

THE BOARD OF SUPERVISORS  
OF THE COUNTY OF STANISLAUS  
STATE OF CALIFORNIA

Special and Regular Session  
Supervisor C. Condit Absent  
Pledge of Allegiance to the Flag

Tuesday

November 18, 2025

**Convened at 5:33 p.m. for Special Session**

Prior to adjourning into Closed Session an opportunity was given to the public to address matters listed under Closed Session.

1. Conferenced with Labor Negotiators: Pursuant to Government Code Section 54957.6. Agency Negotiators: Jody Hayes, Ryan Leupp, and Joanna Navarro. Labor Organizations: Service Employees International Union, Local 521; County Attorney's Association; Stanislaus County Sheriff's Management Association. No reportable action was taken.

**Supervisor C. Condit arrived at 5:51 p.m.**

**Reconvened at 6:35 p.m. for Regular Session**

Invocation was given by Pastor Patrick Nagle with Redeemer Modesto.

Ruben Imperial, BHRS Director, and Ryan Kegley, Veterans Services Officer, provided an update on the Veterans Behavioral Health Access Initiative and recognized three Veterans: George Retana, Kelley Coelho, and Jack Griffith.

Supervisor Grewal presented a resolution to the Sikh Community proclaiming November 2025 as Sikh American Awareness and Appreciation Month in Stanislaus County.

Dave White, CEO of Opportunity Stanislaus, provided an update on their Strategic Initiatives.

Chairman B. Condit acknowledged receipt of written public comments. He noted that all public comments submitted via email were distributed to the members of the Board of Supervisors.

Marian Kaanon, with the Stanislaus Community Foundation, shared that she is joined today by other local nonprofits to share their coordinated emergency response to the SNAP CalFresh disruption caused by the federal shutdown. She urged the Board to work in partnership with nonprofits.

David Seymour, Executive Director of the McHenry Museum, and Keith Highet, a volunteer with the museum, presented the results of two years of research and collaboration, and shared the second edition of Stanislaus Story: Change and Continuity in Stanislaus County with the Board.

Andrew Timbie, with the Sierra Vista Child and Family Services, shared their efforts in the emergency response to the SNAP CalFresh disruption and voiced concerns regarding anticipated federal legislation

proposals that could take effect in 2026. He asked the Board to partner with nonprofits now to prepare for this crisis.

Kaylee Brown, with the Center for Human Services, spoke regarding the center’s experience during the SNAP CalFresh disruption. She shared aid cards were distributed within 24 hours and voiced concerns regarding a more proactive approach in the future.

Kristin Wolfley, with Aspiranet Turlock Family Resource Center, voiced concerns regarding the SNAP CalFresh crisis and spoke regarding their partnerships with United Way and the Community Foundation. She shared the center’s role during the crisis and expressed a desire to be more proactive and play a larger role in future solutions.

Keristofor Seryan, President and CEO of United Way of Stanislaus County, shared their experience during the SNAP CalFresh disruption, noting the distribution of grocery gift cards and a surge in 211 calls. He asked the Board to partner in developing a more proactive and coordinated response system.

John X. Mataka, community advocate with Valley Improvement Projects, spoke in support of the Board partnering with nonprofits. He shared concerns regarding fumigants and two drift incidents at local schools and requested a one-mile buffer zone around school sites.

Steve, Modesto resident, spoke in support of Valley Improvement Projects’ efforts to improve environmental and school safety. He voiced concerns regarding law enforcement and advocated for the creation of an oversight board.

Bianca Lopez, co-founder of Valley Improvement Projects, spoke regarding the organization’s work on social and environmental justice. She shared concerns regarding pesticide use near homes and schools and requested a one-mile buffer zone.

Grewal/Withdraw unan. Adopted the consent calendar after removing from consent items **6.B.6** Approval of a Budget Adjustment to the County Operations - Airport Legal Budget Unit to Distribute Aircraft Tax Revenue to the City of Modesto for Improvements at the Modesto City/County Airport – CEO; **6.B.12** Approval to Adopt the Recommended Decision of the Nuisance Abatement Hearing Board Regarding the Property at 1933 Patterson Rd, Riverbank, California – DER; **6.B.19** Approval of the Labor Agreement Between the County of Stanislaus and the Stanislaus Sheriff’s Management Association for the Negotiated Term of 07/01/2025 Through 06/30/2029 – CEO; and, **6.B.20** Approval for the Agricultural Commissioner to Accept \$36,964 in Pesticide Regulation Community Engagement Funds from the California Department of Pesticide Regulation to Conduct a Spray Safe Event – Ag Commissioner

**6.A.1** Approved the minutes of 11/04/2025

**6.A.2** Declared a vacancy on the Stanislaus County Veterans Advisory Commission

2025-0590

**6.A.3** Adopted and waived the second reading of Ordinance C.S. 1404 to add, amend and eliminate existing fees for the Department of Parks and Recreation      ORD-59-B-1      2025-0591

**6.B.1** Approved the dissolution of the Stanislaus County Debt Advisory Committee, originally established by Board of Supervisors Resolution in October 1989; and, affirmed the CEO will manage the County’s Debt Program within his existing responsibilities, through analysis with financial experts and stakeholders, to form recommendations on opportunities for debt issuance for the Board’s consideration – CEO      2025-0592

**6.B.2** Approved an agreement with Sierra Vista Child and Family Services for the provision of Family Resource Center (FRC) and Family First Prevention Services Act (FFPSA) services for Area D in the amount of \$236,615 for the term of 12/01/2025, through

- 06/30/2026; authorized the GSA Director/Purchasing Agent, or designee, to sign the agreements with Sierra Vista Child and Family Services for the provision of FRC and FFPSA services for Area D for the term of 12/01/2025, through 06/30/2026; and, authorized the GSA Director/Purchasing Agent, or designee, to amend the agreements by up to 25% under the same terms and conditions, within budget authority and aligned with the Purchasing Policy – CSA 2025-0593
- 6.B.3** Accepted the August 2025 Investment Report for the Stanislaus County Treasury Pool; and, authorized the Chairman to sign on behalf of the Board that the report has been reviewed and accepted – T/TC 2025-0594
- 6.B.4** Accepted the September 2025 Investment Report for the Stanislaus County Treasury Pool; and, authorized the Chairman to sign on behalf of the Board that the report has been reviewed and accepted – T/TC 2025-0595
- 6.B.5** Approved and adopted the amended Delta-Mendota Subbasin Domestic Well Mitigation Policy – DER 2025-0596
- 6.B.7** Approved the Delta-Mendota Subbasin Groundwater Sustainability Agencies Joint Powers Authority Agreement; and, authorized the Chairman to sign the Delta-Mendota Subbasin Groundwater Sustainability Agencies Joint Powers Authority Agreement on behalf of Stanislaus County – DER 2025-0598
- 6.B.8** Accepted an update on the investment of American Rescue Plan Act Funds into Stanislaus 2030 Investment Blueprint Strategies for the period of July through September of 2025 – CEO 2025-0599
- 6.B.9** Approved continued participation in the Sourcewell Cooperative Agreement for Fuel Card Services with WEX Bank Inc., in an amount not-to-exceed \$9,005,144, effective 11/18/2025, through 06/27/2029; authorized the GSA Purchasing Agent, or designee, to execute a new Addendum to the Fuel Card Services Agreement between WEX Bank Inc. and Sourcewell, and any subsequent amendments and extensions, budget permitting and in accordance with the County’s Purchasing and Salvage Policy; and, authorized the GSA Purchasing Agent, or designee, to continue to execute additional EV Charging En Route Solution Enrollment Forms as may be needed, and any subsequent amendments and extensions – GSA 2025-0600
- 6.B.10** Adopted the recommended decision of the Nuisance Abatement Hearing Board regarding the property at 2925 Golf Rd, Turlock, California, CE No. 22-0316, as set forth in Attachment 1, attached to the agenda item; and, directed and authorized County Counsel, in his discretion, to civilly prosecute the owners or tenants of the property, enjoin the nuisance and seek reimbursement of attorney fees and costs, if the nuisance conditions are not corrected within thirty days – DER 2025-0601
- 6.B.11** Adopted the recommended decision of the Nuisance Abatement Hearing Board regarding the property at 4213 E Barnhart Rd, Ceres, California, CE No. 23-0068, as set forth in Attachment 1, attached to the agenda item; and, directed and authorized County Counsel, in his discretion, to civilly prosecute the owners or tenants of the property, enjoin the nuisance and seek reimbursement of attorney fees and costs, if the nuisance conditions are not corrected within thirty days – DER 2025-0602
- 6.B.13** Adopted the recommended decision of the Nuisance Abatement Hearing Board regarding the property at 2515 Lander Ave, Turlock, California, CE No. 24-0438, as set forth in Attachment 1, attached to the agenda item; and, directed and authorized County Counsel, in his discretion, to civilly prosecute the owners or tenants of the property, enjoin the nuisance and seek reimbursement of attorney fees and costs, if the nuisance conditions are not corrected within thirty days – DER 2025-0604
- 6.B.14** Adopted the recommended decision of the Nuisance Abatement Hearing Board regarding the property at 2301 Bangs Ave, Modesto, California, CE No. 25-0059, as set forth in

- Attachment 1, attached to the agenda item; and, directed and authorized County Counsel, in his discretion, to civilly prosecute the owners or tenants of the property, enjoin the nuisance and seek reimbursement of attorney fees and costs, if the nuisance conditions are not corrected within thirty days – DER 2025-0605
- 6.B.15** Adopted the recommended decision of the Nuisance Abatement Hearing Board regarding the property at 4700 S Sperry Rd, Denair, California, CE No. 25-0073, as set forth in Attachment 1, attached to the agenda item; and, directed and authorized County Counsel, in his discretion, to civilly prosecute the owners or tenants of the property, enjoin the nuisance and seek reimbursement of attorney fees and costs, if the nuisance conditions are not corrected within thirty days – DER 2025-0606
- 6.B.16** Adopted the recommended decision of the Nuisance Abatement Hearing Board regarding the property at 4706 Esmar Rd, Ceres, California, CE No. 25-0117, as set forth in Attachment 1, attached to the agenda item; and, directed and authorized County Counsel, in his discretion, to civilly prosecute the owners or tenants of the property, enjoin the nuisance and seek reimbursement of attorney fees and costs, if the nuisance conditions are not corrected within thirty days – DER 2025-0607
- 6.B.17** Adopted the recommended decision of the Nuisance Abatement Hearing Board regarding the property at 18620 Sycamore Ave, Patterson, California, CE No. 25-0243, as set forth in Attachment 1, attached to the agenda item; and, directed and authorized County Counsel, in his discretion, to civilly prosecute the owners or tenants of the property, enjoin the nuisance and seek reimbursement of attorney fees and costs, if the nuisance conditions are not corrected within thirty days – DER 2025-0608
- 6.B.18** Approved retroactively the use of \$1,716 of Community Development Funds for the rental of the Stanislaus County Veterans Center for the Stanislaus Asian American Community Resource 3rd Annual Scholarship Gala held on 10/25/2025 – CEO 2025-0609
- 6.B.21** Approved to enter into an Independent Contractor Services Agreements with Without Permission Inc. for the provision of Diversion Program Services in the amount of \$1,574,750 and Family Justice Center of Stanislaus County in the amount of \$375,000 retroactively for the period of 07/01/2025, through 06/30/2028; and, authorized the GSA Director/Purchasing Agent to execute the agreements with Without Permission Inc. and Family Justice Center of Stanislaus County – DA 2025-0612
- 6.B.22** Approved the use of \$50,000 of Community Development Funds to help address food insecurity, provide warm clothes, and supply essential items for families affected by the disruption of food assistance programs; and, authorized the CEO to negotiate and execute a MOU with First 5 Stanislaus in the amount of \$50,000 – CEO 2025-0613
- 6.C.1** Approved a Professional Services Agreement with Mark Thomas & Company, Inc., for the development of the Tri-County Transportation Resiliency Plan, with a total not-to-exceed amount of \$596,227; authorized the GSA Director/Purchasing Agent to execute a Professional Services Agreement with Mark Thomas & Company, Inc., in the amount of \$596,227 and to sign necessary documents; and, authorized the GSA Director/Purchasing Agent to execute amendments, not to exceed 10%, so long as there is funding available in the departments project budget – PW 2025-0614
- 6.C.2** Approved a Professional Services Agreement for Construction Management Services with Dewberry Engineers, Inc., for the 7th Street over Tuolumne River Bridge Replacement Project; authorized the GSA Director/Purchasing Agent to execute a Professional Services Agreement for Construction Management Services with Dewberry Engineers, Inc., for the 7th Street over Tuolumne Bridge Replacement Project in the not-to-exceed amount of \$7,245,122 and to sign necessary documents; authorized the GSA Director/Purchasing Agent to execute contract amendments, budget permitting, up to 10% of the contract not-to-exceed value; and, directed the Auditor-Controller to increase the estimated revenue and

appropriations by \$7,245,122 in the Public Works 7th Street Bridge Project Construction Phase budget unit, as detailed in the Budget Journal, attached to the agenda item – PW  
2025-0615

**6.C.3** Declared, pursuant to Public Contract Code Section 22031, the County’s intention to use County workforce to perform road reconstruction projects on Plainview Road, Needham Road, Stark Road, 1st Street, and Marshall Road; and, authorized the Director of Public Works to take any appropriate action necessary to carry out the purpose and intent of these recommendations – PW 2025-0616

**6.D.1** Set a public hearing on 12/16/2025, at the 6:30 p.m. meeting, to consider the Planning Commission’s recommendation of approval for General Plan Amendment Application No. PLN2025-0070 - Highway Commercial Planned Development; and, authorized the Clerk to publish a notice of public hearing as required by law – Planning 2025-0617

**6.D.2** Set a public hearing on 12/16/2025, at the 6:30 p.m. meeting, to consider the Planning Commission’s recommendation for Rezone and Parcel Map Application No. PLN2023-0099 – Power Play, a request to rezone a 9.33 acre parcel, from Planned Development (P-D) (25) to a new P-D, to allow construction of an indoor roller hockey rink, 60,834 square feet, and seven commercial buildings, totaling 62,900 square feet, to be developed with light industrial uses and to divide the project site into eight parcels, located at 711 Bangs Avenue and 4555 North Star Way, between Galaxy Way and Bangs Avenue, in the Modesto Area, and adoption of a Negative Declaration; and, authorized the Clerk to publish a notice of public hearing as required by law – Planning  
ORD-59-C-1 2025-0618

**6.D.3** Set a public hearing on 12/16/2025, at the 6:30 p.m. meeting, to consider approval of Substantial Amendment No. 1 to the Stanislaus HOME Consortium’s Annual Action Plans for FYs 2023-2024, 2024-2025 and 2025-2026 – Planning 2025-0619

Withdraw/Grewal unan. **6.B.6** Authorized the use of \$65,943 in Appropriations for Contingencies by the Board; and, directed the Auditor-Controller to increase appropriations by \$65,943 in the County Operations – Airport legal budget unit, funded by Appropriations for Contingencies, as detailed in the budget journal, attached to the agenda item – CEO C-6-T-6 2025-0597

Grewal/Withdraw unan. **6.B.12** The Board considered the adoption of the Nuisance Abatement Hearing Board decision regarding the property at 1933 Patterson Rd, Riverbank, California, CE No. 23-0109, as set forth in Attachment 1, attached to the agenda item; and, the Board paused the nuisance abatement action until the property owners rezone application is presented to the Board – DER 2025-0603

**Chairman B. Condit left the dais at 7:58 p.m.**

Withdraw/Grewal (4-0)(B. Condit recused) **6.B.19** Approved the provisions contained within the Tentative Agreement reached between the County and the Stanislaus Sheriff’s Management Association (SCSMA) representing the Lieutenant Management Classifications’ Bargaining Unit for the Term of 07/01/2025, through 06/30/2029; amended the Salary and Position Allocation Resolution to reflect the changes included in the Tentative Agreement; and, authorized the Chairman and all parties to sign the Final Agreement – CEO 2025-0610

**Chairman B. Condit returned to the dais at 8:00 p.m.**

Chiesa/Withdraw unan. **6.B.20** Authorized the Agricultural Commissioner to accept \$36,964 in Pesticide Regulation Community Engagement funding from the California Department of Pesticide Regulation to conduct a Spray Safe Event; and, directed the Auditor-Controller to increase revenue and appropriations

by a total of \$36,964 in the Agricultural Commissioner Budget Unit, as detailed in the budget journal, attached to the agenda item – Ag Commissioner 2025-0611

Chiesa/Grewal unan. **7.1** Conducted a public hearing to consider the Planning Commission’s recommendation for approval of Ordinance Amendment Application No. PLN2025-0069 – Truck Parking, a request to amend Chapters 21.20 General Agriculture District (A-2) and 21.94 Home Occupations, and to add Chapter 21.89 Truck Parking Facilities to the Stanislaus County Zoning Ordinance to update existing allowances for truck parking in the unincorporated General Agriculture (A-2) zoned areas of Stanislaus County; finds the project is generally exempt from the CEQA pursuant to CEQA Guidelines Section 15061(b)(3) and order the filing of a Notice of Exemption with the Stanislaus County Clerk-Recorder pursuant to CEQA Guidelines Section 15062; finds that there is no substantial evidence the project will have a significant effect on the environment and that the exemption reflects Stanislaus County’s independent judgement and analysis; finds the project is consistent with the overall goals and policies of the Stanislaus County General Plan; and, approved Ordinance Amendment Application No. PLN2025-0069 – Truck Parking and introduced, waived the reading, and adopted Ordinance C.S. 1401 – Planning ORD-58-Z-2 2025-0620

Chiesa/B. Condit unan. **7.2** Conducted a public hearing to waive the second reading of an ordinance amending Title 16 of the Stanislaus County Code and adopt, by reference, the California Code of Regulations Title 24, 2025 Edition, of the California Building Standards Code, and the International Property Management Code 2021 Edition; finds that the proposed changes and modifications to the 2025 California Building Standards Code (California Code of Regulations, Title 24) contained in the proposed ordinance are necessary because of specific local climatic, geographical, and/or topographical conditions, as detailed in the proposed ordinance; adopted Ordinance C.S. 1402 amending Title 16 of the Stanislaus County Code and adopted by reference the 2025 California Building Standards Code (California Code of Regulations, Title 24), and International Property Management Code 2021 Edition; directed the Chief Building Official to file the adopted ordinance and the Board’s finding with the California Building Standards Commission; and, ordered the Clerk to publish the ordinance in accordance with Government Code Section 25124(b) – Planning ORD-59-A-1 2025-0621

Withrow/Grewal unan. **7.3** Acknowledged receipt of correspondence that the Applicant withdrew their appeal; and, cancelled the public hearing to consider an appeal of the Planning Commission’s denial of Use Permit Application No. PLN2021-0012 – West Main Compost, a request to operate a composting facility on a 23.5± acre portion of a 47.82± acre parcel, in the General Agriculture (A-2-40) zoning district, the project site is located at 1236 West Main Street, between S. Carpenter Road and Crows Landing Road, in the Turlock area – Planning 2025-0622

**Corr 1** Referred to County Counsel, Auditor-Controller, Treasurer-Tax Collector, and the Assessor's Office, a Claim for Refund of Property Taxes filed on behalf of Equitybak LP dba Derrel’s Mini Storage #51, regarding assessment for FY 2023-2024.

Supervisor Grewal reported that last week he participated in the Veterans Day Parade and attended a flag-raising ceremony at Community Hospice in honor of former Modesto Mayor Garrad Marsh. He thanked the Board for approving the agenda item regarding community benefit dollars to help with food insecurity and shared that he and Supervisor Withrow are partnering with local food banks, grocers, and business owners to provide Thanksgiving meals and distribute jackets to elementary schools in their districts.

CEO Hayes reported that the 43-day federal government shutdown has concluded and confirmed that all SNAP/CalFresh recipients in Stanislaus County received their full November benefits. He shared that the County’s state and federal advocates will be visiting on Thursday, 11/20/2025, and that all Board

members and Department Heads are scheduled to meet with the legislative team to evaluate bills passed in the last session and prepare for the upcoming one. He also noted that, in addition to the ongoing road closure on Roselle Avenue for the North County Corridor project, BNSF Railroad will be closing Claribel Road this weekend between Litt Road and Terminal Road for repairs.

Adjourned at 9:13 p.m.

ATTESTED: Noemi Leon, Interim Clerk  
of the Board of Supervisors  
of the County of Stanislaus  
State of California

BY: KELLY RODRIGUEZ, Assistant Clerk of the Board of Supervisors  
(The above is a summary of the minutes of the Board of Supervisors. Complete minutes are available from the Clerk of the Board's Office.)