

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
BOARD ACTION SUMMARY**

DEPT: Chief Executive Office

BOARD AGENDA: 6.B.11  
AGENDA DATE: June 9, 2020

**SUBJECT:**

Approval to Accept the Comprehensive Economic Development Strategy as Submitted by the Stanislaus County Economic Development Action Committee as Part of the U.S. Economic Development Administration (EDA) Requirement for Application for Federal EDA Funding

**BOARD ACTION AS FOLLOWS:**

**RESOLUTION NO. 2020-0251**

On motion of Supervisor Chiesa, Seconded by Supervisor Withrow  
and approved by the following vote,  
Ayes: Supervisors: Chiesa, Withrow, Berryhill, DeMartini and Chairwoman Olsen  
Noes: Supervisors: None  
Excused or Absent: Supervisors: None  
Abstaining: Supervisor: None

- 1)  Approved as recommended
- 2)  Denied
- 3)  Approved as amended
- 4)  Other:

MOTION:

This Item was removed from the consent calendar for discussion and consideration.

ATTEST:   
ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
AGENDA ITEM**

DEPT: Chief Executive Office

BOARD AGENDA:6.B.11  
AGENDA DATE: June 9, 2020

CONSENT:

CEO CONCURRENCE: YES

4/5 Vote Required: No

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**SUBJECT:**

Approval to Accept the Comprehensive Economic Development Strategy as Submitted by the Stanislaus County Economic Development Action Committee as Part of the U.S. Economic Development Administration (EDA) Requirement for Application for Federal EDA Funding

**STAFF RECOMMENDATION:**

1. Review and accept the Comprehensive Economic Development Strategy as submitted by the Stanislaus County Economic Development Action Committee as part of the U.S. Economic Development Administration (EDA) requirement for application for Federal EDA grant funding.

**DISCUSSION:**

The County Economic Action Committee (EDAC) has been in existence since 1962 and functions to develop and implement the Comprehensive Economic Development Strategy (CEDS) for Stanislaus County and its nine incorporated cities. The Committee serves as a liaison between member jurisdictions and the programs offered by the United States Economic Development Administration (EDA) that promote permanent employment and economic growth. This Committee has been active since late 2008 with major emphasis being placed on development and maintenance of a countywide CEDS document.

The EDAC has collaboratively developed an update to the Stanislaus CEDS. This Strategy presents the social-economic overview of Stanislaus County, along with highlights of the economic development activities and projects that will be undertaken by public and private entities in a mission to create new jobs and provide critical services to the residents of Stanislaus County. Over the years, the CEDS has become a fluid document for Stanislaus County and is updated and revised annually with the last update occurring in 2019. The EDAC provides general oversight to the document and has developed flexible protocols to allow updates to occur frequently. Demographic and project information is refreshed annually to keep information current.

The 2020-2025 CEDS (Attachment A) summarizes infrastructure projects that require support and establishes core project area themes that the Committee intends to develop and expand upon in the future. Working with Opportunity Stanislaus, the format of the document was updated, as well as the economic and demographic information.

Additionally, we added sections related to opportunity zones, industry diversification, housing availability, homelessness and the COVID-19 emergency.

At the May 7, 2020 meeting the EDAC reviewed and approved the CEDS. On May 15, 2020, notification was sent to EDA, a bureau within the U.S. Department of Commerce, requesting approval of the updated CEDS. On May 31, 2020, the County received a letter confirming EDA approval of the CEDS for the 5-Year period of June 1, 2020 through May 31, 2025 with updates to be made annually if needed (Attachment B).

**POLICY ISSUE:**

The EDAC is an advisory committee to the Board of Supervisors. The Board of Supervisors is the approving authority for the CEDS.

**FISCAL IMPACT:**

The U.S. EDA requires that a region seeking Federal EDA grant funding maintain an active CEDS and that the economic development priorities and areas of focus be contained in the approved strategy. Compliance with the EDA requirement makes available Federal grant funding opportunities to local jurisdictions through an ongoing competitive process.

**BOARD OF SUPERVISORS' PRIORITY:**

The recommended action is consistent with the Board's priority of Delivering Efficient Public Services and Community Infrastructure. The Stanislaus County CEDS is a collaboration that makes available, on a competitive basis, Federal EDA funding opportunities for local jurisdictions.

**STAFFING IMPACT:**

Chief Executive Office staff facilitates the work of the EDAC and coordinate the compilation of the CEDS.

**CONTACT PERSON:**

Kelly Covello, Management Consultant

Telephone: (209) 672-9840

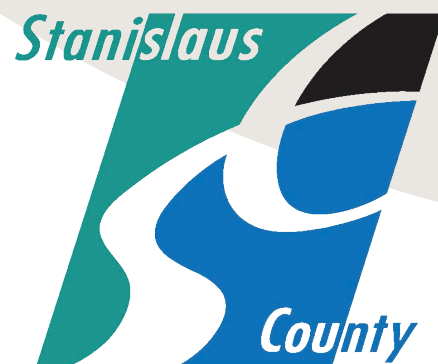
**ATTACHMENT(S):**

1. Attachment A - Comprehensive Economic Development Strategy 2020-2025
2. Attachment B - EDA CEDS Approval Letter

2020

# STANISLAUS COUNTY COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

2020 - 2025





## ECONOMIC DEVELOPMENT ACTION COMMITTEE MEMBERSHIP ROSTER 2020

MEMBER NAME	REPRESENTATIVE
Jim DeMartini	Board of Supervisor (Rep.)
Tom Westbrook	City of Ceres
Harold “Bud” Hill	City of Hughson
Douglas Ridenour	City of Modesto
Laroy McDonald	City of Newman
Cherilyn Bairos	City of Oakdale
Joshua Naranjo	City of Patterson
Sean Scully	City of Riverbank
Amy Bublak	City of Turlock
Elizabeth Talbott	City of Waterford
Katrina Kidd	District #1 (Higher Education)
Jeffrey J. Rowe	District #2 (Workforce Development)
Vacant	Vacant District #3
Cecil Russell	District #4 (Chamber of Commerce)
Harpreet Singh	Private Executive
Rosalinda Vierra	Community Representative (Agriculture)
Vacant	Community Representative
Dillon Olvera	Community (Development Representative)
Bob Hondeville	Community (Utility Representative)
David L. White	Community (Opportunity Stanislaus CEO)
Jose Ibarra	Community Representative (Finance)

This document was compiled in joint effort with the Economic Development Action Committee (EDAC) membership, Stanislaus County and the nine incorporated cities, with research and compilation provided by Opportunity Stanislaus [Roster Update 5.05.2020]



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## I. EXECUTIVE SUMMARY

The Stanislaus County Economic Development Action Committee (EDAC) has collaboratively developed an update to the Stanislaus Comprehensive Economic Development Strategy (CEDS). This Strategy will present the socio-economic overview of Stanislaus County, along with highlights of the economic development activities and projects that will be undertaken by public and private entities, many times in partnership, in a mission to create new jobs and provide critical services to the residents of Stanislaus County.

A central focus for pursuing economic development assistance is to begin to overcome the dramatic employment disparity between Stanislaus County and State and National figures. This employment gap has persisted for a period of many years. While the economy has improved during the last few years, Stanislaus County still lags significantly. Based on 24-month average data from the California Employment Development Department, the Stanislaus unemployment rate was still nearly twice that of the national level.



Photo 1- Tenth Street Place

Stanislaus County is situated in the agricultural heart of California's Central Valley. Based on 2018 American

Community Survey statistics, the County has 539,301<sup>1</sup> residents. The Stanislaus population is expected to reach 650,911 by 2040<sup>2</sup> according to the State of California estimates. While projected population growth has declined, there is still an urgency of developing economic opportunity in the County. This population decline also underscores the fact that finding enough skilled talent is a high priority for many employers all throughout the Central Valley.

In the past two years the local Stanislaus County economy has improved significantly. Although the County faces other major economic challenges such as poverty and homelessness, there has been a tremendous increase in the number of new job openings and business success. The major issue in the current economy is solving the skill gap issue. Many companies post job openings but struggle to find workers with requisite skills. Compared to the rest of California and the nation at large, the County still reports high unemployment at roughly 6.0%<sup>3</sup>, but compared to several years ago when unemployment was in double digit percentages, the local economy is in much better shape.

<sup>1</sup> 2018 American Community Survey (ACS) 5-Year Population Estimates, U.S. Census Bureau, [data.census.gov](https://data.census.gov)

<sup>2</sup> State of CA Population Estimates, Dept. of Finance, [dof.ca.gov](https://dof.ca.gov)

<sup>3</sup> Unemployment Rates and Labor Force Data, CA Employment Development Department, [edd.ca.gov](https://edd.ca.gov)



Exacerbating the local skill gap issue is the regions commuter lifestyle where people choose to commute to jobs in the San Francisco Bay Area and San Joaquin County that generally pay much higher than local jobs as well as water quality and availability issues which continue to be a concern with political issues surrounding authority over water resources.

This CEDS master document develops not only a summary of infrastructure projects that require support for future growth within the County but establishes core project area themes that the workgroup intends to develop and expand upon into the future. It is critical that the community has the benefit of these projects as the local economy continues to face several challenges. These projects envision working in collaboration to meet the needs of a growing community through expanded employment opportunities. For this process to succeed, continued investment in a combination of education and workforce development efforts is required. This theme is evident in the multiple project descriptions described later in the document.

This overall vision can be enormously enhanced through the involvement of the U.S. Department of Commerce (DOC) and Economic Development Administration (EDA). With this partnership, the County is more likely to achieve a self-sufficient and balanced economy. Along with neighboring counties, we continue to fall at the bottom of rankings in the areas of education, income attainment, and funding to assist with public assistance needs. Finally, this document has been developed with a conscious effort to compliment and expand upon the eight county Central Valley Regional Comprehensive Economic Development Strategy (CVR CEDS). The eight counties included in the strategy are: Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus and Tulare.

## II. BACKGROUND

In December 2001, the California Housing and Community Development Department (CHCDD) approved Stanislaus County's grant to undertake a strategic plan. The purpose of this process was to identify goals and strategies to attract new business and retain and expand existing business as a means of raising the economic vitality of the community.



*Photo 2- Sunrise in the County*

A focus of the Stanislaus County Comprehensive Economic Development Strategy (CEDS) was to address the jobs-to-housing imbalance in the County and to develop strategies to reverse the previous trends of slow job

creation juxtaposed with rapid population growth. The plan was designed to guide the economic development and workforce development activities in the County. Input from the public, utilization of area demographics, and review and research of economic and

community development problems and opportunities within the County were used as a foundation for the CEDS tool.

During 2006, staff was directed to begin developing an updated CEDS that would address unfinished projects in the current CEDS, while becoming a tool to guide the EDAC in a new direction including the regional collaboration reflecting the changing dynamics and the factors influencing economic growth from a regional perspective.

The Stanislaus Economic Development Action Committee (EDAC) plans to update the CEDS to mobilize limited resources through the collaboration and commitment of all stakeholders to achieve goals and implement the plan. The collaboration will include direct and active involvement in the development and implementation of the California Central Valley Economic Development Corporation (CCVEDC) CEDS that includes all eight Central California San Joaquin Valley Counties (Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus and Tulare.)

In 2011, the California Central Valley Economic Development Corporation (CCVEDC) was requested by regional Federal Economic Development Administration representatives to apply for the designation of Economic Development District for purposes of receiving funding for regional economic development projects through the U.S. Economic Development Administration (EDA) and other Federal funding agencies. In March 2012, Stanislaus County joined its CCVEDC members in adopting a resolution to support the establishment of an eight-county San Joaquin Valley Economic Development District.

Over the past few years, the CEDS has become a fluid document for Stanislaus County and is updated and revised annually with the last update occurring in 2019. The EDAC provides general oversight to the document and has developed flexible protocols to allow updates to occur when the document updates. Demographic and project information is refreshed as the document is updated in an effort, to keep information current. All formal changes require approval from the Board of Supervisors.

### III. SETTING

Stanislaus County, California was created on April 1, 1854 and covers a land area of approximately 1,521 square miles. It has a population of 539,301<sup>4</sup> and includes nine incorporated cities (Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Turlock, Riverbank and Waterford. Modesto is the County seat. Located near the center of California, Stanislaus County is 90 miles east of San Francisco, 300 miles north of Los Angeles, and 90 miles south of Sacramento. With an abundance of rich farmland, Stanislaus County is noted for its agriculture and food processing. Other major industries include



*Photo 3- Sunset over Willmes Road*

<sup>4</sup> 2018 American Community Survey (ACS) 5-Year Estimates, U.S. Census Bureau, [data.census.gov](https://data.census.gov)



manufacturing, a range of service industries, including healthcare, retail and within recent years, the warehouse and distribution industry has become a growing segment. Despite proximity to some of the wealthiest areas of California, Stanislaus County faces severe challenges in terms of lack of high-paying jobs, lack of skills to meet current employer demands, lack of affordable housing and low per-capita income.

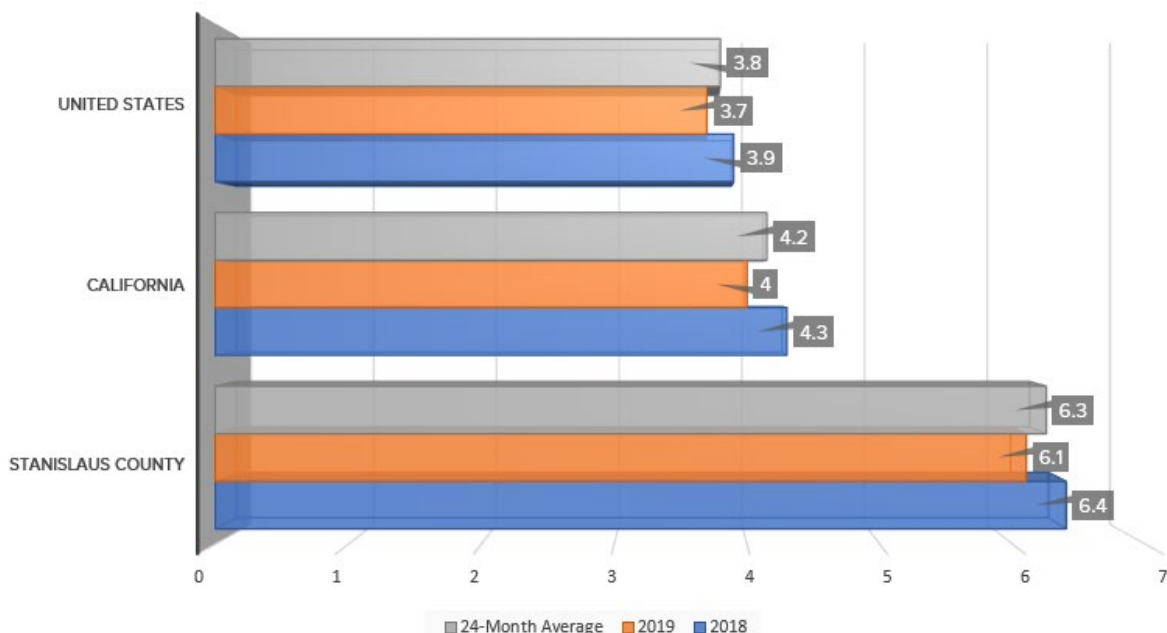
#### IV. ECONOMY

Stanislaus County suffers from continuously high unemployment compared to the State of California and the nation at large. According to data from the California Employment Development Department (CA EDD), payroll job creation has increased since 2018 and unemployment has recently dipped to historic lows, but even at only 6.6% unemployment, the County has not kept pace with economic growth nationwide. There are too many people in the County who lack the skills for the jobs that are being created.

Data averaged for the two years of 2018 and 2019 puts the Stanislaus County unemployment rate at 6.3% of the labor force, compared to 4.2% for California and 3.8% for the nation. Unemployment for February 2020 (the most recent month available at the time of this report) remains at 6.6% while California is at 4.3% and the U.S. is at 3.5%. Rankings produced by the CA EDD at the same time show Stanislaus County’s unemployment rate as recently ranking 42<sup>nd</sup> out of 58 counties in California.<sup>5</sup>

The following table reflects average unemployment of 6.3% in Stanislaus County for the two-year period. Compared with California and the nation overall, Stanislaus jobless rate is nearly twice as high.

Table 1- 24-Month Average Unemployment Rates



<sup>5</sup> Unemployment Rates and Labor Force Data, CA Employment Development Department, [edd.ca.gov](http://edd.ca.gov)

## a. COMMUTER LIFESTYLE



Photo 4- Commuter Traffic

Frequently, workers are willing to endure the personal sacrifice and professional hardships associated with such commutes to reach a location with more plentiful, higher paying jobs. The Commuter Lifestyle is an ongoing challenge for our residents as well as those in neighboring counties- San Joaquin and Merced- as documented in the [2018 North San Joaquin Valley Index](#) (NSJVI) produced by the University of the Pacific in Stockton – a thorough analysis of regional economic and social indicators. As a region,

Stanislaus, San Joaquin and Merced counties collectively lose a large number of commuters to the Greater Bay Area as indicated in the NSJVI.

In 2019, Stanislaus County Workforce Development funded a study of commuters travelling from Stanislaus County to the San Francisco Bay Area<sup>6</sup>. The study integrated previous studies published in 2000 and 2006 but focused on Stanislaus County commuters. The objectives of the Commuter Study were to:

- Identify current job skills of commuters traveling over the Altamont Pass to the San Francisco Bay Area
- Better understand what talent exists that could be an asset to a new or expanding business in Stanislaus County to support economic development and employment opportunity strategies
- Identify trends over the 19-year period from the initial survey in 2000 through data collected in 2019
- Determine the destinations, distances, travel times, salary requirements and willingness to work locally reported by Stanislaus County commuters
- Identify industries and Stanislaus County based employers that are at risk of losing current and potential talent that could result in these companies moving out of Stanislaus County or closing their doors
- and Identify industries and non-Stanislaus County based employers that could bring additional employment opportunities to our local community
- Use the results of Commuter Survey to address skills gaps and potentially meet existing workforce needs as described below enabling employers to stay in Stanislaus County.

Results of the Commuter Study will be used to inform our local economic and workforce development strategies. The study should be completed in 2020.

<sup>6</sup> *Stanislaus County Commuter Study, Stanislaus County, TBD*



## b. HOUSING

Stanislaus County stands near the epicenter of a region that was especially hard-hit by the housing crisis of 2008-2010. From peak 2005 levels to year-end 2011, the median home sales price fell by approximately two-thirds, according to figures from the National Association of Home Builders (NAHB)/Wells Fargo Housing Opportunity Index<sup>7</sup>.

Stanislaus County Median Sales Prices (\$ in 000s)  
 Wells Fargo Housing Opportunity Index- 4th Quarters

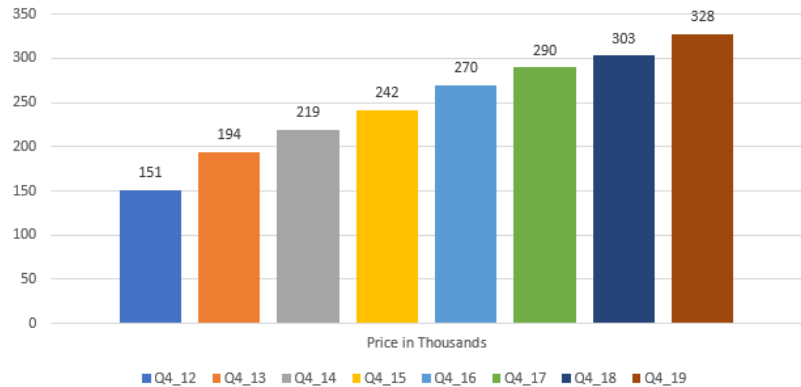


Figure 1- NAHB/Wells Fargo Housing Opportunity Index - [www.nahb.org](http://www.nahb.org)

Starting in 2012 however, prices continued to increase year after year, while the local County available housing stock has diminished. This has created a local housing crisis which makes it very difficult for many people to afford housing. Income increases have not kept pace with the rising housing costs, which is reflected in the low affordability regional ranking for the Modesto Metro Area -52<sup>nd</sup> out of 72 - in the Western Region of the United States. The national rank was even more telling, ranking 215<sup>th</sup> of the entire 238 areas listed for all regions within the nation.

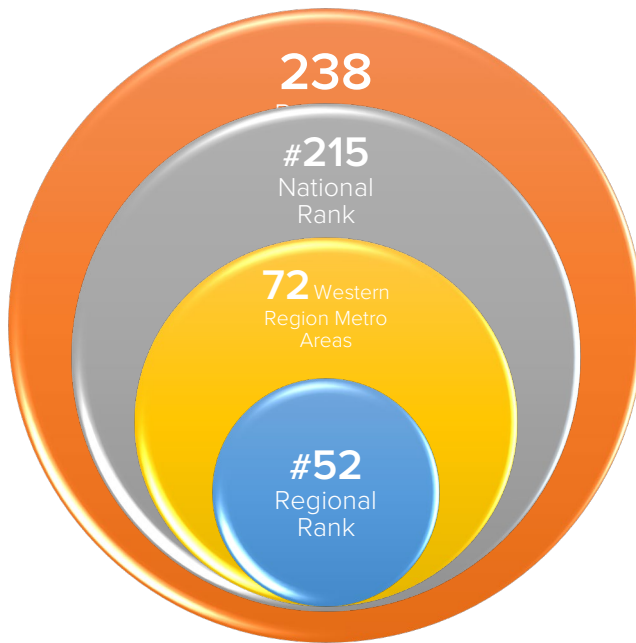


Figure 2- Wells Fargo Opportunity Index Affordability Ranking

## c. HOUSING AFFORDABILITY AND AVAILABILITY

Families looking for lower cost living in California may have challenges finding affordable housing in Stanislaus County. In addition to the high cost of mortgages, rental properties, which have historically been a more affordable option of living, have increased by over 50% since December 2013. According to RentCafe, average rent prices in June 2019 for the Modesto MSA (Metropolitan Statistical Area) was a

staggering \$1251.00<sup>8</sup>! Seven years ago, average rent was only approximately \$800.00.

<sup>7</sup> NAHB/Wells Fargo Housing Opportunity Index, National Association of Homebuilders, [nahb.org](http://nahb.org)

<sup>8</sup> RentCafe Mid-Year Rent Report, Modesto Bee 7/17/19, [www.rentcafe.com/blog/california/central-valley-rent-report-june-2019/](http://www.rentcafe.com/blog/california/central-valley-rent-report-june-2019/)



A Ratio of Median Home Prices to Household Income in the 2.2 to 2.6 range has historically been viewed as an indicator of Home Affordability nationally. NAHB/Wells Fargo Housing Affordability Index data indicates that prior to the housing bubble around 2011, the affordability was in the low 2s. The current Affordability Ratio is 5.1<sup>9</sup>, higher than the historical average. As home prices increase and wages remain flat, the ratio will continue to reflect less affordability for our Stanislaus County residents.

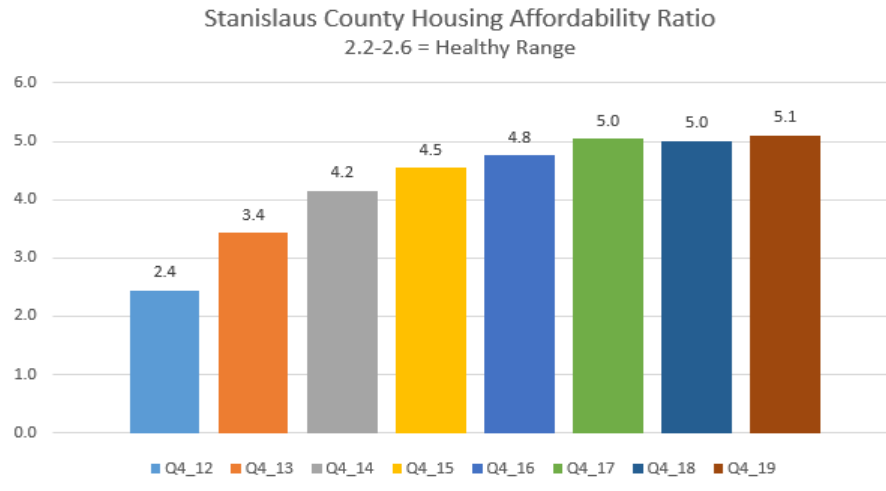


Figure 3- Housing Affordability Ratios

In addition to housing being unaffordable, housing supply is severely limited, and both the County and city have not been able to keep up with the need. According to Apartment List<sup>10</sup>, between 2008-2018, over 118,000 jobs were added, approximately 3.4 jobs per every 1,000 residents. In that same time period, there were only 4,342 building permits. That says that less than one housing permit was issued for every 4.2 jobs, indicating a very distressful imbalance. This supply vs. demand issue exacerbates the large rental increases.

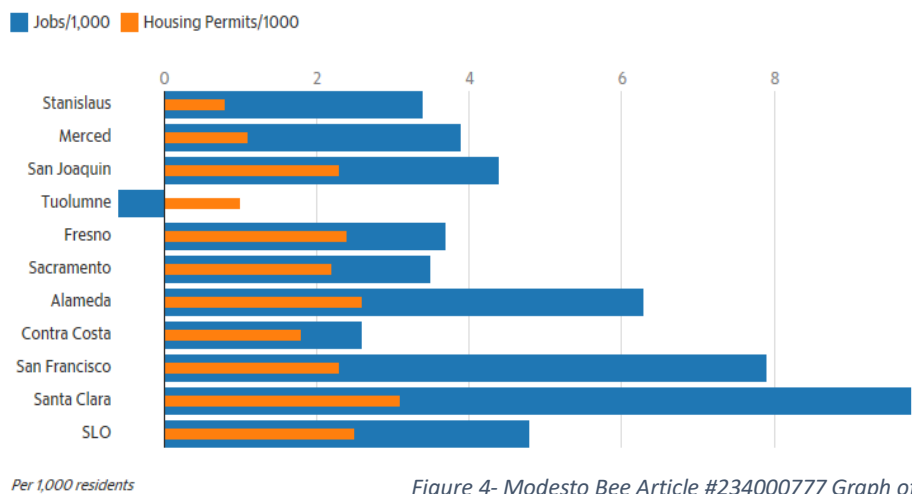


Figure 4- Modesto Bee Article #234000777 Graph of Job Growth vs. Housing Permits

Adding to the large jobs-to-housing imbalance comes the fact that Stanislaus County itself is limited to what construction can occur in the unincorporated areas of Stanislaus County. In 2008, Stanislaus County voters passed Measure E - prohibiting residential growth in

<sup>9</sup> NAHB/Wells Fargo Housing Affordability Ratios, National Association of Homebuilders, [nahb.org](http://nahb.org)

<sup>10</sup> Apartment List Study, Modesto Bee 8/5/19, [apartmentlist.com](http://apartmentlist.com)

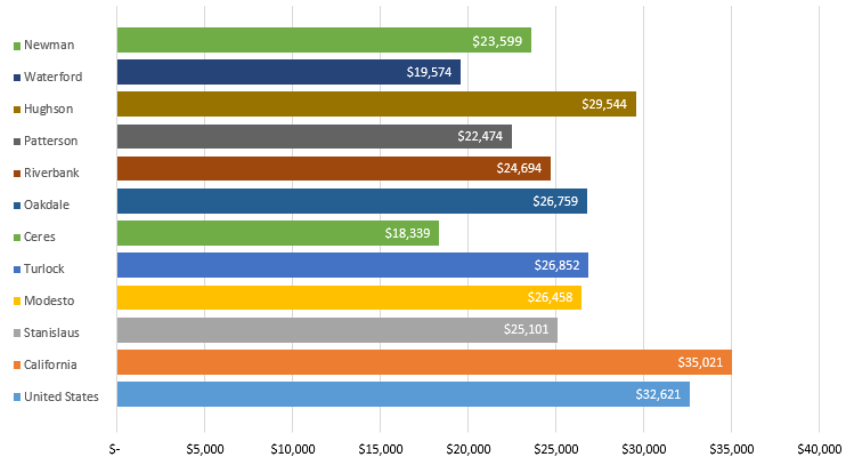


unincorporated areas unless voted upon and passed. This has put the responsibility and pressure on the nine cities that make up the County to meet the need.

#### d. PER CAPITA INCOME

Higher than average unemployment, coupled with larger than average family sizes, contributes to relatively low per capita income in Stanislaus County. American Community Survey data averaged over a 5-year period (2014–2018), shows annual income of \$25,101<sup>11</sup> per person for Stanislaus residents. This figure represents a 20% lower amount than that of the U.S. per capita income level of \$32,621 over the same time period.

Figure 5- U.S. Census 2018 American Community Survey Per Capita Income Levels



#### e. UNEMPLOYMENT RATES

Unemployment rates for the nine cities within the County are significantly higher than both the state and national averages. The Cities of Ceres, Oakdale and Waterford have been hit the hardest by continuously low unemployment. The following chart shows the 2-year averages for the national, state, County and city levels.<sup>12</sup>

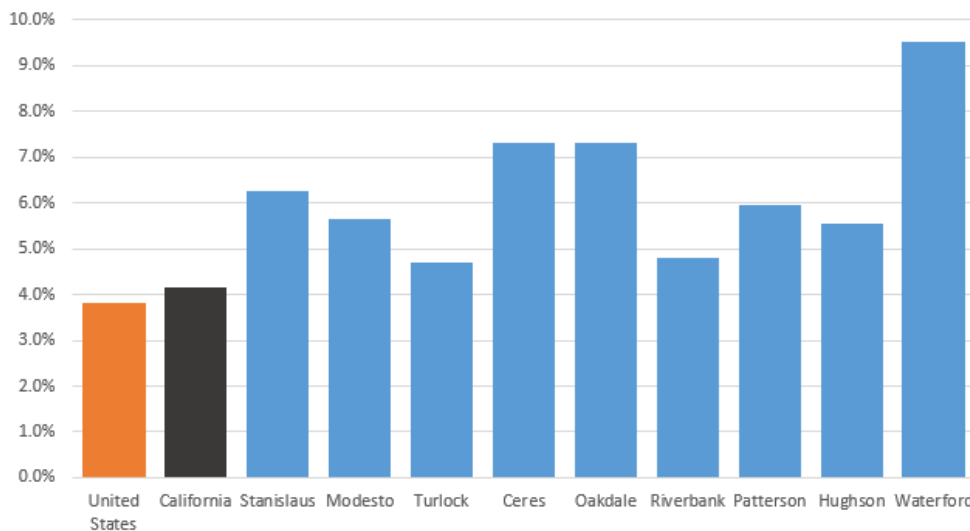


Figure 6- 2-Year Average Unemployment Rates

<sup>11</sup> 2018 American Community Survey (ACS) 5-Year Estimates, U.S. Census Bureau, [data.census.gov](https://data.census.gov)

<sup>12</sup> Unemployment Rates and Labor Force Data, CA Employment Development Department, [edd.ca.gov](https://edd.ca.gov)



## V. EDUCATION AND WORKFORCE DEVELOPMENT

### a. EDUCATIONAL ATTAINMENT

Workforce skill levels and high school graduation rates can be a significant impediment to economic growth. At the same time, global competition and technological advances are continually increasing the need for a skilled workforce. Stanislaus County lags well behind nationwide educational attainment averages in most categories. A dearth of four-year and advanced degrees is particularly telling as is the nearly 22% of those 25 years and older with less than a High School education.<sup>13</sup>

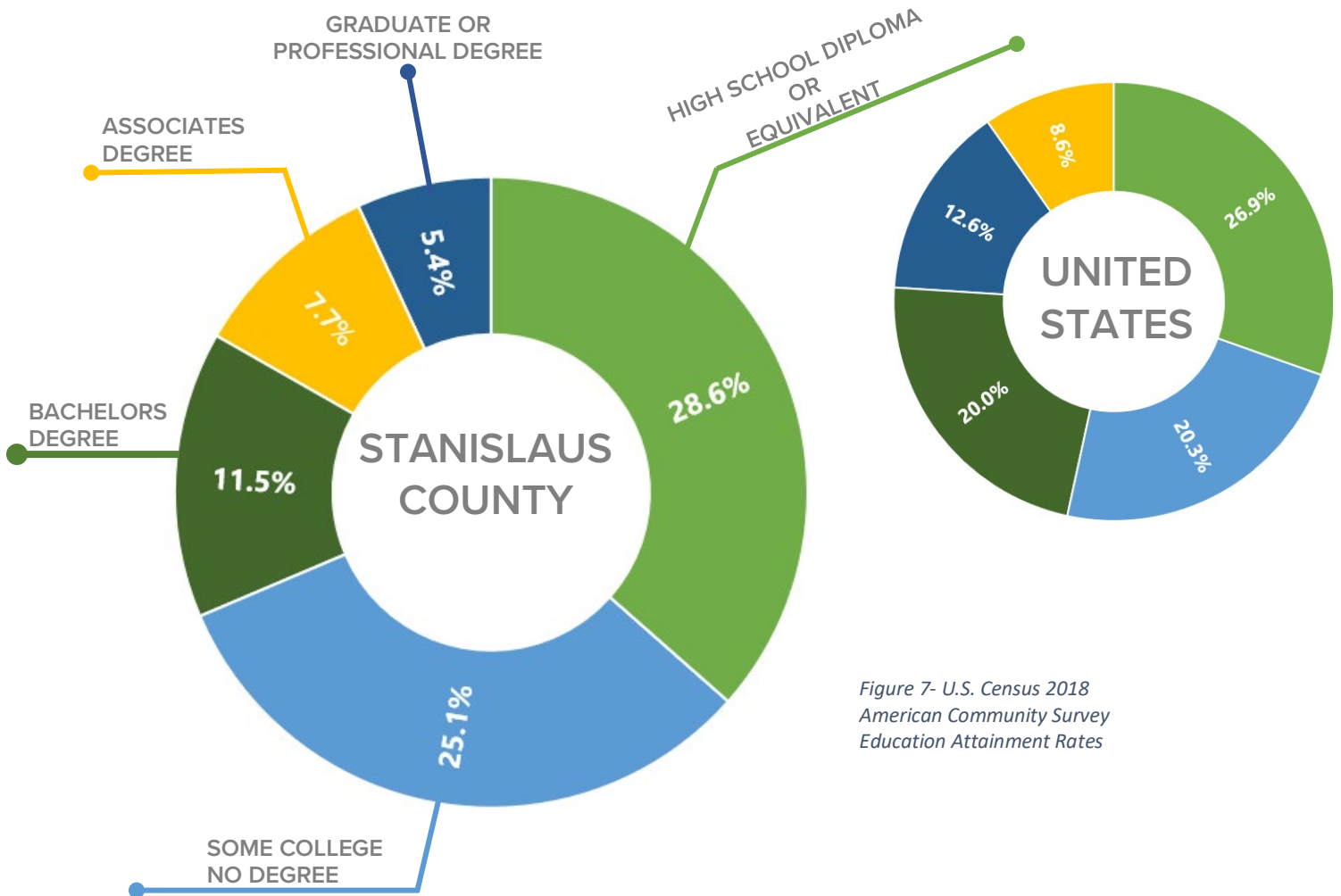


Figure 7- U.S. Census 2018 American Community Survey Education Attainment Rates

<sup>13</sup> 2018 American Community Survey (ACS) Education Attainment Rates, U.S. Census Bureau [data.census.gov](https://data.census.gov)

## b. LOCAL WORKFORCE

The Employment Development Department (EDD) statistics for 2019 include information on payroll positions located in the County. Average annual jobs in Stanislaus County totaled 195,900<sup>14</sup>, slightly down from the previous year at 196,600. (\*\*Please be advised that there is some overlap between Non-Government and Non-Farm jobs therefore the sectors identified below do not total 195,900 jobs.)

- 30,200 in Government/Public Sector/Education *(Increased by 600)*
- 165,700 in Non-Government positions *(Increased by 700)*
- 14,800 in the Farm employment sector *(Increased by 600)*
- 181,100 in Private (Non-Farm) industries *(Increased by 700)*

There were considerable layoffs in the private sector before 2017 that impacted the local economy. These job losses have impacted all major areas but have hit food processing areas especially hard. The impact includes processors of fruits and vegetables, confectioners, poultry processors, and cheese manufacturers. For a detailed summary of total Stanislaus County layoffs since 2005 (that were reported with a WARN notice), see [Appendix A](#). Major layoffs compound Stanislaus' already high unemployment rate. Notably, many of the reductions occurred because of the offshoring of production or foreign competition. However, in recent years there seems to be a shift with these businesses deciding to bring operations back to our shores.

## c. OPPORTUNITY ZONES

Opportunity Zones are economically distressed communities where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation of authority to the Internal Revenue Service.

Stanislaus County had the opportunity to submit various potential census tracts to be designated for inclusion in the Opportunity Zone project. Out of the tracts that were submitted, 17 separate census tracts<sup>15</sup> from Stanislaus County were given the designation, and Opportunity Funds have begun to be set up by various groups. The project list is ever-expanding.

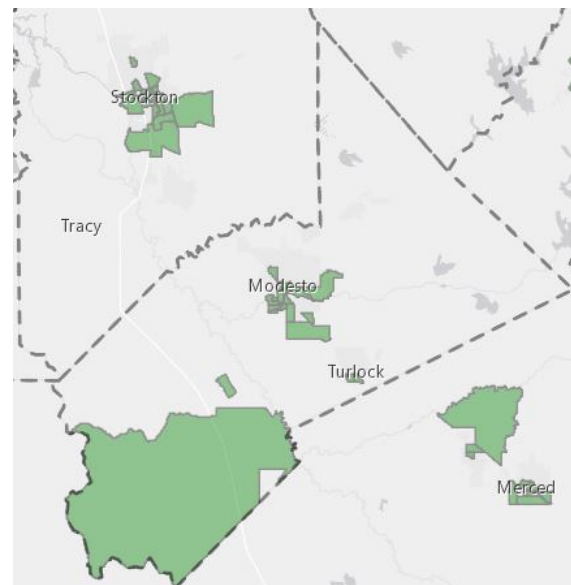


Figure 8- IRS.gov CA Designated Opportunity Zone

<sup>14</sup> *Unemployment Rates and Labor Force Data, CA Employment Development Department, [edd.ca.gov](http://edd.ca.gov)*

<sup>15</sup> <https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>

#### d. WORKFORCE TRAINING

Stanislaus County Workforce Development assists in locating training and education providers. Financial assistance may be available to help pay for training or educational related cost. The Eligible Training Provider List (ETPL) that is approved by the Workforce Development Board annually provides customer-focused employment training resources for adults and dislocated workers. The list includes qualified training providers who offer a wide range of educational programs, including classroom, correspondence, online, and apprenticeship programs. Additionally, Stanislaus County Workforce Development supports Youth, ages 17-24 years old, develop their skills to become job candidates that employers look for through a variety of services including paid work experiences, training, and leadership development.

In addition to traditional degrees and educational completions, the last few years have continued to stress the importance and value of Career Technical Education (CTE) programs across the nation. In response to this growing skills gap there are several efforts underway in Stanislaus County. One of the newest and most strategic options to be able to respond to this skills gap issue has been the creation of the Valley Occupational Learning and Technology Institute (VOLT).

In 2018, Opportunity Stanislaus and community partners, including Stanislaus County and Stanislaus County Workforce Development, launched VOLT Institute- an industry-led, nimble, fast paced training center that takes under skilled or unskilled workers from the community and turns them into skilled workers with the attitude and aptitude to fill the now vacant skilled manufacturing jobs as well as openings that arise in the future. Most of these are well-paying jobs that contribute to higher standards of living and assist in closing the poverty gap. VOLT has been well received at local, state, and national levels, supporting the fact that CTE programs like VOLT are needed now more than ever.

In addition to VOLT, the Stanislaus County Office of Education and their partners have launched a wholistic approach to helping close the skills gap issue with the inception of the “Cradle to Career” (C2C) initiative.

The C2C initiative is a partnership between the Stanislaus County Office of Education along with many community organizations, local government agencies, public sector businesses and various levels of educational systems. The partners are all committed to transforming the current systems of education that progress into the labor force. Workforce readiness continues to be a challenge at all levels in Stanislaus County, and the C2C partnership aims to minimize that challenge in the future.



Photo 5- VOLT Students During Class

## VI. INDUSTRIES

Stanislaus County has long been known for the incredible Agriculture industry that thrives here. While Agriculture continues to play an important role in Stanislaus County, there is an ever-increasing need to diversify the economy. Regions that have higher diversity can signal economic stability and can better withstand economic pressures such as recessions and layoffs. Adversely, regions with low diversity can signal economic instability and should their primary industries experience negative business conditions, usually lead to harder rebounds from recession-type events.

### a. AGRICULTURE

Stanislaus agricultural sales hit an all-time high value of \$4.4 billion in 2014 and was nearly \$3.6 billion in 2018. This sector and its related industry accounts for \$7.1 billion in our local economy or \$19.58 million per day.<sup>16</sup> Although vitally important to our community, this base



Photo 6- Wine Glass and Grape Vines

does contribute to seasonal employment levels. [The Economic Contributions of Stanislaus County Agriculture Crop Report Plus](#), produced by the Stanislaus County Department of Agriculture states that one in eight jobs is directly tied to agriculture or related food manufacturing, placing our County at some risk unless we continue to diversify. This stresses the importance of continuing to attract businesses from multiple industries.

### b. MANUFACTURING

Stanislaus County ranks especially high in Capital-Intensive Manufacturing. Food and Beverage Manufacturing has long been a well performing industry for Stanislaus County. Recently, plastics manufacturing of various kinds has also become a large part of the local Manufacturing Industry in the County. However, many of these manufacturers have found it difficult to find highly skilled workers that will be able to shift with newer technologies that the industry has begun using technologies such as Mechatronics and PLC Robotics.



Photo 7- Welding in a Manufacturing Plant

<sup>16</sup> *Economic Contributions of Stanislaus County Agriculture Crop Report Plus (June 2019)*, Stanislaus County Dept. of Agriculture, <http://www.stanag.org/pdf/cropreport/cropreportplus2018.pdf>



### c. WAREHOUSE AND DISTRIBUTION

Another well-performing industry that greatly helps with the diversification in Stanislaus County is the Distributive Services Industry. Businesses like Amazon, W.W. Grainger, Kohl’s, Restoration Hardware, and others have greatly increased the need for skilled workforce in the last four years. Whereas workforce reductions have taken a major toll on production related sectors, retailers and distributors are a major area of expansion in Stanislaus County. For a more detailed summary of total Stanislaus County business expansions see [Appendix B](#).

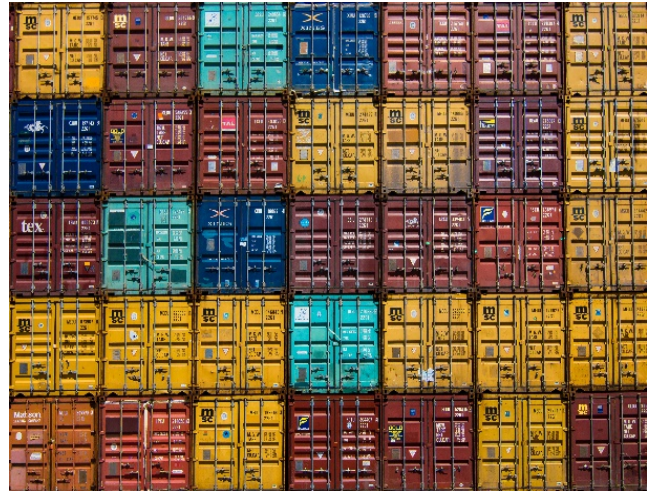
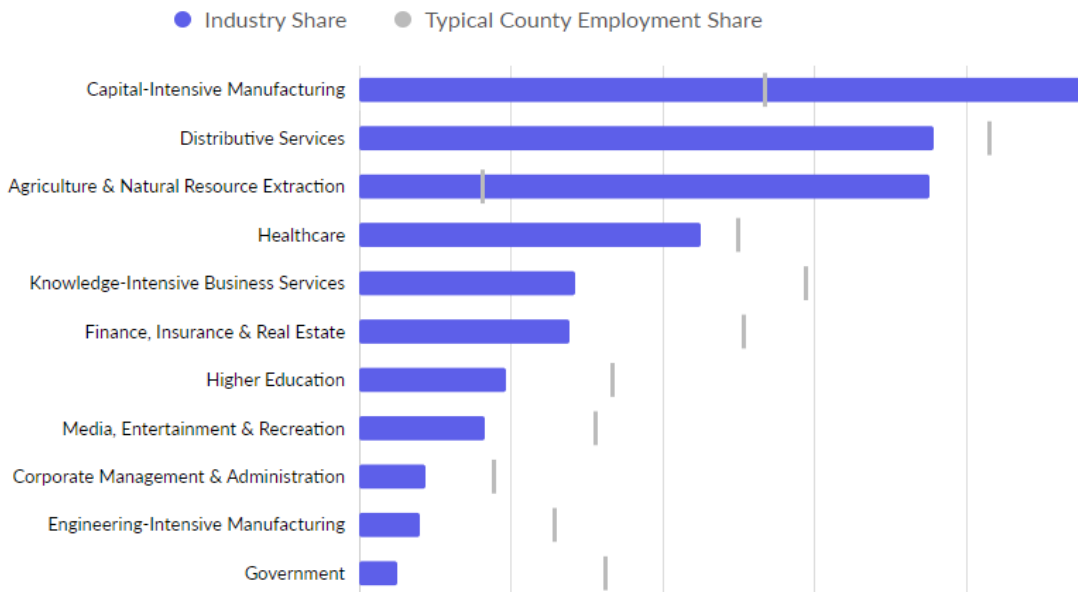


Photo 8- Shipping Containers

### d. INDUSTRY DIVERSITY

With the inception of business incentives such as the Cal Compete Tax Credit, Opportunity Zones, and a more business friendly political climate, businesses are finding it more sensible to relocate back to the United States. Since 2017, many of these industries have added jobs, but a major challenge has been the lack of skilled workers and the need for more robust local training options to meet that challenge. According to EMSI Industry Diversity Rankings<sup>17</sup>, Stanislaus County exceeds Typical County Employment Share in some areas but there are many industries that Stanislaus still has work to do in such as Healthcare, Knowledge Intensive Business Services and others.



<sup>17</sup> EMSI Industry Diversity Ranking Report, 2019, [economicmodeling.com](http://economicmodeling.com)



**e. STANISLAUS MAJOR MANUFACTURERS COUNTYWIDE**

The following chart provides Stanislaus County’s Top 10 Manufacturing Employers based on estimated employee counts from a Business Database (SalesGenie.com).

- The top manufacturing companies employ approximately 16,000 workers
- There are 980 agriculture businesses in the County and 474 manufacturing businesses
- As of December 2019, an average of almost 8%, or 14,800 workers are employed in farm related industries while 11%, or 21,400 workers, are employed in manufacturing related industries
- The nearly 20% of workers employed in the two industries demonstrates the need to continually develop a diversified workforce and regional economy

**TOP 10 MANUFACTURERS COUNTYWIDE**

COMPANY OR ORGANIZATION	EMPLOYEE ESTIMATE	DESCRIPTION
<b>E &amp; J Gallo Winery</b>	6,700	Winery
<b>Foster Farms</b>	2,000	Food Processing
<b>Del Monte Foods</b>	2,010	Food Processing
<b>Stanislaus Food Products</b>	1,875	Canning
<b>Con Agra</b>	1,100	Food Processing
<b>Silgan Containers</b>	762	Container Manufacturing
<b>Frito Lay</b>	637	Food Manufacturing
<b>Blue Diamond Growers</b>	500	Nut Processor
<b>Bronco Wine</b>	450	Winery
<b>Pacific Southwest Containers</b>	391	Container Manufacturing

*Table 2- Top 10 Manufacturers Table*

**f. STANISLAUS MAJOR NON-MANUFACTURERS COUNTYWIDE**

The following chart provides an overview of Stanislaus County’s major non-manufacturing employers Countywide

- The top non-manufacturing companies employ over 30,000 workers
- Private Services and Retail Trade employ 141,900 workers
- Almost 80%, or 159,700 workers, are employed in non-manufacturing/ non-farm related industries



TOP 10 NON-MANUFACTURERS COUNTYWIDE

COMPANY OR ORGANIZATION	EMPLOYEE ESTIMATE	DESCRIPTION
Save Mart Supermarkets	10,500	Retail Grocer
Stanislaus County	4,523	County Government
Modesto City Schools	3,500	School District
Doctors Medical Center	3,000	Health Care
Turlock Unified School District	2,267	School District
Memorial Medical Center	2,214	Health Care
Ceres Unified School District	1,600	School District
Stanislaus County Office of Education	1,128	Education District
City of Modesto	1,100	City Government
CSU Stanislaus	1,020	Public University

Table 3- Top 10 Non-Manufacturer List

VII. POPULATION

The California Department of Finance population estimates for Stanislaus County (projecting forward to 2040) anticipates a nearly 16% increase<sup>18</sup> in total population and increases are anticipated in both single family and multi-family households.

	2020*	2040	Percent Increase
<b>Stanislaus Population</b>	562,303	650,911	16%

Figure 10- CA Dept of Finance Population Estimates

\*CA Department of Finance projections vary from ACS Population estimates – ACS estimates do not project out further than 5 years

While population growth has slowed over the last few years, more births than deaths are anticipated year over year, adding to the population growth pressure. However, the ever-growing problem is the addition of more people without an addition of well-paying jobs and/or upskilling the workforce in the County and lack of affordable housing.

VIII. TAXABLE SALES

Retail sales data reported by the California Board of Equalization<sup>19</sup> showed a declining trend through 2009, but improvement has occurred since that time with significant increase in 2016 and continued growth through 2018.

Stanislaus County Taxable Sales

Year	Total Taxable Sales		YOY Change (+/-)
2019	\$9,661,771,579	+	\$362,830,805
2018	\$9,298,940,774	+	\$326,320,376
2017	\$8,972,620,398	+	\$229,866,301
2016	\$8,742,754,097	+	\$501,926,923
2015	\$8,240,827,174	+	\$337,219,174
2014	\$7,903,608,000	+	\$263,615,655

Table 4- Stanislaus County Taxable Sales- CA Dept of Tax & Fee

<sup>18</sup> State of CA Population Estimates, Dept. of Finance, [www.dof.ca.gov/Forecasting/Demographics/Projections/](http://www.dof.ca.gov/Forecasting/Demographics/Projections/)

<sup>19</sup> Taxable Sales by County, CA Dept. of Tax and Fee Administration, [cdtfa.gov](http://cdtfa.gov)



## IX. TRANSPORTATION

Transportation access to major markets and the Pacific Rim are key strategic advantages in Stanislaus County. Two of California's major north-south routes intersect the area: Interstate 5 and Highway 99 provide convenient and efficient means of shipment to all major markets by rail, air or truck-line carriers. Deep-water ports in Oakland and Stockton are within 90 minutes. Air passenger service from San Francisco, San Jose, Oakland and Sacramento are all within 90 miles of Stanislaus County.

While strategic location is certainly an asset for Stanislaus County, a primary obstacle to economic growth is Stanislaus County's aging infrastructure. In 2008, the County made a concerted effort to align the regions' transportation planning document, Regional Transportation Plan (RTP), with its own Capital Improvement Program (CIP), and the region's Public Facilities Financing Plan (PFF). This alignment gave clear direction on needs and project priority.



Figure 11- Measure L Logo

In the two years prior to 2016, State revenues were reduced by more than 30% making it difficult to maintain and advance our transportation network. In 2016, local and state spending in transportation infrastructure took a major leap forward by the passage of Measure L locally and the passage of SB 1 in 2017 by the California Legislature.

In November 2016, the voters of Stanislaus County approved a ½ cent transportation funding measure that will generate nearly \$1 billion over 25 years for our region. Our new self-help status will leverage State and Federal transportation funds to advance many regional capacity and safety projects and provide much needed funds to maintain our roadway system. However, even with the two new funding sources, Stanislaus County has an overall Pavement Condition Index of 57 out of 100, which is poor, and 224 aging bridges, which on average are ready for replacement today. Appendix C provides a list of transportation projects included in the Stanislaus Council of Government's (StanCOG) capital improvement program (CIP).

## X. ENVIRONMENTAL ISSUES

Water supplies, wastewater treatment, and air quality are among the major concerns that could pose a threat to future economic prosperity. These issues will likely increase as the population of the entire San Joaquin Valley continues to expand.

Between 2012 and 2016 California experienced the most severe drought conditions in its recorded history. Since 2017, the state has recorded more than adequate precipitation, but wet/dry cycles will always be a concern in California. Growing concerns related to potential over drafting and exportation of groundwater inspired County leadership to adopt a groundwater ordinance to control groundwater mining and exportation. The formation of a Water Advisory Committee and the addition of a Water Resources Manager position to the

Department of Environmental Resources was created to continue to address issues surrounding our limited water resources.

In January 2019, local utility company, Modesto Irrigation District, filed a lawsuit against the State Water Resource Control Board for attempting to impair Stanislaus County water flows. This will continue to be an ongoing issue and could potentially require the need for additional resources to be given towards the County's water resources such as Don Pedro Dam, Tuolumne River Project and other similar initiatives.

## XI. HOMELESSNESS

As is true throughout the State of California, homelessness is a serious challenge in Stanislaus County. In one year between 2018 and 2019, the County saw an increase of 41% in its homeless population from 1,356 people in 2018 to 1,923 in 2019<sup>20</sup>. There are various reasons for the growth of homelessness, and the County is taking steps to address the issue.

The County has created a Homeless Task Force that meets on a regular basis to ensure that resources are being used in appropriate manners. In 2018, the County created a coordinated, local response to homelessness called the Community System of Care (CSOC). CSOC is a group of service providers, funders, and community leaders who make decisions on how best to address needs. CSOC focuses efforts on



*Photo 10- Modesto Outdoor Emergency Shelter (MOES)*

1) Outreach and Engagement, 2) Coordinated Access, 3) Creation of and Access to Housing, 4) Supportive Services, and 5) Strengthening the System of Care. Local service providers must present proposals to CSOC to be funded and report success. This way there is a coordinated, public body monitoring the most effective ways to respond to homelessness.



*Photo 9- Downtown Modesto Streets Team*

In regard to helping homeless individuals return to the workforce and lead more productive lives, the County and City of Modesto have provided a contract through the United Way for the Downtown Streets Team to find work opportunities and training for homeless individuals to give them the skills and confidence to return to the workforce. This operation has been in effect since early 2019 and is showing strong results. Moving forward, they hope to create projects that could be funded in part by EDA to support continual transitioning of homeless individuals into the economy.

<sup>20</sup> *Modesto Bee* 5/1/2019, **U.S. Department of Housing and Urban Development Homelessness Survey**, <https://www.modbee.com/news/local/article229904594.html>



## XII. ECONOMIC AND COMMUNITY DEVELOPMENT CHALLENGES AND OPPORTUNITIES

### a. COUNTYWIDE SWOT ANALYSIS

The following is an analysis of the strengths, weaknesses, opportunities and threats (SWOT) related to human and economic assets as posed by external and internal forces impacting the regional economy. A later section, entitled Local Economic Development Profiles and Projects, illustrates each of the nine cities and County in terms of economic characteristics, development strategies and priorities.

#### 1) STRENGTHS

- Centrally located along transportation routes to major metropolitan areas in California and Nevada
- Close to two deep-water ports
- Large, available workforce
- Climate conducive to diverse agriculture; 250 types of food and beverages
- #6 Agricultural producing County in the nation
- Multiple higher educational institutions and facilities. CSU Stanislaus has been recognized by Princeton Review (Nation's Best Colleges for 10th consecutive year), Forbes (America's Top Colleges list), Money (#1 Value-Added public university) Cultural diversity
- Strong culture of Entrepreneurship/Innovation
- Access to recreation and tourism attractions
- Primary and specialized health care facilities
- Competitive land costs and lower electric rates through MID/TID

#### 2) WEAKNESSES

- Transportation infrastructure needs expansion
- Relatively high cost of business taxes relative to adjoining states
- Low skills in the workforce and lower levels of educational attainment
- Air quality is poor relative to competitor regions
- Water supply is variable from year to year
- Need more full-service hotels to attract business travelers and tourists
- Image and messaging of region
- Not marketing agriculture as regional strength
- Relatively high poverty levels
- High unemployment (compared to the rest of California and the nation) and the effects this has on families, access to education, health care and public safety
- Diminished housing inventory and high cost of housing
- Large percentage of adults with "Less than High School Diploma" and low number with college and degrees
- Low self-esteem/humbleness (negative self-perception)
- Growing homeless issue



### 3) OPPORTUNITIES

- Expansion of workforce training
- Expansion of business retention programs
- Opportunity Zones in key business expansion areas (17 different census tracts designated)
- Continued attraction of large companies
- Improve water management (long term strategies)
- Regional Tourism
- Marketing agriculture as a regional strength, including agritourism
- Marketing campaign establishing a unique regional identity
- Social media to help promote Stanislaus County
- Encouragement of innovation and entrepreneurship
- Positive media coverage
- Positive community messaging- pride of place
- Streamlined permitting and anticipation of industry opportunities

### 4) THREATS

- Potential economic downturn on the horizon
- Unknown long-term impacts of the COVID-19 Coronavirus Pandemic
- Lack of affordable housing
- Potential inadequate or unreliable water supplies
- Over-regulation by government
- Negative media coverage
- Illegal drugs and gangs
- Potential loss of local canneries due to changes in consumer habits, lack of available workforce, diminishing number of stone fruit orchards, antiquated technology, rising business costs.

## XIII. PERFORMANCE MEASURES AND COUNTYWIDE INDICATORS

Supporting an economic environment that allows for increased employment, business growth, and general economic advancement help with developing a healthy economy.

Four community-wide indicators were identified to gauge the overall health of the Stanislaus County Economy. They are: Unemployment Rate, Poverty Rate, Job Growth Rate, and Agricultural Harvested Acres and Value. These indicators address the overall financial status and health of the County and its residents.

In order to understand how Stanislaus County compares to other similar counties in unemployment, poverty, job growth, and agriculture an Eight-County benchmark was used. The eight counties used in the comparison were Fresno, Kern, Madera, Merced, Monterey, Sacramento, San Joaquin and Tulare Counties. These Counties give us a better understanding of how Stanislaus County really stacks up. In most cases, Stanislaus underperforms in comparison, a clear indicator that a lot of work must be done for our County to be able to develop and thrive. Resources need to be designated to Stanislaus County for future growth, development and for the ability to thrive.



a. UNEMPLOYMENT

Employment is a key factor in determining the health of an economy, both for the individual employed and for the employer. As for unemployment, high unemployment over an extended period will generally contribute to a lower standard of living and a multitude of social problems. In addition, the more individuals who are out of work, the less they will have to support their families financially, the less they will have to purchase products, and the less likely they are to have confidence in the economy. Therefore, lower unemployment rates are a desirable indicator.

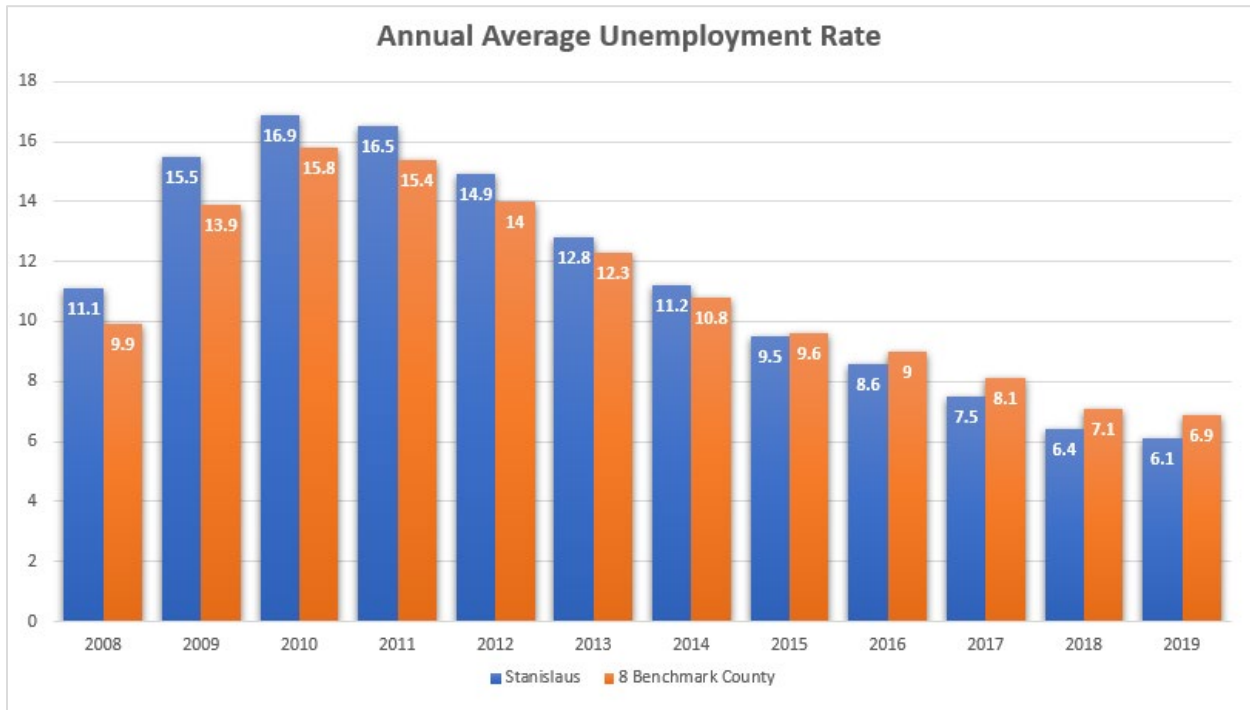


Figure 12- Unemployment Rates vs. Benchmark Counties  
 Source: CA Employment Development Department Labor Force Data, [www.edd.ca.gov](http://www.edd.ca.gov)

The unemployment rate is defined as the percentage of the labor force who is jobless. In Stanislaus County, from 2008 to 2019, the unemployment rate decreased by 5%. In 2008, the unemployment rate was 11.1% and was at its highest at 16.9% in 2010. Since 2010, the unemployment rate has consistently decreased and in 2019 the unemployment rate was at an all-time low of 6.1%.

Since the decline in unemployment began in 2010, Stanislaus County has consistently experienced a lower unemployment rate compared to Merced and Tulare County, but had a higher unemployment rate than Monterey and San Joaquin County. From 2008 through 2019, Stanislaus County averaged the sixth highest unemployment rate (11.4%) with Merced, Tulare, and Fresno being the counties with higher rates of unemployment.



### b. POVERTY RATE

The poverty rate is the percentage of people whose family’s total income is less than the family’s threshold, meaning the minimum level of income deemed adequate to live. The poverty rate in Stanislaus County remained relatively stable since 2013, however, since 2016, has continued to decline, indicating that the local economy has been improving year over year. The most recent poverty rate available in Stanislaus County in 2018, is at its lowest in years at only 15.6%, down nearly 5% since 2013.

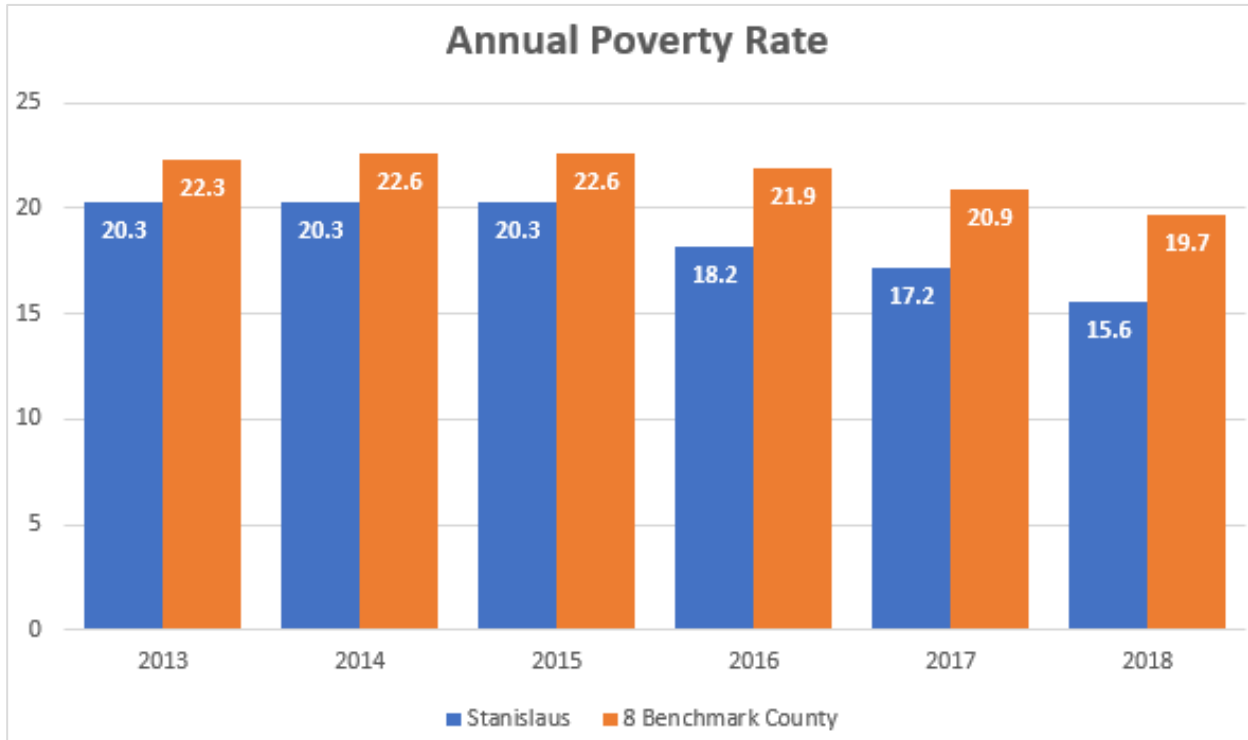


Figure 13- Annual Poverty Rate vs. Benchmark Counties

Source: 2018 American Community Survey (ACS) 5-Year Population Estimates, U.S. Census Bureau, [www.data.census.gov](http://www.data.census.gov)

Compared to the eight benchmark counties- Fresno, Kern, Madera, Merced, Tulare, Monterey, Sacramento, and San Joaquin—Stanislaus County ranks in the middle in terms of the poverty rate. On average, Fresno (25.7%) and Merced (24.6%) experienced the highest poverty rate whereas Monterey (16.2%) experienced the lowest poverty rate. The data indicates a downward trend in the poverty rate except for Sacramento County, which had a slight uptick in the poverty rate since 2017.

### c. JOB GROWTH RATE

In a healthy economy, there should be expanded opportunity and employment, and shared prosperity to advancing community residents’ well-being. The Rockefeller Foundation defines a healthy economy as an inclusive economy that has the following characteristics: participation, equity, growth, stability and sustainability.



One way to assess the health of Stanislaus County is to analyze the job growth rate; that is, the percent change of all employees in total for all industries for all establishment sizes in the County. Through an analysis of the quarterly census employment and wages by the Bureau of Labor Statistics, the job growth has showed an upward, positive trend between 2009 to 2013 for both Stanislaus and the eight benchmark counties. Since 2013 however, job growth rates have fluctuated slightly year to year. However, there was a sharp decline in growth overall from 2017-2018.

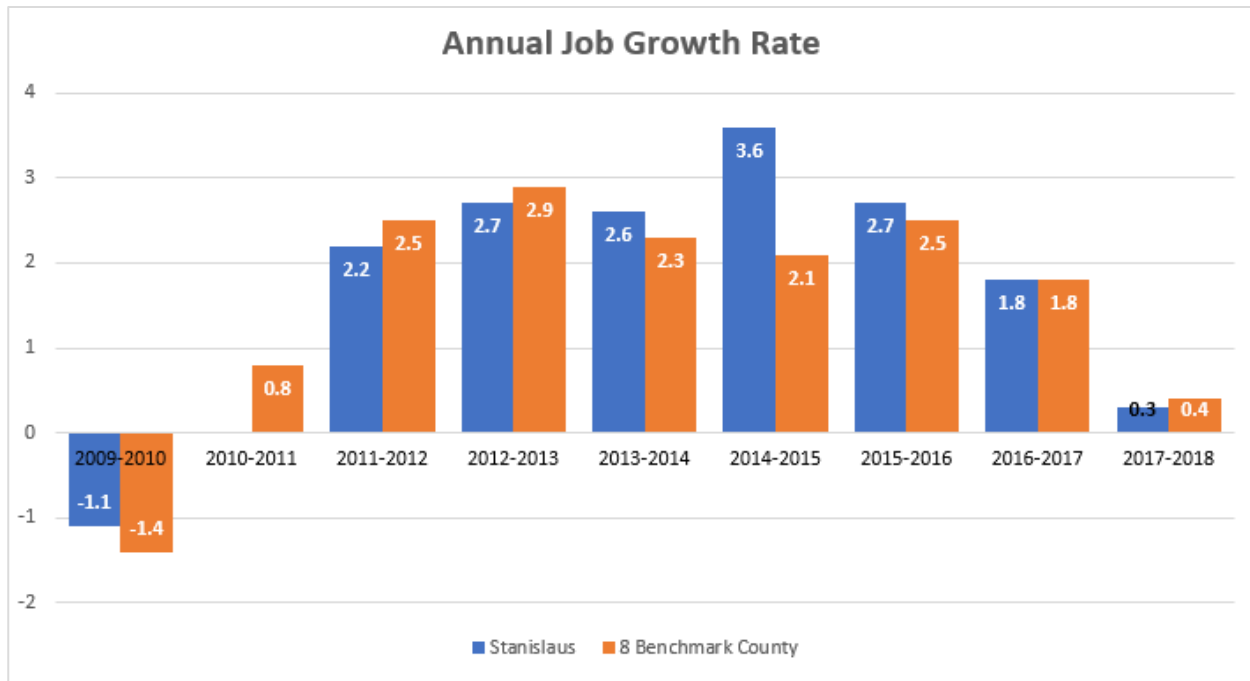


Figure 14- Annual Job Growth Rates vs. Benchmark Counties  
 Source: Bureau of Labor Statistics, [www.bls.gov](http://www.bls.gov)

Starting in 2018, there was much slower development than in prior years, however, there was still positive growth for both Stanislaus and the Benchmark counties at very similar levels. This may potentially indicate that employers have leveled off with their hiring efforts.

In 2017, there were 51,161<sup>21</sup> unique job postings in Stanislaus County while the eight counties had an average of approximately 62,453 postings in the same time period. Postings were only slightly higher in 2018 with approximately 56,000 (Stanislaus) and 68,000 (eight-County Benchmark) potentially aligning with the job growth data.



Figure 15- Unique Job Posting Data, EMSI, [www.economicmodeling.com](http://www.economicmodeling.com)

<sup>21</sup> Job Posting Analytics, EMSI, [www.economicmodeling.com](http://www.economicmodeling.com)



#### d. AGRICULTURAL HARVESTED ACRES AND VALUE

The agricultural industry is a vital element in the County’s economy. This industry defines its Harvested Acres categories as Fruit and Nut Crops, Vegetable Crops, Field Crops, Seed Crops, Nursery Products, Organic Products, Apiary Products, Livestock and Poultry, Fresh Livestock and Poultry Products, Aquaculture, and Firewood. In 2018, the value of agricultural commodities produced in Stanislaus County slightly decreased by 2% to \$3.57 billion, down only by \$78 million. The total value varies from year to year.

Factors affecting commodity value include the adjustment of acreage, per unit pricing, reduction in values of commodities, and the significant impact the drought had on water usage and availability in the community.

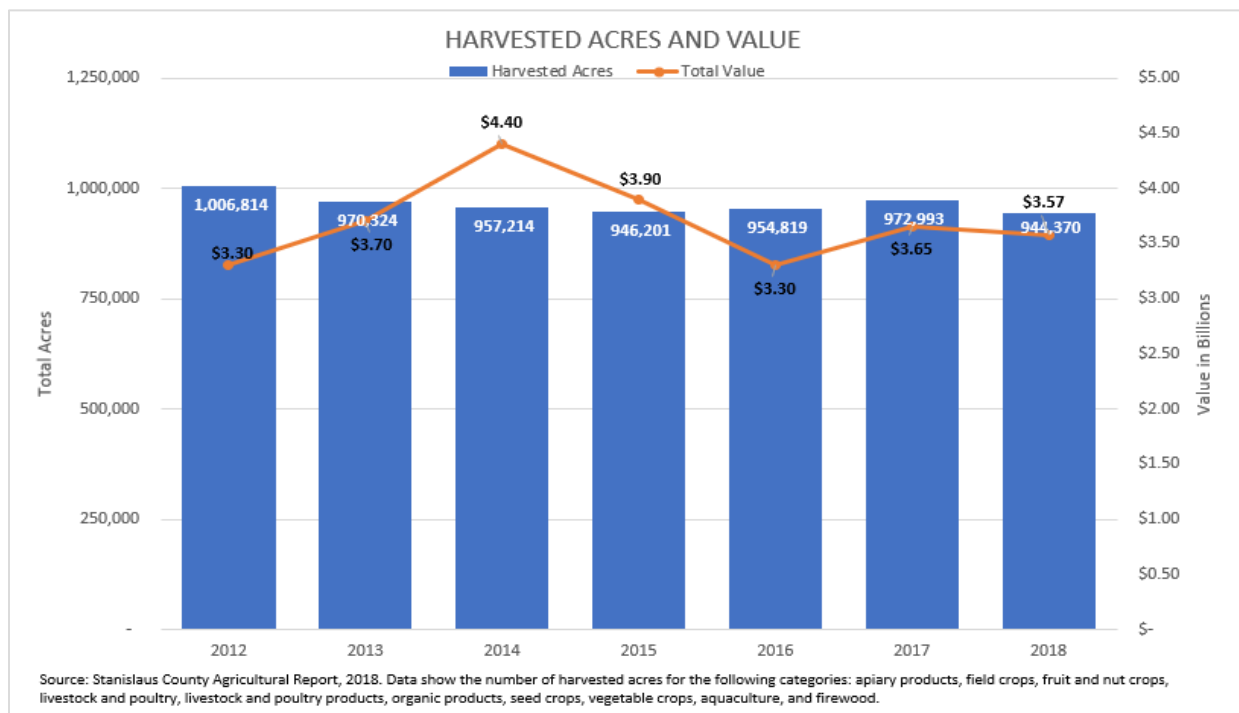


Figure 16- Agricultural Data

## XIV. SUMMARY

In these opening pages, you have seen the broad-brush challenges that continue to face Stanislaus County at a time of unprecedented local economic conditions. Continued growth, rising real estate costs, continued poverty and low wages for unskilled workers, water resource impacts, road infrastructure deficits, and major gaps in education and workforce preparation skills training are just a few of the many issues our communities face.

This Comprehensive Economic Development blueprint takes a closer look at the nine incorporated jurisdictions in Stanislaus County and core priorities and development projects that have been identified as critical for us to shape a better quality of place in Stanislaus County.



## ADDENDUM #1

### ECONOMIC IMPACTS OF COVID-19

In early March 2020, Stanislaus County was rocked by the unexpected outbreak of a public health crisis. The COVID-19 Coronavirus became reality for Stanislaus County when the first positive cases were confirmed on March 11, 2020. The highly contagious, potentially deadly virus began to create alarming economic impacts with the immediate closure of many small businesses, layoffs (both temporary and permanent), and the need for many workers to shift to remote work from home.

A “stay-at-home” order was issued for Stanislaus County residents on March 19, 2020. In addition, all school districts shut down operations, and students’ spring breaks received an unexpected extension with no established end date. This order created the immediate impact of residents being required to stay in their own homes except for absolutely necessary trips to acquire essential items such as food and prescriptions. With this order, industries such as restaurants, boutique clothing stores, and other non-essential businesses were immediately impacted and forced to close. Many of these small businesses do not typically have enough cash reserves on hand to maintain their business for long periods of time. Full impacts of this outbreak are unknown at this time, and only after several months have passed, can we expect to understand the full outcome and economic impacts this disturbing virus will have on the local economy.

The Federal Government has stated that it will create a financial stimulus package to assist individuals and businesses alike. Small business owners may receive emergency support from agencies such as the Small Business Administration and may possibly be eligible for assistance in the form of Economic Disaster and Injury grants or loans, but if those will be received before the full extent of the damage of closure occurs is unknown at this time.

As of March 2020, Stanislaus County was still at relatively low unemployment levels, the most recent available from February 2020 at 6.6%, however, there is an anticipated reality that there will be a sharp spike in unemployment rates with many individuals who would not typically be eligible now being potentially eligible due to the impact of the shelter-in-place order. Unemployment Insurance will now encompass not only workers whose jobs were impacted, but also parents who are forced to remain at home because their children cannot attend school, or even those individuals who will be caring for family members impacted by the Coronavirus. This broadened scope will create many more eligible claims and therefore, the rates of unemployment can expect to rise significantly.

Stanislaus County established a Small Business Relief Program following the COVID-19 State of Emergency. The Program is intended to aid the small business community through economic relief and reduce financial hardship to impacted businesses in the County in order to retain their employees.



Local financial institution, Valley First Credit Union, has agreed to partner with the County on the program. In total, \$1 million in County funding was identified that could assist small businesses of 50 employees or less – with emphasis on small businesses that employ 25 or fewer employees.

This new reality can be sure to have a large economic impact on the local economy, but the full extent will only be known after several months. In time, we hope to measure the impacts on public utilities, housing, and many other industries that are vital to the Stanislaus County economy.



# LOCAL PROFILES AND PROJECTS

# CERES

Chris Vierra, Mayor  
Tom Westbrook, City Manager  
Steve Hallam, Economic Development Manager  
209.538.5756



## Introduction to City:

Ceres is an active and growing community of nearly 50,000 people that still maintains a small-town feel. The city is located in the middle of Stanislaus County, adjacent to State Route 99, in one of the richest and most diverse agricultural regions of the San Joaquin River Valley. While its vibrant local economy is based in agricultural production, its central location and prime accessibility to regional transportation arteries make Ceres a city on the rise. This expanding industrial sector is attracting large and small manufacturing companies, as well as large logistics operations.



Photo 11- Ceres Banner



Photo 12- Ceres Community Center

The City government works actively with the Ceres Chamber of Commerce to support businesses of all sizes throughout our community. Ceres is also proud to partner closely with the Ceres Unified School District, which leads the County in its innovative education and training programs for students through an award-winning career technical education pathways program. In Ceres, we understand the importance of preparing our young people to excel in new technologies to become employees in demand by our current and future employers.

The City of Ceres continues to undertake numerous economic development projects that position Ceres as an attractive destination for a business to remain, grow, or establish a location. Recent City initiatives include implementation of a Specific Plan to revitalize its downtown, visible to more than 100,000 motorists each day, through the completion of a \$3.6 million downtown streetscape improvement project. The City has also maintained an aggressive Capital Improvement Plan that is upgrading and expanding the City's backbone infrastructure, focusing on underground infrastructure and transportation improvements in the southern part of the community, to improve public services and accessibility to lands zoned for regional commercial and industrial land uses. All these efforts significantly support the implementation of the Ceres Economic Development Strategic Plan that focuses on the

City's efforts to support the economic health and vitality of our citizens and businesses.

Some companies that call Ceres and the surrounding area home include: Bronco Winery, G3 Enterprises, WinCo Foods West Coast Distribution Facility, Kingspan Insulated Panels, Stanislaus Farm Supply, B&H Labeling, Stiles Custom Metal, and Diamond Bar Arena, to name a few.



Photo 13- G3 Bottlecap

### ECONOMIC DEVELOPMENT FOCUS

The City has made a concerted effort toward responsible growth through a balanced mix of commercial, industrial and residential development, while striving to provide adequate infrastructure and improved quality of life for its residents.

The City of Ceres created a vision for the community that will attract and retain residents and businesses. Under this vision, the Ceres General Plan 2035 has established economic development policies to maintain a healthy and diverse economy to meet the present and future employment, shopping and service needs of Ceres residents and visitors, and expand the economic base through marketing Ceres' strengths and addressing its challenges. The City approved this comprehensive update to the Ceres General Plan and Final Environmental Impact Report in 2018, which has established an exciting renewed vision of the City's future through 2035. In 2020, the City also completed a comprehensive update to the City's Municipal Code, including the Zoning Ordinance, with an eye on further streamlining of the City's development permit review and entitlement process.

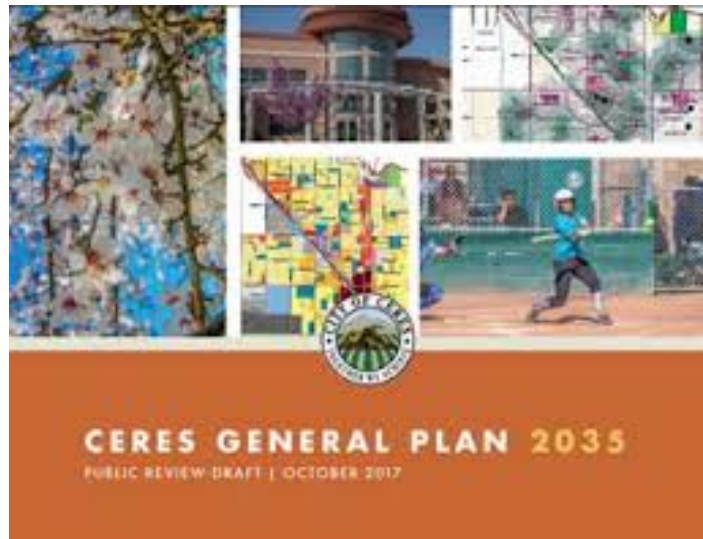


Figure 17- Ceres General Plan Cover

## OPPORTUNITY ZONE DESIGNATION

In 2018, Ceres celebrated the designation by the U.S. Government of a very large Opportunity Zone (Zone), covering much of the City’s commercial and industrial zoned land area. This federal designation, also supported by our State Governor, will allow for participating investors to earn significant savings on outstanding capital gains as they choose to make investments in properties, businesses and infrastructure improvements within the Zone. The Ceres Opportunity Zone encompasses all the business area in Downtown Ceres; the Mitchell Road business sectors south of E. Whitmore Road;



*Photo 14- Downtown Ceres*

incorporates all the vacant land, soon to commence development, in the Service & Mitchell Road gateway area and extends south of Service Road and west to Crows Landing Road, encompassing current and future reserve inventory of the City’s industrial-zoned lands. With the City’s formal recognition of its Accountable and Prompt Permitting (APP) program, a timely and efficient development permit review and entitlement process is a great benefit to new development proposals in these Opportunity Zones.

## ECONOMIC DEVELOPMENT INITIATIVES AND PROJECTS

To accomplish these policies, the City is continuing to invest millions of dollars to upgrade its backbone infrastructure (water, wastewater, storm water, and roadways) to accommodate the expansion of existing businesses and the attraction of new businesses. In January of

2018, the City Council celebrated the completion of the 4<sup>th</sup> Street Improvement Project, a \$3.6 million infrastructure replacement and streetscape beautification project in the heart of downtown Ceres. Infusion of public capital improvement funds is prompting a surge in private investment, as downtown property and business owners undertake new improvements and upgrades to their properties and businesses. Since the Fall of 2017, the City's public investment in downtown revitalization has leveraged more than \$1.46 million of private investment on 4<sup>th</sup> Street.

The City also actively promotes the Mitchell Ranch, Ceres Gateway Center, and the West Landing projects. The Mitchell Ranch project offers more than 26 acres of commercial retail development at a key southern entryway from State Route 99, anchored by a Super Walmart development center with development entitlements and construction permits issued by the Building Division of the Ceres Building & Planning Department. Two adjacent corners of this same intersection are under design to accommodate an additional 25 acres for highway-oriented commercial developments, one of them being the Ceres Gateway Center. Over the past four years, the City has invested more than \$3.6 million to fund the installation of critical underground infrastructure and transportation improvements at, and adjacent to, the Service and Mitchell Road intersection.



*Photo 15- Gateway Development Site*

Over the past two years, the City has actively completed the preliminary design and environmental review for a new diverging diamond freeway interchange at Service Road and State Route 99. This state highway improvement will facilitate improved access to the Ceres Gateway Center/Mitchell Ranch Development, as well as facilitate enhanced access to the City's industrial manufacturing areas west of State Route 99. To date, the City has invested over \$10 million for the early elements of this interchange improvement project.



*Photo 16- Golden Valley Health Center*

The West Landing Specific Plan is a master planned development that includes 1,310 new multi-family units and 2,325 single-family units, and 150 acres of regional, office and light industrial uses near Crows Landing Road and Whitmore Avenue. All environmental review is complete, and this undeveloped territory is fully annexed into the City of Ceres, poised for new development.

In July 2019, the City Council authorized the City Manager to prepare a high-impact retail

recruitment and development plan (Plan) specific to Ceres. With the assistance of The Retail Coach, a national retail consulting, market research, and development firm, in early 2020 the first phase of this project was completed. This Plan effort has produced several important socio-economic demographic reports, identified Ceres' Primary Retail Market Area, and prepared several specific retail marketing tools including an up-to-date retail gap



*Photo 17-Ross Ceres location*

analysis, a retail void analysis and a Retail Market Flyer. Additionally, the Plan identified a Target List of more than 20 retailers that may be particularly suited and attracted to the Ceres local community, and focused recruitment of these retailers is underway.

### KEY CHALLENGES:

A challenge Ceres faces is developing new revenue to replace the loss of State redevelopment funds, a critical tool to finance economic development activities and city-wide infrastructure upgrades. The City is working closely with regional and statewide organizations, including the Stanislaus Business and Workforce Alliance (Opportunity Stanislaus), as we examine cutting-edge tools and alternatives that continue to promote economic development in our City.



*Photo 18- Kingspan Employee*



Additionally, due to the success of past economic development efforts, Ceres is facing a current shortage of Tier 1 large and vacant industrial parcels (available for development permits within 60 days). The City Council’s 2018 adoption of the Ceres General Plan 2035 provides the opportunity to identify, plan, and annex to the City industrial-zoned lands necessary to meet the needs of new and expanding businesses over the next 20 years. Creating and maintaining an environment where our businesses, and our citizens, continue to have choices, new opportunities, and thrive, is our continuing focus.

**MAJOR EMPLOYERS:**

City of Ceres			
Company or Organization	Employees	Category	Description
Bronco Wine	550	MFG	Winery
G3 Enterprises	225	MFG	Bottling and Production
Kingspan Building Panels	135	MFG	Building Wall Panels
Ceres Unified School District	1790	Non MFG	School District
Walmart	300	Non MFG	Retailer
CDC Construction	300	Non MFG	Construction
City of Ceres	180	Non MFG	City Government
ACE Commercial Plastering	180	Non MFG	Contractor
Ceres PostAcute Care	120	Non MFG	Healthcare
Mark One Corp	120	Non MFG	Healthcare
Westmark Inc	100	Non MFG	Transportation
Save Mart	90	Non MFG	Grocery Retailer
E. R. Vine & Sons	35	Non MFG	Fuel Sales
California Dept. of Correction	30	Non MFG	Public Administration

*Table 5- Ceres Top Employer List*

# HUGHSON

Jeremy Young, Mayor  
Raul Mendez City Manager (until June 2020)  
Lea Simvoulakis, Community Development Director  
209.883.4054



## Introduction to City:

Hughson is a small but thriving agricultural community located in eastern Stanislaus County nestled amidst fruit and nut orchards. Hughson preserves a small-town atmosphere as it continues to grow with a blend of high-quality new homes in traditional neighborhoods and new commercial and industrial businesses.

Hughson was founded as a township in 1907 and named for the owner of the land, Hiram Hughson. The City of Hughson was incorporated in 1972.

The City's Vision and Mission Statements, adopted in 2018, identified the path for the organization and City moving forward:

**Vision Statement:** To preserve Hughson's unique spirit, heritage and character, while creating an undeniably great place to be.

**Mission Statement:** Improve Hughson every day through fiscal responsibility, customer focused service and an emphasis on creating and strengthening partnerships.

Hughson's education needs are served by Hughson Unified School District whose schools have a long-standing tradition and reputation for excellence. The City of Hughson proudly partners with the Stanislaus County Sheriff's Department for law enforcement services. This partnership has afforded Hughson the honor of being the city with the lowest crime rate in the County. The Hughson Fire Protection District, the oldest established fire district in the County, has been providing critical fire protection and prevention services since 1915.

Community services are provided locally through the work of Stanislaus County (library, medical, etc.) and respected non-profit organizations such as Sierra Vista Child and Family Services, United Samaritan Foundation, and Community Hospice as well as other local entities for recreation. Samaritan Village is the City's hidden gem and the region's premier retirement community. The Hughson Arboretum and Gardens is another unique feature of the City of Hughson, which has been made possible through the passion and generosity of a long-time resident.



## Economic Development Focus

### Agricultural Strength

The City of Hughson embraces its agricultural partners that reside around the City limits. Hughson is strategically placed at the center of one of the most productive agricultural areas of Stanislaus County and home of domestic and international leaders in nut harvesting, growing, processing and traditional and viticulture nurseries. Generations of farming families call the Hughson area their home and partner with the City of Hughson to maintain that strength and unique characteristic of the region.

### Industrial

While the City and the surrounding area is especially noted for nut growing and processing, it is also home to many agricultural related industrial businesses. The City of Hughson actively works to support these businesses to encourage economic growth to ensure their success. These highly competitive industrial businesses:

- Engineer and prefabricate wood roof and floor trusses and wall panels;
- Market and distribute agricultural products, animal feed and specialty chemicals and ingredients;
- Engineer efficient processing systems (metal fabrication) for the almond and walnut industries;
- Provide cold storage services;
- Provide full-service chemical and fertilizer services; and
- Serve other industrial uses that complement agriculture

The City provides adequate infrastructure to its industrial lands to attract new businesses and to ensure the capability of existing businesses to grow. This includes:

- A wastewater treatment facility;
- A municipal water system that complies with regulatory requirements; and
- Street infrastructure that has the highest pavement condition index in the region and conveniently connects to County roadways to provide quick and easy access to the State Highways (99 and 132)

There are approximately 167 acres of industrially zoned land in the City limits. These uses are located mostly in the southwest area of the City, along the Santa Fe railroad and allow the future potential of a rail spur.

While not immediately evident, the City of Hughson has great access to State Route 99. Using Tully Road to Keyes Road, trucks can access SR-99 in 7-8 minutes, with little traffic and few stops. This is key marketing point for the City's industrial area.

Historically, the City has been able to offer businesses (existing and new) assistance with public improvements, capital facility fees, structural improvements, and expansion projects. The City takes great pride in maintaining a business-friendly environment and offers a streamlined permitting process through efficient coordination with other local agencies.



## Retail/Commercial

The City of Hughson has a uniquely vibrant downtown that consists of a variety of retail and commercial businesses. Centennial Plaza is located at the center of Hughson Avenue and is the home of the Hughson Historical Society Museum, Hughson Fruit and Nut Festival, the Hughson Farmers' Market, the Hughson Christmas Parade and other events designed to unite the community and visitors in a very positive and festive manner. The Marketplace is the City's newest shopping center located just a short distance from the downtown. Local retail and commercial businesses provide residents with local dining, shopping, and service options.

The City of Hughson offers an array of business assistance programs to assist existing and new businesses including incentives and loans. The Hughson Small Business Development Center and the Hughson Chamber of Commerce are wonderful resources for local entrepreneurs. The small business incubation center is also a resource to give small business a chance to grow in Hughson.

## Economic Development Goals

As expressed in the City's Vision Statement, the Hughson City Council's ultimate goal is to create an undeniably great place to be for residents, visitors and businesses. To this end, the City intends to "maintain and enhance Hughson's economic vitality through promotion of job creation and retention, business enrichment and expansion, and development of existing retail, commercial and industrial areas." The City is currently working with two local business owners to establish the City's first Brew/Pub in the downtown area which will serve as the catalyst to launch the City's downtown into a truly unique place to be.

### Objective #1: Support business in commercial/industrial areas

**Strategy A:** Improve the economic growth of City's commercial/industrial businesses by understanding their needs and providing programs/services that address them.

- Action #A1: Meet with business owners on a regular basis to discuss needs/issues affecting business, new opportunities, and available local programs/services that could assist in the growth of their businesses.
- Action #A2: Connect businesses to available resources through organizations such as the Opportunity Stanislaus, Department of Workforce Development, the Hughson Chamber of Commerce, etc.
- Action #A3: Develop local programs/enhance services to best meet needs

**Strategy B:** Promote the economic growth of City's commercial/industrial area through effective business attraction strategies, planning and infrastructure.

- Action #B1: Promote the City's proximity and access to SR99 via Tully Road.
- Action #B2: Explore and pursue construction of adequate infrastructure for business development (roads, water, sewer, storm drain, etc.).



- Action #B3: Streamline the entitlement and building process for new industrial development
- Action #B4: Work with Opportunity Stanislaus to entice new industrial businesses into the area.

### Objective #2: Develop and enhance retail business opportunities

**Strategy A:** Implement strategies to enhance resident/visitor presence in City's retail areas.

- Action #A1: Promote activities in downtown that support and create opportunities.
- Action #A2: Develop the marketability of the City through timely communication and accessibility of current market and demographic information.

**Strategy B:** Foster support of ventures that complement existing business climate.

- Action #B1: Conduct and maintain inventory of existing businesses and develop strategies to support new ventures that complement the current landscape.
- Action #B2: Coordinate with existing businesses and identify or maximize opportunities for expansion.

### Objective #3: Create a business-friendly environment

**Strategy A:** Ensure an efficient permitting process.

- Action #A1: Conduct frequent reviews of business permitting process for continuous improvement and to maximize efficiency.
- Action #A2: Provide flexibility during implementation of the business permitting process to best meet the needs of applicants.

**Strategy B:** Ensure adequate and competitive City business/development fee structure.

- Action #B1: Review and evaluate business/development fee structures on an annual schedule and recommend modifications if necessary.
- Action #B2: As part of the review, conduct comparison studies and provide opportunity for input from stakeholders.

### Objective #4: Create and develop effective business assistance programs

**Strategy A:** Proactively market the City's business assistance programs.

- Action #A1: Utilize a variety of avenues to market local business assistance programs to increase accessibility.

**Strategy B:** Evaluate and develop the City's business assistance programs to ensure effectiveness.

- Action #B1: Conduct annual evaluations of the business assistance programs on an annual basis and modify as needed



MAJOR EMPLOYERS:

Company or Organization	Employees	Category	Description
Hughson Nut	300	MFG	Almond Grower/Processor
Mid-Valley Nut Company	150	MFG	Walnut Packer/Processor
California Trus Frame	60	MFG	Wood Manufacturer
Grower Direct Nut Co.	60	MFG	Walnut Processor
Alpine Pacific Nut	50	MFG	Walnut Processor
Hudleson Nut Company	50	MFG	Walnut Processor
Valley Tool & Manufacturing	40	MFG	Farm Equipment
Martella's Walnut Huller	20	MFG	Walnut Processor
Duarte Nursery	350	Non MFG	Wholesale Nursery
Cal Almond	250	Non MFG	Almond Hulling
Hughson Unified School District	230	Non MFG	Education District
Whitehurst-Lakewood Memorial	50	Non MFG	Funeral/Cemetery Services
Samaritan Village	45	Non MFG	Retirement Center
City of Hughson	28	Non MFG	City Government

Table 6- Hughson Top Employer List



# MODESTO

Ted Brandvold, Mayor  
 Joe Lopez, City Manager  
 Jaylen French, Director,  
 Community & Economic Development  
 209.577.5268



Figure 18- Northern San Joaquin Valley Region

## Introduction to City:

Modesto is geographically centered in Northern California. Modesto is the seat of Stanislaus County with a population of over 215,000. With adjoining San Joaquin and Merced Counties, the North San Joaquin Valley region has a population of 1.58 million and combined labor force of 656,000. Modesto’s economy is anchored by a group of core traded and local clusters, including:

## Core Business Sectors / Clusters

### Food Processing and Manufacturing (Traded Cluster)

fresh and canned produce and nuts. Modesto is a large hub for essential domestic and export food and beverage production, home to regional and brand-name manufacturers like Frito-Lay, Del Monte, Stanislaus Foods, Blue Diamond and E&J Gallo Winery - the world's largest wine producer.

The Modesto area supports a nascent FoodTech/AgTech sector necessary to keep the USA competitive in food production.

Modesto has a promising future in the emerging hemp/CBD industry, being selected in 2019 and 2020 as a regional hub by both Canopy Growth and TransCanna for more than 500,000 square feet of production facility space.

Modesto's economic roots are in food production and processing including wine, dairy, eggs, poultry,



Figure 19- E. and J. Gallo Winery headquarters, Modesto

## Advanced Manufacturing – Off Site Construction (Traded Cluster)

The Modesto area is a national center for a strategically important emerging industry, off site construction. Home, apartment and commercial construction productivity has stalled in America for decades, with chronic labor shortages cited as a major contributor to persistent housing shortages. Entekra, LLC chose Modesto as their first major off-site construction center in America, with the first factory ramping up to 3,000 houses a year and a second factory in the works. Entekra's management team had over twenty years of experience developing the most integrated off-site construction system in Europe before coming to the USA.



Photo 19- Entekra LLC fully automated off-site construction

## Distribution and Electronic Commerce (Traded Cluster)

Modesto is a leader in specialty distribution, logistics and electronic commerce due to the concentration of trade in food and beverage products. Leading companies include DOT Foods, Americold, Pacific Southwest Container and Sierra Pacific Warehouse Group.



Photo 20- DOT Food Trucks

## Healthcare (Local Cluster)

Modesto's healthcare sector became a regional magnet with the presence of Kaiser Permanente, Doctors Medical Center (Tenet Healthcare), Memorial Medical Center (Sutter Health), Stanislaus Surgical Hospital, Valley Children's Hospital, and affordable care network Golden Valley Health. As a regional healthcare center, Modesto must succeed in attracting, developing and retaining a qualified workforce.



Photo 21- Valley Children's Health Center

## Business Services (Traded and Local Clusters)

Modesto is a regional center for professional business services including information technology, financial, real estate, marketing, design and sales. Modesto’s DataPath corporation has been an INC. 500 fastest growing company award winner for seven years in a row.



Photo 22- Datapath Logo

## Workforce and Education

Within one hour of its downtown, Modesto is served by the University of California-Merced, California State University-Stanislaus, University of the Pacific, a private liberal arts university, and Modesto Junior College. Modesto benefits from public/private workforce development initiatives including VOLT Institute, Modesto Junior College and Stanislaus County Department of Education. Additionally, Modesto provides venture incubation at UC Merced’s Downtown Modesto Venture Lab and at tech-ed and co-working establishments.



Modesto has a nationally recognized robotics curriculum at the High School level. A concerted effort by County, City and non-profits is steadily increasing high school graduation rates. In 2017, the proven Cradle to Career initiative was adopted Countywide to improve access to economic prosperity for all community members.



Photo 23- Cradle to Career Educators

## Quality of Life

With a highly rated warm Mediterranean climate, Modesto offers excellent affordable quality of life within 90 minutes of the major cities in the San Francisco Bay Area and Sacramento creating an “insourcing” target for labor-challenged technology and service industries that have historically relied on out-of-state locations including Arizona and Texas. Residents enjoy year-round outdoor activities plus easy access to



Photo 24- Best friends enjoying the Tuolumne River

Yosemite, Lake Tahoe, multiple rivers and the Pacific Ocean. The Tuolumne River Regional Park, walkable from downtown Modesto, is a natural treasure with untapped economic potential.

The Gallo Center for the Arts is a world-class facility that hosts regional, national and international artists, performers and events. Modesto maintains its “city of great neighbors” charm with numerous music, art, maker and craft festivals and a certified farmers’ market.

Native George Lucas' paid homage to his teen years in Modesto in his 1973 film, "American Graffiti" and Modesto celebrates the Graffiti spirit with a Graffiti Summer Festival, classic car shows and a downtown Graffiti Cruise Route walking tour.



Photo 25- Modesto Graffiti Summer

## Economic Development Focus and Priorities

### Grow and Develop the Workforce to Strengthen Core and Growth Clusters

- Work with Stanislaus County Office of Education, Stanislaus Foundation and Education and Training partners to raise workforce readiness and skills
- Explore ways to add capacity in tech skills training and Entrepreneur support and development with public and private partners

### Strengthen Infrastructure for Core and Growth Clusters

- Explore ways to increase the amount of industrial land available for purchase
- Ensure critical infrastructure is in place and that plans anticipate industry growth and demand trends
  - Water and Wastewater
  - Rail and Road transport
  - Air transport services
- Acquire competitive city-wide High-Speed Networking and Internet Services
  - 20 Gbps Fiber Optic Network to attract and retain business and support SmartCities and IoT applications



Photo 26- Modesto's Jennings Plant

### Support Economic Recovery, Resilience and Opportunity for All

- Support Manufacturing and Export



- Recruit companies in sectors that complement and/or advance Modesto’s core clusters
- Leverage eleven Federally designated Opportunity Zones; including the entire downtown core
  - Business relocations into Opportunity Zones
  - Transit-centered, mixed-use residential development
- Improve network and internet availability and reliability with redundant/resilient fiber optic network
- Upgrade City disaster planning considering the impact of COVID-19 including but not limited to
  - Healthcare services surge and on-demand capacity
  - Resilience in public transportation
  - Hardened and redundant emergency operation capabilities
- Support Job “InSourcing” – keep sustainable jobs in USA
  - Support public and private workforce development initiatives to increase skilled labor supply in specific competencies and roles identified by anchor businesses
  - Support entrepreneur and venture incubation in partnership with Opportunity Stanislaus, Modesto Junior College, California State University Stanislaus, UC Merced and private training and co-working programs
- Develop a plan and promote development of a Tech/Venture Zone
  - Develop public/private partnership to bring more knowledge-industry jobs to Modesto to reduce the percentage of residents who are categorized as supercommuters
- Support higher quality of life developments
  - Develop and action a new downtown master plan emphasizing infill, densification, affordable housing, mixed-use and transit-centered development
  - Continue development of master plan for Tuolumne River Regional Park. The Regional Park will enhance recreation and travel destination opportunities and improve management and mitigation of regional flood hazard along Modesto’s main riparian corridor and connect to downtown via improved pedestrian/bicycle and auto street circulation.

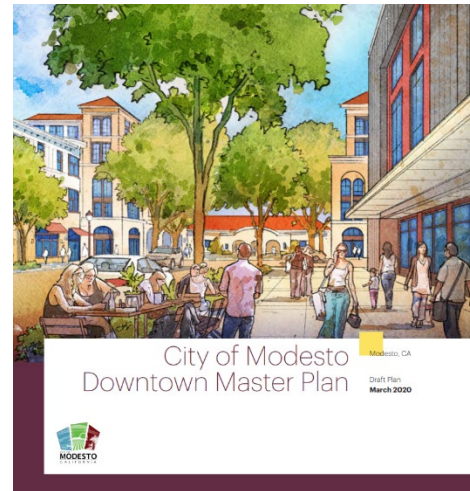


Figure 20- City of Modesto General Plan Cover



Figure 21- Opportunity Zone PowerPoint



## Economic Development Initiatives and Projects

- Update City of Modesto General Plan and Master Environmental Impact Report
- Execute Modesto Strategic Plan 2019-2022; publish and execute Modesto Economic Development Strategic Plan
- Develop and market Federal Opportunity Zone Plan in partnership with Opportunity Stanislaus
- Finalize Downtown Master Plan with focus on mixed-use/residential infill
- Continue regional and local roadway and bridge improvement program / Measure L and SB1 Funding to improve commercial transport and residential quality of life
- Support and Promote passenger rail service improvements
  - Altamont Corridor Express (ACE) extension to improve rail service to Bay Area cities and Sacramento
  - Refurbish and expand downtown transit center
- Develop public/private partnerships responsive to goals set in LinkModesto High-Speed Fiber Optic Network Master Plan published in 2017
- Continue ongoing improvements in water and wastewater services to stay ahead of industrial and residential demand
- Continue work on Tuolumne Regional Park Plan that will transform quality of life for all Modesto residents, especially underserved south Modesto
- Develop Tech/Venture Zone Plan
- Tell Modesto's economic story and successes more effectively via digital marketing and networking partnerships

## Economic Development Challenges

- Maximize potential of Modesto's well-regarded Downtown. A key catalyst could be jumpstarting mixed-use residential projects to draw more residents
- Capitalize on Federal Opportunity Zones, while developer interest is focused on larger metros with higher rents and lease rates
- Competition with adjoining municipalities for stagnant-to-declining retail/commercial opportunities
- Achieving critical mass in tech employment opportunities to encourage repatriation of long-distance commuters, improving their lives and reducing energy waste
- Residual negative opinions formed in and after Great Recession about San Joaquin Valley in terms of quality of life and likelihood of business success
- California's reputation as a business-unfriendly state (taxes, regulations).
- Funding Development Incentive Programs and other local and State incentive programs to stimulate interest from targeted companies to relocate to Modesto

## Economic Development Partnerships

- Core and Growth Clusters Development
  - Economic Development Practitioners Committee Hosted by Opportunity Stanislaus
  - Modesto Chamber of Commerce



- Workforce Development, Entrepreneur Development and Business Incubation
  - Stanislaus County Office of Education
  - Opportunity Stanislaus
  - Stanislaus Community Foundation
  - Modesto Junior Colleges
  - California State University Stanislaus
  - UC Merced
  - ValleyWorx Free Code Academy
- Recovery and Resilience
  - Stanislaus County
- Downtown Development
  - Downtown Modesto Partnership
  - Downtown Improvement District

**MAJOR EMPLOYERS:**

City of Modesto			
Company or Organization	Employees	Category	Description
E. & J. Gallo	6,700	MFG	Winery
Del Monte Foods	2,010	MFG	Fruit Products
Stanislaus Foods	1,875	MFG	Canning
Foster Farms Dairy (Crystal	850	MFG	Dairy Products
Frito-Lay	637	MFG	Snack Products
Pacific Southwest Containers	430	MFG	Container Manufacturing
Champion Industrial	280	MFG	Metal Fabrication
Rizo-Lopez Foods	250	MFG	Cheese Manufacturing
Flowers Baking Company	250	MFG	Food Manufacturing
Stanislaus County	4,480	Non MFG	County Government
Modesto City Schools	3,556	Non MFG	Education District
Doctors Medical Center	2,600	Non MFG	Health Care
Memorial Medical Center	2,400	Non MFG	Health Care
Save Mart Supermarkets	1,650	Non MFG	Retail Grocer
City of Modesto	1,500	Non MFG	City Government
Stanislaus County Office of	1,300	Non MFG	Education District
Sylvan School District	917	Non MFG	Education District
Modesto Junior College	842	Non MFG	Education Institution
Vituity	800	Non MFG	Medical Billing/Coding
Storer Coachways	500	Non MFG	Transportation
Modesto Irrigation District	450	Non MFG	Water & Electric Utility
Costco	210	Non MFG	General Merchandise

Table 7- Modesto Top Employer List

## NEWMAN

Robert Martina, Mayor  
Michael Holland, City Manager  
209.862.3725



### Introduction to City:

As a result of the growing importance of the surrounding agricultural lands and the arrival of the railroad to the community, the City of Newman (known as the jewel of the West Side) was Founded by Simon Newman in 1888 and incorporated as a City in 1908. Agriculture continues to play an important role in the community, providing jobs and influencing the physical design of Newman. The City of Newman offers a variety of land and site uses ranging from agricultural operations to major retail; these sites include but aren't limited to highway/retail commercial, a large food processing facility, historic buildings, and a variety of light/heavy industrial. The City is continuing to focus its efforts on the revitalization of downtown and commercial and office development along the City's Highway 33 corridor. A primary goal of the City is to offer unique shops, services, restaurants, and additional retail development within both the downtown and highway corridor areas.

Nestled on the west side of Stanislaus County, Newman is called home by approximately 11,500 residents. Located directly on California's Highway 33 with a beautiful view of the Diablo Range, the City of Newman is situated in an agriculturally rich and naturally beautiful geographical area. The City of Newman is a General Law city that operates under the City Council/City Manager form of municipal government. The General Law format allows for citizens to elect a governing body that will set policy, pass ordinances and resolutions, and approve fiscal spending. With its slogan of "Honoring the Past, Celebrating the Present, Building for the Future" the City of Newman looks forward towards progress and has positive goals for the future while keeping its historical roots in place. Through its General and master plans, the City has consistently crafted its vision of the future. This vision includes a walkable community with an accessible and safe street grid while encouraging new employment opportunities to allow residents to work, shop and live within the community. Currently, the number of commuters traveling outside of Newman for their jobs is increasing with approximately 50 percent of Newman residents traveling more than 30 minutes to their job; the City would like to see these jobs available locally. To address housing, the City's master plan areas require a variety of housing types to provide housing to satisfy the public's needs, while limiting growth and protecting surrounding agricultural lands. Recently, the City was the first in the region to adopt an Urban Growth Boundary, further preserving valuable agricultural land whilst allowing for economic development. These goals will assist the City in meeting the challenge of managing growth while enhancing the unique feel and character of Newman.

Presently, the City of Newman is a lovely small town with a vibrant historic downtown predominately surrounded by single family residential neighborhoods and then by



agricultural and ranch lands. Made famous by the beautifully restored and active West Side Theatre, the downtown is centered along Main Street and consists of one- and two-story commercial buildings, many of which are historic and dating from the early 20th Century. Highway 33 also contains historical buildings with a mix of suburban and rural industrial and auto oriented commercial uses. The City’s industrial/manufacturing areas contain a variety of uses and have vested and shovel-ready parcels ready to be developed. With access to Rail, Highway 33 and Interstate 5, Newman is an ideal location to live and work.

**MAJOR EMPLOYERS:**

City of Newman			
Company or Organization	Employees	Category	Description
Valley Sun Products	350	MFG	Sun Dried Tomatoes
Saputo	100	MFG	Cheese Production
Stewart & Jasper	50	MFG	Nut Grower/Processor
Newman Flange	49	MFG	Metal Flange Manufacturing
Westside Pallet Inc.	40	MFG	Pallets, Wood
Cebro Frozen Foods	12	MFG	Frozen Vegetables
DiMare Brothers	170	Non MFG	Tomato Grower/Packer
Newman-Crows Landing	147	Non MFG	School District
San Luis Convalescence	120	Non MFG	Nursing and Residential Care
Cerutti Bros	80	Non MFG	Trucking
Nob Hill	75	Non MFG	Retail Grocer
City of Newman	29	Non MFG	City Government

Table 8- Newman Top Employer List



## OAKDALE

J.R. McCarty, Mayor  
Bryan Whitemyer, City Manager  
209.845.3625



### Introduction to City:

Situated near the Stanislaus River, Oakdale, so named for the groves of oak trees that line the hills, boasts an impressive history. In 1848, gold was discovered along the Stanislaus River by the natives living in the area and thousands of miners soon travelled through the area, following their dream to stake their claim to part of the mother lode. This stampede to the mine fields also brought representatives of the Stockton and Visalia Railroad to the area. Land was purchased, and the railroad was extended from Stockton, thereby putting Oakdale on the map and creating our place in history as the gateway to the Sierras.

With the railroad extension to Oakdale, the town quickly became a freight center that created new business opportunities. A blacksmith, wagon shops and livery stables began operating to serve the needs of the miners. Hotels, dining halls, saloons, and general stores soon followed to accommodate the teamsters.

Oakdale was incorporated as a city in 1906 and continues to the present day as an important crossroads to the Central Sierras. An irrigation system was brought in by 1909, enabling ranchers to plant fruit and almond trees. This was followed by stockmen raising sheep, cattle, hogs and poultry, and operating dairy farms. Today, Oakdale is diverse, being both agricultural and industrial.

Oakdale is now a city of approximately 23,807 residents within an area encompassing 6.1 square miles. While Oakdale is considered a small city, it continues to be a desired community of choice with many residents working in town and an increasing number of them commuting to Modesto, Manteca, Tracy, and over the Altamont Pass to work sites in the East Bay Area.

### Economic Development Focus:

The City of Oakdale has a rich agricultural and rural ranching heritage. Industrial activity is a major component of the City's economy which centers on agriculture, food manufacturing and tourism. Manufacturing and food processing, packaging, and shipping companies are some of Oakdale's largest employers. The City is an attractive location for these businesses because of its proximity to productive farmlands and nearby rail lines that transport raw materials and agricultural products for processing and wholesale distribution. Opportunities exist for the City to build upon and diversify its existing job base, leverage its increasingly educated workforce, and capitalize on access to the future North County Corridor and the Oakdale Municipal Airport. Oakdale is home to large food manufacturing operations including Ball Western Can Company; ConAgra Foods, one of the largest tomato processing plants in the world; and Sconza Candy Company.



### Economic Development Initiatives and Projects:

The 2030 General Plan (adopted August 8, 2013) addresses the City's goals for collaboration and workforce development. In the business community, the City will continue to build long-term partnerships with local business organizations to collaborate on economic development activities and to regularly provide input to the City on its services and development review and permit processes.

In addition, the City will continue to actively participate in regional economic development programs and organizations, such as the Stanislaus Economic Development and Opportunity Stanislaus, to promote local businesses and leverage City resources.

The City of Oakdale offers a variety of industrial and commercial property sites from two acres in size, many with rail access service from three different rail companies. For larger projects, the City has sites ranging from 70 to 200 acres. Oakdale actively works with new and existing businesses to encourage growth and ensure their success.

### Major Retailer Closed in Oakdale in Late 2019:

In December 2019, the Kmart store in Oakdale closed its doors and 120 jobs were eliminated. This closure has caused residents of Oakdale to shop for general retail needs outside of Oakdale as the Kmart store was the only big box retailer in the community. The closure has caused the loss of jobs, sales tax revenue, and has left a large retail building vacant. The City is exploring a wide variety of options to work with the current property owners to repurpose the building. This site could potentially house another large retailer, be subdivided into multiple lease spaces for multiple smaller retailers or house a totally different business type altogether. The City is currently working with Opportunity Stanislaus to explore the opportunities that may be available for this location. In the short term, the City is concerned with keeping the vacant building well maintained in order to avoid becoming a blighted property that will negatively affect the look, feel and property values of the businesses around that area.



MAJOR EMPLOYERS:

City of Oakdale			
Company or Organization	Employees	Category	Description
ConAgra Foods	1,145	MFG	Tomato/Bean Processor
Ball Corporation	200	MFG	Metal Can Manufacturing
Sconza Candy	140	MFG	Confectionery Products
Oakdale Joint Unified School	555	Non MFG	School District
Oak Valley Hospital/Care	500	Non MFG	Health Care
Gilton Solid Waste &	165	Non MFG	Solid Waste
A.L. Gilbert	120	Non MFG	Feed and Grain
Burchell Nursery	110	Non MFG	Fruit & Nut Tree Nursery
City of Oakdale	100	Non MFG	City Government
Valley First Credit Union	100	Non MFG	Bank
Oak valley Community Bank	95	Non MFG	Bank
Save Mart Supermarkets	70	Non MFG	Retail Grocer
Oakdale Irrigation District	70	Non MFG	Water Utility
Raley's	50	Non MFG	Retail Grocer

Table 9- Oakdale Top Employer List

# PATTERSON

Deborah M. Novelli, Mayor  
Ken Irwin, City Manager  
209.895.8000



## Introduction to City:

Patterson, incorporated in 1919, is a growing community with a current population of approximately 25,000 and serving a local trade area nearing 51,626. Strategically located in the western part of Stanislaus County, directly adjacent to Interstate 5 (I-5), the City has historically derived much of its economic vitality from agriculture and food processing. However, Patterson is also home to a rapidly expanding business park. Due to Patterson's proximity to the San Francisco Bay Area and Interstate 5, Patterson is positioned to absorb a considerable share of growth in the coming years. Over the past nine (9) years Patterson's economy has greatly diversified with a rapidly expanded business base with a focus on warehousing, distribution and logistics which include one million square foot Amazon fulfillment center and a 1.5 million square foot Restoration Hardware distribution center. Additionally, Kohl's, CVS Caremark, Grainger Industrial Supply and Affinia Group automotive parts have also established warehouse operations in the area.

The West Patterson Business Park (Business Park) provides many opportunities for retailers, fulfillment centers, and light manufacturing companies. The Business Park's has easy access to transportation options and a tremendous potential for growth. The Business Park consists of nearly 1,600 acres with a diverse range of parcel sizes, shovel ready build sites, and a 730,000 square foot building ready for tenant improvements. To date the above referenced businesses have created over 2,000 new jobs that have benefitted Patterson as well as other Cities in Stanislaus County.

In addition to our Master Planned Business Parks, it is Patterson's quality of life and more specifically the historical downtown commercial district that enhances Patterson's appeal to business prospects. The City's unique street layout, inspired by the great metro areas of Paris and Washington D.C., features a circular format in the central district surrounded by radiating spokes, many trees and palm-lined thoroughfares are a source of Community pride and speak to Patterson's uniqueness and sense of place.

Located along Interstate 5 with access to I-205 and I-580 as well as Highways 120 and 99, Patterson provides business with convenient, and less congested, access to the major metropolitan markets of Northern and Southern California. Patterson's advantage is not just distance to markets but more importantly time to markets. Patterson is located just 70 miles east of the Port of Oakland (the nation's third busiest port), 40 miles south of the Port of Stockton, 280 miles north of Los Angeles, 92 miles south of Sacramento and 89 miles southeast of San Francisco.

Along with its central location, Patterson offers access to many transportation options. The seaports at Oakland and Stockton provide access to maritime transport. Several nearby



airports offer a variety of flight options including local service out of Modesto and international service out of Oakland and Sacramento. Rail transportation is highly accessible and convenient. The Central Valley is the confluence point for two national rail lines - the Burlington Northern Santa Fe and the Union Pacific Railroad. Additionally, local daily service is provided by the California Northern Railroad.

The City offers competitive fees and a streamlined entitlement process to invite businesses to Patterson. The City also offers a concurrent plan check and one-stop permitting process to help stream-line application processing and expediting construction.

### Economic Development Focus and Priorities:

During the 2015-2016 fiscal year the City conducted a strategic planning process. We were very fortunate to have a good turnout and participation of private citizens and local business owners. The strategic plan provides guidance to city government to align with our council and resident's vision for our fast-growing City. The Strategic Plan continues to guide the City forward and is central to much of the City's efforts and priorities. As such many of the Strategic Plan Goals and Objectives have been met or are well on their way to being implemented.

In February 2020, the City received a long-awaited Demographic Marketing and Retail Gap/Leakage Analysis. Despite the substantial growth in retail sales that Patterson has already experienced. The study concluded that the City continues to experience approximately \$160,000,000 in economic/retail leakage resulting from its citizens spending their shopping, dining and other activity dollars in the surrounding communities. The City offers a variety of locations that will enhance and improve the opportunities to entice retailers and other opportunities for the benefit of its citizens. Development of these sites will address this leakage.

Improving municipal infrastructure will create new and expanded retail and business park opportunities for the community and support existing businesses, which, in turn, will help create new jobs during development and construction and permanent jobs in the retail and business development phases, which will generate revenue enhancement and economic sustainability for the community.

Although the limited and shrinking base of governmental economic development funds has become extremely competitive, the magnitude of the economic potential received from the use of the requested funds will spur private and institutional capital investment and will become the catalyst needed to be successful from a magnitude of governmental and private capital sources. The USDA (Rural Development) and HUD funding, in addition to other governmental incentive programs that the region qualifies for, establish multiple and combined funding opportunities including public and private partnerships.

This investment will improve the municipal improvements surrounding properties located in the heart of the City of Patterson allowing private and institutional investors to continue the pattern of existing retail development and establish a regional retail core of commercial and personal service opportunities for the community of Patterson as well as critical support of the surrounding Westside communities and farming operations for years to come. Some of our



most recent commercial developments include nationally established businesses, such as Burger King, Baja Fresh, Round Table Pizza, and Starbucks as well as local businesses.

The City of Patterson uses well established project design standards and procedures to ensure these improvements will be constructed and maintained to best serve the public. The City has also created a responsive Engineering Department and has expanded the Community Development Department to make sure the City’s economic development and infrastructure needs are met. The landowners and its development partners have an established record of successful retail and community developments to complete the next phase of enticing, selling and developing the commercial opportunities needed to complete the City’s goal of establishing a sustainable retail and jobs-oriented campus for the financial support and success of the community.

Given the expansion and evolution of the Central Valley from Americas’ Breadbasket to include vibrant business, industrial and residential communities to complement and support its core enterprise. The master planned community of Patterson plays a pivotal role in providing the retail, personal and industry services to preserve and protect the fragile environment of the central valley in coordination with a wide spectrum of local, regional and Federal agencies.

**MAJOR EMPLOYERS:**

City of Patterson			
Company or Organization	Employees	Category	Description
Traina Dried Fruits	150	MFG	Sun Dried Tomatoes/Fruits
Kings Roofing	100	MFG	Roofing
Amazon	850	Non MFG	Distribution Center
Patterson Unified School	662	Non MFG	School District
CVS Caremark	484	Non MFG	Distribution Center
W. W. Grainger	348	Non MFG	Distribution Center
WalMart	241	Non MFG	Retailer
City of Patterson	208	Non MFG	City Government
Kohl's Distribution Center	123	Non MFG	Distribution Center
Restoration Hardware	122	Non MFG	Distribution Center
Luchich-Santos Farms	100	Non MFG	Apricot Farm
Save Mart Supermarkets	94	Non MFG	Retail Grocer

Table 10- Patterson Top Employer List

# RIVERBANK

Richard O'Brien, Mayor  
Sean Scully, City Manager  
209.869.7116



## Introduction to City:

Riverbank is a progressive, growing community with over 25,000 residents which is located eight miles north-east of Modesto. Nestled along the Stanislaus River and State Highway 108, Riverbank offers a wide variety of recreational, cultural, and social activities for people of all ages. Agriculture and food processing are important aspects of the local community which proudly hosts the Riverbank Annual Cheese and Wine Exposition every October.

Riverbank is also attracting and cultivating a growing number of commercial, industrial, and retail businesses along its southern, western and eastern boundaries, in large part due to the recently annexed Crossroads West Specific Plan area which will provide new commercial opportunities through the expansion of the highly successful Crossroads Shopping Center (Crossroads West) and the ongoing remediation, redevelopment and property transfer of the previously closed Riverbank Army Ammunitions Plant (RAAP). Many of the new businesses are in the sustainable, green or clean-tech sector, creating a new business cluster that has the potential to transform the local economy and spur on job growth.

## Economic Development Focus and Priorities:

The City of Riverbank has focused economic development priorities in several areas. The key areas of focus are:

- Identify and develop a brand for the City of Riverbank that showcases the relative strengths of growing a business here
- Ensure a timely and predictable permitting process
- Recruit and secure new businesses in priority locations and industries
- Create incentive programs to facilitate commercial growth and reinvestment
- Maintain, upgrade and expand the infrastructure that businesses need to thrive

Key project areas in Riverbank include further development at the Riverbank Industrial Complex (the former Riverbank Army Ammunition Plant), the site of the former Sun Garden-Gangji Canning Company and the upcoming expansion of the Crossroads Shopping Center.

## Economic Development Initiatives and Projects:

*Property Transfer for the Riverbank Army Ammunition Plant to City Ownership and subsequent contracting for development and management of the property with a Master Developer.*



Project funds are needed to improve and upgrade a variety of aged infrastructure on and around the subject property. Examples of critical needs include, upgrades to aged electrical infrastructure, water system improvements/replacements, transportation related improvements in front of and on the site of the property. Additional funds could also be used to install new infrastructure on vacant portions of the property that have already been conveyed to the City of Riverbank.

The installation of new and upgraded infrastructure will serve to attract new tenants to the site while also facilitating the development of new industrial space not already constructed on site.

The site has completed a National Environmental Protection Act (NEPA) and an Environmental Impact Report (EIR). A Finding of Suitability for Early Transfer has been issued for public comment and a final draft is in the process of being completed. Early transfer documents have been prepared and conveyance by deed is expected upon Governor's signature of the early transfer documents; the current timeline for this process is Q2 of 2021. If completed, the City of Riverbank would receive ownership of the main developed portion of the base to add to the currently owned vacant parcel B. The City of Riverbank is also currently in the process of establishing and entering into a contractual arrangement with a Master Developer who would be responsible for the development and management of the property.

**Project Budget:**

***Federal Investment:***

EDA Funds Request \$ 2,500,000

***Local Investment:***

From Industrial Site Revenue State grants and loans  
\$ Ongoing Lease Hold Revenue Where Available

**Project Readiness:**

EDA is familiar with BRAC facilities and their unique circumstances. The project presented is ready to start upon funding approval.

***Kick off development of Crossroads West Specific Plan project***

In 2019, the City of Riverbank completed the Crossroads West Specific Plan, subsequently, LAFCO approved the annexation of the Crossroads West Specific Plan area. Now that the land is within incorporated City limits, development can begin in both the residential and commercial areas identified. Staff have begun the process of preparing for a significant increase in building permit activity as well as preparing supportive fee studies and documents in advance of infrastructure, mapping and development processes.



MAJOR EMPLOYERS:

City of Riverbank			
Company or Organization	Employees	Category	Description
Silgan Containers	90	MFG	Metal Food Containers
Monschein Industries	75	MFG	Cabinet Manufacturing
Riverbank Unified	224	Non MFG	School District
Kohl's Dept. Store	200	Non MFG	Retailer
Target	185	Non MFG	Retailer
Home Depot	150	Non MFG	Retailer
Valley West Health	100	Non MFG	Health Care
Save Mart	100	Non MFG	Retail Grocer
Applebee's	88	Non MFG	Restaurant
City of Riverbank	77	Non MFG	City Government
Stanislaus	60	Non MFG	Fire Station

Table 11- Riverbank Top Employer List

## TURLOCK

Amy Bublak, Mayor  
Toby Wells, City Manager  
Maryn Pitt, Assistant to the City Manager  
for Economic Development and Housing  
209.668.5540



### Introduction to City:

Turlock is a city on the move and has a vision for its future. As a thriving community of over 72,000 in the heart of California's Central Valley, Turlock has held firm to its agricultural roots while diversifying economically and expanding opportunities for its residents. It has become a very desirable community, attracting many people to both live and work locally. The City's rapid growth is expected to continue, adding some 35,000 new residents over the next 20 years. In addition, Turlock is home to California State University, Stanislaus that has a current enrollment of more than 10,000 and is scheduled to double in size in the next 20 years. The City of Turlock adopted a new General Plan in 2014 to guide that growth and development.

Turlock has had a long history of planning. A general plan for the City was prepared in the early 1950s, and although it was never adopted, it served as a point of departure for the future. The General Plan prepared in 1969, much before general plans acquired their present political and legal stature, addressed such contemporary issues as urban sprawl and unnecessary destruction of farmland, and was updated in the early 1980s. The next General Plan (formally adopted in 1993 and partially updated in 2002) has served the City well, guiding the creation of attractive new neighborhoods, parks, and major new retail and employment areas.

Population and economic growth in Turlock are intertwined. The City seeks to attract new industries and create jobs in order to boost revenue, remain competitive, attract new residents and provide opportunities for existing ones. The growing resident population demands increased goods and services which in turn fuel economic growth. The City of Turlock General Plan as well as the Westside Industrial Specific Plan creates a multi-pronged approach to economic development, in order to achieve these goals: supporting the build out of the Turlock Regional Industrial Park (established by the Westside Industrial Specific Plan), drawing new businesses Downtown, identifying new industries to target, and building on existing assets such as California State University, Stanislaus.

Turlock's current land use pattern and built form are products of the City's historical growth within an agricultural area. Turlock was incorporated in 1908. Like many San Joaquin Valley towns from the time period, the original downtown core was focused around the railroad station, with streets arranged in a grid oriented to the tracks. The town proceeded to grow outward, shifting to an orthogonal north-south grid matching the rural road and parcel



pattern around it. Golden State Boulevard, paralleling the railroad, was part of the original highway through the Central Valley, which became U.S. 99 roadway in 1926.

It is the City's goal to continue to provide a balance of jobs and housing in Turlock, which stimulates the local economy, reduces commuting, and maintains Turlock's competitiveness in the region. Therefore, the master planning process has extended to the non-residential sector as well. In 2006, Turlock completed the Westside Industrial Specific Plan (WISP), which identified land use, transportation improvements, infrastructure improvements, and design guidelines for industrial and business park uses for some 2,500 acres west of Route 99. Aided by this specific plan, the City's industrial sector is expanding and shifting to this area.

### Industrial Areas

Turlock's agricultural setting has historically provided a basis for the City's industry. Food processing is the primary industry, providing the largest number of industrial jobs in Turlock. Four of the top ten employers in the city are food processors, and Foster Farms, the third-largest employer in the city, employs 1,500 workers. Fourteen percent of jobs in Turlock are in manufacturing, and four percent are in the warehousing and transportation industries, which are large users of industrial space. Turlock boasts an agri-business industry cluster with several new emerging technical software and laboratories and other related sectors to bolster this cluster.

### Economic Development

Through the creation and implementation of the Westside Industrial Specific Plan (WISP), Turlock has reaffirmed the continuing importance of industrial development as a main source of jobs and economic growth in the City. This Plan involved the development of a Master Plan and Certified Environmental Impact Report for an area of approximately 2,600 acres immediately adjacent to Highway 99 with the goal to create jobs. Adequate sewer and water capacity exist, and most of the land is zoned industrial, with approximately eight percent devoted to commercial and office uses. The City and former Turlock Redevelopment Agency made significant contributions (\$15 million) to construct essential backbone infrastructure to create shovel-ready ground to attract industrial development.

### Economic Development Focus and Priorities:

The fundamental purpose of the Westside Industrial Specific Plan (WISP) is to implement the General Plan goal of developing a major industrial center in the City of Turlock. The Specific Plan provides the project vision and objectives, and establishes development policies, including land use regulations, design standards, and a phasing plan that will guide the orderly growth of the existing and new industrial uses. The Specific Plan accommodates growth of light and heavy industrial uses similar to those currently located in the Plan Area.

The Specific Plan also accommodates and nurtures the development of an Agri-Science Industry Cluster (referred to as the "Agri-Science Cluster"). The cluster is planned as a center for research and development, manufacture, processing, and celebration of agriculture and



food products in the San Joaquin Valley. The Plan Area includes 2,615 gross acres allocated in a mix of industrial, industrial/business-professional, office, and commercial uses.

The Infrastructure Plan addresses the public facilities and services required in the Plan Area. This includes all components of the transportation system, sewer, water, drainage, electric power, natural gas, communications, recreation and parks, fire protection, and solid waste management. Because the Plan Area land uses do not include residential (other than existing residences), the public services discussion does not include those services that would normally be associated with residential uses, such as schools and libraries.

The Westside Industrial Specific Plan was developed in response to economic development opportunities over a period of years. Many of the infrastructure improvements required to serve development has and will occur on an incremental basis that corresponds to specific development proposals. Development of each area within the Turlock Regional Industrial Park (TRIP) has responded to landowner and developer interests. Front loading infrastructure through the use of redevelopment agency dollars has created “shovel-ready” areas of the TRIP. However, conventional phasing that identifies a specific sequence of development has not proven to be a practical approach to the development of this area.

The infrastructure requirements for each subarea of development include all roadway, sewer, water, reclaimed water, storm drainage, and dry utilities necessary for that subarea to develop. Development will occur within a subarea where the backbone infrastructure is completed and available, although subareas may be combined, and interim improvements may allow for development of only a portion of a subarea. The City of Turlock intends to submit grant applications to various state and federal agencies to assist in the capital projects to bring additional parcels to “shovel ready” status.

Project Description(s):

### **Turlock Regional Industrial Park Infrastructure Project – Phase 2**

The City proposes to construct additional infrastructure improvements that includes water and sewer lines as well as road improvements through the southern loop subarea of the Turlock Regional Industrial Park (TRIP). As new firms have located into the Turlock Regional Industrial Park, there is a need to open and prepare sites in the southern portion of the TRIP for additional development and job growth. There are preliminary discussions with several firms who are attracted to this southern area because of the potential to connect with the current rail service in the area. The current project, as designed, requires the installation of approximately \$6.7 million in infrastructure improvements, primarily water and sewer mains. The City of Turlock believes that this will spur an additional economic growth as was seen in the Phase 1 of the project that was funded through water bonds and former redevelopment agency funds. Both funds are no longer available as a financing tool.



*Phase 1 has brought the following economic development and job growth:*

- Construction of the Blue Diamond Almond Growers Processing Facility with more than a \$100 million investment that has already created almost 150 jobs. Blue Diamond anticipates adding an additional 150 jobs in the next year. There are three more phases of expansion planned that will create additional jobs.
- The Hilmar Cheese Co. is investing \$75 million to \$100 million to build a milk powder processing plant in Turlock. The plant will create 40 full-time jobs, plus expansion opportunities for dairies and related industries in Stanislaus and Merced counties.
- US Cold Storage has constructed a 3.5-million-cubic-foot expansion. The project will add three new storage rooms (including two convertible-temp rooms) and 16,000 more pallet positions. Upon completion, Turlock will have as many as 40,000 pallet positions and officials expect to hire more than 100 employees.
- Sensient Dehydrated Foods, a 227,000-square-foot warehouse showroom addition that added more than 20 jobs to their 100-plus workforce.
- Valley Milk, LLC. is currently in construction of a new dehydrated milk facility also located in the north region of the Turlock Regional Industrial Park. This plan will create another 50 full-time jobs as well as provide additional demand for local milk producers.

### **North Valley Regional Recycled Water Program (NVRWP)**

This program is designed as a regional solution to address California's water crisis by making tertiary-treated recycled water available to the drought-impacted west side of several California counties (Stanislaus, San Joaquin, and Merced Counties) for farmland irrigation. Current participants in the NVRWP include the Cities of Modesto, Ceres, Turlock, Stanislaus County, and the Del Puerto Water District on the west side of the San Joaquin Valley. Modesto and Turlock currently produce recycled water and provide wastewater treatment for communities in Stanislaus County.

Essentially, the project consists of the construction of pipelines that enable Modesto's and Turlock's recycled water to be delivered to Del Puerto Water District via the Delta Mendota Canal. These facilities would allow the long-term delivery of recycled water for irrigation of lands in the Del Puerto Water District.

The Cities of Turlock and Modesto both treat either all or a portion of their wastewater to tertiary standards meeting Title 22 (recycled water) standards.

This project provides environmental and economic benefits in the near-term, while meeting long-term water supply and environmental objectives. The first phase of the project, the Modesto component, was completed in 2017 and provides affordable recycled water to agricultural customers in the Del Puerto Water District. The Turlock component of the project is under construction and will be completed by the end of 2019. By implementing the project, productive agricultural lands can be brought back into full production and the North



Valley communities can recognize an additional \$29 million in total annual income with the creation of more than 572 permanent jobs. Additional jobs associated with project construction would also be created during project implementation.

The environmental benefits are also significant. The project will reduce the reliance on unsustainable area groundwater supplies south of the Delta and on pumped Delta water supplies. The NVRRWP will meet the recycled water goals and mandates of the State of California.

Over time, the NVRRWP could produce and deliver up to 32,900 acre-feet per year of tertiary-treated recycled water -worth an estimated total annual economic output of \$67.5 million- to the drought-impacted west side. This water can be used to irrigate food crops, public and privately-owned landscaping, and for industrial uses.

The economic benefits of the NVRRWP are substantial. The project will provide irrigation for approximately 10,966 acres of prime agricultural land with an estimated total an additional \$67.5 million per year to the region's economy in indirect annual income of \$29 million. The \$29 million total annual income is estimated to generate and induced impacts (this is based on an economic analysis completed by the University of the Pacific's Dr. Jeffrey Michael using the IMPLAN model). The five-year cumulative economic value to the region is expected to be \$206.5 million.

The NVRRWP is estimated to create approximately 572 on-going jobs (this number does not include the project-related construction jobs) to an area that has a 12.2% unemployment rate.

### **Master Plan for Rail Revitalization**

This project is a two-phased project. The first phase includes addressing some significant deficiencies in the infrastructure of this 80-year-old industrial area of Turlock. More than 2,000 jobs are located in this industrial area near the downtown. However, some of the failing infrastructures such as the streets and storm water systems have precluded new firms from coming into re-use some of these small, older manufacturing buildings. This project would assist in funding a portion of the infrastructure upgrades and leverage other funds, including private investment to revitalize this aging but vital area of Turlock.

The second phase of the project is the development of a Turlock Railroad Master Plan (TRMP) focused on developing a coordinated, comprehensive master plan outlining achievable projects that will improve transportation mobility in Turlock between and among Union Pacific and the Tidewater Railroads. The specific goals of the Master Plan would be to promote efficient transportation systems management and operation, and to support regional economic vitality and revitalization.

The TRMP is proposed to be a long-range planning document that is intended to guide redevelopment of the local rail system in Turlock into a vibrant, mixed-use employment center that includes commercial, office, light industrial and institutional uses. In order to fulfil



the vision for redevelopment of rail in Turlock, the TRMP proposes to provide the necessary framework to direct new development that respects the historic condition and context of the existing rail facilities and their adjacent properties.

### **Food Innovation and Commercialization Center**

This project proposes to develop a collaborative project with Opportunity Stanislaus to construct the Turlock Food Product Innovation and Commercialization Center (FoodPIC) that will offer incubator space, as well as marketing and development services to companies in the food processing industry pursuing new product lines.

This program is patterned after a similar program that was initiated by the faculty of the department of food science and technology in the College of Agricultural and Environmental Sciences and associates of the University of Georgia. It is internationally recognized for development of innovative food products and discovery, for implementation of cutting-edge science and technology, and for developing innovative food products. The program forms a strategic alliance with external marketing, technology, and engineering groups to help food companies take a new product from conception, through consumer research, formulation, prototyping, shelf-life analysis, and market launch.

The Center will field test products for both domestic and export purposes and will help support the growth of the region's agricultural cluster and help counter losses to manufacturing and other industries in central California.

The Food Innovation and Commercialization Center effort is estimated to create approximately 57 on-going jobs (this number does not include the project-related construction jobs) to an area that has a 12.2% unemployment rate and would be included in a low-income census tract that is classified as a Food Desert.



MAJOR EMPLOYERS:

City of Turlock			
Company or Organization	Employees	Category	Description
Foster Farms Poultry	2,200	MFG	Poultry Processor
Blue Diamond Growers	300	MFG	Nut Processor
Sunnyside Farms	250	MFG	Dairy Products
Sensient Dehydrated Flavors	182	MFG	Food Processor
SupHerb Farms	100	MFG	Culinary Herbs & Blends
Turlock Unified School	1,700	Non MFG	School District
CSU Stanislaus	1,199	Non MFG	Public University
Emanuel Medical Center	1,100	Non MFG	Health Care
City of Turlock	580	Non MFG	City Government
TID	450	Non MFG	Water & Electric Utility
Home Depot	201	Non MFG	Retailer
Freshpoint	200	Non MFG	Distribution Center
Crimetek Security	185	Non MFG	Investigation & Security
Costco	180	Non MFG	Retailer
Walmart	165	Non MFG	Retailer
Covenant Retirement & Care	165	Non MFG	Nursing & Residential Care
Target	150	Non MFG	Retailer
Save Mart Supermarkets	145	Non MFG	Retail Grocer
Raley's	134	Non MFG	Retail Grocer
Northern Refrigerated	100	Non MFG	Freight Trucking

Table 12- Turlock Top Employer List



# WATERFORD

Michael Van Winkle, Mayor  
 Michael Pitcock, City Manager  
 209.874.2328



## Introduction to City:

The first modern record (1850's) of permanent residents in Waterford, other than the Native Americans that long frequented the area, were the homesteading and farming activities of William Wilkerson Baker. The main economic activities were agriculture and fishing as well as commerce with the nearby gold mining communities. Reflecting the area's river fording characteristics, the name of Waterford was eventually chosen.

Bordered by the Tuolumne River and known as a key gateway to the area's lakes, Yosemite National Park and other natural amenities, Waterford is being discovered as a place with a high quality of life that has a lot to offer. This premise has been verified by recent quality developments underway in Waterford. The future looks bright. Residents of and visitors to Waterford enjoy a full spectrum of year-round recreational activities. Seven lakes within a twenty-mile radius provide fishing, boating, camping and waterskiing opportunities.

The City of Waterford is currently the lowest generating sales tax city in Stanislaus County, even though it is not the smallest in population. This is partly due to the lower overall City per capita income, but is due mostly to the absence of attractive, local shopping destinations, where over \$90 million in sales tax leakage occurs. Other than the school employment, agriculture and gas stations are the main economic and employment drivers in the City.

The downtown has recently been improved with an award-winning downtown renovation project. The improved downtown is hoping to draw new restaurants, antique shops, and other stores that can make it vibrant, attractive and an asset to the city. Several annual events draw several thousand visitors to the downtown and new tenants will benefit from these audiences.

## MAJOR EMPLOYERS:

City of Waterford			
Company or Organization	Employees	Category	Description
Frazier Nut Farms	164	MFG	Walnut Grower/Processor
Blueberry Bluff Blueberries	30	MFG	Blueberry Farm
Roberts Ferry Nut Company	30	MFG	Almond Grower/Processor
Waterford Unified School	243	Non MFG	School District
Taco Bell	30	Non MFG	Limited Service Restaurant
Waterford Child	28	Non MFG	Social Assistance
Burger King	25	Non MFG	Limited Service Restaurant
City of Waterford	15	Non MFG	City Government

Table 13- Waterford Top Employer List



# STANISLAUS COUNTY

Kristin Olsen, Chairwoman of the Board of Supervisors  
Jody Hayes, Chief Executive Officer  
209.525.6333



## Introduction to the County:

Stanislaus County is located in Central California within 90 minutes of the San Francisco Bay Area, the Silicon Valley, Sacramento, the Sierra Nevada Mountains and California's Central Coast. With approximately 539,301 people calling this area home, our community reflects a region rich in diversity with a strong sense of community.

Two of California's major north-south transportation routes (Interstate 5 and Highway 99) intersect the area, and the County has quickly become one of the dominant logistics center locations on the west coast.

The County is home to a vibrant arts community with the world-class Gallo Center for the Arts, a symphony orchestra, and abundant visual and performing arts.

Stanislaus County is a global center for Agribusiness, positioned by its mild Mediterranean climate, rich soils and progressive farming practices. The area is recognized internationally for agricultural innovation with wine, almonds, poultry, milk, cattle, and walnuts being some of our featured industries.

The County was established in 1854 and has a total land area of 1,521 square miles. Temperatures range from an average low of 38 degrees Fahrenheit in the winter to an average high of 85 degrees Fahrenheit during the spring and fall season. Temperatures move up into the 90's during the summer months with a low humidity and cooling evening breezes from the San Joaquin Delta.

## Economy:

Stanislaus County is an international Agribusiness powerhouse. The value of agricultural commodities produced in 2018 was nearly \$3.6 billion. Almonds are the number one commodity at \$1.1 billion, followed by milk at \$636 million in value.

Farmers in Stanislaus County export more than 133 commodities to 101 countries around the world. Japan receives 10.5% of exports followed by the Republic of Korea and Spain, both at 7.4%, Hong Kong at 6.7%, and United Arab Emirates at 4.7%. Approximately 9,150 export certificates were issued in 2018.



## Economic Development Initiative and Project:

### Crows Landing Industrial Business Park (CLIBP)

From the commissioning of Naval Auxiliary Air Station Alameda in 1942 until the decommissioning of the Crows Landing Flight Facility/Ames Research Center by the National Aeronautics and Space Administration in 1999, the military and civilian work force who lived and worked at the former Crows Landing airfield proudly served the nation.

The multiple missions and operations that occurred at Crows Landing brought new residents to Stanislaus County and contributed to the economic prosperity of the County, Central Valley, and the State of California and to the security of our nation.

Military operations at Crows Landing decreased following the Cold War, and the airfield was identified for closure by the Department of Defense's Base Closure and Realignment Commission (BRAC) during the 1990s.

The United States Congress conveyed the former military property to Stanislaus County in 2004 pursuant to Public Law 106-82. Since that time, the County has embraced the opportunity to revitalize the County's economy through the reuse of the former airfield to the benefit of the County residents and the region as a whole.

For more than a decade, the County has pursued the development of a locally based, regional employment center on the 1,528-acre former military facility site to improve its jobs-to-housing imbalance and provide locally based opportunities for sustainable-wage jobs that will not require commutes beyond the County's borders. To that end, the County has designated the former Crows Landing Air Facility as the Crows Landing Industrial Business Park (CLIBP) for job creation. To support the economic development of the County's west side and the County as a whole, the CLIBP will focus on job creation in three of the five industries that cause its residents to commute most: industrial uses, including manufacturing and assembly; transportation and warehousing (logistics); public administration/facilities, including public administration offices, law enforcement, and public safety services; as well as general office, business park and similar uses.

### Opportunity Zone Designation

Opportunity Zones are a provision of the Federal Tax Cuts and Jobs Act of 2017 designed to spur growth in low-income communities by encouraging reinvestment of capital gains into Qualified Opportunity Funds and allowing for significant federal tax benefits.

Census Tracts meeting specific requirements related to poverty rate and median family income were designated by State and Federal Governments as Opportunity Zones. CLIBP (Census Tract 34) is one of seventeen census tracts in Stanislaus County designated as an Opportunity Zone.

For additional information including a project overview video visit <http://www.crowsbizpark.biz/> and to view the CLIBP Prospectus visit <http://www.crowsbizpark.biz/pdf/prospectus.pdf>



## Major Issues and Challenges

For many years, the unemployment rate in Stanislaus County has been higher than the statewide average. Many jobs within the County do not provide wages that are sufficient to sustain a household, and thus, residents seeking sustainable-wage jobs must undertake commutes to distant job centers outside of the County, frequently traveling to Sacramento and the San Francisco Bay Area (Bay Area).

A 2014 analysis of commuting patterns in the North San Joaquin Valley, which includes San Joaquin, Stanislaus, and Merced counties, indicated that approximately 23% of Stanislaus County's employed residents commute outside of the County, and 9% of its residents' commute to San Francisco Bay Area communities. The five employment sectors with the highest proportion of residents traveling outside of the County to work were construction; transportation, warehousing, and utilities; public administration; wholesale trade; and manufacturing.

## Project Goals and Objectives

With the Project-level Environmental Impact Report (EIR) and Specific Plan document completed and certified as of October 2018 – our development attention over the next 36 months now turns to making this property shovel ready for the development community.

- Deliverable Objective: Complete Design and Engineering for Phase IA to include potable water and pre-annexation strategy for cooperation with the Crows Landing Community Services District (CSD), all infrastructures, landscape planning, etc. (see project description below)
- Deliverable Objective: Formation of an Enhanced Infrastructure Financing District (EIFD) to allow for property tax increment from future vertical development to remain with the CLIBP to assist with future capital infrastructure improvements and maintenance of effort.
- Deliverable Objective: Development of Facilities Fee programming for the CLIBP and to align those fees as part of the County Public Facility Fee (PFF) program.
- Deliverable Objective: Seek Federal Economic Development Agency grant support and match dollars for a critical potable water project for Phase IA that will make the project shovel ready for job creation.
- Deliverable Objective: Request for Proposals (RFP) for potential Master Developer interests is completed and published through County Purchasing – summer/fall 2020.

## Implementation Summary

The Crows Landing Industrial Business Park (CLIBP) is a significant land reuse project for Stanislaus County and Northern California. The three, ten-year phases, 30-year development timeline, will provide over 880 net acres designated for industrial uses and have the potential to support approximately 15 million square feet of built inventory at build out.



The two strongest advantages offered by the CLIBP are its potential to support large building footprints and to offer cost advantages to end users due to physical proximities to interstate infrastructure and urban consumer markets.

The CLIBP site is estimated to represent 16% of total market area competitive land supply in the region (region is defined as San Joaquin, Stanislaus and Merced Counties) and 40% of competitive land supply within Stanislaus County.

The size of the CLIBP site and its proximity to residential development could position it to attract heavier industrial users, and the proximity to Silicon Valley may help attract users involved in emerging technologies.

### **Stanislaus County Federal Request**

Project Name: Crows Landing Industrial Business Park (CLIBP)  
Potable Water System Development

Date: January 31, 2020

Department: Chief Executive Office – Economic Development

Department Legislative Contact Person: Keith D. Boggs

Phone & E-mail: Keith D. Boggs, Assistant Executive Officer  
Economic Development  
boggsk@stancounty.com  
209.652.1514

### **Funding Issue:**

The Crows Landing Industrial Business Park (CLIBP) is extremely important to Stanislaus County concerning the economic development of a historically impoverished region of the northern San Joaquin Valley. We are quite pleased with the progress we are making in moving the project forward towards its ultimate reality of providing living wage jobs to the citizens of Stanislaus County and the Northern California region – creating jobs where people live. With adequate funding we will be ready to start construction of this important project this calendar year.

To provide summary to what this project will deliver:

- Stanislaus County will construct a new source well, transmission and storage on a parcel of land within or contiguous to the Crows Landing Community Services District (CSD) service area to be used to supply the drinking water needs of Phase 1 of the CLIBP Project area. The well facilities will be constructed in such a way that they can be later connected to the CSD's water system once their ongoing system



improvements, currently underway by the CSD, have been completed and found acceptable according to provisions of a funding grant awarded to the CSD by the State.

- At the appropriate time, the water well and appurtenant storage and transmission facilities will be transferred to the CSD whereupon that source well can be used to augment and provide redundancy for the water supply needs of the CSD as well as to continue to supply the drinking water needs of the CLIBP Project. The County will take the lead in terms of securing the necessary permits and approvals for the water system consolidation as may be required by State and local laws and regulations, including a master water service agreement that will address, among other things, long-term financing and system maintenance responsibilities.

**Funding Needed:**

Water System Phase 1A Project total = \$10,800,000

Water System Phase 1A Local match = pending EDA approval

This project is in an Opportunity Zone, and therefore, potentially 80% EDA match eligible



# REGIONAL ECONOMIC DEVELOPMENT INITIATIVES



## Stanislaus Regional Water Authority

### Overview

The Cities of Ceres and Turlock have formed the Stanislaus Regional Water Authority (SRWA) and, in partnership with the Turlock Irrigation District (TID), are working on a multi-benefit Regional Surface Water Supply Project (RSWSP) to develop a resilient and sustainable source of drinking water that will reduce groundwater dependence, improve drinking water quality, diversify regional drinking water supplies, and provide environmental benefits.

The RSWSP is a collaborative effort that will provide water from the Tuolumne River via an existing set of perforated pipelines installed in gravel about eight-feet below the bottom of the river bed, a new intake structure and pump station, treat the raw water to drinking water standards, and deliver it to the SRWA service areas for municipal and industrial users. TID will also use the raw water facilities to deliver irrigation water to agricultural users.

### Project Benefits

The SRWA's Regional Surface Water Supply Project will deliver a long-term, sustainable water source that will allow for integrated use of groundwater and surface water and diversify the water supply portfolios for both Ceres and Turlock. The benefits for residents, businesses, agriculture, and government agencies include:

- Diverse water supply portfolios
- Reliable integrated surface water and groundwater system
- Drought resilient water supplies
- Groundwater aquifer replenishment (reduced urban groundwater pumping)
- Decrease in hardness and mineral content in both delivered drinking water and in wastewater effluent discharges
- Benefits to the agricultural community associated with reduced urban groundwater pumping, and the delivery of "offset" water to TID (from recycled or stored groundwater supplies) during dry periods
- Potential to provide water to disadvantaged communities and other regional partners



## Stanislaus County's AgTech Cluster Initiative

### Overview

Stanislaus County's AgTech Cluster Initiative sprang from a shared passion about the value of creating meaningful and actionable economic development programs around Agriculture, Technology, and Education. Our united interest – Stanislaus County as the Ag Tech hub of the Central Valley has many levels of development that continued to move forward with relevant, actionable and facilitated conversations at the second Annual Ag Tech Summit Conference on February 6, 2020.

Coined "Adapt or Die – Sowing the Seeds of an Innovative AgTech Ecosystem," the Ag Tech Summit brought over 300 people together from agriculture, technology and education for a day to understand, shed light, and develop partnership opportunities for all parties in the AgTech sector. This second-year event was extremely well received and started an initiative that will grow into multiple events, trainings, and ultimately a thriving cluster-attracting AgTech investments into Stanislaus County.

### Initiative Goals

With this initiative our goals are clear: attracting new businesses to this area, retaining top education talent to be the next generation workforce, developing software that advances innovations in the Ag industry and producing more career opportunities right here in our community. To achieve these goals, we have asked both the public, private, and educational sectors to take a hard look at the role they play and how each sector can contribute to the adaptation and growth of the AgTech Industry.

Given our inherent strength in food and beverage growing, processing, and exporting, Stanislaus County is uniquely positioned to attract investments in the AgTech space that help diversify and strengthen our economy. Supporting AgTech also helps retain our existing base employers who provide the valuable base sector jobs that are the backbone of our economy.



## Regional Tourism Roundtable Initiative

### Overview

During 2018, travelers to California contributed an estimated \$140.6 billion to the state economy. In Stanislaus County this equated to approximately \$619.5 million dollars in annual direct travel spending. Travel and tourism are the most important “export-oriented” industries in California.

The potential for tourism in Stanislaus County is fueled by our strategic location proximate to the State Capital, San Francisco, Los Angeles and one of the primary gateways to Yosemite National Park. With over four million people living within a 50-mile radius and over 11 million people living within 100 miles (a day trip) of our communities, the benefits of this industry are an important element of a comprehensive economic development strategy.

### Initiative Goals

Recognizing that we are more marketable as a collective and that working together allows each community to do more with limited resources, the Stanislaus Regional Tourism Roundtable (RTR) was established. The RTR has been promoting regional tourism and marketing between our communities for eighteen years. With the economic downturn funding for these efforts was cut in 2009. Stanislaus County renewed its efforts to increase regional tourism by reengaging the RTR in fall of 2018.

From the beginning, the RTR had two primary goals: 1) marketing our region as a collective, and 2) building a unique identity for our communities. Currently, the Roundtable leadership is working on collecting relevant data that will ultimately support a unique value-based brand and a messaging campaign that can resonate with our residents (as ambassadors) as well as with visiting tourists.

In 2019, Destination Analysts, an industry leading market research firm in the tourism industry, conducted a Stanislaus County Market Analysis and Brand Assessment identifying key insights from the comprehensive study of in-market visitors and pass-through visitors as well as Stanislaus County residents. The primary objective of gathering key insights into both visitor segments and current residents will help Stanislaus County market and brand the destination as a place to visit for leisure and as a place to live. In 2020, RTR will be contracting with a marketing firm to use the research already conducted to develop a brand identity and marketing and communication plan.

These efforts will not only encourage tourism, an economic opportunity identified in our SWOT analysis, but will also address several weaknesses identified including a negative image and messaging of the region to those outside the community and negative self-perception from those living within the community.



# COMMITTEE RECOMMENDATIONS



## Determining Regional Eligibility

The Economic Development Agency determines regional eligibility for a Public Works, or an Economic Adjustment Assistance investment based on the unemployment rate, per capita personal income, or a special need in the region in which the project will be located. For economic distress levels based on the unemployment rate, EDA will base its determination upon the most recent American Community Survey (ACS) published by the US Census Bureau. If a recent ACS is not available, EDA will base its decision on the most recent Federal data from other sources. If no Federal data is available, an applicant must submit to EDA the most recent data available from the State. Generally, the amount of the EDA grant may not exceed fifty (50) percent of the total cost of the project. During the pre-application process, the EDA regional representative will assess and evaluate the current community stress points and determine whether any additional matching fund breaks can be leveraged for a candidate project.

## Economic Issues Facing Stanislaus County

Stanislaus County continues to be one of the counties in the State of California with a growing population. However, nearly 22% of adults 25+ years of age are without a High School Diploma and 15.6% of our population lives in poverty<sup>22</sup>. We need to focus on the future of our residents and their economic improvement. The economy continues to be based upon agriculture and food manufacturing which inherently causes significant seasonality in employment cycles and unemployment rates. In order to address these issues and strengthen local and regional economies, the communities of Stanislaus will need to continue to diversify and strive to better prepare and develop the workforce with the skills and technology awareness to make our locations attractive to new clusters and expanded, non-agricultural employment sectors.

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<sup>22</sup> 2018 American Community Survey (ACS) 5-Year Population Estimates, U.S. Census Bureau, [data.census.gov](https://data.census.gov)



## Development Strategy: Goals and Priorities

First and foremost, the priority objective of this Comprehensive Economic Development Strategy (CEDS) strategic effort is to inspire and facilitate future investments in infrastructure -both physical and human- so as to maintain a competitive place in the economic development future of Stanislaus County. In addition, it is important to the Stanislaus County Economic Development Action Committee (EDAC), through the development of this CEDS document, to continue an alignment of efforts with those identified in the broader eight County economic development strategic efforts. To that end, development goals and priorities are consistent with regional objectives and include:

- Encourage and support new business innovation and entrepreneurs
- Promote the region as a tourism destination
- Encourage the further development of a vibrant ag-based economy looking for ways to add new products, generate food and beverage innovation, and promote our products and services
- Develop specialized education including higher education, career technical education, and workforce development
- Support the development of college level program infrastructure to provide opportunities for students to learn and stay here
- Enhance goods movement transportation projects that build capacity while increasing safety, decreasing congestion, improving air quality and promoting economic development
- Develop wet and dry utility infrastructure to increase business development interest
- Participate in the development of comprehensive regional water planning
- Continue to promote accessibility and utilization of advanced communications services (through targeted technology training efforts, etc.) as fundamental and necessary for all residents and businesses

These primary themes will serve as the general parameter for the Stanislaus County CEDS development process over the next performance and implementation cycle. It is the intention of the Stanislaus EDAC to continue to review this strategy, themes and projects on an annual basis moving forward.



# APPENDICES



# APPENDIX A

## STANISLAUS COUNTY LAYOFFS (2005 - 2020)

## APPENDIX A

Stanislaus Layoffs 2005 - 2020		Total	9734	
Year	Company	Product/Service	Job (-)	City
2019	Yosemite Meat Company	Food Manufacturing	188	Modesto
2019	DBI Beverage	Beverage Manufacturing	84	Ceres
2019	Nestle	Food Manufacturing	74	Modesto
2019	Transform KM LLC	Retail	53	Oakdale
2019	Title Max	Financial Operations	4	Modesto
2019	Forever 21	Retail	1	Modesto
2019	Silgan Containers	Container Manufacturing	153	Riverbank
2019	Silgan Containers	Container Manufacturing	237	Modesto
2019	PAQ Inc	Grocery	61	Modesto
2019	Tomato Growers Inc	Farm	270	Crows Landing
2019	Aisle 1	Convenience Store	7	Modesto
2018	Kmart	Retail	62	Modesto
2018	Silgan Containers	Container Manufacturing	86	Modesto
2018	Silgan Containers	Container Manufacturing	157	Riverbank
2018	Orchard Supply	Home Improvement	59	Modesto
2018	Dairy Farmers of America	Dairy	34	Hughson
2018	Seneca	Food Manufacturing	1975	Modesto
2018	Freebirds	Restarant	13	Modesto & Turlock
2018	Restaurante Los Gallos	Restarant	21	Turlock
2018	Boyd Coffee Company	Coffee Shop	1	Turlock
2018	Sears	Retail	86	Modesto
2018	Cool Hand Luke's	Restaurant	35	Turlock
2017	Silgan Containers	Container Manufacturing	162	Riverbank
2017	Bebe Stores Inc	Retail	10	Modesto
2017	PG&E	Utilities	1	Modesto
2017	Nasco Education LLC	Education	46	Modesto
2017	Parker Hannifin	Manufacturing	362	Modesto
2017	Transdev Services	Transportation	138	Modesto
2016	SPX FLOW, Inc.	Food Manufacturing	8	Modesto
2016	Sutter Central Valley Hospitals dba	Healthcare	96	Modesto
2016	CST California Stations, Inc.	Retailer	7	Oakdale
2016	American Medical Response	Healthcare Services	8	Modesto
2016	DCS Facility Services	Social Services	11	Modesto
2016	Sutter VNA & Hospice	Healthcare Services	14	Modesto
2016	BlueScope Buildings North America	Manufacturing	51	Turlock
2015	Suchman, LLC	Professional Services	21	Modesto
2015	Centrex	Construction	163	Modesto
2015	Scarbrough Management Corp.	Retail (Burger King)	177	Modesto
2015	Olam West Coast	Food Manufacturer	65	Modesto
2015	AM2T	Metal Manufacturer	32	Riverbank
2015	Medic Alert	Health Care Monitoring	31	Turlock
2014	AQH	Data Processing	10	Riverbank
2013	Sam's Food City	Retailer	70	Modesto & Turlock
2013	Zacky Farms	Agriculture	9	Various
2013	Memorial Medical Center	Healthcare	114	Modesto
2013	SaveMart	Retailer	TBD	Modesto
2013	Blockbuster	Entertainment	20	Modesto
2013	International Paper	Packaging	136	Modesto SOI
2013	Oak Valley Hospital	Healthcare	20	Oakdale
2013	Post Foods	Food Processing	140	Modesto
2013	Repsco	Plastic Slipsheets/Pallets	9	Riverbank

2013	Hormel	Food Processing	163	Turlock
2012	CVS Caremark	Distribution Center	103	Patterson
2012	Dawn Food Products	Food Processing	265	Modesto SOI
2012	Hostess Brands	Bakery	23	Modesto
2012	Raley's	Retailer	71	Modesto
2012	Patterson Vegetable Company LLC	Food Processing	526	Patterson
2012	Xpal Power	Portable Power Products	6	Modesto
2012	MV Transportation	Transportation	114	Modesto
2012	United Rentals	Back Office	29	Oakdale
2012	Richland Market	Retailer	35	Ceres
2012	Mi Pueblo Food Center	Retailer	85	Modesto
2012	Emanuel Medical Center	Health Care	24	Turlock
2011	Conifer Revenue Cycle	Call Center	100	Modesto
2011	John B. Sanfilippo & Son	Food Processing	19	Modesto SOI
2011	State Farm Insurance	Insurance	10	Modesto
2011	Buy-Rite Thrift Store	Retailer	75	Modesto
2011	Raley's	Retailer	60	Ceres
2011	Valley Heart Associates	Health Care	58	Modesto
2010	Angelica Textile Services	Laundry Services	211	Turlock
2010	First Transit	Transportation	120	Modesto
2010	Kindred Hospital	Hospital	127	Modesto
2010	Stellar Relay	Call Center	147	Salida
2010	Trim Masters	Automotive Parts	186	Modesto SOI
2010	NI Industries	Ammunition Plant	15	Riverbank
2010	Valley Fresh, Inc	Poultry Processing	163	Turlock
2010	Xanodyne Pharmaceuticals	Drugs	1	Modesto
2009	Mervyn's LLC	Retailer	89	Turlock
2009	Circuit City Stores	Retailer	53	Modesto
2009	Crossmark Home Improvement Services	Merchandising Services	10	Modesto
2009	Gottschalks Inc.	Retailer	256	Modesto
2009	Modesto Cal Fruit	Food Processing	77	Modesto
2009	CDG Management/Civic Development Group	Call Center	105	Modesto
2009	NI Industries	Ammunition Plant	33	Riverbank
2009	Servicecraft Logistics LLC	Logistics	21	Modesto SOI
2009	Trim Masters	Automotive Parts	83	Modesto SOI
2009	Varco Pruden Buildings	Metal Buildings	53	Turlock
2009	Gallo Glass	Manufacturing	45	Modesto SOI
2009	County Bank	Bank	30	Modesto
2009	Hazel's Fine Dining	Restaurant	10	Modesto
2009	Modesto Steam Laundry	Cleaning Services	19	Modesto
2009	Blockbuster	DVD Rentals	9	Modesto
2009	Modesto Bee	newspaper	40	Modesto
2009	SaveMart	Supermarket	50	Modesto
2009	Modesto Bee`	newspaper	11	Modesto
2009	Modesto Flight Center	Transportation	10	Modesto
2008	Ace Hardware	Retailer	9	Modesto
2008	PennySaver	Newspaper	7	Modesto
2008	Crescent Jewelers	Jewelery Retailer	9	Modesto
2008	Brawley's RV	RV Sales	5	Modesto
2008	Ethan Allen`	Furniture Store	15	Modesto
2008	Enterprise Rent-A-Car	Car Rentals	8	Modesto
2008	Stanislaus Co. Child Support Services	Govt.	21	Modesto SOI
2008	Curt Hughes Generation Motors	New Cars	50-99	Modesto
2008	CA Fraternal Orer of Police Fundraising	Charity	103	Modesto SOI
2008	Sacramento Bldg Products	Construction Supplies	65	Modesto
2008	Hischier Nursery	Nursery	10	Modesto

2008	Addus Health Care	Health Care & Social Assistance	12	Modesto
2008	American Auto Assn	Home & Vehicle Insurance	10	Modesto
2008	Westland Technologies	Rubber Products Mfg	3	Modesto SOI
2008	Skywest Airlines	Air Travel	4	Modesto
2008	Alliance Motor & Transmission	Auto Service Repair	5	Modesto
2008	North American Title Co.	Title Company	5	Modesto
2008	The Yard Lumber & Fence	Building Materials Retailer	20	Modesto SOI
2008	Special Days Bridal & Tuxedo	Bridal Retailer	20	Modesto
2008	Tony Roma's	Restaurant	41	Modesto
2008	Scrabl'z Country Kitchen	Restaurant	20	Modesto
2008	Calvary Temple Academy	Private School	32	Modesto
2008	Stanislaus County Building Permit	Govt	9	Modesto
2008	Wachovia Mortgage	Finance	5	Modesto
2008	Aqua Shi	Restaurant	10	Modesto
2008	Stanislaus County Library	Library	94	Countywide
2008	Compass Maps	Cartography	17	Modesto
2008	Michotti's Marketplace	Supermarket	25	Modesto
2008	Kraft Foods	Kool-Aid	65	Modesto
2008	Hammetts Womens Wear	Retailer	5	Modesto
2008	Indalex, Inc.	Extruded Aluminum	139	Modesto SOI
2008	Kindred Hospital	Hospital	75	Modesto
2008	Mervyn's LLC	Retailer	104	Modesto
2008	Patterson Vegetable Company LLC	Food Processing	20	Patterson
2008	People First Rehabilitation	Health Care	2	Modesto
2008	Richland Markets	Retailer	60	Modesto
2008	Linens 'n Things	Retailer	25	Modesto
2007	Stellar Nordia	Call Center	237	Riverbank
2007	Modesto Bee	Newspaper	172	Modesto
2007	Lactalis USA	Cheese Mfg	94	Turlock
2007	Patterson Frozen Foods	Frozen Food Processing	633	Patterson
2007	US Postal Service	Encoding Services Center	350	Modesto
2007	CompUSA	Computers	35	Modesto
2007	Levitz	Furniture Store	10	Modesto
2007	Mallard's	Restaurant	51	Modesto
2007	IHOP	Restaurant	38	Modesto
2007	Acapulco Restaurant	Restaurant	35	Modesto
2007	National City Mortgage	Home Loans	8	Modesto
2007	DeltaTRAK	Scientific Instrumentation	4	Modesto
2007	Planet Mitsubishi	Car Dealership	17	Modesto
2007	Owens Corning Homexperts	Home Finishers	35	Modesto SOI
2007	Hershey Co. (Total layoff number)	Candy Mfg	575	Oakdale
2007	Graham Packaging	Packaging	25	Oakdale
2007	Plyco	Vent Mfg	33	Waterford
2007	Alliance Title Co.	Title Company	30	Countywide
2006	Valley Fresh, Inc	Poultry Processing	200	Turlock
2006	California Fruit & Tomato Kitchen	Food Processing	200	Riverbank
2006	Signature Fruit, LLC	Food Processing	1190	Modesto SOI
2006	Modesto Disposal Service	Waste Management	64	Modesto SOI
2006	Copeland Sports	Sporting Goods	49	Modesto
2006	Doctors Medical Center	Hospital	40	Modesto
2006	Northrup Grumman Technical Services, Inc. (U	Manufacturing	9	Modesto SOI
2005	Richland Markets	Retailer	50	Modesto
2005	Doctors Medical Center	Hospital	75	Modesto
2005	Modesto Tallow Co.	Tallow/Rendering	65	Modesto

Note - these lists are a partial view of some major expansions and downsizings in Stanislaus. They are not comprehensive. Information is from a variety of sources, including WARN Notices and press reports. May reflect midpoint of estimates.



# APPENDIX B

## STANISLAUS COUNTY EXPANSIONS (2005 - 2020)

## APPENDIX B

Stanislaus Expansions 2005-2020		Total	9459	
Year	Company	Product/Service	Job (+)	City
2019	Jatco	Auto Part Manufacturing	150	Salida
2019	Aemetis	Manufacturing	45	Riverbank
2019	Entekra	Manufactured Home Mfg	250	Modesto
2019	Sovena USA	Olive Oil Manufacturing	25	Modesto
2019	Graham Packaging	Packaging Manufacturer	24	Modesto
2019	Save Mart Supermarkets	Retail Grocer	70	Modesto
2019	Blue Diamond	Food Processor	28	Turlock
2019	Fresh Fork	Restaurant	12	Ceres
2019	Blades and Bottles	Barber Shop	11	Modesto
2019	Black Bear Diner	Restaurant	6	Turlock
2018	Weinerschnitzel	Restaurant	9	Turlock
2018	Ike's Love and Sandwiches	Restaurant	17	Modesto & Turlock
2019	MidiCi Pizza	Restaurant	6	Modesto
2016	Stanislaus County	New Jail	32+	Modesto
2016	Flying J	Retailer	100	Patterson
2016	Amazon	Fulfillment Center	TBD	Patterson
2016	Don's RV	Retailer	TBD	Turlock
2016	Repsco	Plastic Slip Sheets	15	Riverbank
2016	Valley Milk	Dairy	TBD	Turlock
2016	E&J Gallo Winery	Winery	TBD	Modesto
2016	Oportun	Information Technology	25	Modesto
2015	Togo's	Restaurant	14	Oakdale
2015	Dollar General	Retailer	7	Oakdale
2015	Weinerschnitzel	Restaurant	TBD	Oakdale
2015	River Journey Adventures	Recreation	10	Oakdale
2015	Oakdale Kids Dentist	Dentist	3	Oakdale
2015	Bloomingcamp Ranch	Recreation	5	Oakdale
2015	Daily Harvest	Fullfillment Center	TBD	Modesto SOI
2015	Restoration Hardware	Distribution Center	400	Patterson
2015	CalCentral	Manufacturer	38	Modesto SOI
2015	dd's Discounts	Retailer	60	Turlock
2015	Grocery Outlet	Retailer	30	Turlock
2015	Dollar Tree	Retailer	20	Turlock
2015	Planet Fitness	Fitness Center	25	Turlock
2015	Buffalo Wild Wings	Restaurant	80	Turlock
2014	Pete's Joe & Snow	Restaurant	5	Oakdale
2014	Golden State Inspections	Home Services	4	Oakdale
2014	Wendy's	Restaurant	28	Oakdale
2014	Donaldson	Manufacturer	5	Riverbank
2014	Dick's Sporting Goods	Retailer	60	Turlock
2014	JoAnn Fabrics	Retailer	40	Turlock
2014	Hilmar Cheese	Powdered Milk	40	Turlock
2014	Blue Diamond	Almond Producer	200	Turlock
2014	Justice	Retailer	25	Turlock
2014	Maurice's	Retailer	25	Turlock
2014	Sprint	Retailer	30	Turlock
2014	Tilly's	Retailer	25	Turlock
2013	Blue Diamond	Almond Producer	100	Turlock
2013	Amazon	Fullfillment Center	350	Patterson
2013	Wal-Mart Supercenter	Retailer	320	Patterson
2013	Wal-Mart Neighborhood Market	Retailer	95	Turlock

2013	Central Valley Specialty Hospital	Healthcare	150	Modesto
2013	HealthSouth	Healthcare	100	Modesto
2013	Dollar General	Retailer	20	Ceres
2013	Pacific Southwest Container	Packaging Manufacturer	12	Modesto SOI
2013	Flower's Foods	Bakery	100	Modesto SOI
2013	Dollar General	Retailer	6	Newman
2013	AM2T	Metal Manufacturer	15	Riverbank
2013	AQH	Data Services	6	Riverbank
2013	Green Eyes Manufacturing	Recycled Plastic Lumber	5	Riverbank
2013	Intuitive Motion	Skateboard Manufacturer	5	Riverbank
2013	NxStage Security	Metal Door Manufacturer	5	Riverbank
2013	Dollar General	Retailer	6	Turlock
2013	InShape	Fitness Center	35	Turlock
2013	SDLG/Volvo	Equipment Dealer	4	Turlock
2012	Olive Garden	Restaurant	185	Turlock
2012	Ring Container Technologies	Plastic Container Mfg	24	Modesto
2012	Wal-Mart Neighborhood Market	Retailer	80	Modesto
2012	Grocery Outlet Bargain	Retailer	38	Oakdale
2012	Repsco	Plastic Pallets	10	Riverbank
2012	Duarte Nursery	Nursery	40	Hughson
2011	Maxx Value Foods	Retailer	35	Modesto
2011	Greens Market	Retailer	35	Modesto
2011	T3-Direct	Call Center	60	Modesto
2011	Dick's Sporting Goods	Retailer	60	Modesto
2011	Prime Shine	Car Wash	10	Modesto
2011	AE Biofuels	Ethanol Production	50	Keyes
2011	Sunflower Farmers Market (now Sprout's)	Retailer	80	Modesto
2011	Ross Dress For Less	Retailer	40	Modesto
2011	Golden Corral	Restaurant	150	Modesto
2011	Paeteria La Michoacana	Ice Cream	25	Modesto
2011	Aarons	Retailer	TBD	Oakdale
2011	U.S. Cold Storage	Refrigerated Storage/Distributio	15	Turlock
2011	Hobby Lobby	Retailer	35	Modesto
2011	W.W. Grainger	Distribution Center	150	Patterson
2010	Buffalo Wild Wings	Restaurant	160	Modesto
2010	Save Mart Supermarkets	Retailer	10	Modesto
2010	Walgreen's	Pharmacy	TBD	Oakdale
2009	Dawn Foods	Food Processing	100	Modesto SOI
2009	H&M	Retailer	50	Modesto
2009	Goodwill	Retailer	18	Modesto
2009	Kaiser Permanente	Hospital	650	Modesto
2009	99 Cents Only Store	Retailer	50	Modesto
2009	Forever 21	Retailer	150	Modesto
2008	HPL Contract	Furniture Manufacturer	50	Patterson
2008	Westfalia Separator	Biotechnology Equipment	50	Patterson
2008	Sconza Candy Company	Candy Maker	130	Oakdale
2008	Coach/Coldwater Creek	Retailer	300	Modesto
2008	Cost Less Food Co.	Supermarket	75	Modesto
2008	Fresh & Easy Neighborhood Market	Supermarket	TBD	Modesto
2008	Absopure-Div of Plastipak	Bottled Water	10	Modesto SOI
2008	Premier Bakers	Hot Dog/Buns Bakers	10	Modesto SOI
2008	CVS	Pharmacy	20	Modesto
2008	JEOL Ltd.	Mass Spectrometers	5	Modesto SOI
2008	Wal Mart Supercenter	Retailer	350	Modesto
2008	CarMax	Retailer	90	Modesto
2008	SunOpta	Food Processing	100	Modesto SOI
2007	Patterson Vegetable Company	Food Processing	650	Patterson

2007	Uno Chicago Grill	Restaurant	140	Modesto
2007	Raley's	Retailer	125	Modesto
2007	Choice Lighting Co.	Retailer	7	Modesto
2007	Fuddrucker's	Restaurant	15	Modesto
2007	Foster Farms Dairy	Food Processing	35	Modesto
2007	Royal Robbins	Clothing	50	Modesto
2007	Fiscalini Cheese Co.	Food Processing	10	Modesto SOI
2007	5.11 Tactical	Clothing Manufacturer	249	Modesto SOI
2007	Save Mart Supermarkets	Retailer	90	Riverbank
2007	Dairy Farmers of America	Dairy Products	7	Hughson
2007	Tractor Supply	Retailer	TBD	Oakdale
2006	Home Depot	Retailer	175	Riverbank
2006	Longs Drug	Distribution Center	470	Patterson
2006	Fastenal	Distribution Center	150	Modesto SOI
2006	Grocery Outlet	Retailer	49	Modesto
2006	Just Tomatoes, Etc	Food Processing	75	Westley
2006	Plastipak Packaging	Plastic Container Mfg	50	Modesto SOI
2006	Kohls	Distribution Center	104	Patterson
2005	Food 4 Less	Retailer	125	Ceres
2005	Piranha Produce	Distribution Center	100	Keyes
2005	American Medical Response, Inc.	Emergency Response	120	Modesto SOI
2005	Home Depot, Inc.	Retailer	200	Ceres
2005	Kohl's Corp.	Distribution Center	100	Patterson
2005	Target	Retailer	200	Riverbank

*Information is from a variety of sources, including estimates, press reports and averages. May reflect midpoint of estimates.*



# APPENDIX C

## PROJECT LIST

The 2018 StanCOG RTP/SCS Capital Improvement Program (CIP) project list provides a list of financially constrained projects consistent with financial revenue forecasts through 2042. The project list reflects Scenario 2 as selected by the StanCOG Policy Board and was developed through meetings and coordination efforts with StanCOG’s member agencies and Caltrans.

The project list is based on lead agency, project types, and project purposes and needs. Lead agencies include Stanislaus Council of Governments, Stanislaus County and member agencies, Caltrans, and the San Joaquin Regional Rail Commission (SJRRRC). Project types include roadway, bicycle and pedestrian, transit, aviation, and operations and maintenance projects. Project purposes and needs include system preservation, capacity enhancement, safety, operations, alternative mode improvements, complete streets improvements, and aviation improvements.

The 2018 StanCOG RTP/SCS CIP includes approximately \$7.2 billion in project costs. Cost estimates for implementing the projects identified in the RTP reflect “year of expenditure dollars” to reflect inflation rates. Given that the 2018 StanCOG RTP/SCS financial revenue forecast anticipates approximately \$7.2 billion in available funding through fiscal year 2042, the project list can be considered financially constrained per federal requirements (i.e., Tier I).

STANCOG 2018 Regional Transportation Plan													
Tier I Roadway Projects													
Project Details								Purpose / Need (P = Primary Purpose / X = Need)					
ID	Jurisdiction	Location	Project Limits	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
City of Ceres													
C20	Ceres	Morgan Rd and Central Ave	(Morgan/Aristocrat & Central/Pine/Industrial)	Construct Roundabouts and Intersection Reconfiguration	\$1,177,000	2018	CMAQ			X	X		
C21	Ceres	Various Locations	ITS Signal Synchronization, Phase II	Install fiber optic and signal interconnect cables and associated conduit.	\$583,000	2018	CMAQ				X		
C22	Ceres	Morgan Rd	Service Rd & Morgan Rd	Install Traffic Signal	\$347,800	2018	PFF/CMAQ			X	X		
C23	Ceres	SR-99	Mitchell Rd/Service Rd	Construct New Interchange - Phase I	\$134,000,000	2023	PFF / STBGP/ Other		X				
C24	Ceres	Morgan Rd	7th St to Grayson Rd	Widen from 2 to 4 lanes	\$938,700	2030	PFF		X				
C25	Ceres	Whitmore Ave	Mitchell Rd to Faith Home	Widen from 2 to 4 lanes	\$1,072,500	2020	PFF		X				
C26	Ceres	Crows Landing Rd	Crows Landing Rd & A Street	Install Traffic Signal	\$430,500	2020	WLSP/PFF			X	X		
C27	Ceres	Whitmore Ave	Ustick Rd to Blaker Rd	Widen from 2 to 4 lanes	\$1,621,200	2025	PFF		X				
C28	Ceres	Grayson Rd	Grayson Rd & Morgan Rd	Install Traffic Signal	\$1,075,200	2030	CMAQ, PFF			X	X		
C29	Ceres	Hatch Rd	Hatch Rd & Faith Home Rd	Install Traffic Signal	\$600,000	2025	CMAQ, PFF			X	X		
C30	Ceres	Central Ave	Hatch Rd to Grayson Rd	Widen from 2 to 4 lanes	\$8,361,100	2025	PFF		X				
C31	Ceres	Mitchell Rd	River Rd to Service Rd	Widen to 6 lanes	\$9,146,800	2030	PFF		X				
C32	Ceres	Crows Landing Rd	Crows Landing Rd & Grayson Rd	Install Traffic Signal	\$499,100	2040	CMAQ, PFF			X	X		
C33	Ceres	Service Road	Service Road & Ustick	Install Traffic Signal	\$499,100	2035	WLSP/PFF			X	X		
C34	Ceres	Roeding Rd	Roeding Rd & Faith Home Rd	Install Traffic Signal	\$499,100	2035	CMAQ, PFF			X	X		
C35	Ceres	Whitmore Ave	Whitmore Ave. @ E Street	Install Traffic Signal	\$499,100	2020	WLSP/PFF			X	X		
C36	Ceres	Whitmore Ave	Whitmore Ave & Boothe Rd	Install Traffic Signal	\$514,000	2020	CMAQ, PFF			X	X		
C37	Ceres	Whitmore Ave	Whitmore Ave. @ Knox Rd	Install Traffic Signal	\$545,300	2028	WLSP/PFF			X	X		
C38	Ceres	Central Ave	Redwood Rd & Central Ave and Grayson Rd & Central Ave	Install Traffic Signals	\$1,268,400	2035	PFF			X	X		
C39	Ceres	Hatch Rd	Herndon Rd to Faith Home Rd	Install Complete Street Improvements	\$27,086,200	2030	PFF		X	X			X
C40	Ceres	Service Rd	Moore Rd to Central Rd	Install Complete Street Improvements	\$40,000,000	2035	PFF		X	X			X
C41	Ceres	Crows Landing Rd	Crows Landing Rd & B Street	Install Traffic Signal	\$578,500	2030	WLSP/PFF			X	X		
C42	Ceres	Ustick Rd	Ustick Rd & F Street	Install Traffic Signal	\$578,500	2030	WLSP/PFF			X	X		
C43	Ceres	Whitmore Ave	Whitmore Ave. and Ustick Rd	Install Traffic Signal	\$578,500	2030	WLSP/PFF			X	X		
C44	Ceres	Various Locations	Various Locations	Signal & ITS Improvements	\$3,353,200	2035	CMAQ			X	X		
C45	Ceres	Various Locations	Various Locations	Reconstruct Major Streets (Annual Basis)	\$19,175,400	2035	STBGP	X					
C46	Ceres	Crows Landing Rd	Service Rd to Grayson Rd	Widen from 2 to 4 lanes	\$2,980,100	2035	PFF		X				
C47	Ceres	Ustick Rd	Ustick Rd & C Street	Install Traffic Signal	\$670,700	2030	WLSP/PFF			X	X		
C48	Ceres	Whitmore Ave	Whitmore Ave & Faith Home Rd	Install Traffic Signal	\$670,700	2035	CMAQ, PFF			X	X		
C49	Ceres	Ustick Rd	Ustick Rd & G Street	Install Traffic Signal	\$777,500	2040	WLSP/PFF			X	X		
C50	Ceres	Grayson Rd	Ustick Rd to Central Ave	Widen from 2 to 4 lanes	\$2,889,600	2040	PFF		X				
C51	Ceres	Mitchell Rd	Roeding Rd & Mitchell Road	Traffic Signal Modification	\$433,900	2018	CMAQ			X	X		
C52	Ceres	Various Locations	Service Rd., Central Ave. & Don Pedro Rd.	ITS Signal Synchronization Phase III	\$1,300,000	2018	CMAQ			X	X		
C53	Ceres	Various Locations	Crows Landing Rd. Whitmore Rd.	ITS Signal Synchronization Phase IV	\$552,425	2018	CMAQ			X	X		
C54	Ceres	Mitchell Rd	Roeding Rd to Service Rd	Mitchell Overlay Phase IV	\$680,000	2018	STBGP	X					
C55	Ceres	Service Rd	Central Ave to Blaker Rd	Service Road Overlay Phase II	\$570,000	2018	STBGP	X					
C56	Ceres	Service Rd	Blaker Rd to Morgan Rd	Service Road Overlay Phase I	\$660,000	2018	STBGP	X					

STANCOG 2018 Regional Transportation Plan													
Tier I Roadway Projects													
Project Details								Purpose / Need (P = Primary Purpose / X = Need)					
ID	Jurisdiction	Location	Project Limits	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
C57	Ceres	Blaker Rd	Service Rd to Hackett Rd	Blaker Road Overlay Phase 1	\$650,000	2019	STBGP	X					
C58	Ceres	Various Locations	Various Locations	Reconstruct Local Streets (Annual Basis)	\$53,756,000	2035	STBGP	X					
C59	Ceres	Various Locations	Various Locations	Preventive Maintenance Local Streets (Annual Basis)	\$4,084,000	2035	Measure L & Prop 1B	X					
C60	Ceres	Service Rd	Morgan Rd & Service Rd	Install Traffic Signal	\$560,000	2019	ATP			X	X		
C61	Ceres	Various Locations	Various Locations	Traffic Signal Optimization	\$100,000	2019	ATP			X	X		
C62	Ceres	El Camino Ave	El Camino Ave at Pine St	Roundabout	\$600,000	2020	ATP		X	X	X		
C63	Ceres	SR 99	Mitchell Service Road	New Interchange Phase 1	\$134,000,000	2020	L, SB 1, STIP, CMAQ, STBG		X	X	X		
<b>Total Ceres</b>					<b>\$460,963,125</b>								
<b>Caltrans</b>													
CA01	Caltrans	SR 99	NB & SB from Witmore Ave (Ceres) to Hammett Rd (near Ripon)	TMS electrical elements	\$2,000,000	2019	SHOPP				X		
CA02	Caltrans	SR 99	Pelandale to STA/SJ County Line	Install ramp meters, fiber optic and ITS elements	\$2,800,000	2020	SHOPP				X		
CA03	Caltrans	SR 99	On SR 99 from Mitchell Rd to Merced County	Install Ramp Metering	\$3,097,000	2033	SHOPP				X		
CA04	Caltrans	SR 99	SB on/off ramps at Briggsmore Ave/ Carpenter Rd Interchange	Acceleration and deceleration lanes	\$2,400,000	2019	SHOPP		X	X			
CA05	Caltrans	SR 99	On SR 99 between Hatch Rd and South 9th St	Construct auxiliary lanes	\$2,640,000	2022	SHOPP		X	X			
CA06	Caltrans	SR 99	On SR 99 from Keyes Rd to Taylor Rd	Construct auxiliary lane	\$6,226,000	2025	SHOPP		X	X			
CA07	Caltrans	SR 99	On SR 99 from Taylor Rd to Monte Vista Ave	Construct auxiliary lane	\$6,520,000	2025	SHOPP		X	X			
CA08	Caltrans	SR 99	On SR 99 from San Joaquin County to Mitchell Rd	Install Ramp Metering	\$15,758,000	2028	SHOPP				X		
CA09	Caltrans	SR 99	On SR 99 from Monte Vista Ave to Fulkerth Rd	Construct auxiliary lane	\$6,461,000	2025	SHOPP		X	X			
CA10	Caltrans	SR 99	On SR 99 from Fulkerth Rd to W. Main Ave	Construct auxiliary lane	\$6,402,000	2025	SHOPP		X	X			
CA11	Caltrans	SR 132	PM 0- 1.44	Shoulder widening SR-132 from PM 1.44 to SJ River Bridge	\$3,500,000	2028	STIP, IIP, RSTP, CMAQ, 20			X			
CA12	Caltrans	SR 99	PM 3.63 to 4.10	Construct NB and SB SR-99 auxiliary lanes between Monte Vista rd to Taylor Rd	\$6,800,000	2028	STIP, IIP, RSTP, CMAQ		X	X			
CA13	Caltrans	SR 99	PM R14.57 to R15.12	Construct NB and SB SR-99 auxiliary lanes between Crowlanding Rd to Tuolumne Blvd	\$7,100,000	2030	STIP, IIP, RSTP, CMAQ		X	X			
CA14	Caltrans	SR 99	PM R4.74 to R5.48	Construct NB and SB auxiliary lanes between Fulkerth Rd and Monte Vista Rd	\$6,500,000	2030	STIP, IIP, RSTP, CMAQ		X	X			
CA15	Caltrans	SR 99	PM R3.367 to R 4.29	Construct NB and SB SR-99 auxiliary lane between West Main St to Fulkerth Rd	\$6,500,000	2030	STIP, IIP, RSTP, CMAQ		X	X			
CA16	Caltrans	SR 132	PM 20.40 to PM 23.10	Widen shoulder SR-132	\$3,900,000	2030	STIP, IIP, RSTP, CMAQ			X			
CA17	Caltrans	SR 132	PM 23.27 to 27.10	Widen shoulder SR-132 near Waterford	\$4,900,000	2030	STIP, IIP, RSTP, CMAQ			X			

STANCOG 2018 Regional Transportation Plan													
Tier I Roadway Projects													
Project Details								Purpose / Need (P = Primary Purpose / X = Need)					
ID	Jurisdiction	Location	Project Limits	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
CA18	Caltrans	SR 33	PM 1.31 to PM 6.80	Widen shoulder SR-33	\$8,900,000	2030	STIP, IIP, RSTP, CMAQ			X			
CA19	Caltrans	I-5, SR 99, SR132, SR 108, SR 120, and SR 219	Various locations	Repair, update, and install ITS elements, including installation of MVPs, approx 10 CMS, 15 CCTV cameras, 60 TMS, 8 EMS, 5 RWIS and Fiber Optic lines	\$4,800,000	2022	SHOPP				X		
CA20	Caltrans	SR 99	PM 17.0 - 24.7	Install ramp meters and ITS elements from Stanislaus River to Kansas Ave	\$27,300,000	2020	SHOPP				X		
CA21	Caltrans	SR 99	PM 15- 17.0	Install ramp meters and ITS elements on SR-99 from Kansas Ave Tuolumne River Road	\$19,500,000	2022	SHOPP				X		
CA22	Caltrans	SR 99	In Stanislaus County on SR-99 from Whitmore Ave to Tuolumne River Road. PM 12.2- 15.0	Install ramp meters and ITS elements	\$23,400,000	2022	SHOPP				X		
CA23	Caltrans	SR 99	In Stanislaus County on SR-99 from 6th Street to Richland Ave. PM 11.0 - 12.4	Install ramp meters and ITS elements	\$15,600,000	2023	SHOPP				X		
CA24	Caltrans	SR 99	In Stanislaus County on SR-99 from W. Barnhart Road to Service Road. PM7.5- 10.5	Install ramp meters and ITS elements	\$26,325,000	2023	SHOPP				X		
CA25	Caltrans	SR 99	In Stanislaus County on SR-99 from W. Cananl Drive to W. Barnhart Road. PM 4.0-7.5	Install ramp meters and ITS elements	\$29,250,000	2022	SHOPP				X		
CA26	Caltrans	SR 99	In Stanislaus County on SR-99 from 0.6 South of Lander Ave to W. Canal Drive. PM 1.0-4.0	Install ramp meters and ITS elements	\$29,250,000	2022	SHOPP				X		
CA27	Caltrans	SR 99/ SR 165 I/C	SR 99/ SR 165 I/C	Improve NB and SB on/off ramps at Central Turlock/SR-165 Lander Ave interchange	\$2,500,000	2024	STIP, IIP, RSTP, CMAQ		X	X			
<b>Total Caltrans</b>					<b>\$280,329,000</b>								
<b>City of Hughson</b>													
H06	Hughson	Whitmore Avenue and Santa Fe Avenue	Whitmore Avenue and Santa Fe Avenue Intersection	Construct Roundabout	\$1,000,000	2021	STBGP, Measure L, CMAQ			X	X		
H07	Hughson	Euclid Ave	Hatch Rd to Whitmore Ave	Install Complete Street Improvements	\$2,630,400	2022	Dev. Impact Fees, SB 1		X	X		X	X
H08	Hughson	7th Street	Whitmore Ave to Santa Fe Ave	Improve to 2-lane Major Collector	\$2,288,100	2023	Dev. Impact Fees, SB 1		X				
H09	Hughson	7th Street and Santa Fe Avenue	7th Street and Santa Fe Avenue	Roadway Realignment Project	\$350,000	2024	Dev. Impact Fees			X	X		
H10	Hughson	Various Locations	Various Locations	Various Intersection Improvements	\$39,000	2018-2042	STBGP, CMAQ			X	X		
H11	Hughson	Tully Road	Whitmore Avenue to S City Limit	Improve to 2-lane Major Collector (Goods Movement)	\$450,000	2020	Dev Impact Fees, STBGP, SB 1		X				
H12	Hughson	Santa Fe Ave	South of Hatch Road	Construct Roundabout	\$1,000,000	2024	Dev Impact Fees, CMAQ				X		
H13	Hughson	Santa Fe Ave	North of 7th Street	Construct Roundabout	\$1,000,000	2022	Dev Impact Fees, CMAQ				X		
H14	Hughson	Various Locations	Various Locations	Roadway Rehabilitation	\$8,548,075	2018-2042	STBGP, Measure L	X				X	
<b>Total Hughson</b>					<b>\$17,305,575</b>								
<b>City of Modesto</b>													
M49	Modesto	10th Street	J St. to Morton Blvd	Pedestrian & Bicycle Enhancements	\$8,000,000	2020	STBGP, Local					X	X
M50	Modesto	J Street	Needham to 9th Street	Pedestrian & Bike Enhancements	\$10,000,000	2020	STBGP, Local					X	X

STANCOG 2018 Regional Transportation Plan													
Tier I Roadway Projects													
Project Details								Purpose / Need (P = Primary Purpose / X = Need)					
ID	Jurisdiction	Location	Project Limits	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
M51	Modesto	Carpenter Rd	Chicago Ave To Maze Rd	Install Complete Street Improvements	\$19,001,600	2020	CMAQ, CFF		X	X		X	X
M52	Modesto	Claratina Ave	McHenry Ave to Coffee Rd	Widen from 2 to 6-lane Expressway	\$16,391,000	2018	STBGP, CFF		X				
M53	Modesto	Claratina Ave	Coffee Rd. to Oakdale Rd	Widen from 2 to 6-lane Expressway	\$16,391,000	2020	STBGP, CFF		X				
M54	Modesto	Dale Rd	Pelandale Ave to Kiernan Ave	Widen from 4 to 6 lanes	\$7,600,700	2020	STBGP, CFD		X				
M55	Modesto	Dale Rd	Pelandale Ave to Standiford Ave	Widen from 4 to 6 lanes	\$3,800,400	2020	STBGP		X				
M56	Modesto	Claus Rd	Briggsmore to Sylvan	Widen from 2 to 4 lanes	\$5,000,000	2023	CFF, CFD Tax, Developer		X				
M57	Modesto	Hwy 132	SR 99 to 9th Street	Various improvements	\$7,000,000	2022	STIP	X					
M58	Modesto	Oakdale Rd	Sylvan Ave to Claratina Ave	Widen from 3 to 6 lanes	\$7,600,700	2020	STBGP, CFF, Local		X				X
M59	Modesto	Oakdale Rd	Floyd Ave to Sylvan Ave	Complete Street Improvements	\$7,600,700	2020	STBGP, Local		X				X
M60	Modesto	Roselle Ave	Sylvan Ave to Claratina Rd	Widen from 2 to 4 lanes	\$8,867,400	2020	STBGP, CFF, Local		X				
M61	Modesto	Scenic Avenue	Coffee to Bodem	Safety Improvements	\$2,533,600	2019	STBGP, HSIP			X			
M62	Modesto	Various Locations	Various Locations	Roadway Rehabilitation	\$200,000,000	2020-2042	STBGP, Measure L	X					
M63	Modesto	Various Locations	Various Locations	Various intersection Improvements	\$75,000,000	2020-2042	CMAQ, Measure L			X	X		
M79	Modesto	SR 99	SR 99/Pelandale Interchange (Phase 2)	Widen Sisk Rd/Pelandale Intersection to the south-west corner of the intersection, construct a second left-turn lane from EB Pelandale to NB Sisk Rd, a third dedicated through lane on EB Pelandale, and a dedicated right-turn lane from EB Pelandale to SB Sisk Rd.	\$5,000,000	2020	STIP, CFF		X				
M80	Modesto	SR 99	SR 99/Briggsmore Interchange	PE & ROW (reconstruction to 8 lane interchange)	\$20,000,000	2020	STIP, Local		X				
M81	Modesto	SR 99	Standiford/Beckwith Interchange	PE & ROW (reconstruction to 8 lane interchange)	\$20,000,000	2020	STIP, Local, CFF		X				
M82	Modesto	132	State Route 99 to Dakota Ave Phase 1 (2-lane expressway)	Construct a two-lane expressway from N. Dakota Ave to the Needham St. Overcrossing. (Phase 1 of ultimate build-out of SR132 West Freeway/Expressway Project) (Reference: 2014 RTP Project ID - RE01).	\$100,000,000	2020	L, SB 1, STIP, CMAQ, STBG		X	X	X		
M83	Modesto	132	State Route 99 to Dakota Ave (Phase 2 Ultimate 4 lane facility with SR-99 connections)	Construct a four lane freeway from N. Dakota Ave to the Needham St. Overcrossing.	\$160,000,000	2028	L, SB 1, STIP, CMAQ, STBG		X	X	X		
M84	Modesto	SR 99	Briggsmore Interchange	Reconstruct to 8 Lane Interchange	\$98,679,400	2026	L, SB 1, STIP, CMAQ, STBG		X	X	X		
M85	Modesto	SR-99	Standiford/Beckwith Interchange	Reconstruct to 8 Lane Interchange	\$100,000,000	2035	L, SB 1, STIP, CMAQ, STBG, CFF, Local		X				
<b>Total Modesto</b>					<b>\$898,466,500</b>								
<b>City of Newman</b>													
N02	Newman	Merced Avenue	Highway 33 to Canal School Rd	Install Collector Street improvements	\$3,965,100	2019	CFF, LTF, STBGP, Local, SB1, Measure L		X	X	X		
N03	Newman	SR-33 (South)	Inyo Ave to South City limits	Install 4 Lane Arterial Roadway Improvements	\$5,700,500	2020	CFF, LTF, CMAQ, STBGP, Local			X			

STANCOG 2018 Regional Transportation Plan													
Tier I Roadway Projects													
Project Details								Purpose / Need (P = Primary Purpose / X = Need)					
ID	Jurisdiction	Location	Project Limits	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
N04	Newman	SR-33 (South)	Highway 33/Sherman Parkway	Install Traffic Signal	\$1,900,200	2020	CFF, LTF, CMAQ, STBGP, Local			X	X		
N05	Newman	Inyo Ave	Highway 33 to Canal School Rd	Install Collector Street improvements	\$7,751,800	2021	CFF, LTF, STBGP, Local, SB1, Measure L		X	X			
N06	Newman	SR-33	Yolo St to Sherman Pkwy	Install 4 Lane Arterial Roadway Improvements	\$4,753,100	2022	CFF, LTF, STBGP, Local, SB1, Measure L		X				
N07	Newman	SR-33	Sherman Pkwy to Stuhr Road	Install 4 Lane Arterial Roadway Improvements	\$4,298,600	2024	CFF, LTF, STBGP, Local, SB1, Measure L		X				
N08	Newman	Stuhr Road	CCID Canal to Highway 33	Install 2 Lane Arterial Roadway Improvements	\$8,117,200	2025	CFF, LTF, STBGP, CMAQ, Local, SB 1, Measure L	X	X	X	X		
N09	Newman	SR-33	Yolo Avenue to Inyo Avenue	Install 4 Lane Arterial Roadway Improvements	\$3,689,700	2030	CFF, LTF, STBGP, Local, SB 1, Measure L		X				
N10	Newman	Hills Ferry Road	City Limit to Driskell Avenue	Collector Street Improvements, Microsurface Oil 2"	\$137,500	2018	CFF, LTF, STBGP, CMAQ, Local, SB1, Measure L			X			
N11	Newman	Merced Street,	Drisekll Avenue to Hwy. 33	Traffic flow and roadway improvements	\$87,290	2018	CFF, LTF, CMAQ, STBGP, Local, SB1, Measure L			X	X		
N12	Newman	Inyo Avenue	Hwy 33 to City Limit	Collector Street Improvements Pulverized Construction	\$294,050	2018	CFF, LTF, STBGP, CMAQ, Local, SB1, Measure L			X	X		
N13	Newman	Upper Road	Inyo Avenue to Patchett Drive	Collector Street Improvements Pulverized Construction	\$62,740	2018	CFF, LTF, STBGP, CMAQ, Local, SB 1, Measure L			X	X		
N14	Newman	Yolo Street	S Street to Hwy 33	Collector Street Improvements Pulverized Construction	\$124,340	2018	CFF, LTF, STBGP, CMAQ, Local, SB 1, Measure L			X	X		
N15	Newman	Prince Road	Inyo Avenue to Strawbridge	Collector Street Improvements Pulverized Construction	\$67,040	2018	CFF, LTF, STBGP, CMAQ, Local, SB 1, Measure L	X		X	X	X	X
N16	Newman	Orestimba Road	Lions Park to S Street	Collector Street Improvements Pulverized Construction	\$134,770	2018	CFF, LTF, STBGP, CMAQ, Local, SB 1, Measure L			X	X		
N17	Newman	Hardin Road	Oresrtimba Road to Stephens Ave.	Collector Street Improvements Pulverized Construction	\$96,795	2018	LTF, SB1, Measure L			X	X		
N18	Newman	R Street	Mariposa to Stephens, including Stephens Ave.	Pulverized Construction	\$177,460	2018	LTF, SB1, Measure L			X	X		

STANCOG 2018 Regional Transportation Plan													
Tier I Roadway Projects													
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N19	Newman	SR 33	Merced County line northward to Yolo Avenue	Highway and pedestrian safety improvements	\$10,000,000	2020	L, SB 1, STIP, CMAQ, STBG			X	X	X	
<b>Total Newman</b>					<b>\$51,358,185</b>								
<b>City of Oakdale</b>													
013	Oakdale	D St	Rodeo to Stearns Rd	Install Complete Street Improvements	\$4,426,950	2018	CFF		X	X			X
014	Oakdale	F St	Maag Ave to Stearns Rd	Widen Roadway to 5-lanes	\$4,356,000	2023	CFF, STBGP, Developer		X				
015	Oakdale	F St	Willowood to Oak	Widen Roadway to 5-lanes	\$763,688	2024	CFF, STBGP, Developer		X				
016	Oakdale	J St	Orsi Road to Stearns Road	Install Complete Street Improvements	\$3,460,600	2035	CFF, Developer		X	X			X
017	Oakdale	Crane Road	F Street to Pontiac	Widen Roadway to 4-lanes	\$1,702,500	2020	CFF, Developer		X				
018	Oakdale	Orsi Rd	Sierra Rd to F St	Install Complete Street Improvements	\$3,460,600	2030	CFF, Developer		X	X			X
019	Oakdale	Sierra Rd	Maag Ave to Stearns Rd	Install Complete Street Improvements	\$1,435,500	2026	CFF, STBGP		X				X
020	Oakdale	Stearns Rd	F St to Sierra Rd	Install Complete Street Improvements	\$4,034,400	2023	CFF, Developer		X				X
021	Oakdale	F St / Crane	Intersection	Improve intersection & modify signal	\$199,500	2026	CFF, Dev. Impact Fees, General Fund, SB 1					X	
022	Oakdale	F St / Willowood	Intersection	Striping	\$22,500	2023	CFF, Dev. Impact Fees, General Fund, SB 1				X		
023	Oakdale	F St / Stearns	Intersection	Install Signal & Intersection Improvements	\$768,800	2028	CFF, Dev. Impact Fees, General Fund, SB 1					X	
024	Oakdale	Greger / Kaufman	Intersection	Install Signal & Intersection Improvements	\$433,125	2042	CFF, Dev. Impact Fees, General Fund, SB 1					X	
025	Oakdale	J St / 5th Ave	Intersection	Striping & Signage	\$22,500	2019	CFF, Dev. Impact Fees, General Fund, SB 1				X		
026	Oakdale	J St / Maag Ave	Intersection	Striping & Signage	\$22,500	2018	CFF, Dev. Impact Fees, General Fund, SB 1				X		
027	Oakdale	Sierra / Maag	Intersection	Striping & Signage	\$22,500	2019	CFF, Dev. Impact Fees, General Fund, SB 1				X		

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O28	Oakdale	Sierra / Stearns	Intersection	Install Signal & Intersection Improvements	\$456,000	2025	CFF, Dev. Impact Fees, General Fund, SB 1				X		
O29	Oakdale	Various Locations	Various Locations	Install Traffic Signals and Various Intersection Improvements	\$1,000,000	2018-2025	CMAQ			X	X		
O30	Oakdale	Various Locations	Various Locations	Roadway Rehabilitation	\$25,000,000	2018-2042	STBGP, CMAQ, Prop 42	X					
O32	Oakdale	SR108-SR120	Oakdale / County	Intersection Improvements at Rodeo	\$10,000,000	2028	L, SB 1, STIP, CMAQ, STBG			X	X		
<b>Total Oakdale</b>					<b>\$61,587,663</b>								
<b>City of Patterson</b>													
P03	Patterson	Sperry Ave	Baldwin Road to Rogers Road	Install Complete Street Improvements, widen to four lanes	\$12,610,000	2020	Dev. Fees, STBGP		X				X
P04	Patterson	Sperry Ave Interchange	I-5 to Rogers Road	Signal and Off-Ramp Improvements at interchange. Widen Sperry Ave to 4 Lanes between Rogers Road and I-5.	\$17,505,000	2020	Dev. Fees, STIP, CMAQ, Local		X		X		
P05	Patterson	Rogers Rd	Delta Mendota to Keystone Pacific Park Way	Widen from 2 to 4 lanes	\$5,000,000	2020	New Development, Dev. Fees		X				
P06	Patterson	Various Locations	Various Locations	Install Traffic Signals	\$17,008,800	2018-2030	Dev. Fees, CMAQ			X	X		
P07	Patterson	Various Locations	Various Locations	Roadway Rehabilitation	\$5,510,100	2018-2030	STBGP, CMAQ				X		
P08	Patterson	Zacharias Rd	Raines Rd to I-5	Construct New Interchange at I-5	\$75,000,000	2030	L, SB 1, STIP, CMAQ, STBG		X	X	X		
<b>Total Patterson</b>					<b>\$132,633,900</b>								
<b>City of Riverbank</b>													
R16	Riverbank	Various Locations	Various Locations	Roadway Rehabilitation	\$4,000,000	2018-2025	STBGP, LTF, SB-1, Measure L	X					
R17	Riverbank	Pavement Management: Preventative Maintenance	Various Locations	Roadway Rehabilitation	\$36,000,000	2018-2038	STBGP, LTF, SB-1, Measure L	X					
R18	Riverbank	Patterson Road	First Street to Claus Rd	Install Complete Street Improvements	\$6,844,500	2025	STBGP, Dev. Fees/Traffic Impact Fees		X	X			X
R19	Riverbank	Roselle Avenue	Patterson to Claribel	Install Complete Street Improvements	\$4,311,400	2025	Dev. Fees/Traffic Impact Fees		X	X			X
R20	Riverbank	Claus Road	California to Claribel	Widen roadway from 2-4 lanes	\$1,895,700	2025	Dev. Fees/Traffic Impact Fees		X				

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R21	Riverbank	Patterson Rd	Patterson at Roselle	Signal improvements with pedestrian crossings and sidewalks	\$1,307,000	2018	CMAQ			X	X		
R22	Riverbank	Patterson Rd	Patterson at Third	Signal improvements	\$450,300	2025	CMAQ			X	X		
R23	Riverbank	Claus Road	Claus at California	Signal improvements	\$652,400	2020	CMAQ			X	X		
R24	Riverbank	Patterson Rd	Patterson at Eighth	Signal improvements	\$403,200	2030	CMAQ			X	X		
R25	Riverbank	Patterson Rd	Patterson at First	Intersection Improvements	\$933,500	2020	CMAQ			X	X		
R26	Riverbank	Roselle/Morrill Intersection Improvements	Roselle at Morrill	Intersection Improvements	\$434,000	2018	CMAQ				X		
R27	Riverbank	Claus Rd	SR-108 at Claus	Install signal light at Claus & SR-108 and Install congestion Management Improvements at First Street & SR-108	\$4,201,000	2023	L, SB 1, STIP, CMAQ, STBGP			X	X		
R28	Riverbank	First Street	First Street north of Patterson Road	Railroad crossing improvements	\$396,600	2020	Dev. Fees/Traffic Impact Fees			X	X		
R29	Riverbank	Third Street	Third Street north of Patterson Road	Railroad crossing improvements	\$500,000	2021	Dev. Fees/Traffic Impact Fees			X	X		
R30	Riverbank	Eighth Street	Eighth Street north of Patterson Road	Railroad crossing improvements	\$500,000	2022	Dev. Fees/Traffic Impact Fees			X	X		
R31	Riverbank	Snedigar Road	Snedigar Road north of Patterson Road	Railroad crossing improvements	\$311,566	2023	Dev. Fees/Traffic Impact Fees			X	X		
R32	Riverbank	Patterson Rd	Patterson Road west of Terminal Avenue	Railroad crossing improvements	\$311,566	2019	Dev. Fees/Traffic Impact Fees			X	X		
R33	Riverbank	SR-108	SR-108 at First Street	Install Congestion Management improvements	\$2,512,700	2027	Measure L - Regional Project				X		
<b>Total Riverbank</b>					<b>\$65,965,432</b>								
<b>StanCOG</b>													
RE17	StanCOG	Countywide	Countywide	DIBS	\$5,000,000	2018-2042	L, SB 1, CMAQ				X	X	
<b>Total StanCOG Regional</b>					<b>\$5,000,000</b>								
<b>Stanislaus County</b>													
S01	Stanislaus County	Crows Landing Road Corridor Improvements	SR-99 to Interstate 5	Improve 22 miles to Expressway standards	\$9,060,000	2035	PFF, SB 1, L, STBGP		X	X	X	X	
S02	Stanislaus County	SR-99	SR-99 Interchange with Crows Landing Road	Reconstruct interchange	\$15,000,000	2035	PFF, SB 1, L, STBGP		X				
S03	Stanislaus County	I-5	I-5 Interchange with Fink Road	Reconstruct interchange	\$25,000,000	2035	PFF, SB 1, L, STBGP		X				
S04	Stanislaus County	SR-99	SR-99 Interchange with Hammett Road	Reconstruct interchange	\$45,000,000	2035	PFF, SB 1, L, STBGP		X				
S05	Stanislaus County	SR-99	North County limits to South County limits	Feasibility Study - widen to 8 lane HOV/HOP expresslane; including ramp metering	\$1,000,000	2035	PFF, SB 1, L, STBGP	X	X				
S21	Stanislaus County	Various Locations	Various Locations	Roadway Rehabilitation	\$165,000,000	2040	STBGP, L	X					
S22	Stanislaus County	McHenry Ave	McHenry Ave @ Stanislaus River Bridge	Seismic Bridge Replacement	\$21,493,000	2018	HBP, PFF	X	X	X			
S23	Stanislaus County	Crows Landing Rd	Crows Landing Rd. & Grayson Rd	Intersection Improvements	\$2,520,000	2018	CMAQ, PFF, L			X	X		
S24	Stanislaus County	Albers Rd	Milnes to Claribel	Widen to 3 lanes	\$5,600,000	2022	PFF, L		X				
S25	Stanislaus County	Crows Landing Rd	San Joaquin River Bridge	Seismic Bridge Replacement - 3-lane Bridge	\$18,000,000	2020	HBP/LSSRP, PFF	X	X	X			

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S26	Stanislaus County	Hickman Rd	Hickman Rd @ Tuolumne River	Seismic Bridge Replacement	\$23,410,000	2021	HBP/LSSRP	X		X			
S27	Stanislaus County	Hills Ferry Rd	Hills Ferry Rd @ San Joaquin River	Seismic Bridge Retrofit - Mandatory	\$7,800,500	2020	HBP/LSSRP	X		X			
S28	Stanislaus County	Santa Fe Ave	Santa Fe Ave @ Tuolumne River Bridge	Seismic Bridge Replacement	\$14,300,000	2019	HBP/LSSRP, PFF	X	X	X			
S29	Stanislaus County	Seventh St	Seventh St @ Tuolumne River Bridge	Seismic Bridge Replacement; 4 lane bridge with pedestrian access	\$45,000,000	2021	HBP	X	X	X		X	X
S30	Stanislaus County	Crows Landing Rd	Crows Landing Rd & Keyes Rd	Intersection improvements	\$2,520,000	2020	CMAQ, PFF, L			X	X		
S31	Stanislaus County	Crows Landing Rd	Crows Landing Rd & Fulkerth Ave	Intersection Improvements	\$2,500,000	2021	PFF, L			X	X		
S32	Stanislaus County	Kilburn Rd	Kilburn Rd @ Orestimba Creek Bridge	Replace Bridge (Critical)	\$3,611,707	2019	HBP	X		X			
S33	Stanislaus County	Carpenter Rd	Crows Landing Rd & Carpenter Rd	Intersection Improvements	\$2,500,000	2029	CMAQ, PFF, L			X	X		
S34	Stanislaus County	Carpenter Rd	Carpenter Rd & Grayson Rd	Intersection Improvements	\$2,500,000	2026	CMAQ, PFF, L			X	X		
S35	Stanislaus County	Carpenter Rd	Carpenter Rd & Keyes Rd	Intersection Improvements	\$2,400,000	2029	CMAQ, PFF, L			X	X		
S36	Stanislaus County	Carpenter Rd	Carpenter Rd & W. Main St	Intersection Improvements	\$2,160,000	2021	CMAQ, PFF, L			X	X		
S37	Stanislaus County	Carpenter Rd	Carpenter Rd & Whitmore Ave	Intersection Improvements	\$3,000,000	2018	CMAQ, PFF, L			X	X		
S38	Stanislaus County	W. Main St.	W. Main St & Central Ave	Intersection Improvements	\$5,000,000	2022	CMAQ, PFF, L			X	X		
S39	Stanislaus County	Claribel Rd	Claribel Rd & Roselle Ave	Intersection Improvements	\$4,250,000	2018	CMAQ, PFF			X	X		
S40	Stanislaus County	Geer Rd	Geer & Santa Fe	Intersection Improvements	\$3,240,000	2018	CMAQ, PFF, L			X	X		
S41	Stanislaus County	Geer Rd	Geer & Whitmore	Intersection Improvements	\$3,000,000	2018	CMAQ, PFF, L			X	X		
S42	Stanislaus County	Golden State Blvd	Golden State Blvd & Golf Rd / Berkeley Ave	Intersection Improvements	\$2,388,200	2020	CMAQ, PFF			X	X		
S43	Stanislaus County	Keyes Road	Keyes Road & SR 99 Exit/Entrance Ramps	Ramp Signalization	\$750,000	2018	PFF			X	X		
S44	Stanislaus County	Santa Fe Ave	Santa Fe Ave & East Ave	Intersection Improvements	\$2,400,000	2029	CMAQ, PFF, L			X	X		
S45	Stanislaus County	Santa Fe Ave	Santa Fe Ave & Keyes Rd	Intersection Improvements; Upgrade Railroad Crossing Equipment	\$3,600,000	2023	CMAQ, PFF, L			X	X		
S46	Stanislaus County	Santa Fe Ave	Santa Fe Ave & Main St	Intersection Improvements; Upgrade Railroad Crossing Equipment	\$3,600,000	2022	CMAQ, PFF, L			X	X		
S47	Stanislaus County	Santa Fe Ave	Santa Fe Ave & Service Rd	Intersection Improvements; Upgrade Railroad Crossing Equipment	\$3,600,000	2023	CMAQ, PFF, L			X	X		
S48	Stanislaus County	Carpenter Rd	Whitmore Ave to Keyes Rd	Widen to 3 lanes	\$4,500,000	2020	PFF, L		X				
S49	Stanislaus County	Carpenter Rd	Keyes Rd to Monte Vista Ave	Widen to 3 lanes	\$2,900,000	2022	PFF, L		X				
S50	Stanislaus County	Carpenter Rd	Monte Vista Ave to W. Main St	Widen to 3 lanes	\$2,700,000	2020	L		X				
S51	Stanislaus County	Claus Rd	Terminal Ave to Claribel Rd	Widen to 3 lanes	\$2,648,600	2024	L		X				
S52	Stanislaus County	Crows Landing Rd	Keyes Rd to Monte Vista Ave	Widen to 3 lanes	\$2,900,000	2020	L		X				
S53	Stanislaus County	Crows Landing Rd	Monte Vista Ave to W. Main St	Widen to 3 lanes	\$2,459,800	2020	L		X				
S54	Stanislaus County	Crows Landing Rd	W. Main St to Harding Rd	Widen to 3 lanes	\$2,533,600	2021	L		X				
S55	Stanislaus County	Crows Landing Rd	Harding Rd to Carpenter Rd	Widen to 3 lanes	\$3,091,100	2023	L		X				
S56	Stanislaus County	Crows Landing Rd	Carpenter Rd to River Rd/ Marshall Rd	Widen to 3 lanes	\$2,000,000	2025	PFF, L		X				
S57	Stanislaus County	Crows Landing Rd	River Rd/Marshall Rd to SR-33	Widen to 3 lanes	\$9,700,000	2024	L		X				
S58	Stanislaus County	Geer-Albers	Taylor Rd to Santa Fe Ave	Widen to 3 lanes	\$3,700,000	2022	L		X				
S59	Stanislaus County	Geer-Albers	Santa Fe Ave to Hatch Rd	Widen to 3 lanes	\$3,927,000	2023	L		X				
S60	Stanislaus County	Geer-Albers	Hatch Rd to SR-132	Widen to 3 lanes	\$3,628,600	2024	L		X				
S61	Stanislaus County	Geer-Albers	SR-132 to Milnes Rd	Widen to 3 lanes	\$10,696,400	2028	L		X				
S62	Stanislaus County	Santa Fe Ave	Keyes Rd to Geer Rd	Widen to 3 lanes	\$4,405,700	2026	L		X				
S63	Stanislaus County	Santa Fe Ave	Geer Rd to Hatch Rd	Widen to 3 lanes	\$3,116,000	2028	L		X				

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S64	Stanislaus County	Santa Fe Ave	Hatch to Tuolumne River	Widen to 3 lanes	\$2,809,900	2028	L		X				
S65	Stanislaus County	W. Main St	San Joaquin River to Carpenter Rd	Widen to 3 lanes	\$3,900,000	2024	L		X				
S66	Stanislaus County	W. Main St	Carpenter Rd to Crows Landing Rd	Widen to 3 lanes	\$3,443,700	2020	L		X				
S67	Stanislaus County	W. Main St	Crows Landing Rd to Mitchell Rd	Widen to 3 lanes	\$4,300,000	2020	L		X				
S68	Stanislaus County	W. Main St	Mitchell Rd to Washington Rd	Widen to 3 lanes	\$3,783,900	2022	L		X				
S69	Stanislaus County	SR-219	SR-99 to McHenry Ave	Widen to 6-lanes	\$41,527,100	2024	STIP		X				
S70	Stanislaus County	Cooperstown Rd	Cooperstown Road at Gallup Creek	Bridge Replacement - Off System Bridge Toll Credits	\$2,600,000	2019	HBP	X		X			
S71	Stanislaus County	Cooperstown Rd	Cooperstown Road at Rydberg Creek	Bridge Replacement - Off System Bridge Toll Credits	\$2,300,000	2021	HBP	X		X			
S72	Stanislaus County	Crabtree Rd	Crabtree Road at Dry Creek	Bridge Replacement - Off System Bridge Toll Credits	\$5,322,000	2020	HBP	X		X			
S73	Stanislaus County	Gilbert Rd	Gilbert Road at Ceres Main Canal	Bridge Replacement - Off System Bridge Toll Credits	\$2,423,000	2019	HBP	X		X			
S74	Stanislaus County	Pleasant Valley Rd	Pleasant Valley Road at South San Joaquin Main Canal	Bridge Replacement - Off System Bridge Toll Credits	\$2,900,000	2019	HBP	X		X			
S75	Stanislaus County	Shiells Rd	Shiells Road over CCID Main Canal	Bridge Replacement - Off System Bridge Toll Credits	\$2,041,000	2019	HBP	X		X			
S76	Stanislaus County	St. Francis	St. Francis Ave at MID Main Canal	Bridge Replacement - Off System Bridge Toll Credits	\$1,885,000	2019	HBP	X		X			
S77	Stanislaus County	Tegner Rd	Tegner Road at Turlock Irrigation District Lateral #5	Bridge Replacement - Off System Bridge Toll Credits	\$2,586,100	2019	HBP	X		X			
S78	Stanislaus County	Tim Bell Road	Tim Bell Road at Dry Creek	Bridge Replacement - Off System Bridge Toll Credits	\$15,482,400	2018	HBP	X		X			
S79	Stanislaus County	Las Palmas	Las Palmas Ave over San Joaquin River	Bridge Rehabilitation	\$24,221,700	2022	HBP	X		X			
S80	Stanislaus County	Milton Road	Milton Road over Rock Creek Tributary	Bridge Replacement - Off System Bridge Toll Credits	\$4,530,000	2020	HBP	X		X			
S81	Stanislaus County	Sonora Road	Sonora Road over Martells Creek	Replacement	\$3,200,000	2022	HBP	X		X			
S82	Stanislaus County	Albers Rd	Claribel Road to Warnerville Road	Widen to 5 lanes	\$6,000,000	2022	PF/STBGP		X				
S83	Stanislaus County	South County Corridor	Turlock City Limits to Interstate 5	Construct 2-6 Lane Expressway on new alignment	\$278,000,000	2025	PFF		X		X		
S84	Stanislaus County	Oakdale-Waterford Hwy	Over Claribel Bridge Lateral	Replace Bridge	\$1,928,700	2022	HBP	X	X	X			
S85	Stanislaus County	Valley Home Rd.	Over Lone Tree Creek	Bridge Rehabilitation	\$2,314,300	2022	HBP	X		X			
S86	Stanislaus County	Pioneer Ave.	Over Lone Tree Creek	Replace Bridge	\$1,725,250	2022	HBP	X	X	X			
S87	Stanislaus County	Milton Rd.	Over Rock Creek Tributary	Replace Bridge	\$1,989,000	2022	HBP	X	X	X			
S88	Stanislaus County	Milton Rd.	Over Hood Creek	Replace Bridge	\$3,714,900	2022	HBP	X	X	X			
S89	Stanislaus County	Lake Road	Over T.I.D. Main Canal	Replace Bridge	\$4,295,050	2022	HBP	X	X	X			
S90	Stanislaus County	Montpelier Road	Ower Main Canal @ Dallas Rd	Replace Bridge	\$2,669,050	2022	HBP	X	X	X			
S91	Stanislaus County	Claribel Rd	Claribel at Roselle	Signal improvements	\$4,242,774	2019	CMAQ, STBGP			X	X		
S101	Stanislaus County	132	SR 132 Extension Dakota to Gates	Construct 4-lane divided expressway or freeway (County)	\$117,000,000	2026	L, SB 1, STIP, CMAQ, STBG		X	X	X		
S102	Stanislaus County	North County Corridor	Tully Rd to SR 120/108	Construct a four-lane expressway	\$680,000,000	2026	L, SB 1, STIP, CMAQ, STBG		X	X	X		
S103	Stanislaus County	SR-99	Faith Home Road	Construction of Faith Home RiverCrossing / Gap Closure (Hatch Rd to Garner Viaduct)	\$71,700,000	2024	L, SB 1, STIP, CMAQ, STBG		X	X	X		
S104	Stanislaus County	McHenry	Ladd Rd to Hogue Rd	Widen to 5 Lanes	\$13,025,000	2020	L, SB 1, STIP, CMAQ, STBG		X		X		
S105	Stanislaus County	Keyes Road	Over TID Ceres Main Canal	Replace Bridge	\$1,500,000	2021	SB1	X		X			
S106	Stanislaus County	Quincy Road	Over TID Upper Lateral #3	Replace Bridge	\$1,500,000	2021	SB2	X		X			
S107	Stanislaus County	Eastin Road	Eastin Road & Orestimba Creek	Low water crossing - bridge or culvert construction	\$2,500,000	2021	HSIP, SB1			X			
S108	Stanislaus County	Crows Landing Road	Catfish Camp to 1,200' southwest	Raise Road profile	\$475,000	2021	SB1			X	X		
S109	Stanislaus County	Geer Road	Geer Road and Santa Fe Avenue	Intersection Improvements - curb, gutter, SD improvements @ NW corner	\$1,000,000	2020	SB1				X		

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S110	Stanislaus County	Faith Home Rd	W. Main St & Faith Home Rd	Intersection Improvements	\$2,520,000	2025	CMAQ, PFF, L				X		
<b>Total Stanislaus County</b>					<b>\$1,843,465,031</b>								
<b>City of Turlock</b>													
T14	Turlock	SR-99	SR-99 & Fulkerth Rd	Reconstruct Interchange	\$12,667,800	2020	CMAQ, Dev. Fees, STBGP, STIP	X	X				
T15	Turlock	W. Main St.	Lander Ave. and 500 ft. west of S. Walnut Rd.	Reconstruction and rehabilitate roadway, install median, add Class II and Class III bicycle facilities, add sidewalk.	\$6,200,000	2018	Measure L, SB 1	X					X
T16	Turlock	Fulkerth Rd	Tegner Rd to Dianne Dr	Widen from 2-lane to 4-lane Arterial with Class II bike facility and transit	\$580,400	2022	Dev. Fees, STBG		X				X
T17	Turlock	Monte Vista Ave	Olive Ave to Berkeley Ave	Install Median; Add one (1) lane with Class II bike facility	\$1,317,500	2020	Dev. Fees, STBG		X		X		X
T18	Turlock	Fulkerth Rd	Washington Rd to Tegner Rd	Widen from 2-lane to 4-lane Arterial with Class II bike facility	\$3,419,800	2022	Dev. Fees, STBG		X				X
T19	Turlock	Washington Rd	Linwood Ave to Fulkerth Rd	Widen from 2-lane to 4-lane Arterial with Class II bike facility and transit	\$2,176,400	2030	Dev. Fees, STBG		X				X
T20	Turlock	Tegner Rd	Linwood Ave to W. Main St	Construct new 2-lane Industrial Collector with Class II bike facility	\$434,600	2025	Dev. Fees, STBG		X				X
T21	Turlock	W. Canal Dr	SR-99 to Tegner Rd	Construct new 2-lane Collector with Class I bike facility	\$2,065,400	2025	Dev. Fees, STBG		X				X
T22	Turlock	N. Olive Ave	Tuolumne Rd to Tornell Rd	Widen from 2-lane to 4-lane Arterial with Class II bike facility	\$757,600	2025	Dev. Fees		X				X
T23	Turlock	N. Olive Ave	Canal Dr to Wayside Rd	Widen from 2-lane to 4-lane Arterial with Class II bike facility and transit	\$852,600	2025	Dev. Fees		X				X
T24	Turlock	N. Olive Ave	Wayside Dr to North Ave	Widen from 2-lane to 4-lane Arterial with Class II bike facility and transit	\$888,100	2025	Dev. Fees		X				X
T25	Turlock	W. Linwood Ave	Walnut Rd to Lander Ave	Widen from 2-lane to 3-lane Collector with Class II bike facility and transit (West Ave. South to Lander)	\$615,700	2030	Dev. Fees, STBG		X				X
T26	Turlock	W. Linwood Ave	Walnut Rd to Washington Rd	Widen from 2-lane to 3-lane Collector with Class II bike facility	\$4,207,400	2025	Dev. Fees, STBG		X				X
T27	Turlock	W. Canal Dr	Washington Rd to Kilroy Rd	Construct new 2-lane Collector with Class I bike facility	\$2,507,600	2025	Dev. Fees, STBG		X				X
T28	Turlock	East Ave	Golden State Blvd to Daubenberger Rd	Widen from 2-lane to 4-lane Arterial with Class III bike facility from Minaret to S. Berkeley/Class II from S. Berkeley to Daubenberger and transit from Oak to S. Johnson	\$5,958,600	2030	Dev. Fees, STBG		X				X
T29	Turlock	Golden State Blvd	Taylor Rd to Monte Vista Ave	Complete 6-lane Boulevard with Class II bike facility and transit from Christoffersen to Monte Vista	\$3,310,100	2030	Dev. Fees, STBG		X				X
T30	Turlock	Golden State Blvd	Monte Vista Ave to Fulkerth Rd	Complete 6-lane Boulevard with Class II bike facility	\$2,869,300	2028	Dev. Fees, STBG		X				X
T31	Turlock	N. Kilroy Ave	W. Main St to W. Canal Dr	Construct new Collector	\$743,100	2025	Dev. Fees, STBG		X				
T32	Turlock	Tegner Rd	Monte Vista Ave to Fulkerth Rd	Complete 2-lane Industrial Collector	\$674,300	2025	Dev. Fees, STBG		X				
T33	Turlock	Tegner Rd	Fulkerth Rd to north of Pedretti Park	Construct new 2-lane Industrial Collector	\$995,700	2025	Dev. Fees, STBG		X				
T34	Turlock	Taylor Rd	Tegner Rd to Golden State Blvd	Widen from 2-lane to 4-lane Collector with Class II bike facility	\$505,500	2025	Dev. Fees, STBG		X				X
T35	Turlock	S. Kilroy Ave	Spengler Way to W. Linwood Ave	Construct new Industrial Collector	\$934,000	2025	Dev. Fees, STBG		X				
T36	Turlock	Taylor Rd	Golden State Blvd to SR-99	Widen from 2-lane to 4-lane Arterial with Class II bike facility	\$139,600	2025	Dev. Fees, STBG		X				X
T37	Turlock	Tegner Rd	W. Main St to Fulkerth Rd	Construct new 2-lane Industrial Collector with Class II bike facility	\$2,795,800	2025	Dev. Fees, STBG		X				X
T38	Turlock	Various Locations	Various Locations	Install Traffic Signals and Various Intersection and Synchronization Improvements	\$15,000,000	2018-2045	CMAQ, Dev. Fees, Measure L			X	X		
T39	Turlock	SR-99	Lander Ave (SR-165) to S. City Limits	Construct New Interchange	\$35,785,000	2028	CMAQ, Dev. Fees, STIP		X				
T40	Turlock	SR-99	W. Main St	Construct New Interchange	\$19,091,000	2025	CMAQ, Dev. Fees, STIP, Measure L		X				

STANCOG 2018 Regional Transportation Plan													
Tier I Roadway Projects													
Project Details								Purpose / Need (P = Primary Purpose / X = Need)					
ID	Jurisdiction	Location	Project Limits	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
T41	Turlock	SR-99	Taylor Rd	Reconstruct existing Interchange	\$15,000,000	2030	CMAQ, Dev. Fees, STIP	X	X				
T42	Turlock	SR-99	Tuolumne Rd	Construct New Overpass	\$9,693,400	2028	CMAQ, Dev. Fees, STIP		X				
T43	Turlock	Washington Rd	Fulkerth Rd to Monte Vista Ave	Construct 4-lane Expressway with Class II bike facility and transit	\$2,674,000	2025	Dev. Fees, STBG		X				X
T44	Turlock	Golden State Blvd	Golden State Blvd & Taylor Rd	Widen Intersection from 2 to 4 lanes with bike improvements	\$2,690,400	2025	Dev. Fees, STBG		X				X
T45	Turlock	Various Locations	Various Locations	Construct an Intelligent Transportation System (ITS) Transportation Management Center with related equipment and services	\$12,500,000	2020-2025	FTA, CMAQ, LTF			X	X		
T46	Turlock	Various Locations	Various Locations	Roadway Rehabilitation	\$94,000,000	2018-2045	STBG, Measure L	X					
<b>Total Turlock</b>					<b>\$264,050,700</b>								
<b>City of Waterford</b>													
W03	Waterford	Summers Street	F St to La Gallina Ave	Concrete Replacement and Pavement Rehabilitation	\$344,692	2018	Measure L, SB 1	X		X	X		
W04	Waterford	I Street	Bentley St to Church St	Pavement Rehabilitation	\$148,716	2019	Measure L, CDBG, SB 1	X					
W05	Waterford	Main Street	Church St to G St	Curb, Gutter & Sidewalk Infill, Pavement Rehabilitation	\$350,000	2019	Measure L, CDBG, SB 1	X		X		X	
W06	Waterford	H Street	Yosemite to Dorsey	Pavement Rehabilitation	\$453,546	2020	Measure L, CDBG, SB 1	X					
W07	Waterford	G Street	Yosemite to Church	Curb, Gutter & Sidewalk Infill, Pavement Rehabilitation	\$685,000	2021	Measure L, CDBG, SB 1	X	X	X		X	
W08	Waterford	Loy St, Barnes St, Tohara Ln, and Welch Dr	Loop	Pavement Rehabilitation	\$235,016	2022	Measure L, SB 1	X					
W09	Waterford	Riverside	Western Ave to Sean Ct.	Curb, Gutter & Sidewalk Infill, Pavement Rehabilitation	\$600,000	2023	Measure L, SB 1	X					
W10	Waterford	Church Street	Yosemite to Kadota Ave	Curb, Gutter & Sidewalk Infill, Pavement Rehabilitation	\$435,000	2018	Measure L, CDBG, SB 1	X		X	X		
W11	Waterford	Various Locations	Various Locations	Traffic Signals, intersection improvements and other transportation enhancements	\$3,000,000	2017-2042	CMAQ, STBGP, HSIP					X	X
W12	Waterford	Various Locations	Various Locations	Roadway Rehabilitation	\$15,000,000	2017-2042	STBGP, CDBG, Measure L, SB 1			X			
<b>Total Waterford</b>					<b>\$21,251,970</b>								
<b>Total Roadway:</b>					<b>\$4,102,377,081</b>								

STANCOG 2018 Regional Transportation Plan											
Tier I Transit Projects											
Project Details						Purpose / Need (P = Primary Purpose / X = Need)					
ID	Location	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
<b>ACE</b>											
A01	Ceres to Modesto	2nd Main Ripon to Modesto (Stanislaus County -> Modesto, MP 104.29-113.00) [Civil	\$9,479,511	2027	SB 132					X	
A02	Ceres to Modesto	2nd Main Ripon to Modesto (Stanislaus County -> Modesto, MP 104.29-113.00) [Structures and Bridges	\$29,972,106	2027	SB 132					X	
A03	Ceres to Modesto	2nd Main Ripon to Modesto (Stanislaus County -> Modesto, MP 104.29-113.00) [Roadway	\$259,518	2027	SB 132					X	
A04	Ceres to Modesto	2nd Main Ripon to Modesto (Stanislaus County -> Modesto, MP 104.29-113.00) [Track/Signals - 45,058 TF New, 3270 UP	\$51,586,937	2027	SB 132					X	
A05	Ceres to Modesto	2nd Main Ripon to Modesto (Stanislaus County -> Modesto, MP 104.29-113.00) [Utilities	\$792,144	2027	SB 132					X	
A06	Ceres to Modesto	Modesto Station (Platform, MP 112.30-112.70)	\$5,944,951	2027	SB 132					X	
A07	Ceres to Modesto	Modesto Station (Parking, MP 112.30-112.70)	\$975,010	2027	SB 132					X	
A08	Ceres to Modesto	2nd Main Modesto to Ceres (Modesto Station -> Ceres Station, MP 113.57-117.27) [Civil	\$3,093,502	2027	SB 132					X	
A09	Ceres to Modesto	2nd Main Modesto to Ceres (Modesto Station -> Ceres Station, MP 113.57-117.27) [Structures and Bridges	\$32,434,620	2027	SB 132					X	
A10	Ceres to Modesto	2nd Main Modesto to Ceres (Modesto Station -> Ceres Station, MP 113.57-117.27) [Track and Signals - 19,300 TF New	\$22,813,175	2027	SB 132					X	
A11	Ceres to Modesto	2nd Main Modesto to Ceres (Modesto Station -> Ceres Station, MP 113.57-117.27) [Utilities	\$653,519	2027	SB 132					X	
A12	Ceres to Modesto	Ceres Station (Plaform, MP 117.07-117.27) [Reduced to 350 Space Parking, Incl. ROW and Ped Bridge	\$6,759,383	2027	SB 132					X	
A13	Ceres to Modesto	Ceres Station (Parking MP 117.07-117.27) [Reduced to 350 Space Parking, Incl. ROW and Ped Bridge	\$15,289,507	2027	SB 132					X	
A14	Ceres to Modesto	Operations to extend service to Modesto and Ceres	\$40,000,000	2027	L, SB 1, STIP, CMAQ					X	
<b>Total ACE</b>			<b>\$220,053,883</b>								
<b>City of Ceres</b>											
C64	Ceres Transit Operations	Operate CDAR and CAT	\$61,778,500	2018-2042	LTF					X	
C65	Ceres Area Transit (CAT) and Ceres Dial-A-Ride (CDAR)	Update electronic farebox systems in transit buses	\$50,000	2025	LTF					X	
C66	Various Locations	Bus Stop Improvements - Shelters, Benches, Pads, & Litter Receptacles	\$80,000	2022	LTF					X	
C67	Various Locations	Bus Stop Improvements - Shelters, Benches, Pads, & Litter Receptacles, and Turnouts	\$200,000	2032	LTF					X	
C68	Various Locations	Bus Stop Improvements - Shelters, Benches, Pads, & Litter Receptacles, and Turnouts	\$200,000	2040	LTF					X	

STANCOG 2018 Regional Transportation Plan											
Tier I Transit Projects											
Project Details						Purpose / Need (P = Primary Purpose / X = Need)					
ID	Location	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
C69	Ceres Area Transit (CAT)	Transit Plan - Study for future routes in newly annexed areas, new schools & transit center	\$150,000	2025	LTF					X	
C70	Ceres Dial-A-Ride (CDAR)	Purchase New & Replacement Transit Buses (9)	\$2,320,000	2018-2042	LTF					X	
C71	ACE Connection	Transit service to Ceres ACE Station; Transit service to begin in 2023	\$7,363,423	2022-2042	LTF					X	
C72	El Camino Ave	Surface Parking and undercrossing to ACE station traffic mitigation	\$1,500,000	2025	SB1					X	
C73	Railroad Ave	Overflow Parking ACE Station	\$1,500,000	2030	SB1					X	
C74	Park and Ride Lot	Near Whitmore Overpass	\$1,000,000	2025	LTF					X	
C75	Develop a Park and Ride Lot	Near Freeway/ACE Station	\$1,200,000	2035	LTF			X		X	
<b>Total Ceres</b>			<b>\$77,341,923</b>								
<b>City of Modesto</b>											
M64	MAX	Station / facilities	\$3,500,000	2018	LTF / CMAQ				X		
M65	MAX	Operations (including farebox subsidy)	\$1,400,000	2019-2042	LTF, CMAQ				X		
M66	MAX	Max and Dial-a-Ride Operating Costs (and Federal Match)	\$464,354,600	2017-2042	STIP, LTF, STA, 5339,5307 5337, Measure L, Fares					X	
M67	MAX	Bus Stop Improvements (upgrade 100 bus stops with additional amenities, including shelters, wayside signs, benches and trash cans)	\$5,686,900	2017-2042	STIP, LTF, STA, 5339,5307 5337, Measure L, Fares					X	
M68	MAX	Capital Cost of Contracting	\$125,126,000	2017-2042	STIP, LTF, STA, 5339,5307 5337, Measure L, Fares					X	
M69	MAX	Operate ADA Paratransit system	\$1,447,800	2017-2042	STIP, LTF, STA, 5339,5307 5337, Measure L, Fares					X	
M70	MAX	Preventative Maintenance	\$211,691,000	2017-2042	STIP, LTF, STA, 5339,5307 5337, Measure L, Fares					X	
M71	MAX	Purchase Buses (includes replacing 4 Diesel powered, with 4 electric powered)	\$7,615,000	2017-2042	STIP, LTF, STA, 5339,5307 5337, Measure L, Fares					X	

STANCOG 2018 Regional Transportation Plan											
Tier I Transit Projects											
Project Details						Purpose / Need (P = Primary Purpose / X = Need)					
ID	Location	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
M72	MAX	Support Equipment/Tools	\$7,445,300	2017-2042	STIP, LTF, STA, 5339,5307 5337, Measure L, Fares					X	
M73	MAX	Training	\$826,900	2017-2042	STIP, LTF, STA, 5339,5307 5337, Measure L, Fares					X	
M74	MAX	Transit Center Enhancements	\$4,015,600	2017-2042	STIP, LTF, STA, 5339,5307 5337, Measure L, Fares					X	
M75	MAX	Technology Improvements to include Traffic Signal Prioritization	\$5,521,300	2017-2042	STIP, LTF, STA, 5339,5307 5337, Measure L, Fares					X	
M76	MAX	Install Bus Rapid Transit improvements and Operate Service (Various Locations)	\$42,678,550	2020	STIP, LTF, STA, 5339,5307 5337, Measure L, Fares					X	
M77	MAX	Rideshare Program, City of Modesto	\$362,600	2017-2042	CMAQ					X	
<b>Total Modesto</b>			<b>\$881,671,550</b>								
<b>Stanislaus County</b>											
S92	Stanislaus County	Various construction projects	\$15,000,000	2018-2042	Prop 1B, CMAQ, 5311(f)					X	
S93	Stanislaus County	Transit Bus Replacement Program	\$32,500,000	2018-2042	Prop 1B, LTF, 5311(f)					X	
S94	Stanislaus County	Capital Projects (Expansion Buses, Upgrade Electronic Fareboxes, Security Camera Systems, Transit amenities and facilities)	\$19,000,000	2018-2042	Prop 1B, CMAQ, LTF, 5311(f)	X	X	X		X	
S95	Stanislaus County	Transit facilities amenities : (100) Bus Stop Shelters/Facilities with amenities & Solar lighting	\$2,500,000	2018-2042	Prop 1B, CMAQ, LTF,		X	X			
S96	Stanislaus County	Install and implement Intelligent Transportation Systems with Traffic (TSP) Traffic Signal Priority in StaRT's service area	\$18,000,000	2018-2042	Prop 1B, CMAQ, LTF					X	
S97	Stanislaus County	Operating Costs	\$1,125,000,000	2018-2042	Fare revenues, 5307, 5311, LTF, STA, CMAQ, Measure L					X	
S98	Stanislaus County	Implement and Operate Commuter and Express Bus Services	\$20,000,000	2022	5307, LTF, STA, CMAQ					X	
S99	Stanislaus County	Transit Fare Subsidy (TFS) Program - StaRT Employee Ride Program Emission Reductions: PM10 (1,424) / 1.08 factor= .013 PM 2.5	\$1,000,000	2018-2042	CMAQ, LTF					X	

STANCOG 2018 Regional Transportation Plan											
Tier I Transit Projects											
Project Details						Purpose / Need (P = Primary Purpose / X = Need)					
ID	Location	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
S100	Stanislaus County	Mandated Federal and State Training	\$750,000	2018-2042	FTA/LTF	X	X	X		X	
<b>Total Stanislaus County</b>			<b>\$1,233,000,000</b>								
<b>StanCOG</b>											
RE18	Countywide	MOVE	\$43,723,246	2018-2042	Measure L					X	X
<b>Total StanCOG Regional</b>			<b>\$43,723,246</b>								
<b>City of Turlock</b>											
T47	Turlock	Various Construction Projects	\$6,567,400	2018-2025	FTA/LTF					X	
T48	1418 N. Golden State Blvd.	Construct a Turlock Regional Transit Center building, parking lot and passenger amenities	\$5,900,000	2018	FTA, Prop 1B, LTF				X	X	
T49	701 S. Walnut Rd.	Bus parking lot with fueling infrastructure and operations building	\$1,900,000	2019-2020	Prop 1B, LTF				X	X	
T50	Turlock	Capital Purchases (Busses, Bus Stop and Station Improvements, Support Equipment, etc.)	\$17,684,600	2018-2040	FTA, CMAQ, Prop 1B, LTF					X	
T51	Turlock	Acquisition of zero emission transit buses and related fueling infrastructure	\$16,500,000	2025-2040	FTA, CMAQ, LTF	X			X	X	
T52	Turlock	Maintenance on Vehicles and Facilities	\$3,534,700	2018-2040	FTA/LTF	X				X	
T53	Turlock	Upgrades to fareboxes, AVL systems, GIS enhancements, computer systems and other technology improvements	\$1,500,000	2018-2025	FTA/LTF	X				X	
T54	Turlock	Operating Costs	\$29,703,400	2018-2040	FTA, Advertising, Measure L, 3rd-party Funding Agreements, LTF					X	
T55	Turlock	Improvements to reduce transit headways	\$14,000,000	2020	STIP, 5309	X				X	
T56	Turlock	Implement commuter bus service	\$5,000,000	2022	CMAQ,FTA, LTF		X			X	
T57	Turlock	Improvements to improve transit headway	\$20,000,000	2035	L, SB 1, CMAQ, LTF, STIP, Fares		X				
<b>Total Turlock</b>			<b>\$122,290,100</b>								
<b>Total Transit:</b>			<b>\$2,578,080,702</b>								

STANCOG 2018 Regional Transportation Plan												
Tier I Bicycle/Pedestrian Projects												
Project Details							Purpose / Need (P = Primary Purpose / X = Need)					
ID	Location	Project Limits	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
<b>City of Ceres</b>												
C01	Mitchell Rd	TID Lateral from Roeding Rd to Service Rd	Mitchell Rd Bike/Ped Project - Phase IV	\$415,600	2018	CMAQ					X	X
C02	Mitchell Rd	Service Rd to Southern City Limits	Mitchell Rd Bike/Ped Project - Phase V	\$347,200	2020	CMAQ					X	X
C03	El Camino Ave	Whitmore Ave to Service Rd	Signage/Striping	\$8,000	2020	CMAQ, BTA					X	X
C04	Herndon Rd	Joyce Rd to Whitmore Ave	Signage/Striping or widening	\$17,300	2020	CMAQ, BTA					X	X
C05	Joyce Rd	Bystrum Rd to Herndon Rd	Signage/Striping	\$6,200	2030	CMAQ, BTA					X	X
C06	Hatch Rd	East Gate Blvd. to Faith Home Rd	Hatch Rd TID Bike/Ped Project - Phase IV	\$356,500	2025	CMAQ					X	X
C07	Whitmore Ave	Mitchell Rd to Blaker Rd	Signage/Striping	\$10,700	2025	CMAQ, BTA					X	X
C08	Whitmore Ave	300' w/o Morgan Rd to Crows Landing Rd	Signage/Striping or widening	\$114,100	2025	CMAQ, BTA					X	X
C09	Roeding Rd	Ceres Main Canal to 6th St	Signage/Striping	\$5,800	2030	CMAQ, BTA					X	X
C10	Various Locations	Various Locations	Misc. Bike/Pedestrian Facility Projects	\$2,958,100	2035	CMAQ					X	X
C11	Mitchell Rd	Hatch Rd to Tenaya Rd	Signage/Striping or widening	\$364,100	2035	CMAQ, BTA					X	X
C12	Rhode Drive	Mitchell Rd to Esmar Rd	Signage/Striping	\$5,800	2035	CMAQ, BTA					X	X
C13	Rhode Drive	Esmar Rd to Nunes Rd	Signage/Striping or widening	\$153,300	2040	CMAQ, BTA					X	X
C14	Hatch Rd	Morgan Rd to Herndon Rd	Construct Bike/Ped Facility (3 phase project)	\$2,221,300	2040	CMAQ, BTA					X	X
C15	TID Lateral #2	Ustick Rd to Mitchell Rd	Bicycle/Pedestrian Facility	\$4,553,700	2040	CMAQ, BTA					X	X
C16	Whitmore Avenue	Mitchell Rd to Eastgate Blvd	Bicycle/Pedestrian Facility	\$1,250,000	2019	ATP			X		X	X
C17	Various Locations	Various Locations	ATP Grant develop Citywide bicycle Masterplan	\$100,000	2019	ATP			X		X	X
C18	Various Locations	Herndon Ave., El Camino Ave. & Eastgate Blvd.	Bike lane facilities	\$400,000	2020	CMAQ			X		X	X
C19	Various Locations	Various Locations	Citywide improvements to Ped head countdown, push buttons and crosswalk enhancements	\$136,300	2018	HSIP			X		X	X
<b>Total Ceres</b>				<b>\$13,424,000</b>								
<b>City of Hughson</b>												
H01	Hatch Rd	Santa Fe Ave to Euclid Ave	Construct Multi-Use Trail	\$783,000	2020	CMAQ, Measure L, ATP					X	
H02	Whitmore Avenue	E of Tully Road to Charles Street	Construction Sidewalk and pedestrian improvements (across railroad tracks)	\$393,000	2020	CMAQ, STBGP, ATP					X	
H03	Various Locations	Various Locations	Construct Bikeway and Pedestrian Improvements (Per Non-Motorized Plan)	\$1,981,300	2018-2042	CMAQ, STBGP, ATP					X	X
H04	Hughson Avenue	Santa Fe Avenue to 7th Street	Construct Sidewalk In-Fill and Streetscape Improvements (ADA)	\$500,000	2019	Measure L, Dev. Impact Fees					X	X
H05	Various Locations	Various Locations	Construct Sidewalk In-Fill and Streetscape Improvements (ADA)	\$192,000	2018-2042	CMAQ, CDBG					X	X
<b>Total Hughson</b>				<b>\$3,849,300</b>								
<b>City of Modesto</b>												
M33	Various Locations	Various Locations	Non-Motorized Improvements	\$30,000,000	2018-2040	CMAQ, BTA					X	
M34	Various Locations	Various Locations	Safe Routes to School projects	\$8,000,000	2018-2040	ATP					X	
M35	Hetch Hetchy ROW	Semallon Dr to Riverbank	Class I Trail Improvements	\$6,000,000	2030	CMAQ, CFF					X	
M36	Lincoln Corridor	Yosemite to Orangeburg	Class I Bike path/Ped Bike Bridge	\$10,000,000	2040	ATP, Measure L					X	
M37	Virginia Corridor	Woodrow to Pelandale	Bike/Ped facility including overcrossings	\$8,000,000	2040	CMAQ, CFF, Local					X	X

STANCOG 2018 Regional Transportation Plan												
Tier I Bicycle/Pedestrian Projects												
Project Details							Purpose / Need (P = Primary Purpose / X = Need)					
ID	Location	Project Limits	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
M38	Downtown Class IV	Virginia Corridor to Dry Creek	Class IV Bike Path	\$5,000,000	2025	ATP, Measure L					X	X
M39	Dry Creek Bike Path	Kewin to Beardbrook Park	Class I Bike Path Connecting Trails	\$5,000,000	2028	ATP, Measure L					X	
M40	MID Canal System	MID Lateral Nos. 3,4 and 7	Construct Class 1 Trail along MID Lateral Nos. 3, 4 and 7	\$15,000,000	2018-2040	CMAQ, CFF, Measure L					X	
M41	MID Canal System	Carver to Virginia Corridor	Class I Bike Path along MID	\$3,000,000	2019-2023	CFF, Measure L					X	
M42	Stoddard Ave	Campus Way to Tully Rd	MJC Class I Bike Path Phase 3	\$2,000,000	2020-2023	Measure L					X	X
M43	Claus Rd	Creekwood to Sylvan	Class I and Class IV Bike Path along Claus Rd.	\$4,000,000	2018-2025	STBGP, CFF					X	X
M44	Tuolumne River Restoration Project	Mitchell Rd to Carpenter Rd	Remaining Trail Improvements	\$20,000,000	2020	CMAQ, PROP 84					X	
M45	Pelandale Ave	Dale Road to Virginia Corridor	Class I bike path	\$5,000,000	2019-2022	CMAQ, CFF, Measure L					X	X
M46	Various Locations	Various Locations	Pedestrian/ADA modifications	\$20,000,000	2018-2025	CMAQ, CFF, BTA					X	X
M47	Various Locations	Various Locations	Class II Bicycle Improvements(Class II - Signage/Striping, Curb, Gutter & Sidewalk)	\$10,000,000	2018-2025	CMAQ, CFF, BTA					X	X
M48	Paradise Road Area	Paradise from Sheridan to 1st, S. Jefferson from Paradise to Vine, 1st from Vine to Sierra and G St from Sierra to 2nd	Pedestrian and Bicycle Safety Improvements around Modesto High School	\$4,000,000	2040	ATP, Local, Measure L			X		X	X
M78	Various Locations	Various Locations	Non-Motorized Improvements	\$30,553,200	2035	STBGP					X	
<b>Total Modesto</b>				<b>\$185,553,200</b>								
<b>City of Newman</b>												
N01	Various Locations	Various Locations	Bicycle and Pedestrian Improvements	\$6,543,500	2019-2035	CFF, LTF, CMAQ, STBGP, Local					X	X
<b>Total Newman</b>				<b>\$6,543,500</b>								
<b>City of Oakdale</b>												
O09	Cottle's Trail Multi-Use Trail	A St to the Oakdale Plaza Shopping Center	Construct Class I Bike Lane	\$776,200	2018	CMAQ, LTF					X	
O10	Stanislaus River Corridor	South of Kerr Park to A Street	Construct Class I Bike Lane	\$2,768,500	2023	CFF, CMAQ, LTF, Developer Fees, Grants					X	
O11	Valley View Multi-Use Trail, Phase I	Kerr Park to Stanislaus River	Construct Class I Bike Lane	\$1,144,000	2040	CMAQ, Grants					X	
O12	Various Locations	Various Locations	Install Sidewalks, upgrade ADA-compliant ramps, install and/or enhance crosswalks	\$3,000,000	2018-2040	CMAQ, Grants, LTF, Measure L					X	X
O31	Various Locations	Various Locations	Pedestrian/Bicycle Infrastructure Improvements	\$3,032,200	2035	STBGP					X	
<b>Total Oakdale</b>				<b>\$10,720,900</b>								
<b>City of Patterson</b>												
P01	Various Locations	Various Locations	Roadway Rehabilitation and complete street improvements.	\$5,510,100	2018-2030	STBGP / CMAQ					X	X
P02	Various Locations	Various Locations	Construct & Rehabilitate Class I and Class II bike lanes	\$3,964,600	2018-2030	CMAQ					X	X
<b>Total Patterson</b>				<b>\$9,474,700</b>								

STANCOG 2018 Regional Transportation Plan												
Tier I Bicycle/Pedestrian Projects												
Project Details							Purpose / Need (P = Primary Purpose / X = Need)					
ID	Location	Project Limits	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
<b>City of Riverbank</b>												
R01	Oakdale Road	Patterson Rd to Claribel Ave	Bicycle Lanes	\$166,000	2020	CMAQ / Measure L			X		X	X
R02	Various Locations	Various Locations	Pedestrian/Bicycle Infrastructure Improvements	\$4,768,600	2018-2040	CMAQ / LTF / Measure L					X	X
R03	Various Locations	Various Locations	ADA/Sidewalk Improvements	\$1,811,900	2018-2035	SB-1 / Measure L					X	X
R04	Various Locations	Various Locations	School Traffic Safety Project	\$1,461,100	2018-2030	ATP					X	X
R05	Hetch Hetchy Trail System	Hetch Hetchy Trail	Install trail system improvements	\$1,730,100	2025	Park Development Fees					X	
R06	Jacob Myer Park Pedestrian Bridge	Jacob Myer Park Bridge	Install trail system bridge	\$9,828,200	2025	CMAQ, Dev. Fees/Traffic Impact Fees					X	
R07	Various Locations	Various Locations	Rails with Trails	\$817,800	2022-2029	Park Development Fees/CMAQ			X		X	
R08	Calender Avenue	Bicycle/Pedestrian/Traffic Management Improvements	Install Bicycle & Pedestrian infrastructure improvements	\$800,000	2022	CMAQ / ATP / Measure L / SB 1			X			X
R09	Patterson Road	First Street to Claus Road	Sidewalk & ADA Improvements	\$182,000	2018	LTF/CMAQ					X	X
R10	Roselle Avenue	Roselle Avenue Patterson to Pocket	Sidewalk & ADA Improvements, Drainage and ROW	\$330,000	2018	LTF/CMAQ					X	X
R11	Roselle Avenue	Patterson Rd to Claribel Ave	Bicycle Lane Striping and Road Improvements	\$267,050	2018	CMAQ					X	X
R12	Roselle Avenue	Pedestrian Access over MID Canal	Installation of Sidewalk over MID Canal	\$400,000	2019	CMAQ					X	
R13	Patterson Road	Third Street to Terminal Avenue	Bicycle/Pedestrian Path along BNSF Railroad	\$400,000	2020	CMAQ			X		X	
R14	Patterson Road	Terminal to Claus Road	Bicycle/Pedestrian Path along BNSF Railroad	\$1,200,000	2020	ATP			X		X	
R15	Roselle Avenue	Crawford Road to Sylvan Avenue	Bicycle/Pedestrian Path w/ ADA	\$1,614,000	2022	ATP			X		X	
<b>Total Riverbank</b>				<b>\$25,776,750</b>								
<b>Stanislaus County</b>												
S07	Hickman Road	East Ave. to City Limit	Shoulders Widening - Class 2 Bikepath	\$2,500,000	2022	PFF - City County					X	X
S08	Santa Fe Road	Keyes Rd to SR132	Shoulder Widening - Class 2 Bikepath	\$2,000,000	2022	STBGP, L					X	X
S09	Pirrone Road	Hammett Rd to SR-219/Sisk inc. MCS	Shoulder Widening - Class 2 Bikepath	\$913,400	2019	STBGP/Non-motorized LTF, L					X	X
S10	Geer Rd. /Albers Rd.	Santa Fe to Patterson Rd.	Shoulder Widening - Class 2 Bikepath	\$2,250,000	2022	STBGP/Non-motorized LTF, L					X	X
S11	Coffee Road	Claratina Ave to Ladd Rd	Shoulder Widening - Class 2 Bikepath	\$500,000	2022	STBGP/Non-motorized LTF, L					X	X
S12	East Ave	Daubengerger to Hickman	Shoulder Widening - Class 2 Bikepath	\$500,000	2022	STBGP/Non-motorized LTF, L					X	X
S13	Crows Landing Road	School Ave to Whitmore Ave	Bike/Ped Improvements	\$3,200,000	2021	CMAQ, Local			X	X	X	X
S14	Crows Landing Road	Hwy 33 to Keyes Rd	Shoulder Widening - Class 2 Bikepath	\$3,250,000	2022	STBGP/Non-motorized LTF, L					X	X
S15	West Main St	Sycamore to Washington	Shoulder Widening - Class 2 Bikepath	\$3,250,000	2022	STBGP/Non-motorized LTF, L					X	X
S16	Robertson Road	Carpenter Rd to Hays St	Pedestrian Improvements	\$1,000,000	2019	Non-motorized LTF, L					X	X

STANCOG 2018 Regional Transportation Plan												
Tier I Bicycle/Pedestrian Projects												
Project Details							Purpose / Need (P = Primary Purpose / X = Need)					
ID	Location	Project Limits	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
S17	Bret Harte Neighborhood	Glenn Ave, Las Vegas St, Butte Ave	Pedestrian Improvements	\$1,300,000	2019	Non-motorized LTF, L					X	X
S18	Airport Neighborhood	Various Locations	Pedestrian Improvements	\$1,500,000	2020	Non-motorized LTF, L					X	X
S19	Downtown Denair	Various Locations	Pedestrian Improvements	\$2,000,000	2020	Non-motorized LTF, L					X	X
S20	Various Locations	Various Locations	Construct Bicycle and Pedestrian Improvements (Class I Bikeways / Sidewalk, etc.)	\$3,600,000	2020	CMAQ, ATP					X	X
<b>Total Stanislaus County</b>				<b>\$27,763,400</b>								
<b>City of Turlock</b>												
T06	Various Locations	Various Locations	Construct Class I Bike Paths	\$6,000,000	2018-2045	ATP, SysDev, CMAQ, STBG, Measure L					X	
T07	Various Locations	Various Locations	Construct Class II Bike Lanes and Class III Bike Pathes	\$5,500,000	2018-2019	ATP, SysDev, CMAQ, STBG, Measure L					X	X
T08	Christoffersen Pkwy.	N. Golden State Blvd. and 1,200 ft. east of N. Berkeley Ave.	Construct buffered Class II Bike Lanes along entire 3.2 mile length	\$475,000	2018-2019	ATP, CMAQ					X	X
T09	N. Tegner Rd.	Sandstone St. and Christoffersen Pkwy.	Construct Class I Shared Use Path	\$50,000	2019-2020	ATP, CMAQ					X	
T10	W. Linwood Ave	Lander Ave. and West Ave. South	Construct sidewalk, Class II Bike Lanes and Pedestrian Activated Hybrid Beacon Crossing System	\$940,000	2040	ATP, SB 1					X	X
T11	Monte Vista Ave	Olive Ave to Berkeley Ave	Class II Bike Lanes	\$217,400	2018	STBG, SB1					X	X
T12	Various Locations	Various Locations	ADA/Pedestrian Improvements	\$4,000,000	2018-2045	ATP, HSIP, Local, SB 1, Local ADA, L	X					
T13	Various Locations	Various Locations	Implement bike share program	\$150,000	2019	Private partnerships					X	
T58	Various Locations	Various Locations	Curb, Gutter, Sidewalk and Bike/Pedestrian Improvements	\$18,890,900	2035	STBGP					X	
<b>Total Turlock</b>				<b>\$36,223,300</b>								
<b>City of Waterford</b>												
W01	Yosemite Blvd	Western to Pasadena	Sidewalk Installation and Pavement Widening	\$380,000	2018-2019	CMAQ, STBGP, Measure L, SB-1			X		X	X
W02	Various Locations	Various Locations	Construct a four lane freeway from N. Dakota Ave to the Needham St. Overcrossing.	\$10,000,000	2017-2042	CMAQ, TE, ATP					X	X
<b>Total Waterford</b>				<b>\$10,380,000</b>								
<b>Total Bike/Ped:</b>				<b>\$329,709,050</b>								

STANCOG 2018 Regional Transportation Plan											
Tier I Aviation Projects											
Project Details						Purpose / Need (P = Primary Purpose / X = Need)					
ID	Location	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
<b>City of Modesto</b>											
M01	Modesto Fleet Services	Phase II Fleet Maintenance Facility for Light and Heavy Equipment	\$9,000,000	2019	STBGP / CMAQ	X		X		X	
M02	Modesto City-County Airport	Part 77 Airspace - Property Acquisition	\$400,000	2019	FAA AIP	X				X	
M03	Modesto City-County Airport	Update Airport Layout Plan	\$300,000	2018	FAA AIP					X	
M04	Modesto City-County Airport	Design - Reconstruction of Taxiway C	\$245,000	2019	FAA AIP					X	
M05	Modesto City-County Airport	Reconstruction of Taxiway C	\$1,636,534	2020	FAA AIP					X	
M06	Modesto City-County Airport	Airfield Drainage Improvements	\$1,928,640	2018	FAA AIP					X	
M07	Modesto City-County Airport	Airfield Electrical Improvements	\$294,700	2024	FAA AIP / PFC					X	
M08	Modesto City-County Airport	Airfield Slurry Seal - Design/Construct	\$1,214,200	2025	FAA AIP / PFC					X	
M09	Modesto City-County Airport	Computer Base Airfield Drivers Education Program	\$134,400	2024	FAA AIP / PFC					X	
M10	Modesto City-County Airport	Construct Entrance Road	\$346,600	2025	FAA AIP / PFC					X	
M11	Modesto City-County Airport	Construct New Airport Fire Station	\$1,522,700	2026	FAA AIP / PFC					X	
M12	Modesto City-County Airport	Construct New Airport Maintenance Shop	\$1,568,400	2024	FAA AIP / PFC					X	
M13	Modesto City-County Airport	Construct Terminal Building	\$8,811,300	2025	FAA AIP / PFC					X	
M14	Modesto City-County Airport	Engineering & Contingencies	\$4,471,700	2025	FAA AIP / PFC					X	
M15	Modesto City-County Airport	Environmental Planning Studies	\$756,300	2026	FAA AIP / PFC					X	
M16	Modesto City-County Airport	Equipment Replacement	\$2,337,000	2027	FAA AIP / PFC					X	
M17	Modesto City-County Airport	Expand Airport Apron	\$2,276,300	2025	FAA AIP / PFC					X	
M18	Modesto City-County Airport	Extend RW/TX 500'	\$10,000,000	2029	FAA AIP / PFC					X	
M19	Modesto City-County Airport	Land Acquisition - Phase 1	\$2,110,400	2026	FAA AIP / PFC					X	
M20	Modesto City-County Airport	Land Acquisition - Phase 2	\$2,173,700	2027	FAA AIP / PFC					X	
M21	Modesto City-County Airport	Land Acquisition - Phase 3	\$1,940,400	2028	FAA AIP / PFC					X	
M22	Modesto City-County Airport	Masterplan Update	\$453,800	2026	FAA AIP / PFC					X	
M23	Modesto City-County Airport	Obstruction Removal - Tree Trimming	\$530,500	2022	FAA AIP / PFC			X		X	
M24	Modesto City-County Airport	Pavement Removal	\$14,000	2020	FAA AIP / PFC					X	

STANCOG 2018 Regional Transportation Plan											
Tier I Aviation Projects											
Project Details						Purpose / Need (P = Primary Purpose / X = Need)					
ID	Location	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
M25	Modesto City-County Airport	Realign Airport Way	\$602,100	2025	FAA AIP / PFC					X	
M26	Modesto City-County Airport	Relocate Localizer	\$492,000	2029	FAA AIP / PFC					X	
M27	Modesto City-County Airport	Relocate Perimeter Road	\$196,800	2029	FAA AIP / PFC					X	
M28	Modesto City-County Airport	Remove old terminal	\$954,600	2025	FAA AIP / PFC					X	
M29	Modesto City-County Airport	Replace VASI with PAPI, RW10L/28R	\$101,400	2023	FAA AIP / PFC					X	
M30	Modesto City-County Airport	Runway 28R Extension - NEPA/CEQA	\$327,900	2026	FAA AIP / PFC					X	
M31	Modesto City-County Airport	Taxiway E Re-alignment	\$633,400	2029	FAA AIP / PFC					X	
M32	Modesto City-County Airport	Terminal Complex - NEPA/CEQA	\$514,000	2025	FAA AIP / PFC					X	
<b>Total Modesto</b>			<b>\$58,288,774</b>								
<b>City of Oakdale</b>											
001	Oakdale Municipal Airport	Perimeter Fence Phase 2	\$460,000	2018	FAA / State			X		X	
002	Oakdale Municipal Airport	Pavement Rehab Phase 1 Runway	\$310,000	2018	FAA / State	X				X	
003	Oakdale Municipal Airport	Pavement Rehab Phase 2 Taxiway	\$400,000	2019	FAA / State	X				X	
004	Oakdale Municipal Airport	Pavement Rehab Phase 3 Apron	\$275,000	2020	FAA / State	X				X	
005	Oakdale Municipal Airport	Pavement Rehab Phase 4 Apron/Taxi	\$1,200,000	2021	FAA / State	X				X	
006	Oakdale Municipal Airport	Airport Layout Plan	\$216,000	2022	FAA / State	X		X	X	X	
007	Oakdale Municipal Airport	Runway Safety Area/Drainage Environ	\$225,000	2023	FAA / State	X		X		X	
008	Oakdale Municipal Airport	Airport Fire Protection Project	\$530,500	2030	FAA / State			X		X	
<b>Total Oakdale</b>			<b>\$3,616,500</b>								
<b>Stanislaus County</b>											
S06	Crows Landing Industrial Park-Phase 1 A	Industrial Development. The 1,528-acre property is bound by Marshall Road and State Route 33 to the north, Fink Road to the south, Bell Road to the east, and Davis Road to the west.	\$32,000,000	2019	Local				X	X	
<b>Total Stanislaus County</b>			<b>\$32,000,000</b>								
<b>City of Turlock</b>											
T01	Turlock Municipal Airport	Widen Runway 12-30, RSA & Infrastructure Improvements Including Airfield Electrical Upgrades.	\$2,163,300	2018	FAA / State / Private (TRAA)					X	

STANCOG 2018 Regional Transportation Plan											
Tier I Aviation Projects											
Project Details						Purpose / Need (P = Primary Purpose / X = Need)					
ID	Location	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
T02	Turlock Municipal Airport	Rehabilitate/Reconstruct Apron A1; Relocate Wind Indicator & Segmented Circle (Construction)	\$650,000	2019	FAA / State / Private (TRAA)					X	
T03	Turlock Municipal Airport	Extend Parallel Taxiway "A"; Construct new runway/taxiway connector. (Design Only)	\$75,000	2020	FAA / State / Private (TRAA)					X	
T04	Turlock Municipal Airport	Extend Parallel Taxiway "A"; Construct new runway/taxiway connector. Construction.	\$550,000	2021	FAA / State / Private (TRAA)					X	
T05	Turlock Municipal Airport	Update Airport Master Plan	\$200,000	2022	FAA / State / Private (TRAA)					X	
<b>Total Turlock</b>			<b>\$3,638,300</b>								
		<b>Total Aviation:</b>	<b>\$97,543,574</b>								

STANCOG 2018 Regional Transportation Plan												
Tier I Regional Study Projects												
Project Details							Purpose / Need (P = Primary Purpose / X = Need)					
ID	Location	Project Limits	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
RE19	SR-99	County Line to County Line	Regional Concept of Traffic Operations Study: SR-99 8-lane Widening with ICM	\$500,000	2025	Local, PPM, FHWA - State Planning and Research Part A				X		
RE20	Countywide	Countywide	Transportation Technology Strategy for Stanislaus County	\$250,000	2025	Caltrans Sustainable Transportation Planning Grant						
RE21	Countywide	Countywide	Electric Infrastructure Implementation Study	\$150,000	2025	Caltrans Sustainable Transportation Planning Grant, California Energy Commission Alternative and Renewable Fuel and Vehicle Technology Program						
<b>Total Regional Study:</b>				<b>\$900,000</b>								

STANCOG 2018 Regional Transportation Plan												
Tier I Operations and Maintenance Projects												
Project Details							Purpose / Need (P = Primary Purpose / X = Need)					
ID	Location	Project Limits	Description	Total Cost	Open to Traffic	Funding Source	System Preserv.	Capacity Enhance.	Safety	Oper.	Alt. Mode	Complete Streets
	Various	Various	Total Operations & Maintenance:	\$118,511,692	2018-2042	SHOPP	X	X	X	X	X	X



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**U.S. DEPARTMENT OF COMMERCE**

Economic Development Administration  
5777 West Century Boulevard  
Suite 1675  
Los Angeles, CA 90045  
Tel: (310) 348-5386  
Fax: (310) 348-5387

May 31, 2020

Keith D Boggs  
Chief Executive Office  
County of Stanislaus  
1010 10<sup>th</sup> Street  
Suite 6800  
Modesto, CA 95354  
209-525-6333

Subject: - Stanislaus County 5-Year Comprehensive Economic Development Strategy (CEDs)

Dear Mr. Boggs:

The Los Angeles Office of the Economic Development Administration (EDA) has reviewed the "Comprehensive Economic Development Strategy" (CEDs) submitted for the Stanislaus County. This letter serves as your record of EDA's approval of above mentioned CEDs document.

This CEDs has been approved for the 5-year period of June 1, 2020 through May 31, 2025. You are responsible for updating this document on an annual basis, if needed, in order to maintain your CEDs active. An annual update should be submitted and approved by our office by May 31, 2021.

Potential projects covered by the CEDs would be eligible for EDA support until that time. However, there is no guarantee that a proposed project will be financially supported by EDA. You may review "CEDs Summary of Requirements" from the EDA web site. If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,

  
Wilfred L. Marshall  
Economic Development Representative

cc Ms. Maiea Sellers, Area Director

cc: Kelly Covello

cc: Raul Ramos