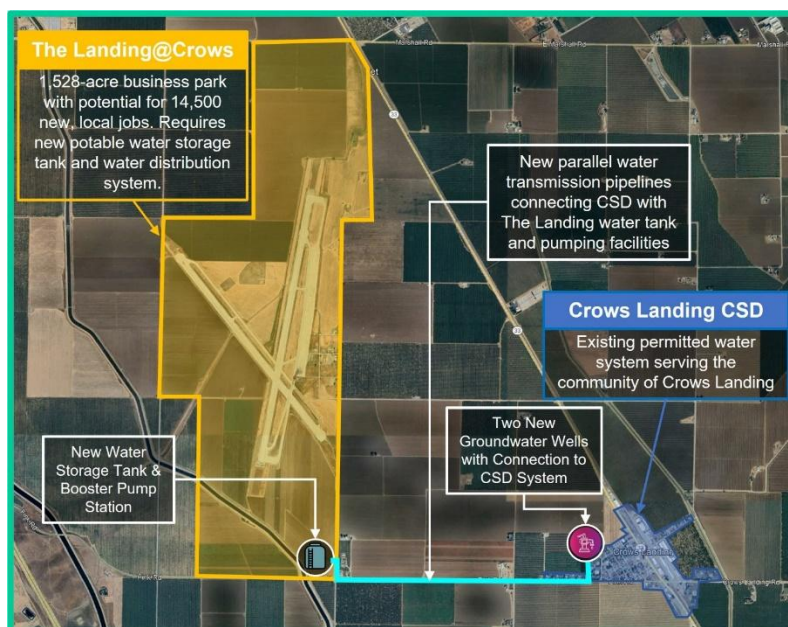
- Construct new 1.6-million-gallon welded steel water storage tank per American Water Works Association (AWWA) D100.
- Construct new pump station containing six horizontal split case pumps with VFDs, a pressure relief system, and bypass pumping appurtenances.
- Construct new masonry block electrical 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 water improvements of the project has been advertised and the bid opening is to take place in July 2025



Accept an Update on Stanislaus County's \$55.8 Million Investment of American Rescue Plan Act (ARPA) Funding to Community Infrastructure in County Island Communities and an Update on the \$12 Million Investment of ARPA Funding to Economic Development in the Crows Landing Industrial Business Park

PRESENTED BY:

DAVID LEAMON, DIRECTOR OF PUBLIC WORKS

**WE
BUILD
COMMUNITY**



American Rescue Plan Act (ARPA) Community Infrastructure



\$30 Million

Economic
Development/Job
Creation



\$5 Million

Community
Development
Corporation (CDC)



\$5.2 Million

Supporting Families/
Individuals



\$55.8 Million

Community
Infrastructure



\$10 Million

Future Budget
Balancing



\$1 Million

Administrative
Support

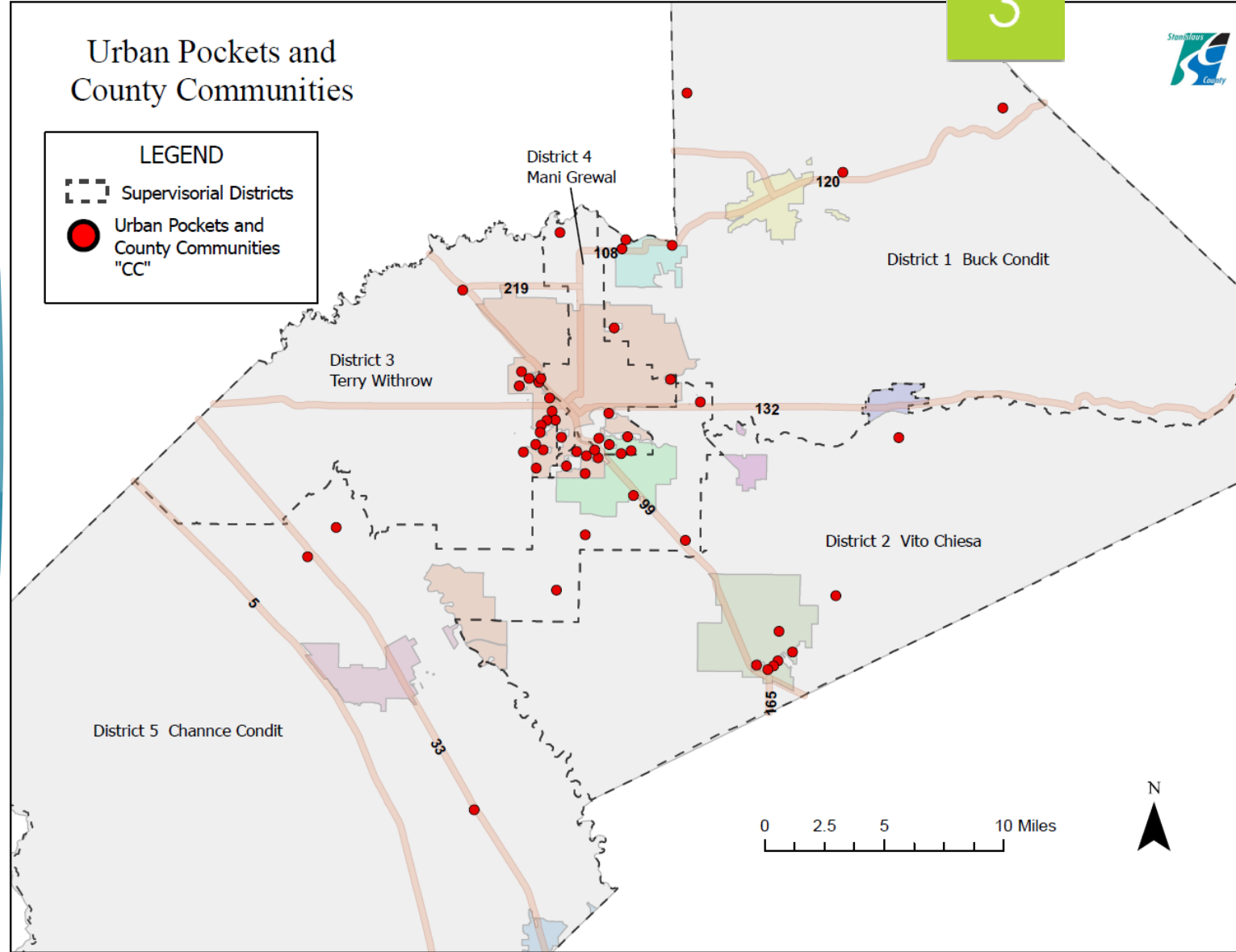
County Urban Pockets and Communities

- For the last several years, Stanislaus County has been working to address infrastructure needs within unincorporated developed neighborhoods of the County.
- August 2011 – Stanislaus County Board of Supervisors took several actions intended to guide infrastructure improvements and support the annexation of unincorporated pocket areas to incorporated cities
 - Prioritizing sewer mainlines and potable water systems
 - Storm drainage would be considered a second priority in areas subject to persistent standing water problems

Urban Pockets and County Communities

LEGEND

- Supervisorial Districts
- Urban Pockets and County Communities "CC"

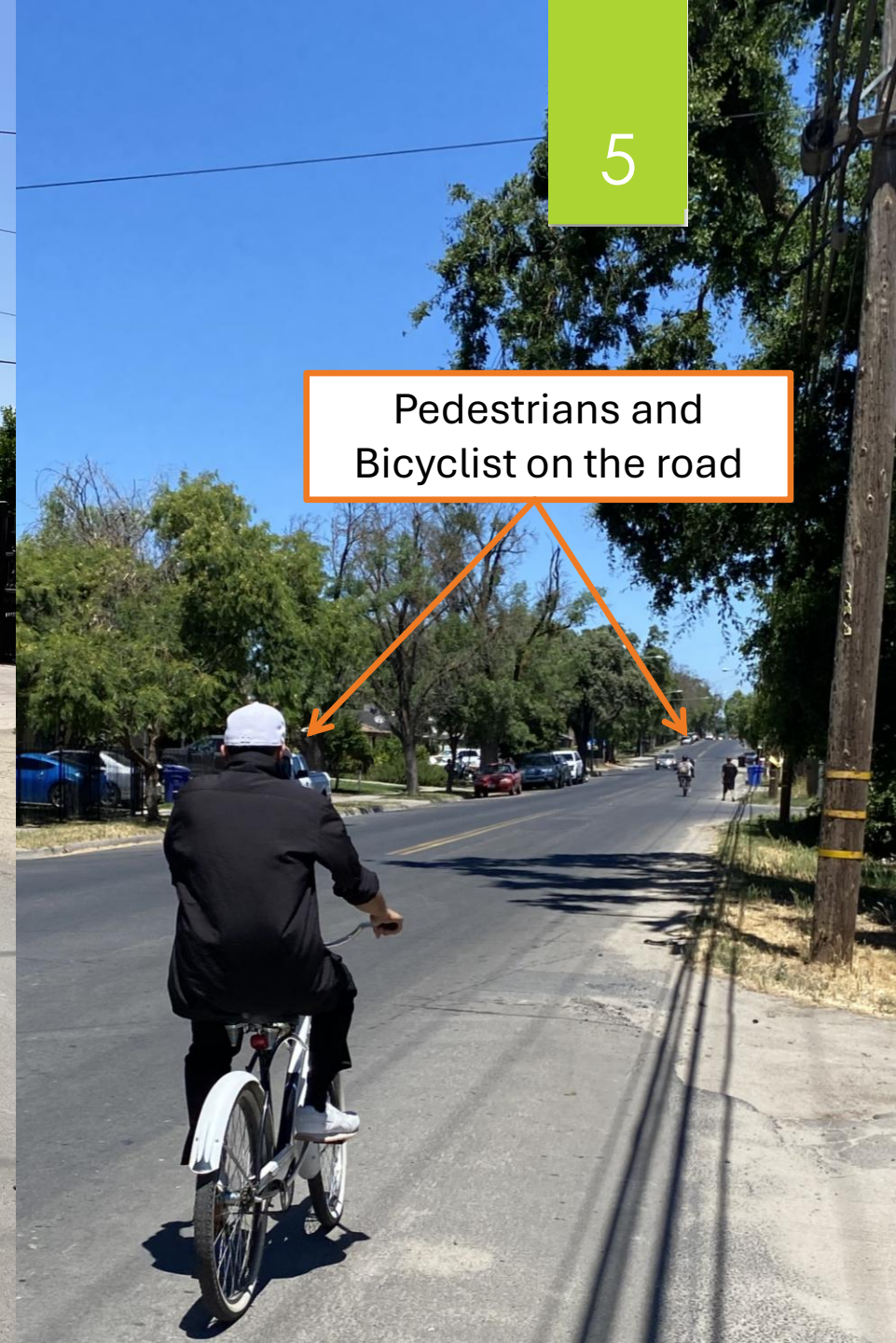


- 41 Urban Pockets
- 13 County Communities



Narrow Roads

No Sidewalk



5

Pedestrians and
Bicyclist on the road



Poor Drainage

No Sidewalk



Effects of Poor Drainage

6

Funding Distribution

- **August 16, 2022** – The Board approved the Funding Distribution Methodology for the initial investment of \$50 million of ARPA funds.
- **March 28, 2023** – The Board approved updated strategies for the use of ARPA funds, where Community Infrastructure saw an additional \$5.8 million.

District	Total Cost	% of Total Cost	Funding Based on % of Total Cost	\$5.8 Million Distributed Equally
1	\$79,513,468	11%	\$5,622,443	\$1,160,000
2	\$66,707,012	9%	\$4,716,891	\$1,160,000
3	\$149,785,749	21%	\$10,591,437	\$1,160,000
4	\$172,520,849	24%	\$12,199,049	\$1,160,000
5	\$238,580,704	34%	\$16,870,179	\$1,160,000
Total	\$707,107,782	100%	\$50,000,000	\$5,800,000

Project List Overview

District	Community	ARPA Funding Amount (Rounded)
1	Topeka/Santa Fe	\$ 5,600,000
2	Kenwood/Starr	\$ 4,700,000
3	Riverdale Park Tract	\$ 10,600,000
4	Colorado/Rouse	\$10,000,000
4	Herndon	\$ 2,200,000
5	Bret Harte	\$ 10,000,000
5	Parklawn	\$ 6,900,000

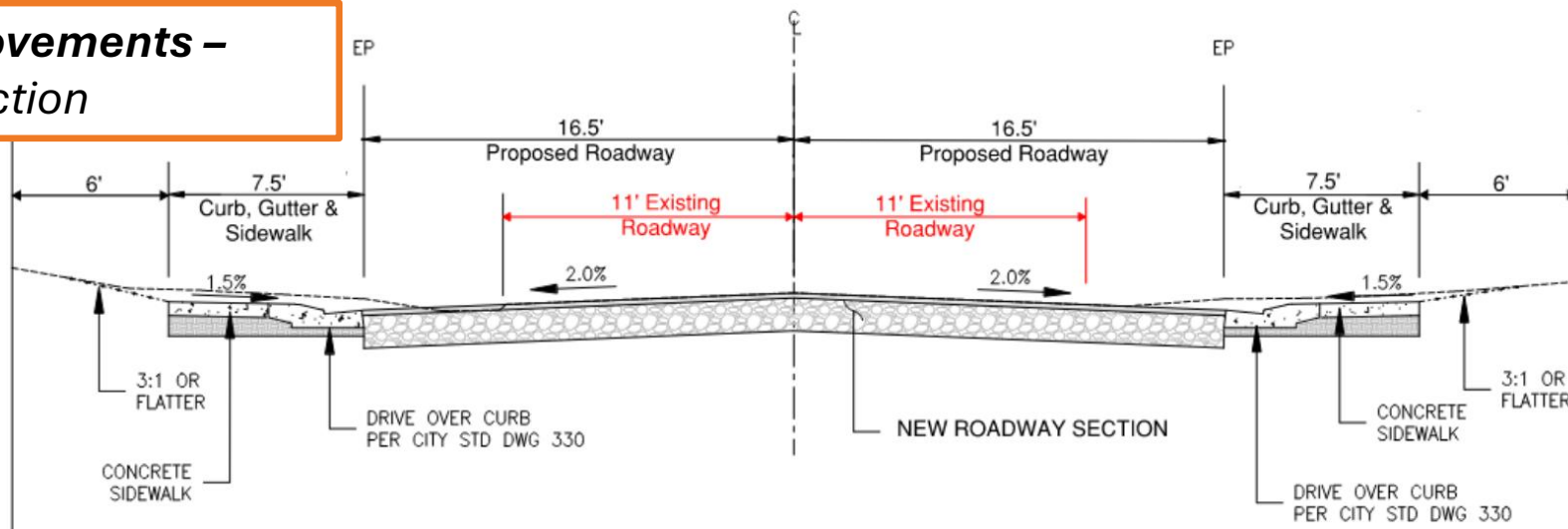
- September 20, 2022** – The Board accepted the Final Recommendation on Infrastructure Projects to be funded in Urban Pockets and County Communities.
- Scope of Work:** Design and construction of
 - Storm Drainage Facilities (including curb and gutter)
 - Sidewalk (including ADA ramps and misc. driveway approaches)
 - Domestic Water Facilities (*as needed*)
 - Sanitary Sewer Facilities (*as needed*)
 - Streetlight Facilities (*as needed*)

\$5.8 Million ARPA Investment Allocation Recommendation

District	Community	Initial \$50 Million Investment	Additional \$5.8 Million Investment	Total \$55.8 Million Investment
1	Topeka/Santa Fe	\$ 5,622,443	-	\$ 5,622,443
1	Valley Home	-	\$ 580,000	\$ 580,000
1	Sylvan/Coffee	-	\$ 580,000	\$ 580,000
2	Kenwood/Starr	\$ 4,716,891	-	\$ 4,716,891
2	Hickman	-	\$ 1,160,000	\$ 1,160,000
3	Riverdale Park Tract	\$ 10,591,437	\$ 1,160,000	\$ 11,751,437
4	Colorado/Rouse	\$ 10,000,000	-	\$ 10,000,000
4	Herndon	\$ 2,199,049	\$ 1,160,000	\$ 3,359,049
5	Bret Harte	\$ 10,000,000	-	\$ 10,000,000
5	Parklawn	\$ 6,870,179	\$ 1,160,000	\$ 8,030,179

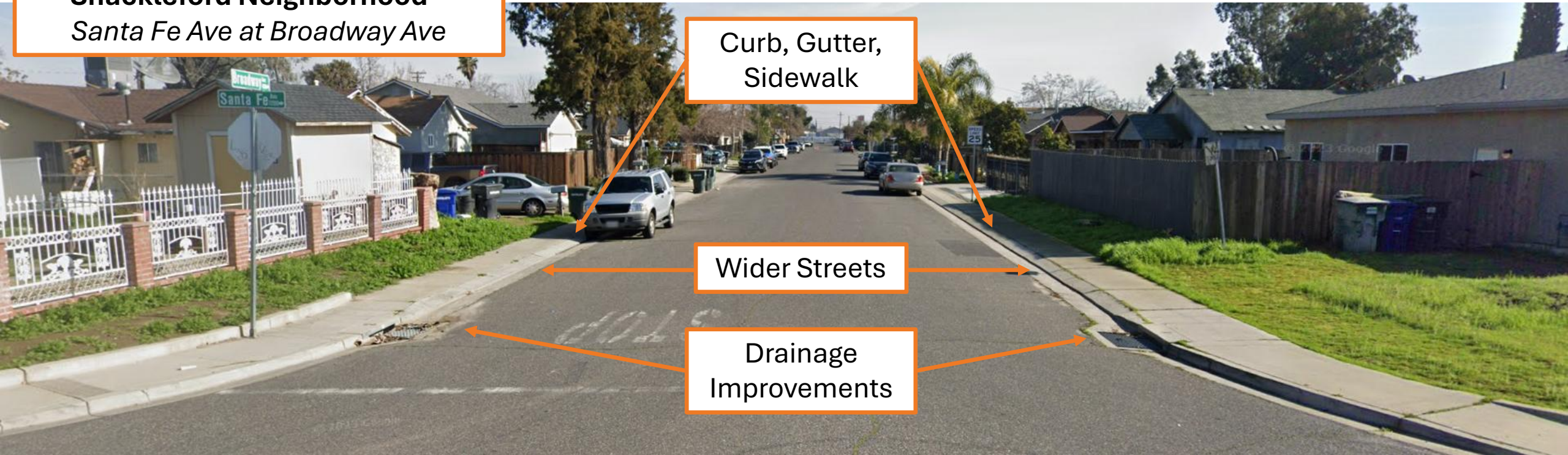
- Staff worked with the respective District Supervisor to identify projects to be funded by the additional \$5.8 million;
- Full list of all projects that are receiving ARPA funds.

**Proposed Improvements –
Cross-Section**



***These are not proposed in Valley Home and Sylvan/Coffee**

**Shackleford Neighborhood –
Santa Fe Ave at Broadway Ave**



Curb, Gutter,
Sidewalk

Wider Streets

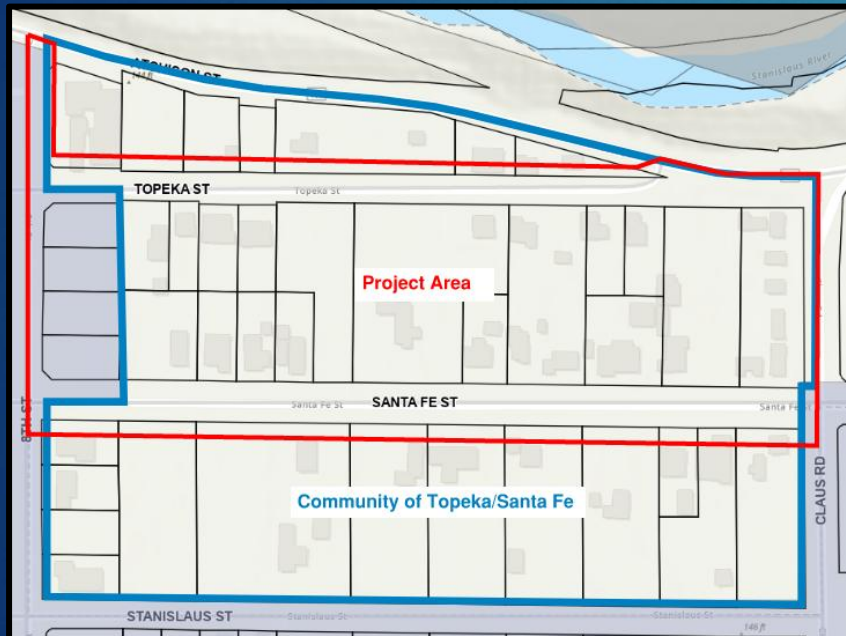
Drainage
Improvements

Community Infrastructure Update

as of August 2025

District 1

Topeka-Santa Fe Infrastructure Project



Sphere of Influence: City of Riverbank

Environmental Clearance: Obtained

Current Stage: Project has entered the Construction Phase

Project Funding (Rounded):

American Rescue Plan Act (ARPA)	\$5,622,000
Building Community Infrastructure Funds (BCIF)	\$2,685,000
Total Funding	\$8,307,000

Estimated Project Costs

(As of June 30, 2025, Rounded to the nearest thousand):

Preliminary Engineering Phase (PE)	\$ 790,000
Construction Engineering Phase (CE)	\$4,291,000
Total Cost	\$5,081,000

District 1

Valley Home Sidewalk Improvement Project



Environmental Clearance: Obtained

Current Stage: Project’s construction contract is anticipated to be awarded on August 26, 2025. Project will then enter the construction phase.

Project Funding (Rounded):

American Rescue Plan Act (ARPA)	\$ 580,000
<u>Building Community Infrastructure Funds (BCIF)</u>	<u>\$ 150,000</u>
Total Funding	\$ 730,000

Estimated Project Costs

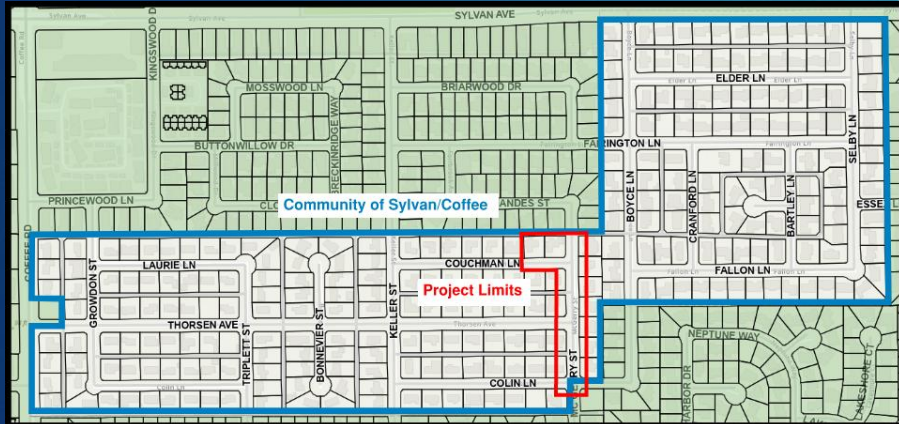
(As of June 30, 2025, Rounded to the nearest thousand):

Preliminary Engineering Phase (PE)	\$ 94,000
<u>Construction Engineering Phase (CE)</u>	<u>\$ 268,000</u>
Total Cost	\$ 362,000

District 1

Sylvan-Coffee:

Couchman Ln & Mc Gerry St Pedestrian Improvement Project



Sphere of Influence: City of Modesto

Environmental Clearance: Obtained

Current Stage: Project is in the design and engineering phase. The project is currently at the 60% Plans milestone. Construction anticipated to commence Summer 2026.

Project Funding (Rounded):

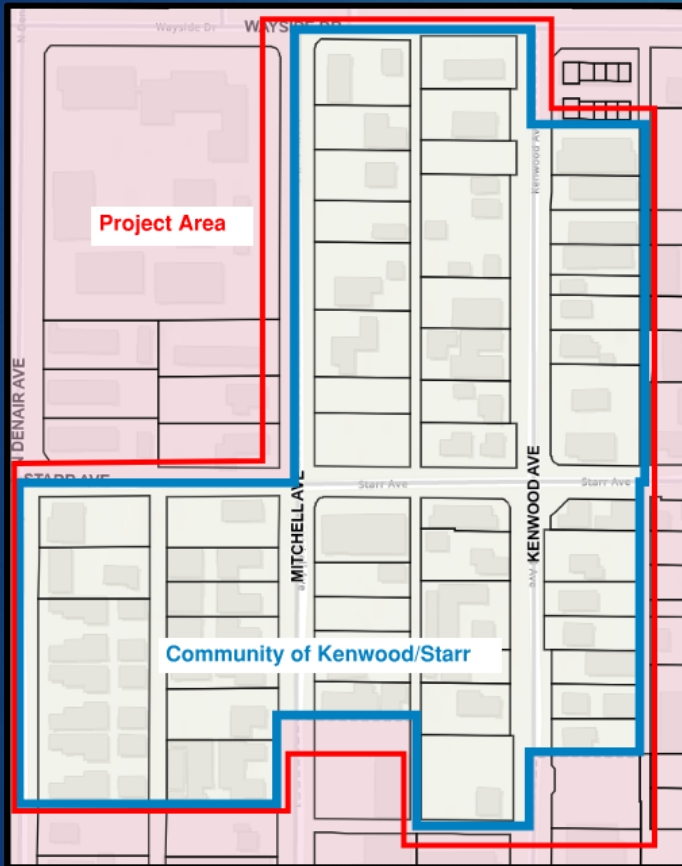
American Rescue Plan Act (ARPA)	\$ 580,000
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Estimated Project Costs

(As of June 30, 2025, Rounded to the nearest thousand):

Preliminary Engineering Phase (PE)	\$ 49,000
<u>Construction Engineering Phase (CE)</u>	<u>\$ 608,000</u>
Total Cost:	\$ 657,000

District 2 Kenwood/Starr Infrastructure Project



Sphere of Influence: City of Turlock

Environmental Clearance: Obtained

Current Stage: Project is in the design and engineering phase. The project is currently at the 100% Plans milestone. Construction anticipated to commence Winter of 2025.

Project Funding (Rounded):

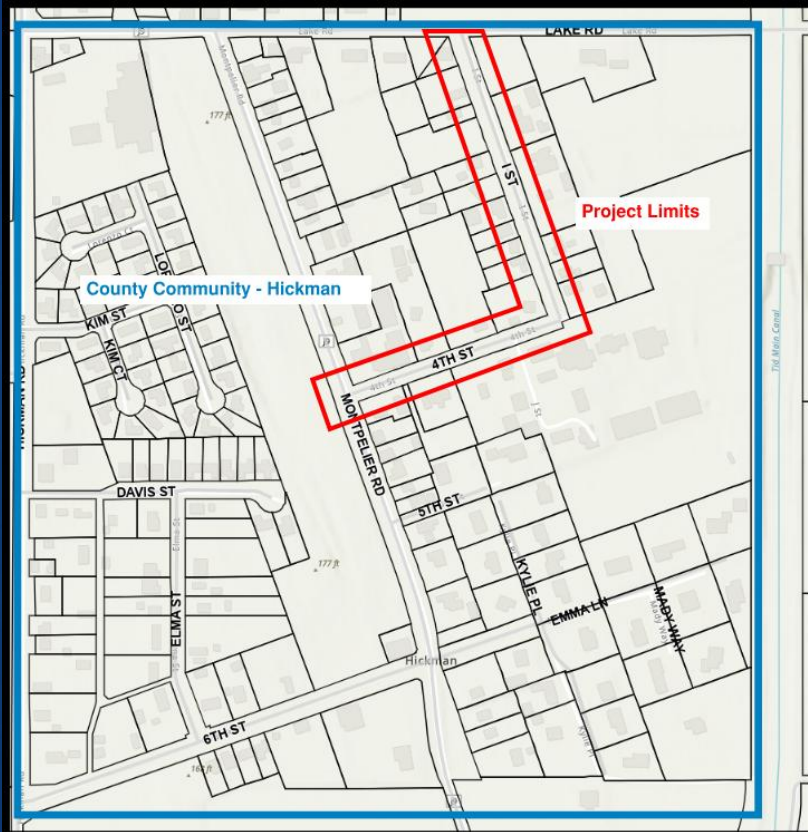
American Rescue Plan Act (ARPA) \$ 4,720,000

Estimated Project Costs

(As of June 30, 2025, Rounded to the nearest thousand):

Preliminary Engineering Phase (PE)	\$ 938,000
Construction Engineering Phase (CE)	\$ 3,430,000
Total Cost	\$ 4,368,000

District 2 Hickman Infrastructure Project



Environmental Clearance: Obtained

Current Stage: Project is in the design and engineering phase. The project is heading towards the 60% Plans milestone. Construction anticipated to commence Summer of 2026.

Project Funding (Rounded):

American Rescue Plan Act (ARPA) \$ 1,160,000

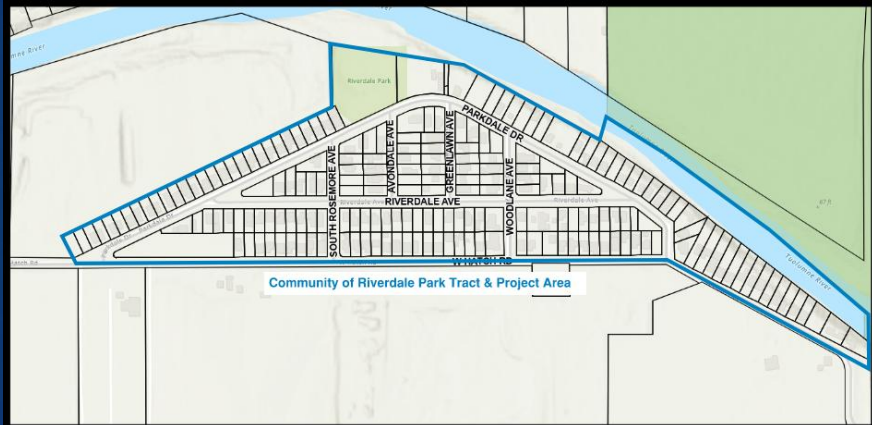
Estimated Project Costs

(As of June 30, 2025, Rounded to the nearest thousand):

Preliminary Engineering Phase (PE)	\$ 207,000
Construction Engineering Phase (CE)	TBD
Total Cost	TBD

District 2

Riverdale Park Tract Infrastructure Project



Sphere of Influence: City of Modesto

Environmental Clearance: Obtained

Current Stage: Project is in the design and engineering phase. The project is currently at the 100% Plans milestone. Construction anticipated to commence Winter of 2025.

Project Funding (Rounded):

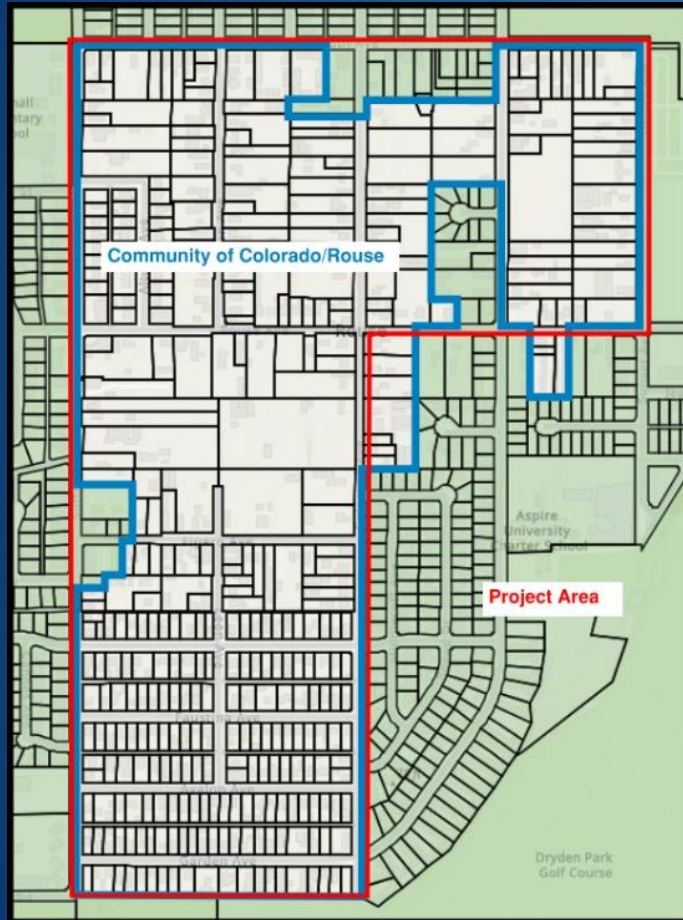
American Rescue Plan Act (ARPA)	\$ 11,751,000
Building Community Infrastructure Funds (BCIF)	\$ 1,500,000
City of Modesto – Water Improvements	\$ 5,134,000
Total Funding	\$ 18,385,000

Estimated Project Costs

(As of June 30, 2025, Rounded to the nearest thousand):

Preliminary Engineering Phase (PE)	\$ 1,933,000
Construction Engineering Phase (CE)	\$ 17,591,000
Total Cost	\$ 19,524,000

District 4 Colorado/Rouse Infrastructure Project



Sphere of Influence: City of Modesto

Environmental Clearance: Obtained

Current Stage: Project is currently being advertised. Bids are due to open in September. Construction anticipated to commence Winter of 2025.

Project Funding (Rounded):

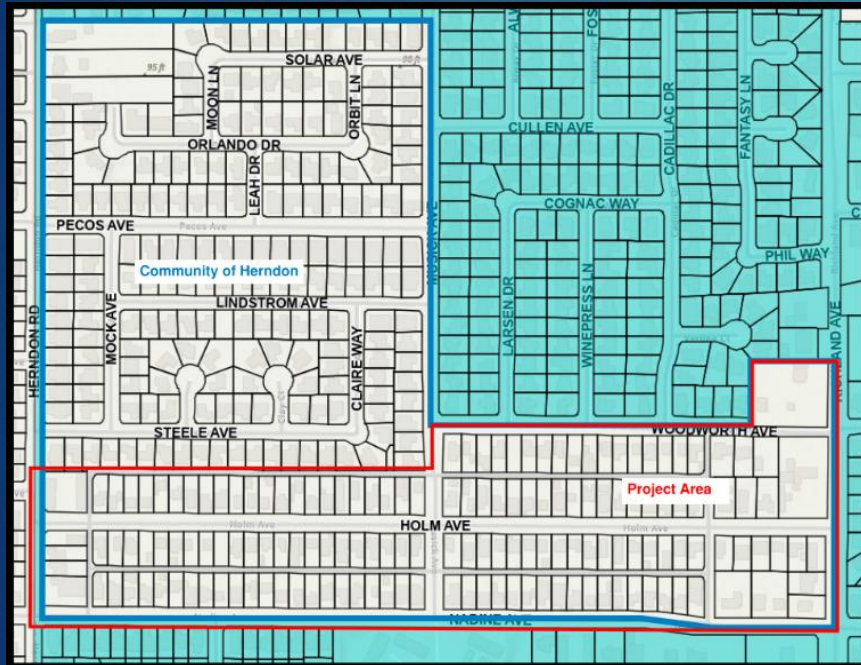
American Rescue Plan Act (ARPA)	\$ 10,000,000
State Water Board – Sewer Improvements	\$ 11,675,000
City of Modesto –State Funds	\$ 5,000,000
Total Funding	\$ 26,675,000

Estimated Project Costs

(As of June 30, 2025, Rounded to the nearest thousand):

Preliminary Engineering Phase (PE)	\$ 3,482,000
Construction Engineering Phase (CE)	\$ 29,567,000
Total Cost	\$ 33,049,000

District 4 Herndon Infrastructure Project



Sphere of Influence: City of Ceres

Environmental Clearance: Obtained

Current Stage: Project is in the design and engineering phase. The project is currently at the 100% Plans milestone.

Project Funding (Rounded):

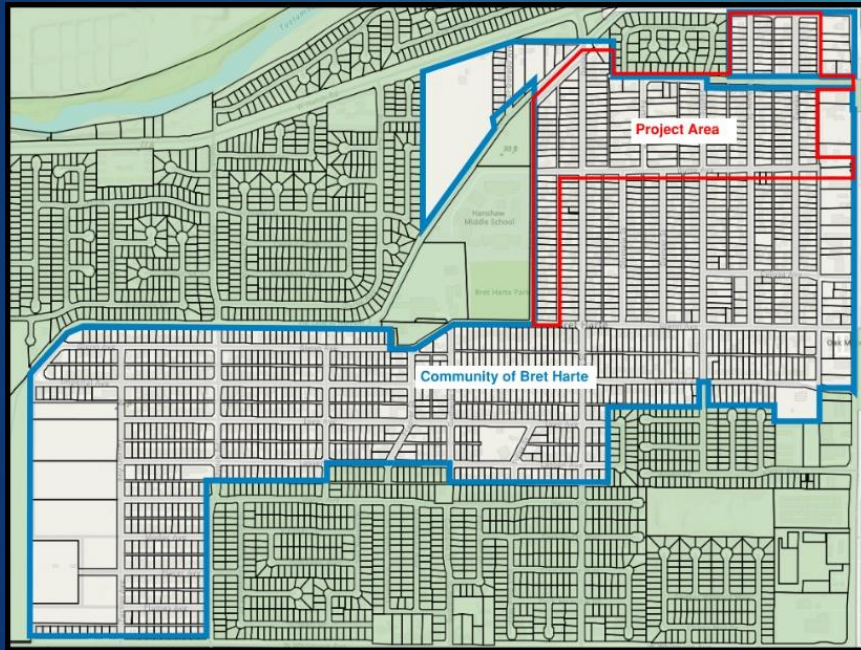
American Rescue Plan Act (ARPA)	\$	3,359,000
Building Community Infrastructure Funds (BCIF)	\$	2,000,000
City of Modesto – Water Improvements		TBD
Total Funding		TBD

Estimated Project Costs

(As of June 30, 2025, Rounded to the nearest thousand):

Preliminary Engineering Phase (PE)	\$	1,611,000
Construction Engineering Phase (CE)	\$	14,918,000
Total Cost	\$	16,529,000

District 5 Bret Harte Infrastructure Project



Sphere of Influence: City of Modesto

Environmental Clearance: Obtained

Current Stage: Project is currently being advertised. Bids are due to open in August. Construction anticipated to commence Winter of 2025.

Project Funding (Rounded):

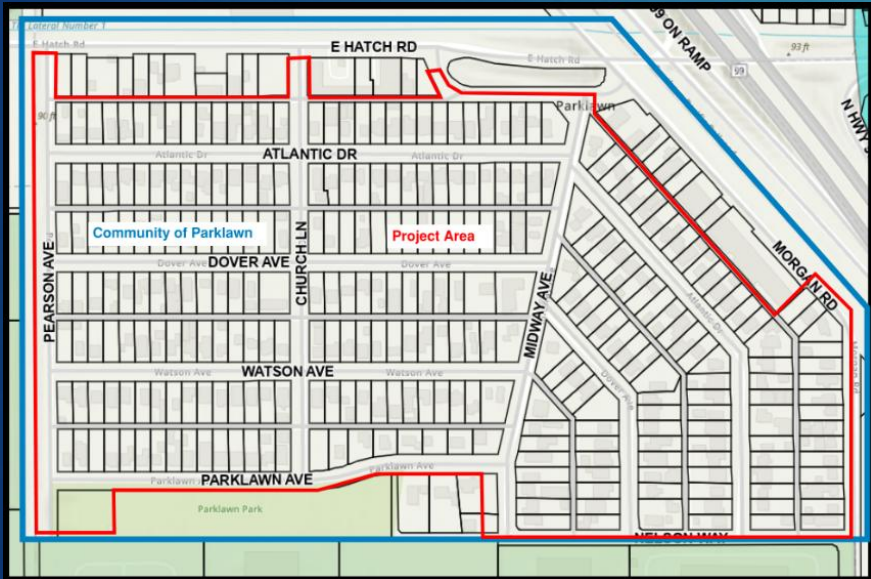
American Rescue Plan Act (ARPA)	\$ 10,000,000
City of Modesto – Water Improvements	TBD
Total Funding	TBD

Estimated Project Costs

(As of June 30, 2025, Rounded to the nearest thousand):

Preliminary Engineering Phase (PE)	\$ 2,297,000
Construction Engineering Phase (CE)	\$ 22,757,000
Total Cost	\$ 25,054,000

District 5 Parklawn Infrastructure Project



Sphere of Influence: City of Modesto

Environmental Clearance: Obtained

Current Stage: Project’s construction contract is anticipated to be awarded on August 26, 2025. Project will then enter the construction phase.

Project Funding (Rounded):

American Rescue Plan Act (ARPA)	\$ 8,030,000
Building Community Infrastructure Funds (BCIF)	\$ 1,242,000
State Funds	\$ 5,000,000
City of Modesto –Water Improvements	\$ 8,110,000
Total Funding	\$ 22,382,000

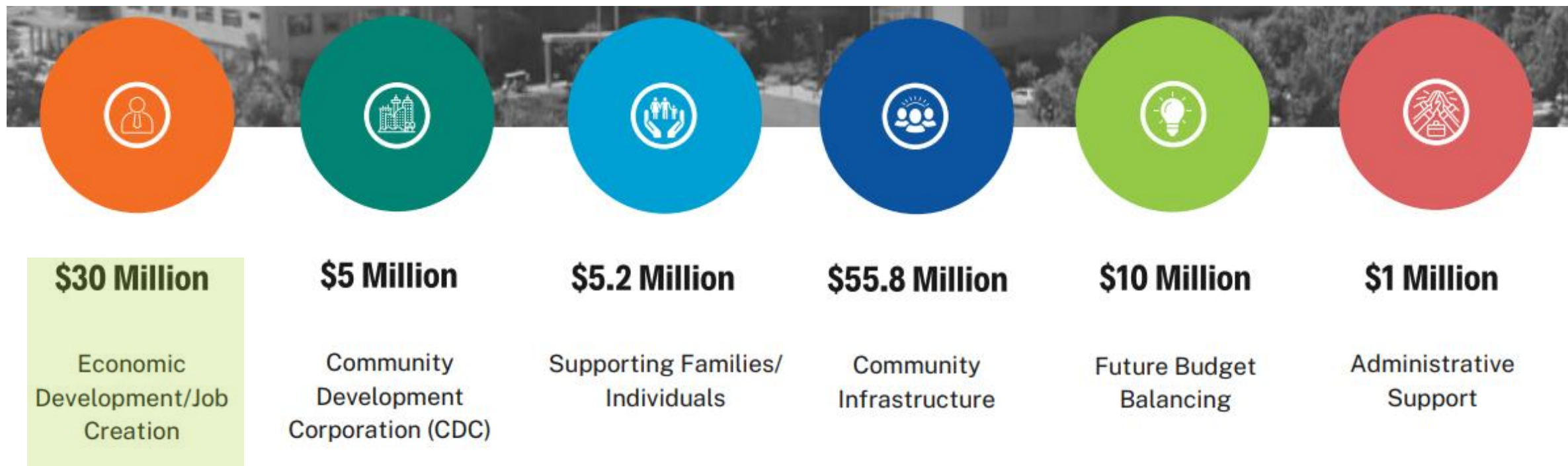
Estimated Project Costs

(As of June 30, 2025, Rounded to the nearest thousand):

Preliminary Engineering Phase (PE)	\$ 2,421,000
Construction Engineering Phase (CE)	\$ 19,961,000
Total Cost	\$ 22,382,000

American Rescue Plan Act (ARPA)

Economic Development - Crows Landing Industrial Business Park



Crows Landing Industrial Business Park (CLIBP)

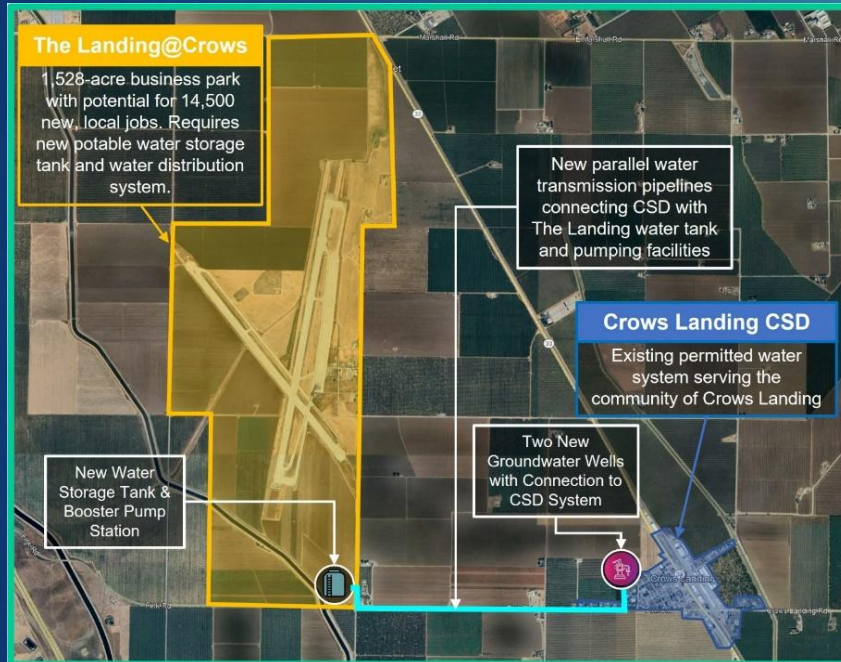
- CLIBP is an unincorporated area of Stanislaus County near the Crows Landing Community.
- CLIBP is a 1,528-acre site which will be developed into an industrial business park with a general aviation airport, public facilities, a multimodal transportation corridor, and supportive infrastructure.
- The Project will be developed in three phases over 30 to 40 years.

Crows Landing Industrial Business Park (CLIBP) Cont.

- At buildout there will be over 14 million square feet of vertical building space, a 370-acre public-use airport, and over 14,000 living-wage jobs.
- The Project will construct water facility improvements to serve the CLIBP and the Crows Landing Community.
- These facilities include water storage, pumping, treatment at the CLIBP site, a water main in Fink Road between CLIBP and the Crows Landing water wells, and water well facility improvements at the Crows Landing Community.

**Economic Development-
Crows Landing Industrial Business Park
Update
as of June 30, 2025**

Crows Landing Industrial Business Park (CLIBP)



Environmental Clearance: Obtained

Current Stage: The water improvements of the project were advertised, and the bid opening took place in July 2025. The construction contract is anticipated to be awarded in September 2025.

Project Funding (American Rescue Plan Act (ARPA))

\$ 12,000,000 in ARPA funds will be used for water infrastructure improvements. Public Works will be bringing an item to the Board in September to ask for an award projects bids to include the water infrastructure improvements.

Staff Recommendation

- Accept an Update on Stanislaus County's \$55.8 Million Investment of American Rescue Plan Act Funding to Community Infrastructure in County Island Communities
- 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.