

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0022
(916) 319-2022
FAX (916) 319-2122

DISTRICT OFFICE
1010 TENTH STREET, SUITE 5800
MODESTO, CA 95354
(209) 521-2201
FAX (209) 521-2209



COMMITTEES
VICE CHAIR: AGRICULTURE
VICE CHAIR: NATURAL RESOURCES
VICE CHAIR: PUBLIC SAFETY
BUDGET
BUSINESS AND PROFESSIONS
PUBLIC EMPLOYMENT AND
RETIREMENT

BUDGET SUBCOMMITTEE NO. 4 ON
CLIMATE CRISIS, RESOURCES,
ENERGY, AND TRANSPORTATION

October 29, 2025

Stanislaus County Board of Supervisors
1010 Tenth Street, Suite 6500
Modesto, CA 95354

RE: Opposition to Authorization of Diablo Grande Tax Sale by County Tax Collector

Dear Chair and Members of the Board,

I want to begin by expressing my appreciation for the difficult work you do on behalf of the people of Stanislaus County. Decisions before the Board are never simple, and I am mindful of the many competing priorities you must balance as you work to serve our communities.

With that in mind, I write to respectfully share my concerns regarding the proposal to authorize the County Tax Collector to move forward with the February 26 tax sale of all properties within Diablo Grande. I recognize the fiscal pressures that bring this matter to you, but I believe such a sale would carry serious and lasting consequences for the residents who call Diablo Grande home.

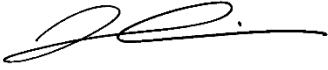
It is important to remember that the residents themselves did not bring about the financial challenges facing their community. Much of the burden stems from past development schemes and outside investors who walked away, leaving families to cope with the aftermath. Despite this, the people of Diablo Grande have worked in good faith to stabilize their neighborhood, taking steps toward recovery and doing everything they can to mitigate impacts on their livelihoods. They are striving to move forward, not backwards.

Allowing a wholesale tax sale now would undermine those efforts and place a \$31 million Mello-Roos obligation on families who had no hand in creating it. Beyond the financial hardship, such a sale would all but eliminate the possibility of attracting a master developer and restrict the District's ability to provide water connections for future growth. Together, these outcomes would not only threaten property values, but also extinguish the long-term promise of the community.

I understand the gravity of the decision before you, and I do not make this request lightly. I respectfully ask that you consider voting against authorizing this tax sale so that other, more constructive avenues can be explored—avenues that support the residents, protect property values, and preserve a pathway for future investment and development.

Thank you for your time and for your commitment to the people of Stanislaus County. Please know that my office stands ready to support you and to work collaboratively toward solutions that uphold the best interests of the families we all serve.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Alanis', with a long horizontal flourish extending to the right.

Juan Alanis
Assemblyman, 22nd District

CC: Jody Hayes, County Chief Executive Officer