An Opportunity to Create New Jobs for Stanislaus County Residents

WEST PARK
The Central Valley’s Inland Port
OUR CONCEPT

An industrial/business park to attract new jobs

Inland port with short haul/short trains as the focus

**NOT ONE SINGLE HOME**

Transportation to strengthen agriculture

Benefit public safety, healthcare and education

Provide Air Quality Improvements
Stanislaus County Today
Stanislaus County Today: POPULATION DURING THE PAST DECADE

**Projected Population Growth in Stanislaus County**

- **35% Population Increase in 20 years**
- **264% Population Increase in 50 years**

**SOURCE: US Department of Finance**
Contra Costa County Population Growth in Patterson

SOURCES: US Census; City of Patterson Website

80% Population Increase in seven years

Average Round-trip Commute Time Per Day:

1 Hour, 22 Minutes
Stanislaus County Today: POPULATION DURING THE PAST DECADE

Stanislaus County’s 54,900 “Job Gap”

Total Population: 521,497

Available Workforce: 231,100

Wage & Salary Earners Within County: 176,200

SOURCES: California Department of Finance; California Employment Development Department

Creates a Job Gap of: 54,900
An additional **35,000 residents** must leave Stanislaus County every day to commute to & from work.

**Unemployment Rates**

- **Stanislaus County**: 9%
- **San Joaquin County**: 6%
- **Contra Costa County**: 4.9%
- **Merced County**: 4.3%
- **Madera County**: 8.5%

**SOURCES:** US Department of Labor; California Employment Development Department
More than 23% of Stanislaus County’s workforce either commutes outside the county or is without work.
The Reuse of the Former Crows Landing Air Base

Offers a “Once in a Lifetime” Opportunity to Create New Jobs and Enhance Agriculture
Today Export Containers are Being Shipped out of the Valley Full of produce and other goods. They are returning empty - presenting an opportunity for jobs and tax dollars.
More than 70% of state’s edible nut, raisin, melon, and dried fruit exports

Agriculture from Central Valley
Northern California Logistical Triangle
A New Role for Crows Landing: LOCATION AND CHARACTERISTICS
A New Role for Crows Landing: CONCEPTUAL PLAN - RAIL & INLAND PORT

Inland port operation with expedited container distribution
A New Role for Crows Landing: CONCEPTUAL PLAN - RAIL & INLAND PORT

Short Haul
Dedicated
Short Trains
A New Role for Crows Landing: CONCEPTUAL PLAN - RAIL & INLAND PORT

- **2011**: One Train per Day For Four Minutes
- **2016**: Three Trains per Day For Twelve Minutes
- **2021**: Six Trains per Day For 24 Minutes

<table>
<thead>
<tr>
<th>Year</th>
<th>Trains Passing</th>
<th>Time Without Trains</th>
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<tbody>
<tr>
<td>2011</td>
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<tr>
<td>2016</td>
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<tr>
<td>2021</td>
<td>24</td>
<td>23:36</td>
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A New Role for Crows Landing: CONCEPTUAL PLAN - RAIL & INLAND PORT

At Full Build Out:

Six Trains, Round Trip: 24 Minutes per 24 Hours

Less than 2% of the day
A New Role for Crows Landing: CONCEPTUAL PLAN - AIRPORT INDUSTRIAL

Aviation-related industrial center
A New Role for Crows Landing: CONCEPTUAL PLAN - AG INDUSTRIAL

250 acres of agricultural processing plants
A New Role for Crows Landing: CONCEPTUAL PLAN - INDUSTRIAL

2,000 acres of industrial space
A New Role for Crows Landing: CONCEPTUAL PLAN - DISTRIBUTION

600 acres of distribution centers for logistics-related businesses
Business parks for employers of all sizes
A New Role for Crows Landing: CONCEPTUAL PLAN - REGIONAL SAFETY

Regional Safety Center

Marshall Road

Ike Crow Road

Fink Road

West Stanislaus Fire

Regional Safety Center

Public Safety
A New Role for Crows Landing: CONCEPTUAL PLAN - CDF

CA Department of Forestry firefighter aircraft fleet

CDF Aviation
Firefighting

Headquarters for firefighting aircraft
A New Role for Crows Landing: CONCEPTUAL PLAN - HEALTH CARE

A new local hospital or medical center for Stanislaus County

Land to be set aside for hospital or medical facility
A New Role for Crows Landing: CONCEPTUAL PLAN - WORKFORCE TRAINING

Programs for training and equipping local employees

Workforce training center

Programs for training and equipping local employees
BENEFITS

A generational plan for 37,000 NEW jobs
Reduces Congestion in Key Northern CA Corridors
Provides funds for Roads and Highways
Cost effective transportation for agriculture
Recycles a Former Military Base
Helps Correct Jobs/Housing Imbalance
A New Role for Crows Landing: TAX BENEFITS

Air Quality Benefits

Tier 3 Assumed
Trip to Port Of Oakland
One Train Trip = 115 trucks

Crows Landing NOx 428.11 lbs vs. 1186.69 lbs
Fresno NOx 895.85 lbs vs 2265.18 lbs

Crows Landing PM10 18.84 lbs vs. 43.31 lbs
Fresno PM10 40.11 lbs vs. 93.46 lbs

2011 = First Train Trip
Ultimately by 2021 = 12 Train Trips per day
WEST PARK
The Central Valley’s Inland Port

Please contact us if you have any questions or want to learn more:

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