Greater Silicon Valley:

The San Joaquin County Extension

SAN JOAQUIN COUNTY CALIFORNIA

Dynamic business development and engaging quality of life

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Tracy Welcomes

205

580

TRACY

5

Our strategic location provides direct access to customers in several major markets such as the San Francisco Bay Area, Los Angeles, Sacramento and San Joaquin Valley. We know that location directly affects profitability. Tracy's land and educated labor supply, along with our proximity to suppliers reduces your costs.

CITY OF
TRACY CALIFORNIA
Think Inside the Triangle™

Andrew Malik, Development Services Director
(209) 831-6400 andrewm@ci.tracy.ca.us
www.ThinkInsideTheTriangle.com

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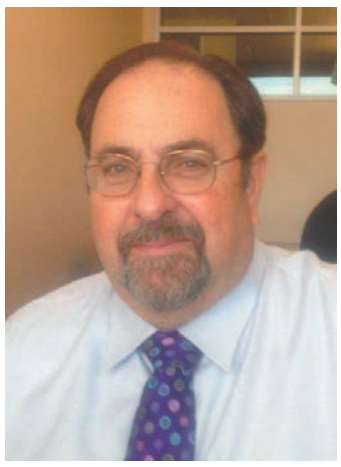
Northern California's largest master planned business / industrial park

36 Million Square Feet of Office & Industrial Space Annexing In Fall 2013

Welcome to San Joaquin County!



With its positive business atmosphere, employee talent pool, abundant resources, and quality affordable housing, San Joaquin County offers Silicon Valley breathing room for the future. Here you'll find high quality of life, affordability, and myriad opportunities for business development in a comfortable setting just 50 miles from the heart of Silicon Valley.

This special introduction to San Joaquin County is just a glimpse of all that is available to entrepreneurs, small business owners, and companies looking to expand or relocate. Throughout the County are idyllic residential neighborhoods with state-of-the-art and green-built housing at affordable prices, new schools, shopping areas, modern commercial and industrial developments, and available land to build a long-term future for your company and employees in the Greater Silicon Valley.

San Joaquin County and its seven cities, Tracy, Lathrop, Manteca, Ripon, Escalon, Stockton and Lodi, are poised to accommodate the region's future growth. All are committed to expedited permit reviews of development plans and projects. Additionally, the San Joaquin Partnership offers confidential assistance to help guide companies in finding suitable spaces and resources to meet their business requirements. The recent location of Amazon's massive fulfillment center is just one example of this remarkable and discreet collaboration of public and private sectors.

The next decision is yours.

Sincerely,

HARRY MAVROGENES
Chief Deputy County Administrator
San Joaquin County Government

Mr. Mavrogenes was formerly the Executive Director of the San Jose Redevelopment Agency and helped bring Silicon Valley's success to San Jose.

San Joaquin County and San Joaquin Partnership open Silicon Valley office

San Joaquin County and the San Joaquin Partnership are pleased to announce the opening of their San Joaquin/Silicon Valley office in Santa Clara at 2903 Bunker Hill Lane. The office is housed within the offices of TiE Silicon Valley, the largest chapter of a global organization of successful entrepreneurs. "The affiliation with TiE is critical to the success of our business expansion efforts in San Joaquin County, particularly because of their world-class relationships," said Harry Mavrogenes, chief deputy county administrator, San Joaquin County.

Mike Ammann, CEO and president of the San Joaquin Partnership, a private not-for-profit development organization that has assisted San Joaquin economic development projects for the past 20 years, said, "We have been warmly welcomed to Silicon Valley by many leaders and entrepreneurs in the industry who not only see San Joaquin County as an extension of Silicon Valley, but also as an opportunity for the future success and growth of the region."

The County/Partnership team recently participated in TiECON 2013, the largest gathering of entrepreneurs and start-up companies in the country, showcasing San Joaquin County and its seven major cities.

"We are happy to assist the San Joaquin/Silicon Valley collaboration and have them experience the Silicon Valley ecosystem," said Raj Desai, executive director of TiE Silicon Valley.

The County/Partnership assists start-up companies and entrepreneurs in locating and growing their businesses in San Joaquin County. The County's extensive Enterprise Zone and attractive business incentives give businesses, especially start-ups, opportunities to succeed in a competitive global market. San Joaquin County offers many business and lifestyle advantages, including well-priced and affordable housing, reputable schools, Delta recreational environment, and a large and talented labor pool - over 60,000 of who commute daily from San Joaquin to technical and professional jobs in the Bay Area. "Many of these people would jump at the chance to work much closer to home," said Mavrogenes.

Contact Harry Mavrogenes at (209) 468-3206, hmavrogenes@sjgov.org, or Mike Ammann at (209) 956-3380, mammann@sjpnet.org, to learn more.

Affordably priced housing attracts

San Joaquin County is making it possible for individuals and families to afford quality housing in the Greater Silicon Valley. To meet current and future demand for a variety of housing from entry level to executive class, San Joaquin County is looking to new developments and master-planned communities that support enhanced quality of life where residents can comfortably live, work, play, and thrive.

MOUNTAIN HOUSE

Located at the junction of Interstates 205 and 580, Mountain House was created as a self-contained, self-sustaining town that would provide the optimum balance between housing and employment opportunities. Upon groundbreaking in 2001, it was billed as the country's first fully-contained new town of the new millennium. Today, Mountain House retains a small-town appeal with a population of roughly 10,000 people. The community's 30-year, mixed-use master plan calls for 16,000 residential units spread among 12 villages to accommodate a population of approximately 44,000 people. At built-out, each of the 12 distinct villages will features its own K-8 school, pedestrian-oriented neighborhoods, park, and retail center. A number of new subdivisions and the community's high school are currently under construction.

In addition to an extensive residential component, Mountain House includes significant commercial opportunities. Nearly 1,000 acres is designated for industrial, office, retail, and mixed use. According to Eric Bose, director of development at Trimark Communities, LLC, Mountain House is an ideal location for a range of businesses including warehouse distribution, clean manufacturing and assembly, incubators, and professional office use. "Mountain House has a competitive governance environment," said Bose. "We are fully invested and committed to accommodating job growth in San Joaquin County. Mountain House is completely shovel-ready." Bose further explained that Mountain House is uniquely positioned to provide its own redundant and competitively-priced power. At build-out, Mountain House is anticipated to provide upwards of 22,000 jobs within the community.

TRACY

The next five to seven years are promising for residential development in Tracy. Andrew Malik, development and engineering services director at the City of Tracy, is projecting an estimated 8,000 new residential units. Among the major projects anticipated to break ground within the next year are Tracy Hills, which will comprise an estimated 5,500 homes, and The Surland Companies' Ellis community with 2,250 homes. Ellis will feature similar design aesthetics of The Surland Companies award-winning Redbridge community of estate homes also in Tracy.

MOUNTAIN HOUSE

RIVER ISLANDS BRINGS TECHNOLOGY CAMPUS CLOSE TO HOME IN LATHROP

The sight of earth movers and heavy equipment are the norm today at River Islands in Lathrop, where Northern California's most advanced mixed use master planned community is now underway.

Lots are being created for some of the Bay Area's best-known homebuilders to bring innovative architecture and green construction to the first five neighborhoods of homes, planned for move-in in early 2014.

At the same time, a streamlined approvals process has been put in place with the City of Lathrop for the design and construction of office buildings in the community's 300-acre technology campus. Fully entitled, with vested land use rights and individual parcels established, the technology campus is the first major commercial development in southern San Joaquin County designed specifically for users from the Silicon Valley. As a result, the availability of water, sewer, independent power and renewable energy are all in place. High speed broadband and a number of telecom providers have been identified for advantageous pricing, service, redundancy and disaster recovery.

RIVER ISLANDS

Susan Dell'Osso is the Project Director for River Islands, overseeing a masterplan with 11,000 residences at buildout, a 4 million square foot technology center, downtown retail, up to nine state-of-the-art schools (including a charter technology academy opening this fall) and the creation of trails and access to hundreds or acres of lakes and the 1600 miles of navigable Delta waterways.

"For years, people have talked about the importance of a work-life balance. At River Islands, the same amount of care and attention to detail is being paid to the creation of the technology campus as to the residential neighborhoods. The connection between the two, and the access that we can provide to the unparalleled outdoor recreation that comes of our location, right on the banks of the San Joaquin Delta, allows us to create a community that is unlike any other—all new, all technologically-integrated, sustainable, and planned for people and companies who want to put down roots here in southern San Joaquin."

In addition, River Islands itself has established a $55 million fund to offset the costs of capital construction or start-up operations for qualified businesses. We have a pro-business, pro-development environment here that is unmatched anywhere in the state."

River Islands is being developed by Cambay Group, a wholly-owned subsidiary of the UK-based Somerston Holdings, which focuses on real estate development and investment in California. Cambay has a proven track record for developing land for master planned communities and adding value through mixed-use development.

"As the Bay Area outgrows its footprint, more and more firms are looking at the most logical extensions within the region", said Dell'Osso. "With all of the flexibility of the technology campus, the diversity of new housing choices, a charter school just ready to open, unlimited opportunities for outdoor recreation and the financial incentives offered by the Enterprise Zone, River Islands is in a good position to be in the center of Northern California's growth."

For more information about River Islands, contact Susan Dell'Osso at: sdellosso@cambaygroup.com ◆

RUSH HOUR AT RIVER ISLANDS.

At River Islands, we're planning the **next home for your business**. And **homes for your employees, too.** In fact, we're planning the largest mixed-use masterplanned community in Northern California, just across the Altamont Pass.

Schools? We're opening our first charter technology academy for kids in the fall. Local retail? Blueprints are on the boards. Places to take a break? We've got hundreds of acres of lakes, miles of Delta waterways and bicycle paths right outside your door.

Consider this:

- 300-acre technology campus, designed for build-to-suit opportunities
- River Islands Business Fund has $55 million for capital construction and start-up operations
- EIR is approved; approvals process is streamlined
- High-speed fiber
- Redundant power
- Renewable energy
- Adjacent to new home neighborhoods in all sizes and prices
- Charter Technology Academy (K-6) opens this fall Eight more state-of-the-art schools approved
- Miles of trails and pathways
- Hundreds of acres of lakes for water recreation
- On-site access to more than 1600 miles of navigable Delta waterways
- Local wines, organic farms, artisanal foods
- On-site retail/services in the planning

If you're looking for a home for your business and your employees, contact Susan Dell'Osso, Project Director for River Islands: sdellosso@cambaygroup.com.

RIVER ISLANDS

River Islands is located in Lathrop, at the junction of Highways 205, 120 and 5. The Altamont Commuter Express (ACE) train station in Lathrop connects River Islands to the Silicon Valley and to BART.

PORT OF STOCKTON

San Joaquin County offers transportation solutions by air, land and sea

San Joaquin County is arguably the most geographically advantaged region in California for distribution of goods. With a sophisticated transportation network comprising a deep water port, major interstate highways, air service, and rail, this centrally-located hub in the Greater Silicon Valley keeps the economy moving.

PORT OF STOCKTON

The Port of Stockton has been linking San Joaquin County to the global economy for 80 years. The fully-operating port spans 2,000 acres and features over 7.5-million square feet of warehousing, and two transcontinental and loop railroads, including one on-dock facility to accommodate unit trains. Berthing for 17 vessels is available and ships up to 900 feet long can navigate the Stockton Deepwater Ship Channel.

Furthering the Port of Stockton's influence as a major point of distribution of imports and exports is its distinction in the M-580 Marine Highway Corridor project. Supported by a $30-million grant from the U.S. Department of Transportation and the U.S. Maritime Administration, the Marine Highway provides an efficient, waterborne alternative to moving industrial-scale container shipments. Moving goods along the Marine Highway is an ecologically sustainable way to improve air quality by reducing highway congestion. Short sea shipping can eliminate more than 1-million truck trips from roadways. The Port continues to collaborate with the Ports of Oakland and West Sacramento on this landmark endeavor that is revolutionizing the movement of domestic and foreign freight and cargo in and out of Northern California.

HIGHWAY NETWORK

The major highway system that intersects San Joaquin County naturally supports product distribution regionally and nationwide. Highway 99 and Interstate 5 are the two main arteries that connect San Joaquin County businesses with millions of consumers. This ideal highway infrastructure positions San Joaquin County as a cost-effective location for large companies interested in operating West Coast distribution centers. Interstates 580 and 205 provide direct access to the Bay Area and connections to I-5 and Highway 99.

RAIL

Rail is a critical link to the full-service transportation network that is uniquely available in San Joaquin County. Significant rail expansion projects are further distinguishing the County as a premier location for logistics operations. In Stockton, Burlington Northern Santa Fe operates an intermodal rail facility on 425 acres. The facility is a major network hub between Northern California and the Midwest. Union Pacific operates a 109-acre intermodal rail facility in Lathrop and recently completed an EIR to expand the facility to meet domestic cargo demand. At build-out, the $248 million project will triple the facility's capacity to meet goods movement needs, improve the region's economic competitiveness, result in environmental benefits and create jobs.

STOCKTON METROPOLITAN AIRPORT

Stockton Metropolitan Airport is an economical logistics hub for cargo transport. Warehousing, cold storage facilities, convenient and ample intermodal connections, low-cost landing fees, and a central location make air transport a practical consideration in San Joaquin County. The airport also serves commercial and private passenger aircraft.

ALTAMONT CORRIDOR EXPRESS

Altamont Corridor Express (ACE) is a convenient commuting alternative for San Joaquin County residents. The regional public transportation system is specifically designed to accommodate the weekday transportation needs of commuters to the East Bay and downtown San Jose. ACE operates four round-trips trains, Monday – Friday, from Stockton to San Jose. In celebration of its 15th anniversary in 2013, ACE is implementing Commitment 15. The program includes various service enhancements to improve the commuter experience over the next 15 years. Among the improvements are upgraded onboard GPS tracking equipment that will allow passengers to monitor train location, speed and estimated time of arrival direct from their smart phone or the ACE website; the addition of two round-trips to the schedule; and expanded WiFi service to more trains.

The biggest enhancement, however, will be in infrastructure improvements associated with California's High Speed Rail project. "ACE is in the planning and environmental stages of major improvements to the Altamont Corridor. These improvements will allow for the train to go faster in certain areas of the route, which means the overall run-time of the train will be shorter," said Thomas Reeves, manager of public affairs and community relations for Altamont Corridor Express. Reeves expects construction and ground improvements to begin in 2015. ◆

San Joaquin County offers affordable business development in Greater Silicon Valley

With an eye toward the future, room to grow, and a strategic location just outside an hour from the pulse of Silicon Valley, San Joaquin County is poised for big business. Add business-friendly economic development policies, incentives and benefits offered through the San Joaquin County Enterprise Zone, extensive transportation infrastructure, and affordable living, and it's easy to see that San Joaquin County and its cities are a vital asset in rebuilding the California economy.

Affordability is the business advantage in San Joaquin County. Here, entrepreneurs with a vision to start their own company, and corporations with plans to expand or relocate will find the space and workforce they need at price points that allow them to compete and succeed. From technology to research and development, to renewable energy, manufacturing, fulfillment, and distribution, San Joaquin County offers a unique opportunity for business development in the Greater Silicon Valley.

TRACY

Tracy is a model for public/private entities working together for sustainable growth. The city of 84,000 saw positive job growth during the economic downturn and is catching the attention of major developers as the economy rebounds. "We are very prepared for growth. We are planning for that 30-year look and the job generating aspect is impressive," said Andrew Malik, development services director at the City of Tracy. Among the major developments moving forward in Tracy is the 1,700-acre Cordes Ranch business park that will comprise an estimated 36-million square feet of commercial and light industrial space at build-out.

Malik estimates that once fully occupied, Cordes Ranch tenants could generate up to 30,000 jobs, essentially doubling the city's current workforce. In the 870-acre Northeast Industrial Area, e-commerce giant Amazon is building a 1-million-square-foot fulfillment center projected to employ approximately 1,000 people. Another significant area for future business development is Tracy Gateway, which spans roughly 500 acres on the city's west side.

MANTECA

In Manteca, important land use decisions are paving the way for business development in the County's third largest city. Austin Road Business Park and Residential Community, spanning nearly 1,050 acres, carries the potential for 8-million square feet of industrial/commercial and office space and thousands of homes at build-out. Phase IA of the project is scheduled to start with major infrastructure improvements to support industrial development, including a new interchange on Highway 99. Among the city's objectives for the mixed-use planned community, as outlined in the city's 2023 General Plan, are to provide a major employment center and opportunities for retail, commercial, industrial and professional uses that contribute to Manteca's economic base.

STOCKTON

Stockton offers business development opportunity on a grand scale. NorCal Logistics Center is a 474-acre industrial development with 8.2-million square feet of logistics facilities, distribution space, and multi-tenant buildings designed on a build-to-suit and speculative basis. The site is master planned to be one of the largest and most efficient industrial distribution campuses in the Western United States. The property, located along Highway 99, features entitled land that is ready for up to approximately 2-million square feet of build-to-suit development.

Airport East is a 550-acre master-planned business park at Stockton Metropolitan Airport. The site will accommodate up to 8.5-million square feet of office, research and development, manufacturing, cargo, and retail space. An expedited approval process applies for improvement plan reviews and building permit applications.

The City of Stockton is committed to maintaining a business-friendly atmosphere and offers numerous economic incentive programs including the Public Facilities Fees Reduction and Fee Deferral Program, a free Economic Review Committee, and loan and grant programs to support entrepreneurs and small business owners.

PORT OF STOCKTON

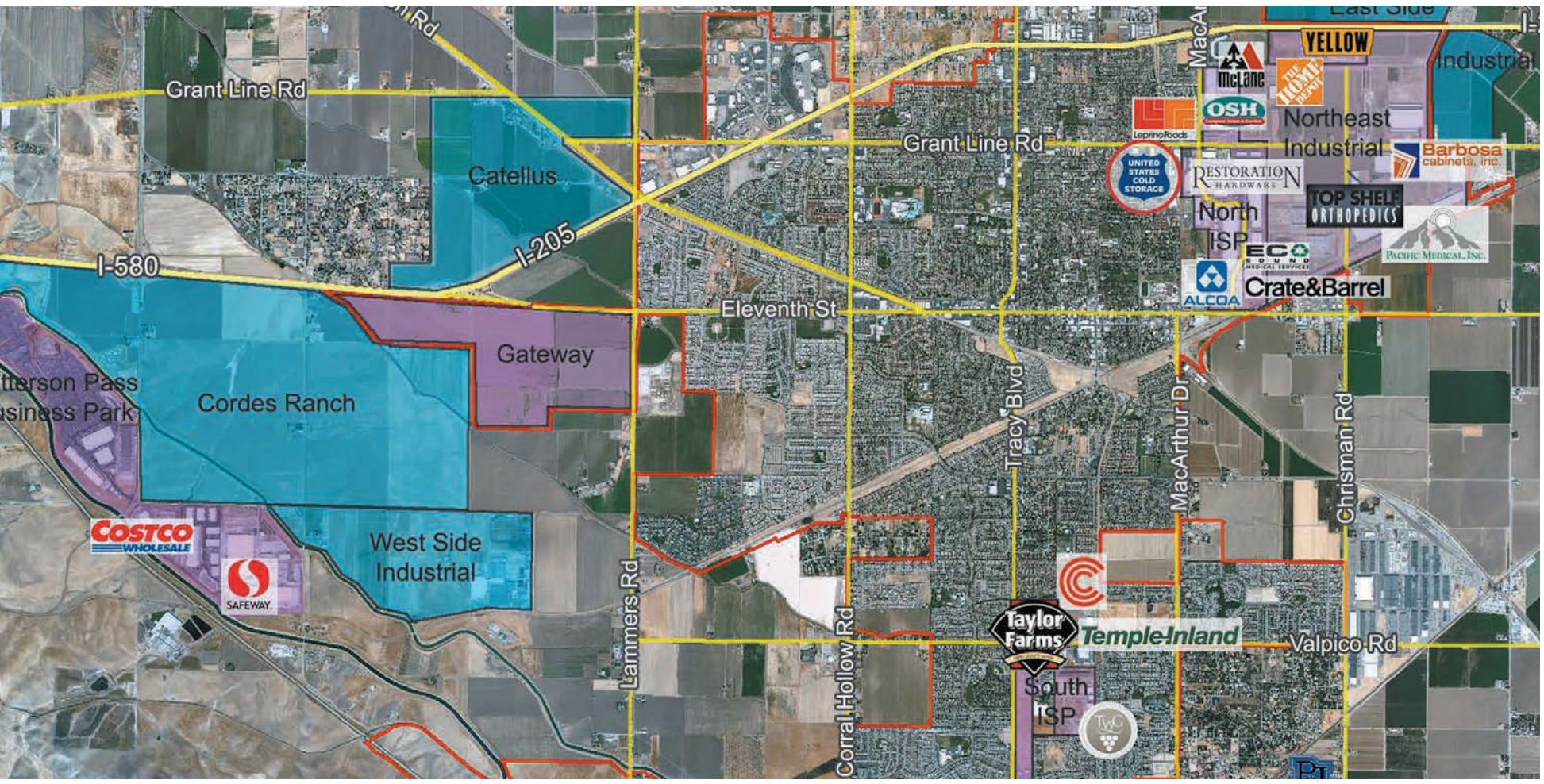
Business, jobs, and alternative energy are priorities at the Port of Stockton, which includes 2,000 acres of operating real estate and more than 7-million square feet of covered warehousing. One of the Port's major developments is a commercial refrigerated-storage warehouse distribution center powered by hydrogen fuel cells. Upon full build, the structures will occupy nearly 18.5 acres and offer more than 800,000 square feet of warehousing. Focusing on alternative energy, DTE Energy's $100-million biomass facility is converting the Port's former District Energy Facility from a coal-powered plant to a 100 percent biomass fuel facility.

LODI

Agri-business is growing in Lodi with two multi-million dollar expansion projects. Trinchero Family Estates, the fourth largest wine seller in the country, is undergoing a $300-million expansion to its Westside Winery and building a new central bottling and distribution center. The operation is expected to generate an estimated 400 jobs and nearly double Trinchero's wine production capacity to more than 30 million cases. Pacific Coast Producers, provider of canned fruit and tomato products, is adding nearly 475,000 square feet to its warehouse and labeling plant. The $23-million building will increase Pacific Coast's distribution capacity to service nearly 30 freight cars and 50 truck loading docks.

LATHROP

Lathrop is a San Joaquin city with a genuine Stanford connection. It was founded by Leland Stanford in 1869 as a railroad town. The name was taken from the family name of his wife, Jane Lathrop. In Lathrop, California Natural Products (CNP) has grown from a 5,000 square foot melon



Existing and planned industrial development in Tracy

packing operation decades ago to a 400,000+ square foot manufacturing plant that processes ingredients or low- acid asceptic (contamination-proof) food products for more than 200 companies worldwide including Starbuck' chai teas, fresh soups, and rice milk. For CNP, its location is in the middle of a raw materials mecca: tomatoes, almonds etc. that allows them to produce high-quality products while saving processing costs and shipping times. Diamond Pet Foods chose Lathrop for its first pet-food manufacturing facility in 1999. Both companies rely on the city's ideal transportation location – along Interstate 5 within the metro triangle bounded by the Bay Area, Stockton and Sacramento. Lathrop also offers prime power sites, a development – friendly city council and staff as well as affordable housing.

RIPON

Diamond Pet Foods chose Ripon as the location for its new manufacturing plant which is adding 75 jobs to the community. Additionally, the $10-million renovation project provided jobs to over 200 local laborers at the peak of construction. "We're a close-knit community, and as a family-owned and -operated business, Diamond Pet Foods is a great fit for Ripon," said Ken Zuidervaart, Ripon's planning director. "It's great to see their commitment to the community, from the investments they made in the facility to providing jobs for the people of Ripon." Also under construction in Ripon is a new 60-acre sports park with nine soccer fields, two baseball diamonds, four softball fields, and a dog run.

ESCALON

Surrounded by scenic agricultural land and open spaces, Escalon is an attractive city of just 7,206 residents. This vibrant and diversified community preserves a family-oriented atmosphere with a high quality of rural life. Escalon Premier Brands, Eckert Frozen Foods, and Hogan Mfg., Inc., are Escalon's largest employers. ◆

With business-friendly economic development policies, extensive transportation infrastructure, affordable living, and a strategic location, it's easy to see that San Joaquin County is the preferred region for doing business in the Greater Silicon Valley.

Angel investors support local entrepreneurs

Angel investors believe in the possibilities of a great idea. In San Joaquin County, a private syndicate of accredited angel investors is helping private companies get a head start in the San Joaquin County region and beyond. Angel investor groups, of which there are approximately 250 in the United States and Canada, support early-stage entrepreneurs by providing the first outside equity capital. Nearly 90 percent of the outside equity capital necessary to launch start-up companies in the United States is from angel investors. The San Joaquin Angels group aims to provide attractive investment opportunities to its members while enhancing economic prosperity in the region.

Founded in 2008 as a non-profit mutual benefit corporation, San Joaquin Angels has invested in 14 private companies for a cumulative investment of approximately $2.5 million. Because Angel capital is invested in the early stages of a business venture, investments are typically high-risk. As such, most Angel investors are high-net-worth individuals. San Joaquin Angels group comprises about 30 members, most of whom are local to San Joaquin County. Angel investors are accredited as defined by the Securities and Exchange Commission. **Learn more at www.sanjoaquinangels.com.**

SAN JOAQUIN PARTNERSHIP

The San Joaquin Partnership is a private, non-profit economic development corporation designed to assist business and industry with locating in San Joaquin County. Among the Partnership's confidential, no-cost services are: site search assistance, human resources facilitation, labor market statistics, general demographics, development fee and utility cost analyses and incentive analyses, permitting assistance, and special services as required to meet project needs. Services are comprehensive from initial project/site inquiries to project completion, without obligation.

In collaboration with San Joaquin County communities, the Partnership ensures fast-track permitting for business development. Amazon is the latest company to choose San Joaquin County as a premier location for its million-square-foot facility, which will open in 2014. **Call (800) 570-JOBS (5627) to find out how the San Joaquin Partnership can help you grow your business in the Greater Silicon Valley.**

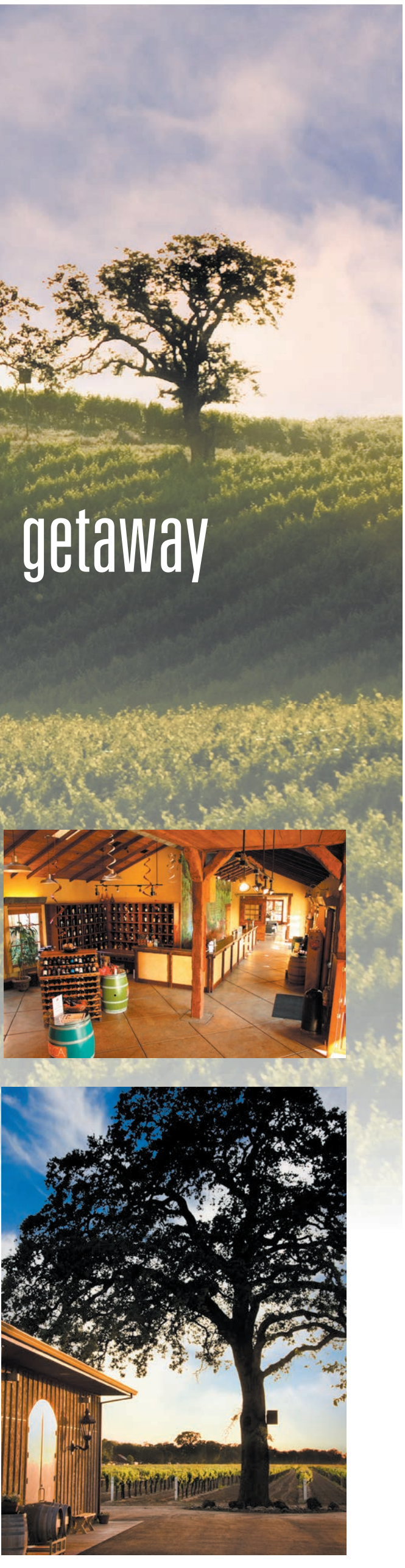
Discover Lodi – a world-class wine country

Home to more than 85 wineries and 50 tasting rooms, Lodi is a premier wine country getaway. What surprises many, however, is that this San Joaquin County jewel is rooted in wine. For over 150 years, Lodi has been a major producer of wine grapes and in 2011 the grape commodity in the County was valued at over $286 million. Today, the Lodi region produces wine grapes for 60 varietals across 100,000 acres of vineyards, and provides an average of 40 percent of the state's total Zinfandel. Visitors here will find everything from traditional Cabernet, Merlot and Chardonnay, to exotic Mediterranean varieties favored by vintners near and far.

For Wine Country visitors, Lodi is a special place for discovering new tastes in a comfortable setting with a personal touch. "It's great to now, as a vintner, have the opportunity to interact directly with wine tasters and consumers. They tell us time and time again that they love Lodi because it is not pretentious and that when in the tasting room you can often talk to the grower or the owner, which are often the same thing," said Kyle Lerner, owner of Harney Lane Winery and member of the Lodi Winegrape Commission. Many Lodi area wineries are grower-owned by multiple generation farming families.

The Lodi Wine & Visitor Center and Lodi Wine Trail are perfect starting points for newcomers. Located on the grounds of the Wine & Roses Hotel, Restaurant and Spa, the Lodi Wine & Visitor Center features a tasting room with varietals from dozens of local wineries, a demonstration vineyard, and a gift shop. From the Center, the picturesque Lodi Wine Trail winds along scenic country roads to dozens of family-owned and operated boutique wineries, as well as major operations such as Oak Ridge Winery and Woodbridge by Robert Mondavi.

In addition to world-class wine tasting, Lodi offers year-round recreation, including kayaking, fishing, and birding on the nearby Delta waterways and Mokelumne River. Historic Downtown Lodi features boutique shopping, delicious restaurants, wine tasting, and events such as First Friday Art Hop. Nearby attractions and activities include Micke Grove Zoo, San Joaquin Historical Museum, and skydiving adventures high above Lodi vineyards. ◆



LODI WINE COUNTRY EVENTS

Discover the best of Lodi Wine Country at these popular events:

- Wine & Chocolate Weekend – Treat your Valentine to decadent wine and chocolate pairings at over 40 Lodi wineries.
  Learn more at *www.lodiwineandchocolate.com*
- ZinFest Wine Festival – Enjoy a May weekend of wine tasting, winery tours, open houses, entertainment and much more. Visit *www.zinfest.com*

FOR MORE INFORMATION ON LODI GETAWAYS, VISIT:

- Lodi Winegrape Commission *www.lodiwine.com*
- Lodi Chamber of Commerce *www.lodichamber.com*
- Lodi Conference and Visitors Bureau *www.visitlodi.com*

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www.AdvantageStockton.com

CITY OF STOCKTON
ECONOMIC DEVELOPMENT

(209) 937-8539 • www.stocktongov.com
Economic.Development@stocktongov.com

Downtown Stockton welcomes business, residents and visitors

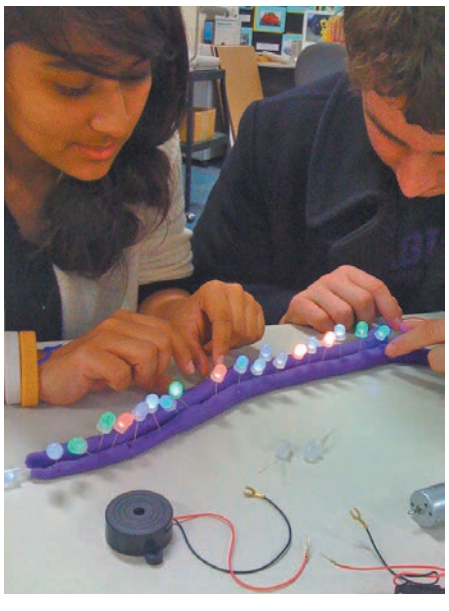
A waterfront "campus" with historic architecture and modern infrastructure sits within the greater Silicon Valley you say? Where could that be? Stockton!

With more than 30 ethnic restaurants, an International Baccalaureate school, high performing charter schools, and a bustling ACE rail station, this downtown has close proximity to rail, freeways, and waterways, and is adjacent to the largest inland sea port on the west coast.

Housed within this downtown is an IMAX theater, outdoor waterfront event center, marina, historic theatre, minor league ballpark, and an event arena that's home to the Kelly Cup finalist Stockton Thunder professional hockey team.

Incentives are available for expanding office employers interested in locating in the Property Based Improvement District and County Enterprise Zone. Downtown Stockton also offers a Commercial Façade Loan Program and three micro loan programs. The City, County, economic development agencies and business association are working in concert to ensure the success of those that do business in this downtown community.

Retailers will find market opportunity here. Within a five-mile radius of the downtown resides a population of more than 260,000 with an average household income of $50,000. Large employers bring over 75,000 additional employees to downtown each day, swelling the population to more than 300,000. Only a short 10-minute drive takes visitors to Stockton Metropolitan Airport with passenger service to Las Vegas and Hawaii, and global air freight capabilities. ◆



Making the grade in San Joaquin County

Education is essential to San Joaquin County's formula for smart growth. Through innovative academic and workforce training programs, residents of all ages have the opportunity to develop critical skills for a successful future. A skilled and educated workforce, in turn, leads to job growth, community development, and economic sustainability. In San Joaquin County, political leaders, educators and enterprise are focused on the direct relationship between education and full participation in a competitive global economy.

K-12

The 21st century classroom is engaging students with innovative curricula that connect kids to real-world applications. In San Joaquin County, STEM programs are providing students with fun and relevant learning in science, technology, engineering and math. "San Joaquin County schools are preparing students for future opportunities in science, technology, engineering, and mathematics. We have classes and pathways in the areas of media production, robotics, biotechnology, space and engineering, forensic science, agriculture, and so much more. We truly are building a workforce for the future," says Mick Founts, San Joaquin County Superintendent of Schools. The Office of Education's DaVinci Center for Innovative Learning in Stockton is a premier example of academic possibilities and student achievement.

HIGHER EDUCATION

San Joaquin County offers public and private schools for students pursuing specialized training and higher education. San Joaquin Delta College offers technical certificate and associate degree programs at its main campus in Stockton and college centers in Manteca and Mountain House. California State University, Stanilaus – Stockton Center offers undergraduate and graduate degree programs, as well as credential programs. The Stockton satellite campus tailors many of its programs to working adults. University of the Pacific (UOP) is a private university in Stockton that gainfully prepares students to enter the workforce upon graduation. UOP offers more than 80 undergraduate majors and 18 graduate programs. UOP is highly recognized for its competitive programs in engineering, computer science, and health sciences.

WORKFORCE DEVELOPMENT

San Joaquin County has made a considerable investment in public and private job training programs. Recruitment, screening, assessment, and training assistance and funds are available through a number of agencies and programs to meet the needs of diverse employers. The network of human resources support in the County includes the Employment Training Panel, San Joaquin County WorkNET, Employment Development Department, Regional Occupation Program, and CalWORKS. ◆

Devcon: Building The West

The Cutting Edge Runs Well Beyond Silicon Valley, and Devcon Does Too

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San Joaquin County agriculture production grows to over $2 billion

Agriculture and farming in San Joaquin County surpassed the $2 billion mark in gross value of production in 2011. As the 7th largest agriculture-driven county in the United States, San Joaquin County is a major contributor to the global economy as a trade partner with over 140 countries. As such, local leadership is committed to protecting and enhancing its core industry while addressing important issues in land use and economic development policies to best serve the region for generations to come.

"Agriculture is so very valuable to San Joaquin County. We hope to grow and provide for the future. We are feeding a good part of the world," said San Joaquin County Board of Supervisors Chairman Ken Vogel. Chairman Vogel speaks from experience not only as a County supervisor, but as a native of San Joaquin County and local grower for over 30 years. According to Vogel, $1 of agriculture production contributes an estimated $3.2 to the local economy. Additionally, the local agriculture industry employs a workforce of 15,500 to 30,000 people based on seasonal demands.

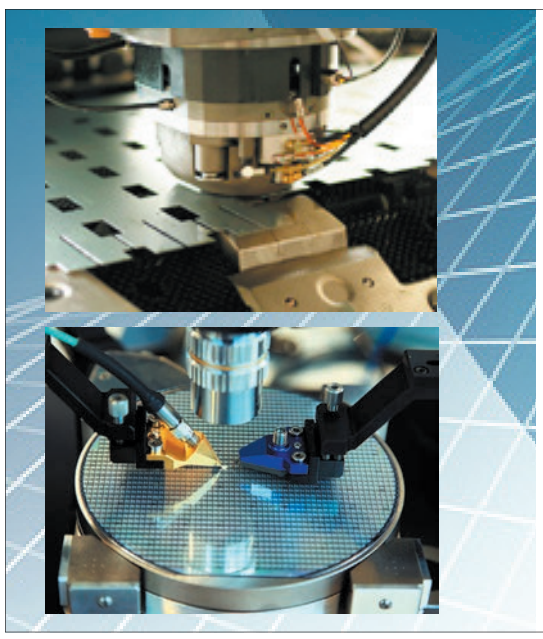
The County's top three revenue generating crop categories in 2011 were fruit and nut crops ($956 million), livestock and poultry products ($471 million), and field crops ($307 million). Over 42 percent of agriculture production in San Joaquin County is fruit and nut crops, including wine grapes, the County's second highest value commodity.

Sustainable farming practices are integral to the stability of the region's agriculture industry. Leading the viticulture sector as a model for sustainable farming and production is the Lodi Winegrape Commission. The Commission's Lodi Rules for Sustainable Winegrowing is the first third-party-certified sustainable winegrowing program in California. It is a comprehensive farming approach that promotes enhanced biodiversity, water and air quality, soil health, and human and community wellbeing. To Kyle Lerner of Harney Lane Winery, whose wines are Lodi Rules-certified, sustainable farming is a County tradition. "We often say that the best example of sustainability is the fact that we have been farming the same land for over 100 years now. And this land is not only what we farm, but the land we live on. That's the story of the region -- families farming and living on the same pieces of land for generations," said Lerner. ◆

Top 10 Leading Crops, 2011

Commodity	Value	% of total ag value
Milk	$452,880,000	20%
Grapes	$286,728,000	13%
Walnuts	$278,857,000	12%
Almonds	$187,748,000	8%
Tomatoes	$107,844,000	5%
Cherries	$89,175,000	4%
Hay	$89,577,000	4%
Cattle/Calves	$71,479,000	3%
Grain Corn	$67,568,000	3%
Silage Corn	$62,744,000	3%
All Other	$553,406,000	25%

*2011 Agricultural Report, San Joaquin County



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Experts project continued job growth in San Joaquin County

Two new reports issued in May, one each by University of the Pacific (UOP) and California State University, Stanislaus, point to accelerated job growth in San Joaquin County over the next few years.

Jeffrey Michael, director of UOP's Business Forecasting Center, attributes much of the job growth to two significant development projects. The California Department of Corrections and Rehabilitation's new medical prison in Stockton is expected to generate up to 2,400 jobs, and the new Amazon fulfillment center in Tracy is expected to employ approximately 1,000 people. In addition to a 2.6 percent gain in nonfarm employment that began in 2012, Michael says that the medical prison and Amazon fulfillment center will help the County achieve 2.6 percent job growth in 2013 and 2.7 percent job growth in 2014. The unemployment rate is projected to fall below 10 percent in 2017, which would represent a single-digit jobless rate in the County for the first time since 2007.

The UOP report suggests that a revived housing industry is helping with jobs creation. The County is expected to see a 40 percent increase in 2013 in residential construction with an estimated 1,800 homes and apartments. Housing starts in 2014 are projected to top 2,500.

Similarly, in the CSU, Stanilaus report released by Gökçe Soydemir, professor of business economics at the university, housing prices in San Joaquin County are predicted to increase by at least 5 percent annually over the next two years. Such improvements are said to increase consumer wealth and confidence, which should encourage spending on goods and services. Soydemir's report also predicts employments gains over the next two years across all business sectors. ◆

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