



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 526,000 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 1,494 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 agri-business powerhouse. The value of agricultural commodities produced in 2013 increased by 12% to nearly \$3.7 billion. Almonds are the number one commodity at \$1.1 billion, followed by milk at \$804.4 million in value. Of note, the value of almonds increased by 53% (\$389 million) in a single year in 2013 overtaking milk as the number one ag industry in the County.

Farmers in Stanislaus County export more than 133 commodities to 102 countries around the world. Hong Kong receives 16% of exports followed by Japan and Germany at 9% with Spain and South Korea at 8% of exports. More than 8,900 export certificates were issued in 2013.

In 2013, Stanislaus County Issued 8,939 Export Certificates for 133 Commodities

Exports to 102 Countries

Afghanistan	Cyprus	Indonesia	Mexico	Spain
Algeria	Czech Republic	Iran, Islamic Republic of	Morocco	Sri Lanka
Argentina	Denmark	Iraq	Netherlands	Sudan
Australia	Dominican Republic	Ireland	New Caledonia	Sweden
Austria	Ecuador	Israel	New Zealand	Switzerland
Azerbaijan	Egypt	Italy	Nicaragua	Syrian Arab Republic
Bahrain	El Salvador	Jamaica	Norway	Taiwan
Barbados	Estonia	Japan	Oman	Thailand
Belgium	Ethiopia	Jordan	Pakistan	Trinidad and Tobago
Belize	Finland	Kazakhstan	Panama	Tunisia
Bosnia and Herzegovina	France	Korea, Republic of	Peru	Turkey
Brazil	French Polynesia	Kuwait	Philippines	Ukraine
Bulgaria	Germany	Latvia	Poland	United Arab Emirates
Burkina Faso	Greece	Lebanon	Portugal	United Kingdom
Canada	Guatemala	Libya	Romania	Uruguay
Chad	Guyana	Lithuania	Russian Federation	Venezuela, Bolivarian
Chile	Honduras	Macedonia, Former Yuhoslav	Saudi Arabia	Republic of
China	Hong Kong	Republic of	Serbia	Viet Nam
Colombia	Hungary	Malaysia	Singapore	Yemen
Costa Rica	Iceland	Malta	Slovenia	Zimbabwe
Croatia	India	Mauritius	South Africa	



Manufacturing continues to be an important employer sector in Stanislaus County. Some of the largest brands in the world can be found with operations here. The County is home to the headquarters of Gallo and Bronco Wineries, global nursery providers and a burgeoning high-tech agricultural industry.

Manufacturing Employer	Description	Employees*
E&J Gallo Winery	Winery	3,181
Seneca Foods	Fruit Products	2,275
Stanislaus Food Products	Tomato Products	1,850
Foster Farms	Poultry Processor	1,722
Del Monte Foods	Fruit Products	1,700
ConAgra Foods	Tomato & Bean Products	1,200
Bronco Wine Company	Winery	834
Frito-Lay	Snack Food Products	684
Racor	Filtration Products	650
Foster Farms Dairy	Dairy Products	628

**Reflects peak seasonal employment*

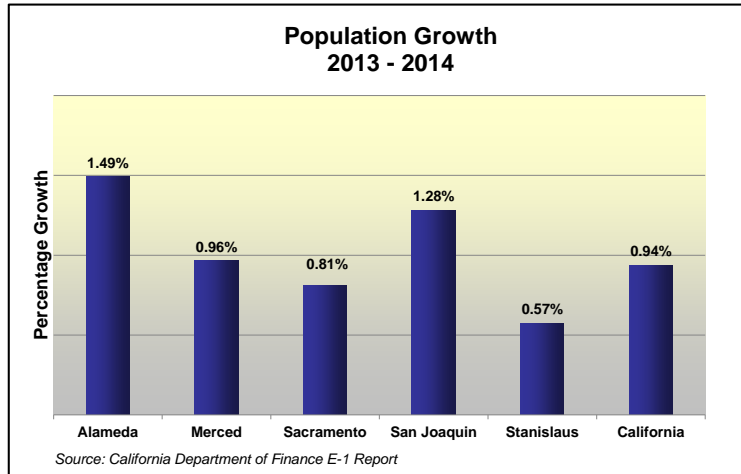
The healthcare sector plays a major part in the County's economic engine with some of the finest hospitals in the world located in Stanislaus County. Tenet Healthcare, Sutter Health and Kaiser Permanente have major facilities in the County. There are two tertiary hospitals in the County.

Non-Manufacturing Private Employer	Description	Employees
Memorial Medical Center	Healthcare	2,959
Doctors Medical Center	Healthcare	2,085
Kaiser Permanente	Healthcare	1,759
Save Mart Supermarkets	Retail Supermarket	1,661
Duarte Nursery	Plant Nursery	1,500
Wal-Mart	Retailer	1,417
Emanuel Medical Center	Healthcare	1,250
Sutter Gould Medical Foundation	Healthcare	1,089
Oak Valley Hospital District	Healthcare	750
American Medical Response	Healthcare	704

COUNTY POPULATION

Stanislaus County has experienced an estimated 2.2% growth since the 2010 census. The California Department of Finance (DOF) estimates there was .57% population growth in Stanislaus County when comparing January 1, 2013 to January 1, 2014.

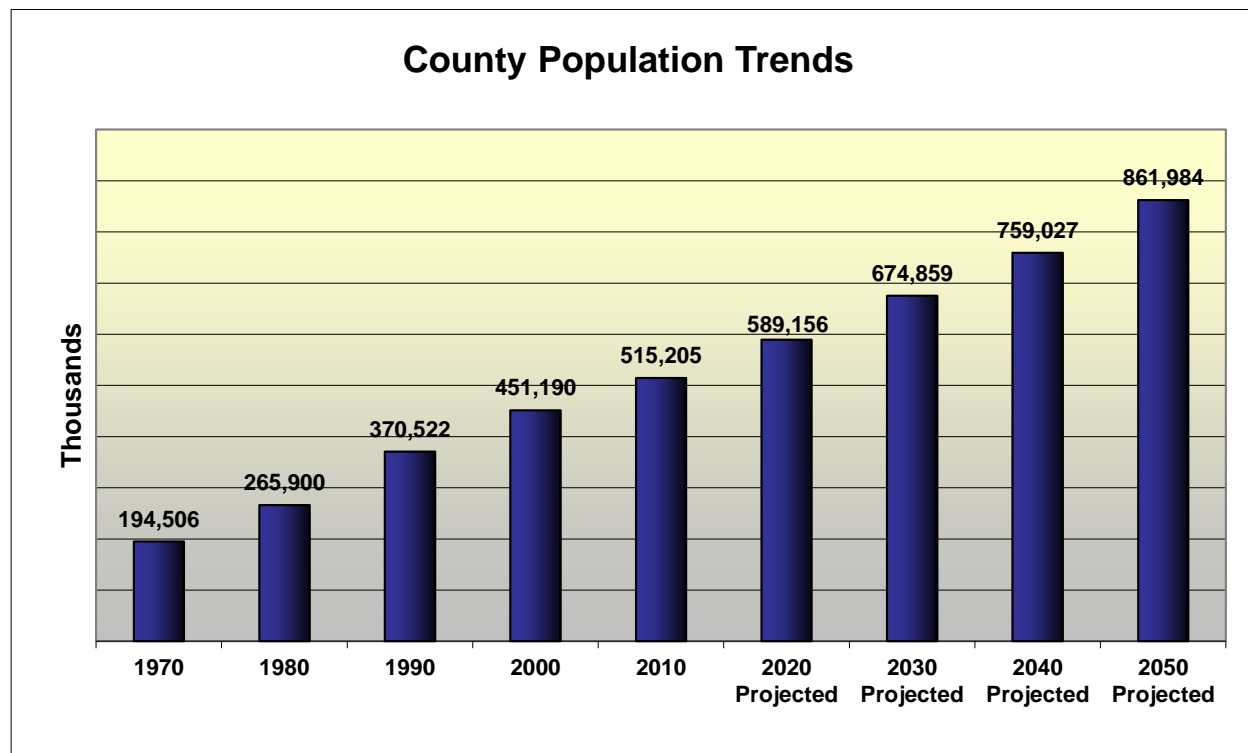
The significant slowdown in actual population growth and the corresponding change in State Department of Finance (DOF) population growth projections continues unchanged. Pre-recession growth projections from DOF indicated a County population base of nearly 700,000 people by 2020. The current projection has been adjusted to 589,000, almost 16% lower than previous estimates. In looking to year 2050, DOF projections indicate an estimated population of 862,000 versus a previous projection of 1.2 million, a decrease of 28%.



Dealing with the impacts of growth will be an ongoing challenge for the area. Water, job availability, affordable housing, farmland preservation, air quality, transportation and school capacity are all issues tied to growth.

COUNTY POPULATION BY CITY

There are nine incorporated cities within Stanislaus County: Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, and Waterford. Also, there are 13 unincorporated communities within the County: Denair, Empire, Grayson, Hickman, Keyes, Knights Ferry, La Grange, Monterey Park Tract, Riverdale Park Tract, Salida, Valley Home, Vernalis and Westley.



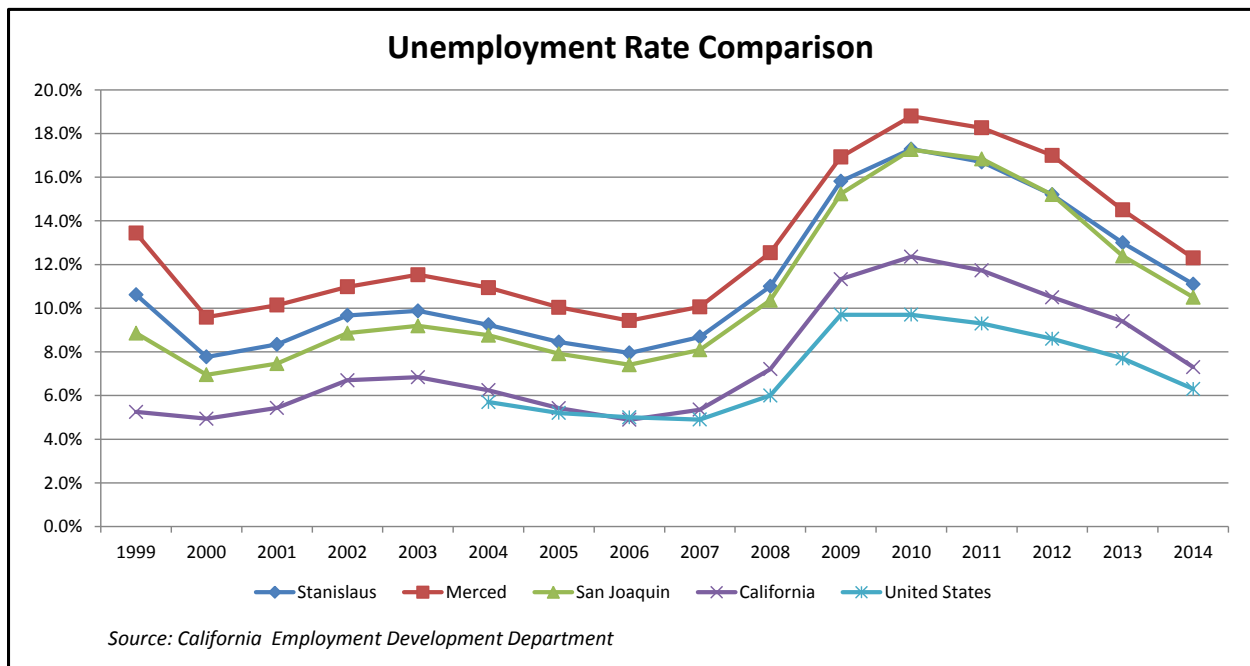
Additionally, there are numerous unincorporated islands located in and around the cities that make up the balance of the unincorporated population statistic. Hughson experienced the fastest city growth rate at 2.2% (a slowdown from 2.8% last year) with Oakdale second highest at 1.19%. Modesto, the largest city in the County, decreased from 1.55% growth in 2012 to .59% in 2013.

City	1/1/2010	1/1/2011	1/1/2012	1/1/2013	1/1/2014
Ceres	45,417	45,538	45,854	46,223	46,463
Hughson	6,640	6,687	6,799	6,965	7,118
Modesto	201,165	201,713	203,085	205,562	206,785
Newman	10,224	10,475	10,567	10,622	10,668
Oakdale	20,675	20,779	20,947	21,190	21,442
Patterson	20,413	20,501	20,634	20,802	20,922
Riverbank	22,678	22,775	22,924	23,100	23,243
Turlock	68,549	68,813	69,370	69,744	70,132
Waterford	8,456	8,478	8,533	8,579	8,619
Unincorporated	110,236	110,485	111,227	110,251	110,650
County Total	514,453	516,244	519,940	523,038	526,042

Source: California Department of Finance and US Census

UNEMPLOYMENT RATE COMPARISON

The County's annual unemployment rate for 2014 is 11.1% compared to the State rate of 7.3%. Unemployment rates in the County have been decreasing since the 2010 peak.

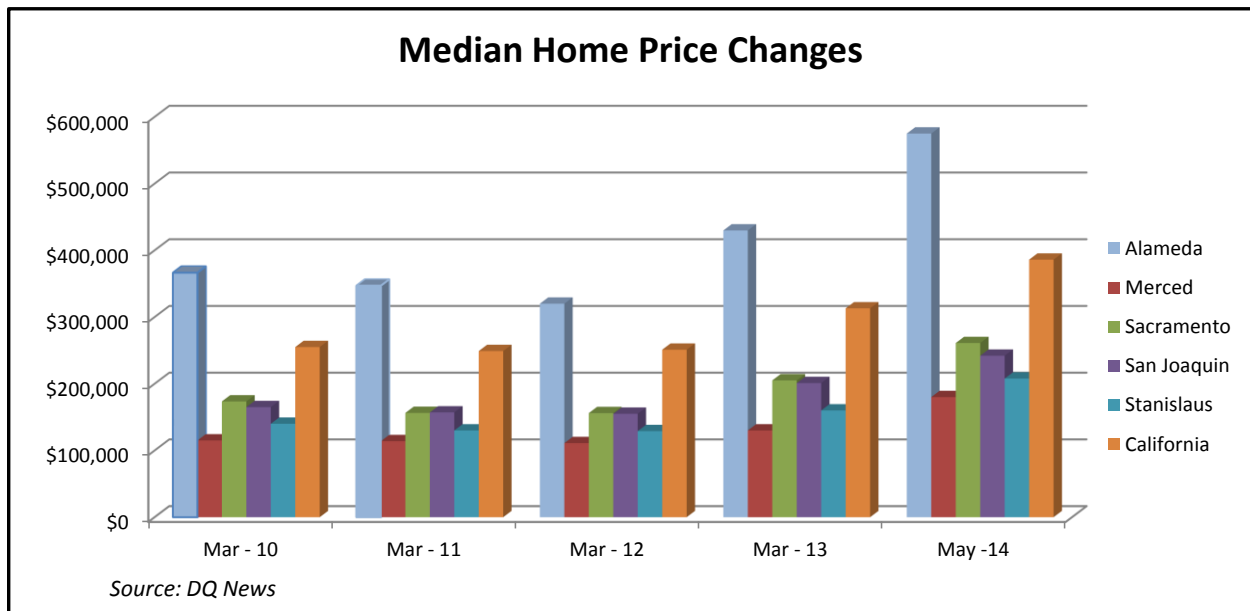


Economic forecasts show unemployment is projected to decrease into 2016 in the Central Valley. However, unemployment rates that are significantly higher than the state and national level have been common to the Central Valley for as long as the State Employment Development Department has maintained records. High unemployment rates mean more people receiving government assistance, thus placing a greater strain on local resources.

HOUSING

Home values in California experienced a dramatic decrease during the Great Recession. The median home price in Stanislaus County peaked at \$256,000 in December 2005 and fell to \$129,000 by March 2012. The recovery of home values in Stanislaus County has trailed the rest of the state, but recovery is being made.

Median home values have jumped nearly 25% over the past year to almost \$208,000 in May 2014. Home values are expected to increase by another 16.5% over the next year. These increases in value are reflected in property taxes, with assessed values increasing by nearly 4.9% in 2013-2014 and 11.5% in 2014-2015.



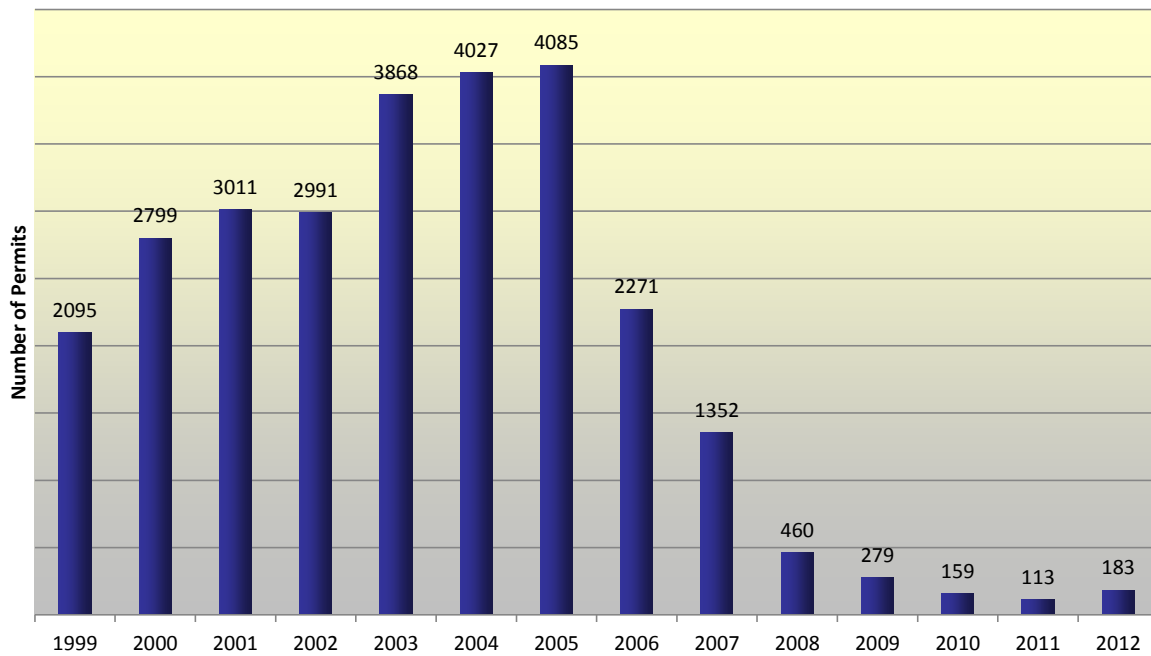
* Data is annually from March except for 2014 which uses May data.

SINGLE-FAMILY BUILDING PERMITS

Stanislaus County tracks issued single-family residential construction permits as a way of monitoring the home construction, building materials and construction employment sector. Issued permits plummeted from a high of over 4,000 in 2005 to a low of 113 in 2011. Issued permits experienced a small increase in 2012 up to 183 and continued to gain in 2013 with 280 housing permits being issued.

The construction sector was one of the largest employment sectors of the Stanislaus economy in the early 2000s before the Great Recession. The construction industry employed more than 14,000 people in 2005 compared to just over 6,000 in 2011.

Stanislaus Single-Family Building Permits



Source: US Census