

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

Special and Regular Session  
Chairman B. Condit Absent  
Pledge of Allegiance to the Flag

Tuesday

December 16, 2025

**Convened at 5:32 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 Legal Counsel – Existing Litigation: Pursuant to Government Code Section 54956.9 (d)(1). One Case: Dorothy Heimbach et. al. v. Stanislaus County et. al. United States District Court Eastern District of California Case No. 2:23-cv-01887-DJC-KJN. No reportable action was taken.

**Reconvened at 6:33 p.m. for Regular Session**

Invocation was given by Deacon Greg Masztal with Saint Paul's Episcopal Church.

Kassandra Barrientos, with the Stanislaus Council of Governments (StanCOG), gave a presentation on StanCOG's Unmet Transit Needs Analysis.

Deahnna Washington voiced concerns regarding a neighbor burning refuse near her property and the difficulties she is having obtaining enforcement from multiple agencies. She asked the Board for assistance in clarifying the rules and ensuring accountability within her neighborhood.

Milt Trieweiler, a lifetime Stanislaus County resident, urged the Board to remain open-minded and objective when making hard decisions and shared they have an obligation to plan for the welfare of future children and descendants.

Kelley Coelho, a member of the Veterans Advisory Commission, shared a proposal for veterans housing intended to serve the long-term needs of veterans in Stanislaus County.

Kevin McClarty, a constituent of District 3, shared concerns regarding the proposed overnight camping at Tuolumne River Regional Park. He also voiced concerns regarding the design of the new courthouse.

Grewal/C. Condit (4-0)(B. Condit absent) Adopted the consent calendar after removing from consent item **6.D.1** Approval to Set a Public Hearing on 01/06/2026, at the 9:00 A.M. Meeting, to Consider the Planning Commission's Recommendation of Approval for Parcel Map, Variance, and Williamson Act Cancellation Application No. PLN2025-0022 - Silva Revocable Trust, a Request to Subdivide a 107.62± Acre Parcel Into Two Parcels of 5.32± Acres and 44.22± Acres in Size, and a 58.08± Acre Remainder, in the General Agriculture (A-2-40) Zoning District, and Obtain a Variance to Create a Parcel Less Than the 40-Acre Minimum Parcel Size and a Williamson Act Cancellation to Create a Parcel Less Than 10-Acres,

Located at 20400 Armstrong Road, Between Pear Avenue and E. Marshall Road, in the Crows Landing Area, and Adoption of a Negative Declaration – Planning

- 6.A.1** Approved the minutes of 12/09/2025
- 6.A.2** Appointed Davian Padilla and Jeffrey Greener to the Keyes Municipal Advisory Council
- 6.A.3** Appointed Piper McKnight to the Stanislaus Animal Services Agency Advisory Committee
- 6.A.4** Appointed Susan Vasquez and Jenny Thompson and reappointed Gary Torrijos, Randy Crooker, Chris Ricci, and Rosa Escutia-Braaton to the Stanislaus County Local Task Force on Solid Waste Management
- 6.A.5** Reappointed E. Vernon Seeley to the Assessment Appeals Board
- 6.A.6** Reappointed Aaron Mundello to the Fire Code Board of Appeals
- 6.A.7** Reappointed Patrick Cerutti and Edward Rocha to the Hills Ferry Cemetery District Board of Directors
- 6.A.8** Reappointed Ken Cheeseman to the Stanislaus Regional Housing Authority
- 6.A.9** Reappointed Valerie Mitchell and Krestina Sawa to the In-Home Supportive Services Advisory Committee
- 6.A.10** Reappointed Tom E. Wright and Gary D. Page to the Knights Ferry Cemetery District Board of Trustees
- 6.A.11** Reappointed Thomas E. Boze, Bruce E. Ramsey and Gregory Goodwin to the Law Library Board of Trustees
- 6.A.12** Reappointed Jami Aggers and Thomas Helme to the San Joaquin Valley Air Pollution Control District Citizens Advisory Committee
- 6.A.13** Reappointed Jeremiah Williams to the Stanislaus County Equal Rights Commission
- 6.A.14** Reappointed Charmaine Lazar to the Stanislaus County Hazardous Waste Management Advisory Committee
- 6.A.15** Reappointed Austin Grant to the Stanislaus County Parks and Recreation Commission
- 6.A.16** Reappointed Andrew Huff to the Stanislaus County Planning Commission
- 6.A.17** Reappointed Rick Scheuber, Patrick Alves, and Steve Amador to the Storm Drain District No. 8 Board of Directors
- 6.A.18** Reappointed Curtis D. King to the Tuolumne River Regional Park Citizens Advisory Committee
- 6.A.19** Reappointed Ryan Taylor to the Turlock Mosquito Abatement District
- 6.A.20** Reappointed Edward Tobias, Katelynn Dorsett, Trent Voss, David Wright, Sue Zwahlen, Jim Mortensen, Daniel Bays, Tim Sanders, Navjot Athwal, Vince Dykzeul, and Cooper M. Rossiter to the Stanislaus County Water Advisory Committee
- 6.A.21** Reappointed Keryn F. Whitlow, Daljit K. Grewal, and Olivia Esquivel Gonzalez to the Stanislaus County Behavioral Health Board
- 6.B.1** Awarded four Professional Services Agreements for On-Call Construction Management Services for the GSA Capital Facilities Division; authorized the Purchasing Agent to execute the agreements on behalf of the County with the following firms: (a) Bickford Ventures Inc., dba Division 01 Construction Management of Lodi, California; (b) InnoActive Group of San Francisco, California; (c) Kitchell/CEM, Inc. of Fresno, California; (d) Roebbelen Construction Management Services, Inc.; approved amendments to extend eight existing Professional Services Agreements for On-Call Architectural Services for the GSA's Capital Facilities Division; and, authorized the Purchasing Agent to execute amendments to the existing On-Call Architectural Services Agreements on behalf of the County with the following firms: (a) Brown Reynolds Watford Architects, Inc.; (b) Dewberry Architects, Inc.; (c) Hellmuth, Obata & Kassabaum, Inc.; (d) LDA Partners, Inc.; (e) Lionakis; (f) Pires, Lipomi & Burkett Architectural Corporation (dba Red Inc. Architects); (g) SVA Architects, Inc.; (h) the KPA Group – GSA

- 6.B.2** Approved Amendment No. 2 to the Agreement for Independent Contractor Services with Recology Blossom Valley Organics North, which increases the contract by \$114,107, for a not-to-exceed amount of \$244,107; authorized the GSA Director/Purchasing Agent to execute Amendment No. 2 with Recology Blossom Valley Organics North; and, authorized the GSA Director/Purchasing Agent to sign additional amendments to the Agreement so long as it is within the specified contract amount – DER
- 6.B.3** Accepted the October 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
- 6.B.4** Approved the continuation of the one-dollar (\$1.00) additional recording fee, pursuant to Government Code Section 27361.4 and Assembly Bill 137, to fund document preservation, archival maintenance, and modernization efforts within the Clerk-Recorder's Office – Clerk Recorder
- 6.B.5** Approved the Confirmation of Participation Percentages under the Northern Delta-Mendota Region Sustainable Groundwater Management Act ("SGMA") Services Activity Agreement; and, authorized the Chairman to sign the Confirmation of Participation Percentages under the Northern Delta-Mendota Region Sustainable Groundwater Management Act ("SGMA") Services Activity Agreement on behalf of Stanislaus County – DER
- 6.B.6** Approved the First Amendment to the Agreement for Professional Services between Stanislaus County and Shaw Yoder Antwih Schmelzer & Lange for state legislative advocacy services, extending the term through 06/30/2028; and, authorized the GSA Purchasing Agent to sign the Amendment – CEO
- 6.B.7** Approved an updated Parking License Agreement with the Superior Court of Stanislaus County for parking at the 12th Street Parking Garage; and, authorized the GSA Director/Purchasing Agent, or designee, to negotiate and enter into future parking license agreements for use of the 12th Street Parking Garage, consistent with the prevailing parking rates established by the City of Modesto – GSA
- 6.B.8** Approved the appointment of Mary Hartsfield as the Stanislaus County Clerk of the Board, effective 01/05/2026 – CEO
- 6.C.1** Approved Amendment No. 5 to the Professional Design Services Agreement with HDR Engineering, Inc., for the Tim Bell Road over Dry Creek Bridge Replacement Project, in the amount of \$295,757, resulting in a new, not-to-exceed, total contract amount of \$3,484,793; authorized the GSA Director/Purchasing Agent to execute Amendment No. 5 with HDR Engineering, Inc., in the amount of \$295,757, and to sign necessary documents; directed the Auditor-Controller to increase the estimated revenue and appropriations by \$295,757 in the PW Tim Bell Road Bridge budget unit, as detailed in the budget journal, attached to the agenda item; and, authorized the Director of Public Works to take any appropriate action necessary to carry out the purpose and intent of these recommendations – PW
- 6.C.2** Retroactively approved Contract Change Order No. 3 to the Construction Agreement with Midland Construction in the amount of \$46,988 for the Orchard Removal Project for the North County Corridor Project with a new not-to-exceed amount of \$674,348; approved an increase to the construction budget for the Orchard Removal Project for the North County Corridor Project by \$46,988 from \$ 627,360 to \$674,348; authorized the Director of Public Works to execute Contract Change Order No. 3 with Midland Construction in the amount of \$46,988 and to sign necessary documents; approved the use of \$46,988 in Regional Transportation Impact Fees of the County's Public Facilities Fees for the Orchard Removal Project for the North County Corridor Project; directed the Auditor-Controller to increase appropriations and estimated revenue by \$46,988 in the Public Works - Road and Bridge

budget unit as detailed in the budget journal, attached to the agenda item; and, authorized the Director of Public Works to take any appropriate action necessary to carry out the purpose and intent of these recommendations – PW

- 6.C.3** Finds that all subdivision improvements for Vesting Tentative Subdivision Map PLN2021-0040 – Lazares Companies, (Monte Vista Collection) required by the Subdivision Improvement Agreement, executed by LGI Homes, Inc., and recorded on 03/17/2025, as Document No. 2025-0012748, have been installed to the satisfaction of Stanislaus County and the Denair Community Services District; authorized the release of Bond No. 08BSBJG7991 issued by Hartford Fire Insurance Company in the amount of \$6,870,758 for Performance Bond and in the amount of \$3,435,379 for Subdivision Payment Bond for on-site improvements and Bond No. 0852423 issued by Harco National Insurance Company in the amount of \$2,336,344 for Performance Bond and in the amount of \$1,168,172 for Subdivision Improvements Labor and Material Bond for off-site improvements pursuant to Section 66499.7(a) of the Subdivision Map Act, for faithful performance of the required improvements of the Subdivision Improvement Agreement for Monte Vista Collection; accepted all streets, avenues, roads, drives, courts and Lots “A” & “B”, for the purpose of drainage and Lot “C” for the purpose park/storm drain basin within the project site as shown on the final map for PLN2021-0040 – Lazares Companies, (Monte Vista Collection), for maintenance by Stanislaus County; and, authorized the Director of Public Works to take any appropriate action necessary to carry out the purpose and intent of these recommendations – PW
- 6.C.4** Approved the purchase of one Bearcat Chipper from Etnyre International, in the amount of \$520,750; authorized the GSA Director/Purchasing Agent to issue a purchase order for one Bearcat Chipper using the Sourcewell Cooperative Purchasing Contract No. 050625-ENT; and, directed the Auditor-Controller to increase appropriations by \$565,570 in the Public Works - Morgan Shop budget as detailed in the budget journal, attached to the agenda item – PW
- 6.C.5** Approved the Cooperative Agreement between the StanCOG and Stanislaus County for the Measure L funding associated with the design phase of the Faith Home Road Expressway (Hatch to Garner) Project; authorized the Chairman to execute and sign the Cooperative Agreement between the StanCOG and Stanislaus County; directed the Auditor-Controller to increase estimated revenue and appropriations by \$8 million in the Public Works Faith Home Viaduct Bridge Project budget unit; and, authorized the Director of Public Works to take any appropriate action necessary to carry out the purpose and intent of these recommendations – PW
- 6.C.6** Approved the annexation of the Hoffman Ranch Subdivision into the Denair Highway Lighting District; finds that the territory, APN: 024-022-027, is owned by the proponent and its ownership represents 100% of the total assessed valuation of said territory; finds that the area included in the Legal Description of Hoffman Ranch Subdivision is located in the unincorporated territory of Stanislaus County and that it is not within the boundary of any Lighting District; finds that Stanislaus County Code, section 20.56.210, requires streetlights to be installed in accordance with County standards in areas designated as residential, commercial, and industrial on the land use element of the General Plan; finds that the property owner was required to install streetlights per Condition of Approval and Rezone & Vesting Tentative Map Application No. PLN2021-0101 – Hoffman Ranch; finds that pursuant to California Streets and Highways Code, section 19056, territory owned by a property owner that comes under the terms of a county ordinance requiring the installation of a street lighting system (i.e. Stanislaus County Code, section 20.56.210) shall be exempt from Street and Highway Code requirements for petition, notice, hearing, and election requirements; finds that the annexation will not produce a change in

assessment methodology or assessment rates for the Denair Highway Lighting District and the parcel in the new territory shall be subject to the pre-existing methodology and rates; declared that all services being provided by Denair Highway Lighting District will be extended fully to the territory included in the property annexation and the services shall commence with the start of the 2025-2026 FY; ordered APN: 024-022-027 and its subsequent subdivided parcel numbers to be added to the 2025-2026 FY annual assessments; and, directed the Department of Public Works to forward a certified copy of the Board Resolution ordering the annexation, and all other required documents, along with the processing fee to the State Board of Equalization – PW

**6.C.7** Approved Amendment No. 8 to the Agreement for Professional Design Services with David Evans and Associates Inc., for time extension with new contract end date of 12/31/2028; authorized the GSA Agency Director/Purchasing Agent to execute Amendment No. 8 to the Agreement for Professional Design Services with David Evans and Associates Inc., for time extension with new contract end date of 12/31/2028, and sign the necessary documents; and, authorized the Director of Public Works to take any appropriate action necessary to carry out the purpose and intent of these recommendations – PW

**6.C.8** Approved the plans and specifications for the Seventh Street Bridge Replacement over Tuolumne River, Federal Aid Project No. BRLO-5938(167); awarded a construction contract to MCM Construction, Inc., for the Seventh Street Bridge Replacement over Tuolumne River, Federal Aid Project No. BRLO-5938(167); authorized the Director of Public Works to execute a contract with MCM Construction, Inc., in the amount of \$85,223,894 and to sign necessary documents; authorized the Director of Public Works to execute change orders, not-to-exceed 10%, in accordance with the Public Contract Code, Sections 20137 and 20142; authorized the Director of Public Works to accept the completed improvements and perform all necessary closeout activities upon project completion; directed the Auditor-Controller to increase the estimated revenue and appropriations to \$95,763,458 in the Public Works Seventh Street Bridge Construction Phase Project legal budget unit, per the attached budget journal; and, authorized the Director of Public Works to take any appropriate action necessary to carry out the purpose and intent of these recommendations – PW

#### **Supervisor C. Condit left the dais at 6:59 p.m.**

Grewal/Withrow (3-0)(C. Condit recused)(B. Condit absent) **6.D.1** Set a public hearing on 01/06/2026, at the 9:00 a.m. meeting, to consider the Planning Commission's recommendation of approval for Parcel Map, Variance, and Williamson Act Cancellation Application No. PLN2025-0022 – Silva Revocable Trust, a request to subdivide a 107.62 ± acre parcel into two parcels of 5.32± acres and 44.22± acres in size, and a 58.08± acre remainder, in the General Agriculture (A-2-40) zoning district, and obtain a variance to create a parcel less than the 40-acre minimum parcel size and a Williamson Act Cancellation to create a parcel less than 10-acres, located at 20400 Armstrong Road, between Pear Avenue and E. Marshall Road, in the Crows Landing Area, and adoption of a Negative Declaration; and, authorized the Clerk to publish a notice of public hearing as required by law – Planning

#### **Supervisor C. Condit returned to the dais at 7:00 p.m.**

C. Condit/Grewal (4-0)(B. Condit absent) **7.1** Conducted a public hearing to consider the Planning Commission's recommendation of approval for General Plan Amendment Application No. PLN2025-0070 – Highway Commercial Planned Development, a request to establish policies addressing the development or establishment of large-scale truck parking facilities in the unincorporated areas of Stanislaus County; finds the project is generally exempt for the California Environmental Quality Act

(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 that the General Plan amendment will maintain a logical land use pattern without detriment to existing and planned land uses; the County and other affected governmental agencies will be able to maintain level of services consistent with the ability of the governmental agencies to provide a reasonable level of service; and, approved General Plan Amendment No. PLN2025-0070 – Highway Commercial Planned Development – Planning

**Supervisor Grewal left the dais at 7:16 p.m.**

C. Condit/Withrow (3-0)(Grewal recused)(B. Condit absent) **7.2** Conducted a public hearing to consider the Planning Commission's recommendation of approval 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 include an indoor roller hockey facility, 60,834 square feet in size, as a permitted use 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; adopted the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis; ordered the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075; finds that: (a) the project is consistent with the overall goals and policies of the County General Plan; (b) the proposed Planned Development zoning is consistent with the Planned Development General Plan designation; (c) the proposed parcel map is consistent with applicable general and specific plans as specified in Section 65451 of California Code, Government Code; (d) the design or improvement of the proposed parcel map is consistent with applicable general and specific plans; (e) the site is physically suitable for the type of development; (f) the site is physically suitable for the proposed density of development; (g) the designs of the parcel map or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat; (h) the design of the parcel map or type of improvements is not likely to cause serious public health problems; (i) the design of the parcel map or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision; (j) the project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements; approved Rezone and Parcel Map Application No. PLN2023-0099 – Power Play, subject to the Development Standards and Development Schedule, attached to the agenda item; and, introduced, waived the reading, and adopted Ordinance C.S. 1406 – Planning

**Supervisor Grewal returned to the dais at 7:30 p.m.**

Grewal/Withrow (4-0)(B. Condit absent) **7.3** Approved Substantial Amendment No. 1 to decrease funding allocated to the Housing Rehabilitation program in the Stanislaus HOME Consortium's Annual Action Plans for FYs 2023-2024, 2024-2025, and 2025-2026; approved Substantial Amendment No. 1 to increase funding allocated to the Consortium Affordable Housing program in the Stanislaus HOME Consortium's Annual Action Plans for FYs 2023-2024, 2024-2025, and 2025-2026; approved Substantial Amendment No. 1 to reprogram Community Housing Development Organization (CHDO) funds to the Housing Rehabilitation program in the Stanislaus HOME Consortium's Annual Action Plans for FYs 2023-2024, 2024-2025, and 2025-2026; authorized the Director of the Planning and Community Development Department to take all actions necessary to implement Substantial Amendment No. 1 of the

Stanislaus HOME Consortium's Annual Action Plans for FYs 2023-2024, 2024-2025, and 2025-2026; authorized Planning and Community Development staff to incorporate any public comments received during the hearing into the final Substantial Amendment No. 1 document; and, authorized the Director of Planning and Community Development to take all actions necessary to implement Substantial Amendment No. 1, including submittal to the U.S. Department of Housing and Urban Development (HUD), and incorporation of any technical changes requested by HUD that do not significantly alter approved activities or funding levels – Planning

C. Condit/Grewal (4-0)(B. Condit absent) 8.1 **Amended** the item to delete Staff Recommendation No. 4 and add Staff Recommendation No. 8, approved Staff Recommendations Nos. 1, 2, 3, 5, 6, 7, and 8 as **amended** as follows: (1) approved the allocation of \$1,307,900 in Permanent Local Housing Allocation (PLHA) funds, in the form of a loan, to the Stanislaus Regional Housing Authority (SRHA) for the Valley Manor Project, located at 719 Driskell Avenue, in the City of Newman; (2) authorized the Director of Planning and Community Development to negotiate and execute any related program agreements, contracts, amendments, or other documentation required for the awarding of \$1,307,900 in PLHA funding to the SRHA for the development of the Valley Manor Project; (3) approved the allocation of \$1,664,392 in HOME Investment Partnerships (HOME) program funds, in the form of a loan, to the SRHA for the Park Street Cottages Project, located at 1143 and 1145 Park Street, in the City of Turlock; and the allocation of \$1,262,970 for the Abbie Street Project, located at 100 S. Abbie Street, in Empire, CA; (5) authorized the Director of Planning and Community Development to negotiate and execute any related program agreements, contracts, amendments, or other documentation required for the awarding of \$1,664,392 in HOME funding to the SRHA for the development of the Park Street Cottages Project and \$1,262,970 for the Abbie Street Project; (6) authorized the Director of Planning and Community Development to negotiate and execute any necessary technical modifications to any related program agreements, contracts, amendments, or other documentation as requested by the California Department of Housing and Community Development (HCD), provided the amount of awarded funding and terms of the funding remain consistent with those authorized by the Board; (7) authorized the Director of Planning and Community Development to negotiate and execute any necessary technical modifications to any related program agreements, contracts, amendments, or other documentation as requested by the U.S. Department of Housing and Urban Development (HUD), provided the amount of awarded funding and terms of the funding remain consistent with those authorized by the Board; and, (8) directed staff to complete the National Environmental Policy Act (NEPA) environmental review for the HOME funded projects, Park Street Cottages and Abbie Street, and obtain confirmation from the SRHA of the required match and a comprehensive plan for securing all additional funding necessary to finalize the projects prior to 06/30/2026, with execution of any related program agreements, contracts, amendments, or other documentation to occur only after these requirements have been fulfilled – Planning

Supervisor Withrow wished everyone a Merry Christmas.

Supervisor Grewal reported that he, along with Supervisor Withrow, utilized their community development funds to provide jackets to children in their districts. He shared that they will be providing over 2,000 jackets to students and thanked Noble Outfitters for selling the jackets at cost.

The CEO announced that agenda item 6.B.8 approved the appointment of Mary Hartsfield to serve as the Stanislaus County Clerk of the Board, effective 01/05/2026, at a starting salary of \$160,000 annually, plus management benefits as set forth in the agenda item. He also thanked the Interim Clerk of the Board, Noemi Leon, and Assistant Clerk of the Board, Kelly Rodriguez, for their support and leadership over the past six months.

Adjourned at 7:55 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.)