



M&L REFRIGERATED TERMINAL, INC –
SLOPE EASEMENT ACQUISITION

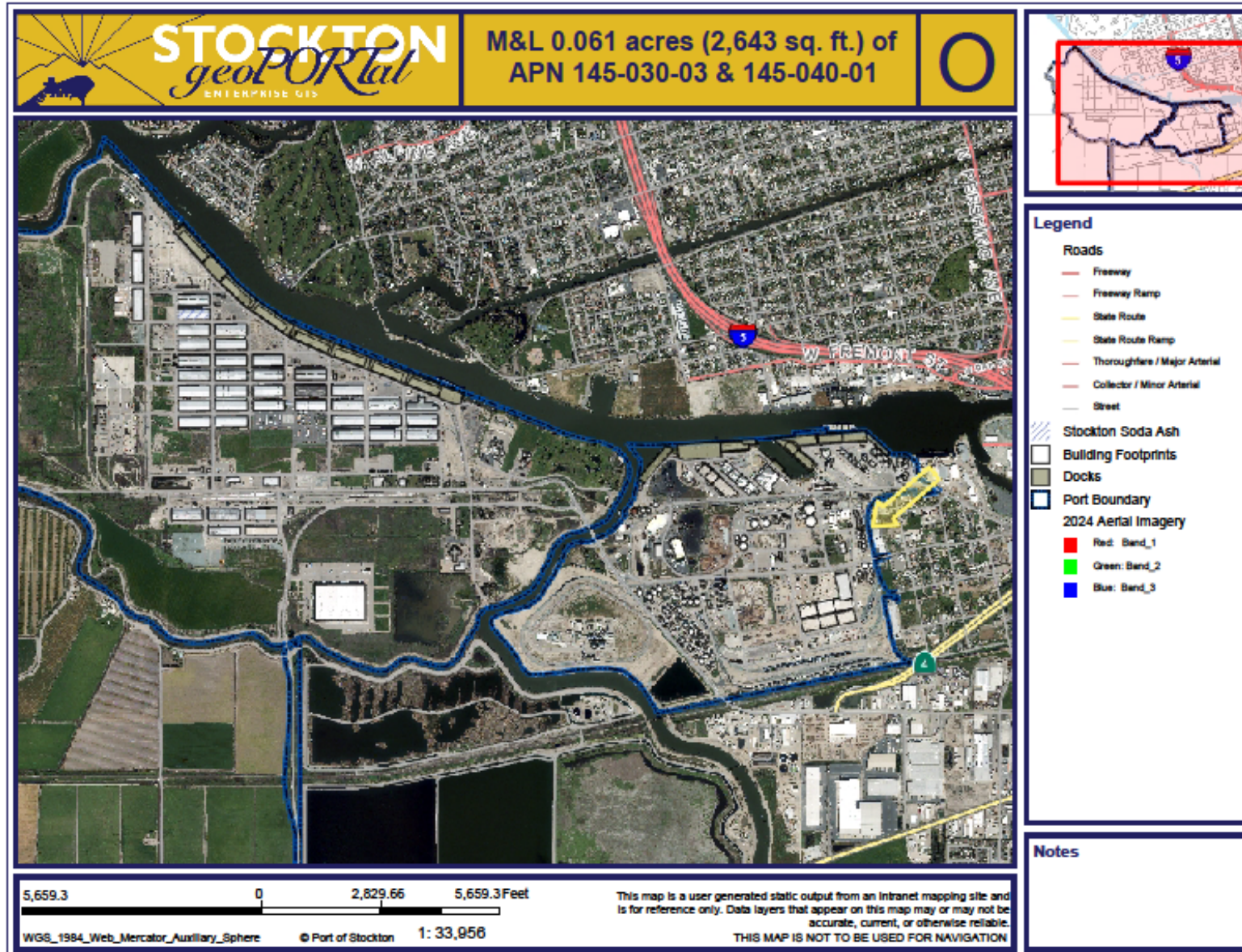
A PORTION OF PARCEL NUMBERS 145-040-01 & 145-030-03

DECEMBER 15, 2025

Vicinity Map



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Background



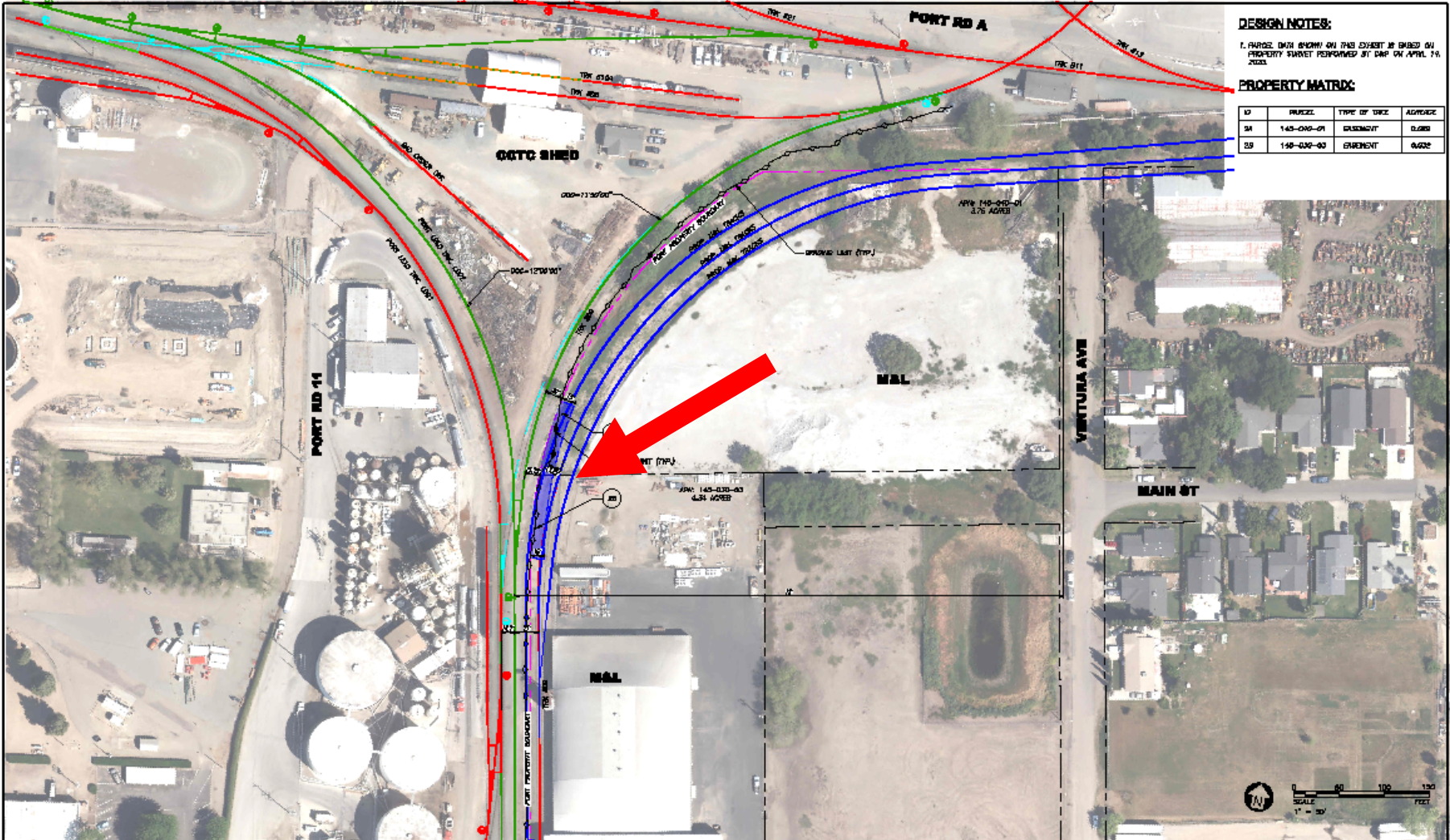
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- As part of the Rail Improvements Project, the Port must acquire rights-of-way and slope easements from two private property owners
 - NorCal Materials, Inc – Purchase authorized and closing in process
 - M&L Refrigerated Terminal, Inc. remains pending
- Two slope easements totaling approximately 0.061 acres ($\pm$ 2,643 square feet) are required from M&L's property located at 2505 W. Washington Street, adjacent to the rail alignment
- Property is one of two private properties who receive rail deliveries from Port-owned tracks (Penny Newman also)

Site Map



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DESIGN NOTES:
1. PARCEL DATA SHOWN ON THIS EXHIBIT IS BASED ON PROPERTY SURVEY PERFORMED BY DWP ON APRIL 24, 2023.

PROPERTY MATRIX:

ID	PARCEL	TYPE OF USE	ACRES
01	145-040-01	GRASSHUT	0.28
02	145-040-02	ENHANCEMENT	0.02

JMA
2551 W. Washington St., Ste. 200
Stockton, CA 95210
TEL: 209.544.1100
WWW.JMA.COM

HDR
2551 W. Washington St., Ste. 200
Stockton, CA 95210
TEL: 209.544.1100
WWW.HDR.COM

60% DESIGN

03/07/2025

PROJECT:

NO.	DATE	DESCRIPTION

PORT OF STOCKTON
RAIL AND BRIDGE IMPROVEMENTS
2551 W. WASHINGTON STREET
STOCKTON, CA 95210

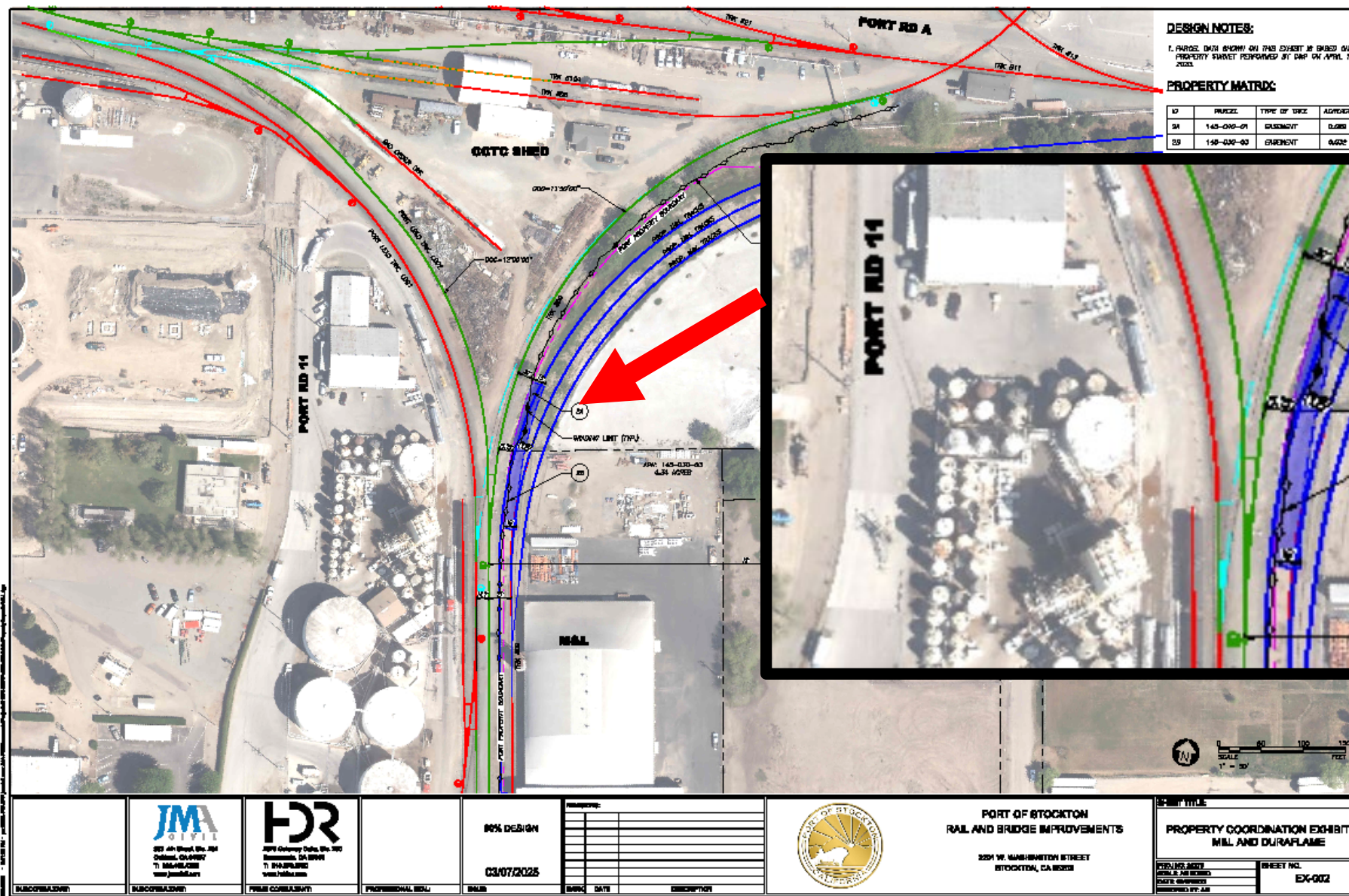
SHEET TITLE
PROPERTY COORDINATION EXHIBIT
MIL AND DURAFLEX

PROJECT NO.	SHEET NO.
2023-01-001	EX-002

IF THIS SHEET IS LOST, IT SHALL BE REPRODUCED AND REISSUED



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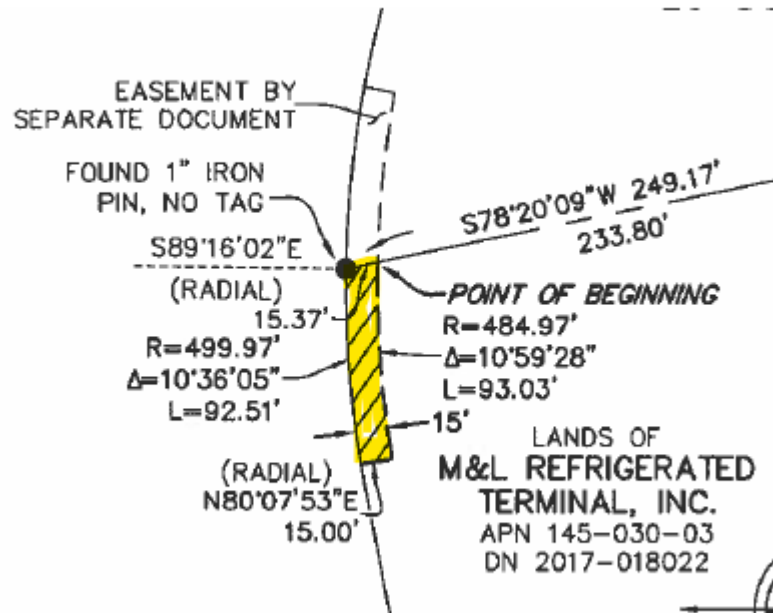


Easement

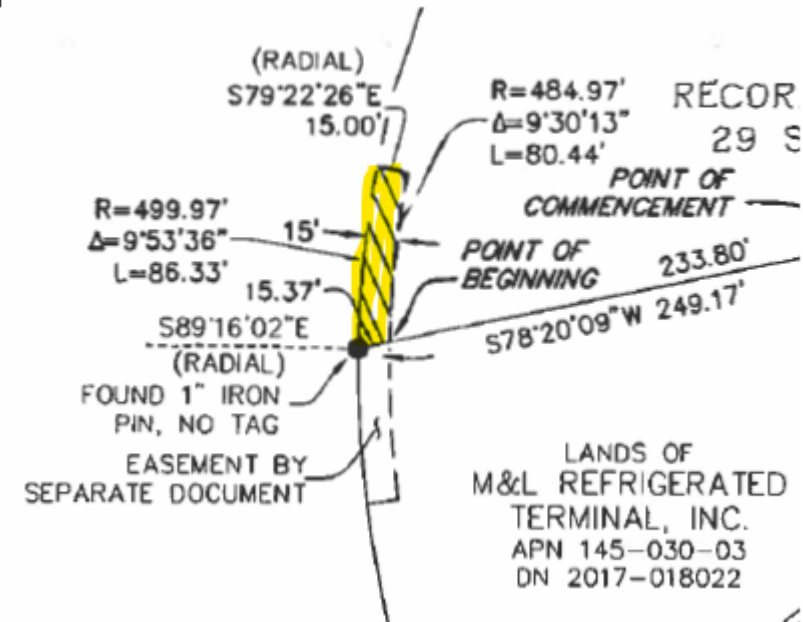


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APN 145-030-03



APN 145-040-01



DISCUSSION



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- Port real estate staff and ROW consultant (Monument ROW) have maintained ongoing coordination with M&L regarding the Rail Infrastructure Project
- Project plans were revised in May 2025 following coordination with M&L and project engineers to minimize impacts to M&L's property
- Revised appraisal-based offer of \$17,400 transmitted to M&L on September 5, 2025, supported by updated August 2025 appraisal
- Offer complies with federal and state requirements governing just compensation and public acquisition procedures

DISCUSSION



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- M&L was advised of its right to obtain an independent appraisal, with Port reimbursement up to \$5,000
- M&L has not as of December 12, 2025, responded to the offer with acceptance, rejection, counter, or appraisal notice. M&L counsel has indicated there will be a response
- Project schedule now requires consideration of proceeding with a Resolution of Necessity

RECOMMENDATION



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Staff recommends that the Board adopt a resolution which, if approved, will constitute a Resolution of Necessity and authorize the Port Director to initiate eminent domain proceedings, in accordance with California Code of Civil Procedure § 1245.210 et seq., to acquire slope easements, totaling approximately 0.061 acres ($\pm$ 2,643 square feet), held by M&L Refrigerated Terminal located on Assessor's Parcel Numbers 145-040-01 & 145-030-03.



THANK YOU