

San Joaquin County

CALIFORNIA

Cheers!

Have a glass of one of California's prized heritage grapes

DISCOVER

Which of the region's communities is the best fit for you

Your Work-Life Balance Awaits

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FAVORITE FAMILY-FRIENDLY ITINERARY IDEAS

Delta Dreaming

JOB OPPORTUNITIES ARE AS IMPRESSIVE AS THE SCENERY IN THE CENTRAL VALLEY

INNOVATION THRIVES

AT THE SAN JOAQUIN COUNTY OFFICE OF EDUCATION



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PHOTOS, FROM TOP: CRAIG KOHLER; GRANT TAYLOR

Kick-Start Your Life

Discover why relocating to San Joaquin County might be the right fit.

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Photo by Grant Taylor

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San Joaquin County

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PHOTOS: FROM TOP: CRAIG KOHLRUS; RYAN ROBINSON; CARL COSTAS



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River Islands

A place to live, work, learn, play and belong

Discover San Joaquin County

If California is calling your name, here are eight communities to consider ◦ *By Kelly Rogers*



Average home values from Zillow and Redfin (September 2023)

Just east of the San Francisco Bay Area, San Joaquin County offers a tapestry of diverse and vibrant communities, each with its own unique charm and allure. From the bustling cityscape of Stockton to the serene landscapes of Mountain House, this county is a treasure trove of experiences waiting to be discovered.

Stockton POPULATION: 324,900 ◦ AVERAGE HOME VALUE: \$428,500

Stockton is an active hub of excitement and entertainment. Whether you're looking to catch a game, watch a show or a concert, or fill a day with family fun, options abound in Stockton.

The Stockton Downtown Marina functions as an entertainment haven and is home to many amazing venues. Sports fans love the Stockton Arena, which regularly hosts basketball games and fun-filled entertainment for all ages. Next door, fans can catch a Stockton Ports minor-league baseball game at Banner Island Ballpark. And nearby, there's the historic Bob Hope Theatre, a national landmark that offers captivating shows year-round.

Escalon

POPULATION: 7,600

AVERAGE HOME VALUE: \$570,600

This picturesque town offers a slice of small-town America. Agriculture thrives here, with the most notable producer being the DeRuosi Nut facility, one of the world's largest walnut processors. Main Street houses a range of shops, including the legendary Valley Inn.



Manteca

POPULATION: 86,292

AVERAGE HOME VALUE: \$583,800

At the heart of Manteca's identity lies its deep-rooted connection to agriculture. Visitors can savor the offerings of Delicato Family Wines' tasting room and revel in the beauty of many public parks. Ramos Country Corner is a great place to sample the area's fresh, local produce – produce that many local restaurants use. This city also attracts outdoor enthusiasts, thanks to stores like Bass Pro Shops and Manteca Sportsmen Inc.

Mountain House

POPULATION: 21,000

AVERAGE HOME VALUE: \$908,000

Nestled on the outskirts of Tracy, this planned community embraces a strong sense of belonging. Residents include college students attending the Delta College South Campus. In fact, the area is renowned for its exceptional schools, especially Mountain House High School, which received the California Distinguished School Award in 2019.

Lathrop

POPULATION: 33,670

AVERAGE HOME VALUE: \$629,700

Covering 23 square miles, the beautiful town of Lathrop is growing rapidly as one of the fastest growing cities in California.

This community embraces efforts to foster innovation and growth.

Lathrop, located south of Stockton, is also known for being the home of



Dell'Osso Family Farm, which was founded by three Italian brothers in the 1920s and now hosts fun-filled agritourism attractions in the fall and around the holidays.



Lodi POPULATION: 68,135

AVERAGE HOME VALUE: \$502,300

Lodi is famously known for its wine. Nearly 40% of California's premium wine grapes are grown in this region. Wine is such a part of the city's culture that even the police cars have vines painted on them. Travel downtown for a sip of its famous wine, and while you're there, make sure to also have a meal at a popular local restaurant or stroll through the numerous unique shops.

Ripon

POPULATION: 17,100

AVERAGE HOME VALUE: \$654,300

This region has known many names. Originally, it was called Murphy's Ferry, then Stanislaus City before the area finally settled on the name Ripon in 1876. The tight-knit community is also known for its scores of flourishing almond orchards, drawing locals and visitors alike during the annual Almond Blossom Festival. Ripon is also home to Lucca Winery, which produces exceptional Tuscan wines. And the idyllic town boasts a very low crime rate.

Tracy

POPULATION: 99,100

AVERAGE HOME VALUE: \$754,600

Tracy has almost doubled in size since 2000. Outdoor enthusiasts can go off-roading at the Carnegie State Vehicular Recreation Area or golfing at Tracy Golf & Country Club. Thrill seekers love Skydive California, while athletes find options aplenty at the Legacy Fields Sports Complex.



Quality of Life



Warm WELCOME

FIVE REASONS TO MOVE
TO SAN JOAQUIN COUNTY



Clockwise, from top left: Lodi Beer Co.;
Stockton waterfront; Oak Grove Regional
Park; The Fruit Bowl; Downtown Lodi

PHOTOS: CLOCKWISE FROM BOTTOM: LEFT,
CRAIG KOHLRUS (1-2); GRANT TAYLOR (3-5)



If you ask residents of San Joaquin County what they love most about their pocket of California, they will usually point out the fact that everything you need is right here, from fantastic career opportunities to thriving downtowns and scenic wineries.

They will also mention the diversity of the place, which comprises people of all cultures and walks of life and is reflected in the restaurant and festival scene.

On top of all that, this region of California's Central Valley is simply

practical for raising a family, with great schools, relatively affordable living and parks brimming with amenities like the Micke Grove Regional Park in Lodi that has a zoo, Japanese gardens, disc golf, and more fun things to see and do.

Central Location

The region is central to the West Coast, and cities like San Jose – or Silicon Valley – and Sacramento are less than 90 minutes away. The San Joaquins train, operated by Amtrak, makes cross-state trips much more convenient.



Clockwise, from left: Great outings include the Stockton Flavor Fest, Bob Hope Theatre, Lodi Beer Co., and Islanders Field.



Recreation destinations like Bay Delta, Yosemite National Park, Lake Tahoe and the San Francisco Bay are all within easy reach, says Maria Valenzuela,

CEO of the Tracy Chamber of Commerce. You can easily venture to the beach or mountains, depending on which direction you drive.

Ideal Climate

Over the course of the year, San Joaquin experiences around 260 sunny days, with temperatures that vary between 39 and 98 degrees.

With ideal weather conditions, the region is the perfect place for taking advantage of outdoor activities, from having a drink on a winery patio to boating through the Delta.

Friendly People

The region has a majority-minority population, with the largest ethnic group being Hispanic or Latino and making up 43% of the population.

The San Joaquin County Hispanic Chamber has more than 350 members, representing 28,000-plus employees, says CEO Lisa Sunday Vela.

Numerous festivals take place throughout the year that celebrate the area's rich agriculture and honor its many cultures, with events including Chinese New Year, a Diwali Celebration, Cinco de Mayo, Black Family Day Culture Fest and a Jewish Food Fair.

But, Sunday Vela says, culture is something that's celebrated every day of the year in San Joaquin County, with shared food and music traditions.

More than three dozen languages are spoken in San Joaquin County, and 23% of its residents are from another country.

"There's a strong sense of community here," Sunday Vela says.

Prioritized Safety

The San Joaquin County Sheriff's Office is committed to enhancing the quality of life of residents by striving to make individuals and their communities safe.

The department's strategic plan outlines priorities that include leadership development and community relations.

Community outreach initiatives come in the forms of video messages from the sheriff and community surveys to best understand what the public needs.



PHOTOS, CLOCKWISE FROM LEFT PAGE: RYAN ROBINSON; GRANT TAYLOR; CRAIG KOHLRUS (3-4)





23%

Of residents are from another country

43%

Of the population is Hispanic or Latino

39

The number of languages spoken in the region

No. 1

Stockton's ranking as the most racially diverse midsize city in the U.S.

Vibrant Areas

The region's communities have vibrant city centers that are adopting public arts initiatives and promoting small businesses by creating downtowns that offer opportunities to shop, dine and be entertained.

"The City of Tracy, for instance, still maintains a small-town feel and is very proud to continue with a thriving agricultural community while embracing the innovative growth of our industrial and commercial industries," Valenzuela says.

Similar to Tracy, Lodi blends historic charm with modern restaurants and retail concepts.



Mexican Independence Day in Tracy

"Lodi provides a quality of life that is unique in California and the Central Valley," says John Paul Doucette, president and CEO, Lodi Chamber of Commerce. "The small town feel of Lodi is what draws people who grew up here back to start their families. ... We gather constantly at community

events and support each other's philanthropic efforts."

Lodi also offers wine-tasting rooms and an artisan chocolate factory. While some downtowns are more historic, others – like in Lathrop and Mountain House – feature newer developments with mixed-use living options.

So, no matter your stage of life, it's clear to see that San Joaquin County meets you where you are, offering opportunities to build your career, family or social circle.

– Brittany Anas

KIDS DAY OUT

Family-friendly itinerary ideas to consider when visiting the region ◦ *By Rebecca Treon*

San Joaquin County is a great place for families, with numerous places where both kids and adults can enjoy themselves and spend some quality time. People of all ages will find something to suit their taste, as the area has plenty of venues and attractions to make everyone happy. We asked locals for some of their favorite family-friendly things to do in San Joaquin County, and they shared their top six.

Splish Splash

The Sacramento-San Joaquin River Delta is the largest freshwater estuary on the West Coast. With marinas along its scenic course, the river is the perfect place for a day spent boating, swimming and fishing. If you're an indoor person and still want to enjoy the water, check out Great Wolf Lodge in Manteca with its huge indoor water park.



Great Wolf Lodge; Left: Grand Theatre Center for the Arts

mammals, birds, reptiles and other exotic species.

Nearby, the

San Joaquin County Historical Museum displays exhibits on topics like native traditions and modern agriculture. History can also be found at the Japanese Garden, which was created with the guidance of a Japanese American who served during World War II.

Staycation Central

The setting for a perfect family getaway can be found at Great Wolf Lodge in Manteca. Not only is it an expansive indoor water park, but the lodge also includes an outdoor pool, an adventure ropes course, a maze, an old-fashioned mining camp and a magical quest game.

Home Game Hurrah

Experience home games at the University of the Pacific, which features national championship-winning contenders that compete in NCAA Division I, or at the Stockton Arena, home of the Stockton Kings basketball team of the NBA G League. The Stockton Ports are also based in the area, playing at Banner Island Ballpark. For younger sports enthusiasts, who are eager to get into the game, the University of the Pacific Athletics offers various camps, clinics and events for students from kindergarten to grade 12.

Bowled Over

Who doesn't love hitting the lanes? At the new Ten Pin Fun Center in Manteca, you can go for a strike, but also compete in rounds of laser tag, billiards, darts and arcade games. 🎲

Artsy Activities

Catch a show at the Bob Hope Theatre in Stockton, one of the region's first cinemas, which was built in 1930. There's also the Grand Theatre Center for the Arts in Tracy, a municipal interdisciplinary arts center that hosts educational classes, gallery exhibits and free events, like art walks and Dia De Los Muertos Family Day.

Wild and Wonderful

The Micke Grove Regional Park in Lodi is where a zoo, museum and Japanese Garden collide to create a fun-filled itinerary. During a visit to the Micke Grove Zoo, families can explore 5 acres of amphibians,



Livable. Lovable. Lodi.



LIVE



WORK



GROW

Lodi, the Zinfandel Capital of the World, is a thoughtfully planned City with a beautiful Downtown, exceptional regional access to a port, rail and two highways. An accessible river, lakeside park, over 60 wineries and nature area create an ideal community to live. Lodi's affordable housing, recreational amenities and reliable and affordable power present a compelling case for starting and growing your company here. Our leadership is committed to providing a positive business environment, and our investment in a leading-edge Hydrogen Hub Project will ensure access to the sustainable and reliable electricity needed to power your business.

Beyond the wine. Achieving quality in life and business.

ASTRIDA TRUPOVNIKS

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Lodi.gov

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LodiChamber.com

Community Profile

DEMOGRAPHICS



AGE

| | |
|----------------------|------------|
| ■ Under 19 | 29% |
| ■ 20-39 | 27% |
| ■ 40-59 | 24% |
| ■ 60 and older | 20% |

ETHNICITY

| | |
|------------------|------------|
| ■ Hispanic | 43% |
| ■ White | 28% |
| ■ Asian | 18% |
| ■ Black | 6% |
| ■ Other | 5% |

POPULATION

793,229

HOUSING

\$521,700

Average value of homes,
San Joaquin County (Zillow)

255,199

Total housing units

241,760

Number of households

3.2

Persons per households

HOMEOWNERS / RENTERS



| | |
|-----------------|------------|
| ■ Owners | 61% |
| ■ Renters | 39% |

DID YOU KNOW?

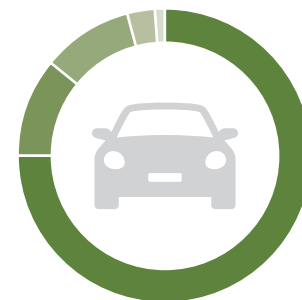
San Joaquin County is a very diverse region. There are 39 languages spoken at home in the county, ranging from English and Spanish to Vietnamese and Arabic.

TRANSPORTATION

COMMUTE

35.2 Minutes

Mean travel time to work



| | |
|-------------------------|------------|
| ■ Drives alone | 75% |
| ■ Works from home | 11% |
| ■ Carpools | 10% |
| ■ Other | 3% |
| ■ Public transit | 1% |

DRIVING MILES TO OTHER MAJOR MARKETS

| | |
|---------------------|------------|
| Sacramento | 50 |
| Oakland | 72 |
| San Jose | 82 |
| San Francisco | 85 |
| Santa Rosa | 110 |
| Fresno | 125 |
| Reno, NV | 180 |
| Los Angeles | 340 |

Sources: Census Reporter, U.S. Census, San Joaquin Partnership

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Lodi Unified School District
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River Islands Development
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Office of Education**
sjcoe.org

San Joaquin Delta College
deltacollege.edu

San Joaquin Partnership
sanjoaquinpartnership.com

Stockton Metropolitan Airport
flystockton.com



International FLAVOR

San Joaquin County residents can experience cultures from around the globe without ever leaving their backyard

One of the best things about San Joaquin County? Its diversity. Because it boasts more Asian American, Pacific Islander, Indigenous, and especially Hispanic and Latino populations compared to the U.S. as a whole, people can enjoy a wealth of cultural experiences.

While Stockton, the county seat, is the most diverse city – thanks to its size – smaller communities in the region are also home to museums, murals and signature events that celebrate the many customs and cuisines that make the area so vibrant.

Museums

Stockton's Haggin Museum highlights both art and regional history, while San Joaquin County Historical Museum keeps fresh with rotating exhibits. Recent shows spotlighted photography documenting post-World War II Filipino American

life and tattooed women in California history.

Also telling the story of cultural groups in the region is the Mexican Heritage Center and Gallery in Stockton, which hosts celebrations such as Día de los Muertos and Christmas posadas, gallery shows for emerging local



Cultural festivals and art museums are among the many ways you can celebrate the international flavors of San Joaquin County.



artists and historical exhibits. Its most recent show, “The Spirits of Barrio del Chivo,” documented Stockton’s gentrification of the city’s Goat Valley neighborhood, which was home to low-income Black and Mexican American residents, in the late 1950s.

“That has been a very popular exhibit,” says President Gracie Madrid. “We got people visiting from L.A., Fresno and the Bay Area.”



Murals

Just south of Stockton, Manteca is well on its way to becoming known as the Mural City, thanks to the Manteca Mural Society (MMS) and its 21-year

mission to stoke community pride through public art. Founding President Tom Wilson was inspired by a trip to Chemainus, British Columbia (which is known for its murals) and



decided to implement the idea in his home city.

To date, MMS has commissioned and helped

PHOTOS, CLOCKWISE FROM LEFT: RYAN ROBINSON (1, 3); CRAIG KOHLRUS (2, 4)

fund 32 murals that depict the city's history, agricultural roots and military veterans.

Like any proud parent, Wilson hems and haws

when asked to choose a favorite piece of art.

“That varies from time to time,” he says with a laugh. “One of my very favorites is ‘Manteca Snow.’” That

painting depicts children laughing and playing in an orchard of almond trees covered in fluffy white blossoms.

“It does look like [snow] when you’re out here and the almonds blossom – it’s just gorgeous,” he says.

He’s also a big fan of “Cruising Manteca,” which documents the Friday

night cruising culture of the 1950s.

“Artist Dave Gordon interviewed a lot of people from that era. Some of the antics that took place, he tried to duplicate them,” Wilson says. “It’s based on a lot of dense local lore.”

Mingling

In addition to local organizations and art,



PHOTOS (COLLAGE), FROM BOTTOM LEFT, MANTECA MURAL SOCIETY; RYAN ROBINSON (2-4)



Be sure to visit the annual Stockton Flavor Fest or stroll through the county's downtowns to see vibrant murals.

San Joaquin County's diversity really shines through in the many cultural events that celebrate the food, traditions and art of residents who come from around the globe.

Festivals celebrate Chinese, Cambodian and Hmong New Years, and Stockton's Sikh temple and Buddhist church host annual events.

There's also the Stockton Community Pow Wow, Stockton Black Family Day and events celebrating Cinco de Mayo and Diwali.

Of course, there's no better way to win hearts and minds than by appealing to the stomach, so food festivals are numerous and include the Jewish Food Fair and the Stockton Greek Festival.

The Stockton Flavor Fest, an international food festival that launched in 2020, is already garnering plenty of praise.

The International Festivals & Events Association awarded

the event a gold medal for Best New Festival from 2020 to 2022, and the event is growing steadily. In 2020, it was a two-day fest with around 13,400 attendees; the May 2024 event will be three days.

Amy Alpers, Visit Stockton's director of marketing and communications, says she hopes up to 25,000 guests will visit.

South American and Southeast Asian cuisines are especially strongly represented, but each of the 80 food and artisan vendors are carefully curated to ensure a delicious mix.

"We are trying to reflect the cultures of the community," Alpers says. "You can taste the flavors of the whole world in Stockton."

— Amy Antonation

Thinking about relocating to San Joaquin County? Visit [livability.com/san-joaquin-county](https://www.livability.com/san-joaquin-county) for more information.

BRAVO! BRAVO!

Take a seat in one of the region's best performing arts venues



California is one of the entertainment epicenters of the world. In San Joaquin County, residents have a wealth of places to watch artists perform their craft, whether it be beneath the backdrop of the San Joaquin River or in the seats of historic theaters.

Among the top live performing arts and music venues in the region is Stockton Civic Theatre, which opened in 1950 and presents five Broadway-favorite musicals and plays during an annual season that runs from September to July. Productions that have taken the stage over the last couple of years include "Dirty Rotten Scoundrels," "Oliver" and "Cat on a Hot Tin Roof."

Closer to downtown Stockton, the Bob Hope Theatre was built in 1930, then restored and upgraded over the years to retain its movie palace charm. "The Bob" has 2,042 seats and hosts year-round live theater, musicals, concerts, children's shows, a classic cinema series and stand-up comics.

To enjoy a cold craft beer while watching a live music performance, you can visit Valley Brewing Co. in Stockton. Wine drinkers can indulge in a cabernet or merlot while catching concerts at Cast Iron Trading Co. With a view of the San Joaquin River, Windmill Cove Bar & Grill creates the perfect ambiance for listening to local bands, playing genres from country to rock.

Other top performing arts venues throughout the county include Grand Theatre Center for the Arts, Tracy Repertory Theatre, Delta Center for the Arts, Stockton Arena and the University of the Pacific's Long Theatre.

— Kevin Litwin

SIDEBAR PHOTO: GEORGE HONG



Land of Plenty

AGRICULTURE COMES IN MANY FORMS IN SAN JOAQUIN COUNTY

As the nation's leading agriculture-producing state, California represents a diverse range of producers, crops and natural features. San Joaquin County alone accounts for 37% of the state's farmers. With thriving vineyards, agritourism experiences and family farms, the region and its growers embody what makes agriculture in California so special.



Dell'Osso Family Farm

Lodi Wine Country

For locals and visitors alike, a trip to the Lodi region is a step back in time. Wine from this region offers a taste of history – San Joaquin County has the highest concentration of old vines in the U.S. The zinfandel variety is one of California's prized heritage grapes, originally planted during the Gold Rush as early as 1850.

"Our core mission is to empower (winegrowers and vintners) and serve their common interests to enhance profitability through promotion, research and education," says Stuart Spencer, executive director of the Lodi Winegrape Commission.

Over 100 varieties of grapes are grown in the Lodi American Viticultural Area (AVA), making it the most diverse winegrowing appellation in the country. The Lodi Winegrape Commission serves the many winegrowers and vintners who call the region home.

As part of its mission, the commission has also helped increase winegrowing acreage in San Joaquin County, more than doubling the amount of viable acreage since 1991 for a total of over 100,000 acres.



Jeremy Wine Co.

"One of our long-term strategies is to increase the number of wineries in the region, having them bottle and sell Lodi wine and take advantage of the value added proposition," Spencer says.

The economic impact of winegrowing in the region is over \$2.4 billion annually, providing thousands of jobs and bringing in over a million tourists each year.

Generational Farms

Dell'Osso Family Farm in Lathrop celebrates the region's agricultural diversity each year with several

seasonal events. Leading up to October, the Dell'Osso family is hard at work prepping the land that has been in the family since the 1930s for their annual fall festival.

"It's a lot of work but it is so rewarding," says Susan Dell'Osso, who owns the farm with her husband, Ron.

The Dell'Ossos have converted around 100 acres of their working farm into an agritourism operation that draws up to 250,000 visitors each year. Beginning in the spring, the farm is open for an annual



Owner Jeremy Trettevik checks out zinfandel grapes growing in the vineyard at his Jeremy Wine Co. Lockeford facility.

“u-pick” cherry event. The highlight of the year is the annual Pumpkin Maze. From hayrides to pumpkin painting, a petting zoo and beyond, the event is a celebration of farming.

“We try to tailor everything we’re doing into a lesson,” Dell’Osso says. “We’re trying to educate people on what farming is like rather than create a theme park.”

Kids have the opportunity to learn about working farms while spending time outdoors, which Dell’Osso says was integral to her own childhood. Having been in operation for 28 years, the Dell’Osso farm has served two generations of visitors, many of whom come back year after year.

“Our city of Lathrop has really embraced agritourism,” Dell’Osso says. “Let’s keep our roots.”

Celebrations of Abundance

From grapes to almonds and asparagus, San Joaquin County has much to celebrate in terms of its agricultural contributions.

The Lodi Grape Festival has been held annually for over 80 years. Hosted in September, the festival commemorates the region’s winegrowing roots with events ranging from food vendors to art displays and wine tastings.

During the Almond Blossom Festival in Ripon, the city honors its legacy of

almond production. The festival takes place each year at the end of February, featuring events like the Miss Almond Blossom competition, a Fun Run and the Almond Blossom Parade.

Visitors can get their fill of asparagus-themed dishes at the San Joaquin Asparagus Festival, presented in Stockton every year. Everything from asparagus churros to asparagus mac and cheese to deep fried asparagus can be found at the San Joaquin County Fairgrounds for a few days in April.

To find and support other farmers across the region, reference the San Joaquin County Farm Guide, a mobile map encompassing farm stands, u-pick orchards, farm experiences across the county. Now, the rich agricultural history and diverse products of San Joaquin County are more accessible than ever.

“We’re trying to educate people on what farming is like rather than create a theme park.”

– Susan Dell’Osso, Dell’Osso Family Farm

– Wesley Broome

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THE LONG GAME

How one San Joaquin County winery has flourished for nearly 100 years

Delicato Family Wines was founded in Manteca, when Sicilian immigrant and patriarch Gaspare Indelicato planted his first vines in 1924. Now in its third generation of family ownership, Delicato has 35 core brands – some of them household names like Bota Box and Francis Ford Coppola Winery – that collectively produce 16 million cases each year.

While the winery has expanded across Northern California, Delicato still maintains a tasting room and state-of-the-art bottling, warehouse and distribution facility in Manteca that employ over 500 people. Here's what a Delicato spokesperson has to say about the family's history and success.

How would you describe the grape-growing regions in San Joaquin County? How do they compare to other regions in California?

Delicato's Manteca facility is in San Joaquin County, which is part of the Central Valley wine-growing region. The primary wine-producing areas

within the Central Valley include Lodi. Situated in the northern part of the Central Valley, Lodi has a long-standing winegrowing tradition and is especially known for old-vine zinfandel, but it also produces high-quality cabernet sauvignon, chardonnay and other varieties.

For many years, the Central Valley was primarily known as a source of bulk wines and jug wines, especially given its vast production capacity. However, areas like Lodi have helped reshape the region's reputation, emphasizing sustainable practices and producing wines that express varietal character and regional distinctiveness. The region offers a value proposition, with many wines offering great quality for their price point.

To what do you attribute Delicato's longevity?

The simple yet profound maxim, "It takes hard work." This isn't just a saying for us; it's an ethos. As we

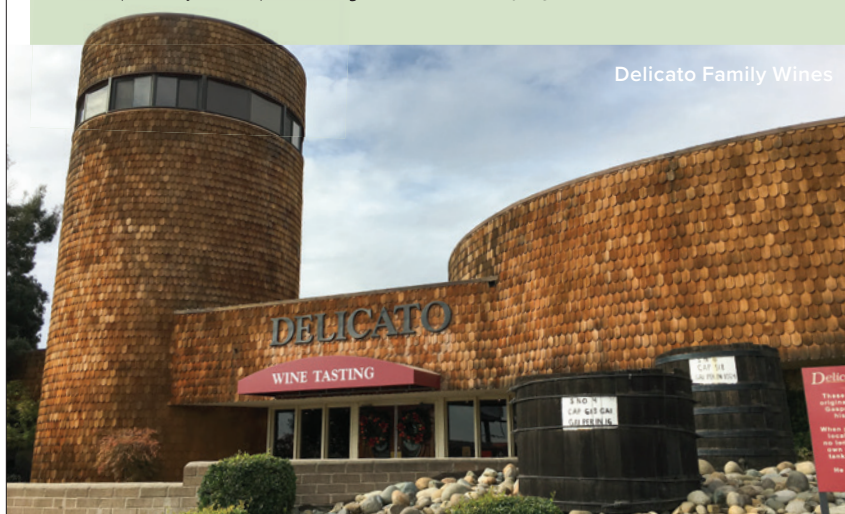
approach our 100-year anniversary as a family winery, it stands as a testament to our unwavering commitment to the craft. We also hold a strong belief in continual evolution and innovation to remain relevant and successful in the wine industry. For us, stagnation isn't an option. This commitment is encapsulated in the adage, "Grow in the wine industry so as not to fall behind."

How would you describe changes to Manteca and the surrounding area in the last few years in terms of the business and winemaking environment?

The broader San Joaquin Valley, including Manteca, has seen increased urban development due to its relatively more affordable housing compared to the Bay Area. This also includes the development of warehouses due to proximity to major highways. Otherwise, the surrounding area is still recognized and viewed as an agricultural community.

Where can folks who want to take a deeper dive into the region's wine history and culture visit?

Delicato's facility includes a tasting room where guests can engage in different experiences, tasting wines sourced across California. In addition to Delicato, located just north of Manteca, Lodi is renowned for its old-vine zinfandel. Many wineries in the region have tasting rooms where you can not only sample their wines but also learn about the history and terroir of the area.



—By Amy Antonation—

FUTURE FORWARD

*San Joaquin County's business climate can best
be described as adaptable and collaborative*



San Joaquin County has all the ingredients for a healthy business climate, making it the destination of choice for businesses looking for the perfect place to invest, grow and create jobs.

With its full talent pipeline, collaborative business community, diverse economy and a location that makes it a gateway to the world's economy, San Joaquin County is home to businesses of all sizes, from local companies to big-name brands with global reach.

The county's advantages include the San Joaquin Partnership, a full-service economic development corporation that can help navigate projects from concept to development and support workforce development partnerships.

“San Joaquin County has the unique advantage of geography and destination proximity for major markets. As a county with access to the Delta waterways, we are able to reach global

markets through the Port of Stockton, one of the largest inland water ports on the Pacific,” says Bob Gutierrez, president and CEO of the San Joaquin Partnership.

“We have a host of outlets in infrastructure – rail, intermodals, air freight, highways and waterways. There is a reason this region was a significant part of the Gold Rush era, and the opportunity to build upon that geography is timeless,” he says. Location and infrastructure remain key to the region's appeal.

“Our railways and intermodals connect us to BNSF and Union Pacific rail lines reaching across the country. We have the Interstate 5 and 99 highways running through our county and connecting us in the heart of the valley. Stockton Airport is a fully functional cargo (Amazon Prime) and passenger air hub,” he says.

CREATING OPPORTUNITIES

While it maintains the energy of the California Gold Rush, San Joaquin's business community is laser-focused on the future. As new industries emerge, the business community is quick to adapt and collaborate on ways to put themselves at the forefront of the future economy.

Businesses can choose from a variety of workforce development and training programs that are developed to meet the demands of the next generation of technology growth in industry and agriculture. The region's affordability in housing and entertainment helps make San Joaquin County a destination for workers attracted by those career opportunities.

There are a host of exceptional programs helping to train the next generation of the workforce. Manteca Education & Training Center (METC) is doing just that along with partners in education through the Delta Sierra Adult Education Alliance.

“The Delta Sierra education alliance is a career and technical education

(CTE) collaborative that has grown into partnerships that include the San Joaquin Partnership, WorkNet, County Office of Education, Delta College, Ready2Work and others that are all dedicated to advancing and expanding opportunity in our region. We call it a ‘stepping in and stepping up program’ because you can start at any point of education and interest in training and have the opportunity to advance,” Gutierrez says.

LEADING THE ECONOMY

San Joaquin County represents diverse industries from agriculture and food processing to advanced manufacturing, AI logistics and electric vehicles. Programs like the Community Economic Resilience Fund (CERF) are making sure the county maintains its leading role in the economy.

“Through programs Like CERF and networking with brokers, the manufacturing sector and industry leaders, we are connecting to tomorrow's industries, emerging markets and workforce development opportunities,” Gutierrez says.

CERF is a growing coalition of community organizations, government entities, educational institutions and economic development agencies working to support an equitable and sustainable economic recovery from the COVID-19 pandemic.

“Through program partnerships with iHub of San Joaquin, we are able to recruit speakers involved in innovation, technology and entrepreneurship to highlight advancements in these sectors and educate the next generation of innovation seekers to develop the next wave of products and services right here in San Joaquin County,” Gutierrez says.

– Bill Lewis

For much more about living and working in San Joaquin County, California, visit livability.com/san-joaquin-county.



SUSTAINABILITY STALWARTS

Two area companies help lead the way in environmental innovation

California is an environmentally friendly state, ranking No. 1 in the nation in water quality. It also has a statewide commitment of depending 100% on renewable energy by 2045.

In San Joaquin County, two companies have developed innovative sustainable initiatives that are gaining critical acclaim.

Nautilus Data Technologies is a water-born, eco-friendly data center in Stockton whose computer servers are being used in the most sustainable way possible. Most of the world's data centers contain servers that produce escalating heat as they process information, but the water-cooling technology at Nautilus Stockton 1 Data Center allows

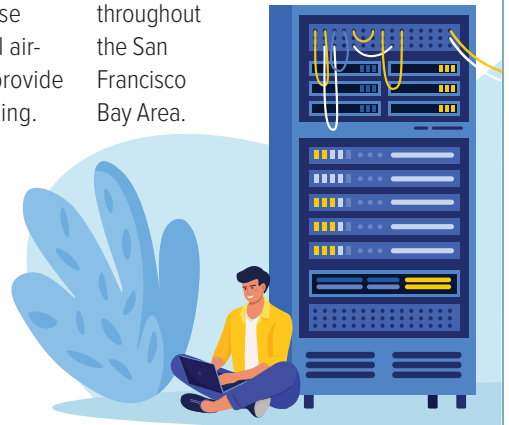
servers to provide higher performance, ultra-efficiency and environmentally sustainable operations.

Nautilus officials say they can build a sustainable data center to any specifications within six months to a year. The water-based Nautilus data centers are cost-efficient and use 30% less power than traditional air-cooled data centers, and they provide 70% more energy-efficient cooling.

Another area business lauded for its sustainability efforts is Prologis, a real estate company that mostly invests in the construction of warehouses for companies in the logistics industry. Prologis has made strides

toward solar energy and the electrification of vehicles, building the first EV truck charging hub in the country in Tracy.

The company has two locations in Tracy, and Prologis leases and maintains several warehouses throughout the San Francisco Bay Area.



By Kevin Litwin

ILLUSTRATION: ISTOCK.COM/ NADEZHDA BURAVLEVA

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Local LOVE

How the county is working to support “smaller, newer and other higher-risk businesses”

San Joaquin County’s business environment may be best known for its large industries, but that doesn’t mean small businesses are overlooked. In fact, the county is working hard to make sure the community is a place for small businesses to thrive alongside its booming health care, education and technology industries, despite historical disadvantages for small business owners.

“Area lending institutions favor loans for the expansion of profitable and stable businesses rather than smaller, newer and other higher risk businesses,” says Nicole Snyder, San Joaquin County’s deputy director. “A credit gap also exists in San Joaquin County ... because conventional lenders prefer to lend to ‘seasoned’ banking relationships.”

To help fill that gap, the county offers small businesses an alternative for funding: the San Joaquin Revolving Loan Fund, specifically created to provide financial and technical assistance to the small business community that ultimately enhances the

county’s long-term competitiveness as an attractive business environment, Snyder says.

The county also encourages early-stage and startup businesses to create a free account with the San Joaquin Small Business Development Center, a local organization that offers assistance with business plans, finances and the Revolving Loan Fund application process itself, among other resources.

Doors to Opportunity

In the City of Lodi, officials are working to launch the Hometown Microloan Program, which seeks to accomplish a similar goal.

Lodi has a robust economic development program for large manufacturers; however, conditions for economic growth for very small businesses were coming up short, says Astrida Trupovnieks, the city’s business development manager. The city saw any opportunity to assist by establishing a Hometown Microloan Program for the creditworthy micro businesses or startups who were not

bankable by traditional lender standards, she says.

Once officially launched, the Hometown Microloan Program will provide no-fee loans with a fixed low-interest rate to Lodi-based startups or to small businesses with 10 or fewer employees. The Hometown Microloan Program in its entirety will also help applicants work through typical underwriting process complications or confusion with a relationship manager – in other words, first-time entrepreneurs won’t be discouraged to apply due to complicated processes or jargon.

According to Trupovnieks, officials are hoping that the Hometown Microloan Program will launch in 2023, but it’s not something that the city is doing for its own financial gain; it merely wants to see small businesses succeed.

“The city is not interested in making a profit. We want to provide low-cost capital which increases the chance of success for the borrower,” Trupovnieks says.

– Brianna Williams



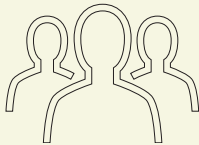
Growing Community • Strategic Location • Endless Opportunity

1M

30-Minute Trade Area Population



\$90,640
Median Household Income



88,772
POPULATION



10K
Housing Units in the Pipeline



24.4%
Growth Rate
2010-2020



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LABOR FORCE

275,800

Total Nonfarm Employees

237,400

Service-Providing Employees

233,100

Total Private Employees

194,700

Private Service-Providing Employees

HIGHEST PAID OCCUPATIONS

Psychiatrists **\$132.74/hour**

Family medicine physicians **\$128.70/hour**

Chief executives **\$106.60/hour**

Natural science managers **\$92.99/hour**

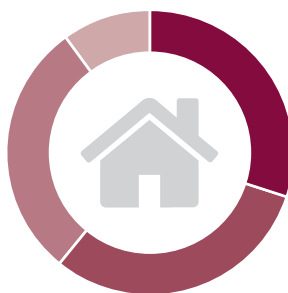
Dentists **\$89.61/hour**

INCOME

\$74,962

Median household income

HOUSEHOLD INCOME



■ \$49,000 and under **30%**

■ \$50,000-99,999 **31%**

■ \$100,000-200,000 **29%**

■ Over \$200,000 **10%**

TARGET INDUSTRIES

» Transportation and logistics

» Health care

» Technology

» Industrial construction

» Agriculture

FAST FACTS

» San Joaquin County is located in the Central Valley of Northern California.

» The county was incorporated in 1850, the same year that California became a state.

» Agriculture contributes about \$3 billion annually to the local economy.

» University of the Pacific has its main campus in Stockton.

» San Joaquin County has 36 buildings and sites listed on the National Register of Historic Places.

TOP COMMODITIES

» Fruit & nuts

» Livestock

» Milk

» Nursery

» Grapes

» Apiary goods

TAXES (Stockton)

Local sales taxes 1.75%

State sales tax 7.25%

Total sales tax 9%

Sources: Census Reporter, U.S. Census, San Joaquin Partnership, California Labor Market Information

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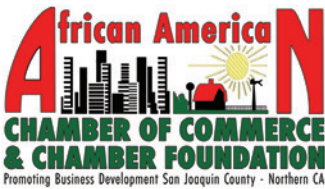
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SAN JOAQUIN

Partners in growing San Joaquin County's innovation ecosystem



The Entrepreneur Training and Support Program is our vision to help build capacity and infrastructure for small businesses in the San Joaquin Valley through support services and technology.



The Central Valley Asian Chamber of Commerce promotes economic growth and offers events, workshops, and networking opportunities, bridging the Asian business community to the local economy.



Stockton Community Kitchen

AT BELLAVISTA

The Stockton Community Kitchen is helping food entrepreneurs reach their dreams. With evening classes and entry, intermediate, and advanced courses we can help you bring your ideas to reality.



AG Tech Bootcamp Series: Business development training for founders to develop their business ideas in an intense cohort. The series will culminate with an entrepreneur pitch event on agriculture technology startups.



Small business and entrepreneurial trainings to build a stronger business community. WorkVine 209 also offers assistance registering as a Disadvantaged Business Enterprise.



The Food Business Enterprise is a 10-week business training course that teaches the fundamentals of starting a food business.



A California designated innovation hub

iHub San Joaquin helps people grow ideas and develops diverse partnerships to stimulate economic development, create new jobs, and accelerate innovation in key industry areas. Our focus is to enhance the capacity of our underserved region with high value workforce opportunities in Health Care, Agri Business Technologies, Sustainable Construction and Climate Resilient Technologies.

ihubsj.org

PortLabs

Port Labs is converting their product design, marketing, and funding strategies into a 10-part video activity series. Video content is free and accessible to anyone willing to take their product or business to the next level of growth!



Mainstreet Launch is a CDFI that provides BIPOC entrepreneurs with access to capital upwards of \$350,000, small business programming, 1:1 business consulting, a 24/7 accessible small business resource site, and a strong ecosystem of strategic partners.



art:HUB Stockton is an incubator program that facilitates development, mentorship, connection, and startup studios for artists and creatives.



The Empowering Futures Small Business Training Program assists low-income residents with the skills and resources necessary to succeed as small business owners and entrepreneurs.



Stockton's preeminent coworking location acts as a hub for the region's small businesses and creatives to work, plan, and interact with each other and the public. Building the future together, one connection at a time.



SJCHCC provides assistance in opening businesses, accessing capital, business plan development, and links members-to-members through programs, workshops, and special events held throughout the year.



Let It Ride

FROM COMMUTERS TO CARGO, PUBLIC TRANSPORTATION FUELS THE FORWARD MOMENTUM OF THE REGION'S ECONOMY



Residents of San Joaquin County have a variety of transportation options including commuter rail (bring your bike), commercial flights and bus service.

PHOTOS: CLOCKWISE FROM LEFT PAGE: CARL COSTAS; IStock.com; EYES/FOTO; ALTAMOUNT CORRIDOR EXPRESS; RICHARD BELCHER

Whether for business or leisure, San Joaquin County offers a strong transportation network that provides easy access through California and far beyond.

For instance, companies that ship freight by rail can utilize the Stockton Terminal & Eastern Railroad that connects to Class I carriers BNSF and Union Pacific intermodal cargo facilities.

Amtrak commuter rail passengers can board at the San Joaquin Street Station in Stockton, with destinations to cities including Bakersfield, Modesto, Oakland and Sacramento. Also available is the commuter rail service Altamont Corridor Express, or ACE, that travels throughout the region to connect cities from Stockton to San Jose.

In addition, the San Joaquin Regional Transit District operates public bus service in Stockton, and

the cities of Escalon, Lodi, Manteca, Ripon and Tracy also operate their own individual bus systems.

Serving a Region of 1.2 Million People

Air travelers in San Joaquin County have the convenience of Stockton Metropolitan Airport (SCK), which offers commercial flights to Las Vegas and Phoenix. Besides commercial flights, SCK accommodates general aviation



1,600
Miles of roadways

\$1.5B
In economic activity generated by the Port of Stockton each year

1.2M
People with local access to Stockton Metropolitan Airport (SCK)

3
Interstates that run through the region

4
California state routes that run through the region

customers, air cargo airlines and the California Army National Guard.

“The population of San Joaquin County is growing substantially, so air traffic demands are also increasing for us,” says Richard Sokol, airport director for San Joaquin County. “Stockton International already serves a region of 1.2 million people, and we’re looking into eventually adding commercial flights to Los Angeles, San Diego, Denver and Dallas.”

A total of 100 general aviation aircraft are parked on the airport grounds, and SCK accommodates more than 55,000 total airport operations each year. Currently, a \$100 million industrial park project called

“The port provides more than a \$1.5 billion economic impact for the region.”

– Kirk DeJesus, Port of Stockton

Airpark 599 is under construction next to the airport, and it will become one of the largest warehouse facilities in Northern California.

“With the opening of Airpark 599, and our excellent location between Interstate 5 and California 99, we are gearing Stockton Metropolitan Airport for big growth and modernization,” Sokol says.

Other general aviation facilities serving residents and businesses

in the region are Lodi Airport, New Jerusalem Airport and Tracy Municipal Airport.

Contributing Billions

Another key contributor to the area’s transportation network is the Port of Stockton, which handles about 4.5 million metric tons of cargo annually.

“The port provides more than a \$1.5 billion economic impact for the region, and we are completely self-sufficient – we never burden taxpayers for money,” says Kirk DeJesus, Port of Stockton executive director. “We don’t take money out of the community. We just put money into the community.”

Port of Stockton is a bulk and break-bulk port, meaning it can handle any cargo that doesn’t go into containers.

“We often get overlooked because we aren’t a container port like Los Angeles, Long Beach and Oakland,” DeJesus says. “There are still people who live in Stockton that are surprised a port is in the city, but we transport many, many tons of cargo every day by rail, barge, truck and pipeline.”

The Port of Stockton has 163 business tenants on its massive property, and there are still about 500 vacant acres that can be developed. This inland Stockton port currently has more than 7 million square feet of covered storage space, and almost all of that space is occupied.

“There are two roadways, two rivers and two railroads connecting to the port, and we are currently rehabbing and upgrading our railroad system with nearly



San Joaquin Regional Transit



Altamont Corridor Express

\$60 million in projects,” DeJesus says. “Those projects include installing dual tracks at our entrance and adding a new rail bridge to receive heavier and longer trains. We currently handle about 60,000 rail cars per year but anticipate soon having 100,000 rail cars go through here annually.”

DeJesus adds that commodities handled at Stockton include fertilizer, cement, soda ash and rice, and more than 10,000 jobs are connected to the port.

“We are also working on a big export project that could double our exports within the next two or three years,” he says. “Many people don’t realize how critical the Port of Stockton is to the Central Valley and the state. We are vital to the economy.”

– Kevin Litwin

Learn more about this bustling region at livability.com/san-joaquin-county.



PHOTO: CARL COSTAS

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HOLT of California



Let There Be LIGHT

Collins Electrical Company has been making the world a brighter place for a century

Few businesses are as interwoven with their community as Collins Electrical Company Inc. (CECI), a family-owned firm that is celebrating a century of service in 2024.

The Stockton-based contractor, with annual revenue of \$230 million, works throughout Northern and Central California to bring energy to projects ranging from hospitals and county courthouses to casinos and multimillion dollar power plants.

Named as the ENR California Specialty Top Contractor of the Year in 2022 and a Top Solar Contractor for the past three years, Collins is widely known for its problem-solving approach to even the most challenging projects and services that include system design, project management

and design-build functions.

“The core values are really important to us,” says CECI Chairman Eugene (Gene) Gini, citing *family, innovation* and *loyalty* as some of those core business values and noting that the company wouldn’t exist without its amazing employees.

History shows that innovative thinking was part of the company from the start. When founder W.A. Collins hired his first electrician, he was short on funds, yet he managed to convince A.J. Gus Sanguinetti to accept company stock in lieu of salary. When Sanguinetti later took the reins of the company, he established another tradition: valuing loyal employees and promoting from within.

That has continued all the way down to Gene Gini, who joined the company as a shop helper in 1960 and rose through the ranks, spending more than two decades as CEO.

Now, his three sons, Kevin, Brian and Craig, and wife, Dianne, all have leadership roles in the business that has grown to have locations in Fresno, Livermore, Marina, Modesto and West Sacramento, as well as the current office in Stockton.

While quality work, reliability and customer service are among the keys to CECI’s long, successful run, Gene Gini also emphasizes the importance of maintaining a culture that also includes *respect for people, passionate, integrity* and being *socially conscious*.

“The core values are the drivers of our culture, of how we want to go about representing our company to our customers, to our vendors and to our employees,” explains Craig Gini, Chief Transformation Officer/Senior Vice President.

And as CECI celebrates 100 years of excellence, the Gini family wants the community to know they are deeply appreciative of the many customers they have served through the years.

“Through extraordinary personal service, attention to detail and commitment to our customers’ needs, we’ve earned a reputation for excellence that keeps our clients coming back again and again,” conclude Co-CEOs Kevin and Brian Gini.



Collins Electrical Company is a family-owned business that services Northern and Central California.

RIVER ISLANDS



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WELCOME TO RIVER ISLANDS – A PLACE LIKE NO OTHER

For nearly three decades, our organization has been committed to successfully assembling some 5,000 acres of land into single ownership to create River Islands.

Here you can live, work, learn, play and belong within a truly exceptional community set against the backdrop of the San Joaquin River Delta. Corporations seeking high-density office space for headquarters or research and development are welcome here, and your business is made easier thanks to a city and community committed to you and your employees.

It's a place where your workforce at all income levels can live in one community, walk to work, benefit from great schools and enjoy the beauty of our natural surroundings.

River Islands is not just my workplace; it's been my home for 30 years. My husband is a third-generation local farmer, and we live at the entrance to the community. It's a place where neighbors know one another, and business deals are sealed with a handshake. We're living proof of what it means to put down roots here, not only for your family but for your business.

Our employees are part of this legacy. Many of them have been with this project for 25 or more years – the span of their entire careers. Our experienced team of mixed-use, master-plan community developers, and our streamlined ownership structure, allow for fast and flexible decision-making and have positioned River Islands as a Northern California success story.

Experience the difference: A place where tradition and roots and small-town charm meet modern amenities and a business climate like no other. Welcome to River Islands. We're glad you're here.

Susan Dell'Osso

PRESIDENT, RIVER ISLANDS



OPEN FOR BUSINESS

River Islands enjoys a long-standing and productive relationship with the city of Lathrop, whose leadership – past and present – has considered it an asset to the community and a bridge to the future.

“We are a thriving young city that continues to balance tremendous new growth and stability for our residents, businesses and visitors while preserving the city’s history and traditions,” says Stephen J. Salvatore, Lathrop’s City Manager.

“Our leadership prides itself on intelligently planned developments like River Islands, the creation and building of our police department in record time and a fiscally responsible government,” Salvatore adds. “We are a business-friendly community, where city management and staff work together with developers and businesses to mutually achieve timing needs. River Islands is an example of a quality master planned development that is a direct result of the city and developer working closely together to achieve mutual goals.”



One of the first views you’ll see when entering River Islands is the new administrative office of Lathrop Police Services. River Islands is also home to the new Lathrop-Manteca Fire Department Station 35, which includes the district’s administrative operations and a community room available for use by civic organizations and clubs.

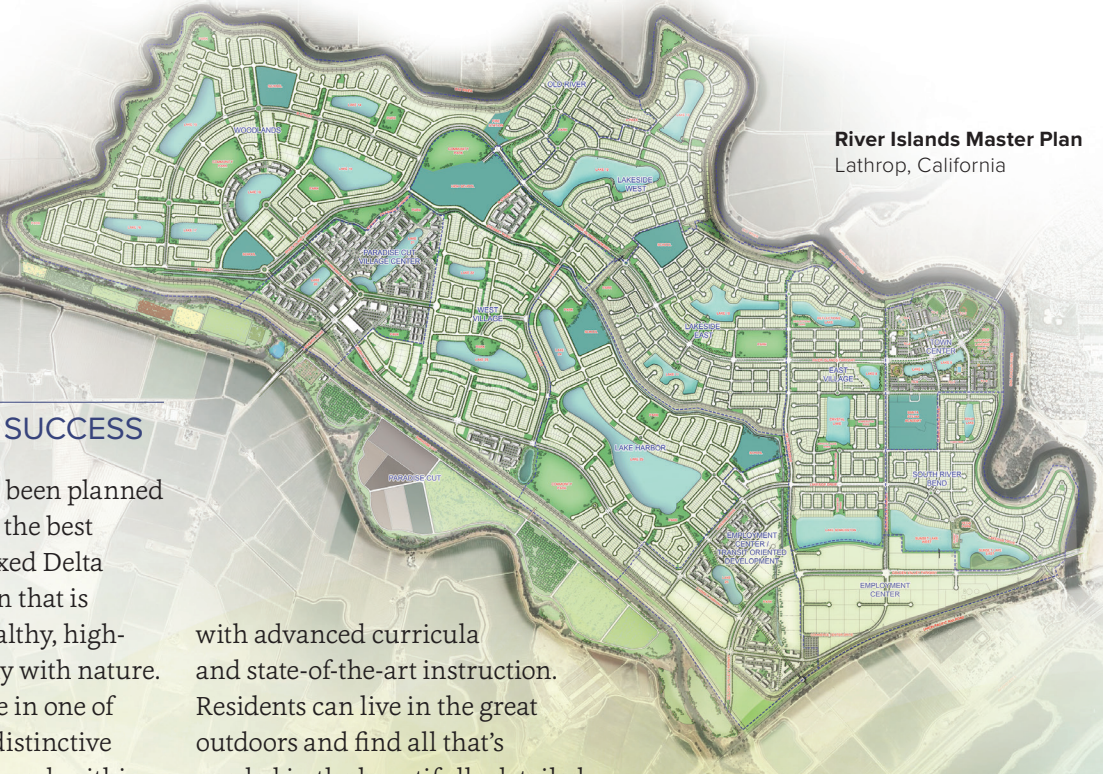
DESIGNED FOR SUCCESS

River Islands has been planned to bring together all the best elements of the relaxed Delta lifestyle with a vision that is decidedly green, healthy, high-tech and in harmony with nature.

Here, you can live in one of the architecturally distinctive neighborhoods and work within the planned 350-acre business campus. Students learn in schools

with advanced curricula and state-of-the-art instruction. Residents can live in the great outdoors and find all that’s needed in the beautifully detailed downtown retail area. Here, you’ll find a place where you belong.

River Islands Master Plan
Lathrop, California



THE *Great* OUTDOORS MEETS THE *Amazing* INDOORS



WELCOME HOME

River Islands provides a natural setting for an unparalleled lifestyle, while the master-planned Central Valley setting offers access to the Bay Area's employment centers.

Here you'll find a perfect blend of comfort, community and convenience with smart-home technology and home offices in most plans. Distinct neighborhoods take full advantage of the community's setting and amenities; some have lake views, while others are close to schools, parks and the San Joaquin River.

With approximately 15,000 residences to be built over the next 20 years, you're sure to find the style and setting that's right for you.

River Islands offers an exceptional place to call home, with beautiful neighborhoods and approximately 15,000 homes that will be built over the next 20 years.





Surrounded by nature, including walking trails and lakes, River Islands focuses on outdoor opportunities for residents no matter your interests.

NATURE'S ABUNDANCE

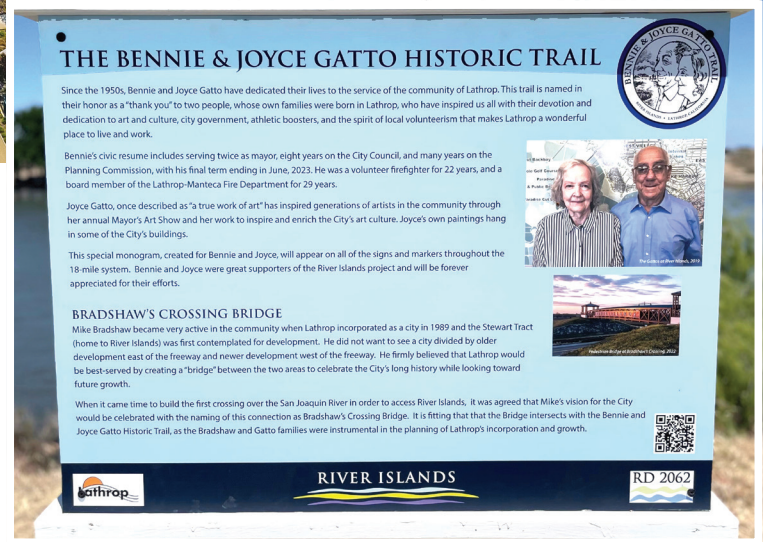
For those who live and work here, the trail system – including a 16-mile path along the San Joaquin River – attracts walkers, joggers and bicyclists.

Opportunities abound for water recreation, including 13 lakes already part of the community's design, and more in the planning.

River Islands is dedicated to protecting the natural assets that are the heart and soul of the community. Approximately 40% of our land is devoted to open space, parks, lakes, new waterways and trails. For each acre of development, another is set aside, half for wildlife mitigation and half for the preservation of agriculture.

River Islands is dedicated to protecting the wildlife that calls the community home. Active and passive restoration plans include more than 1,000 acres of habitat for terrestrial species such as the endangered riparian brush rabbit, and a new shaded area for fish species. New internal lakes provide stopping places for migratory birds and habitats for resident waterfowl, while some islands are designated as wildlife preserves.

When your workday or recreation is done, grab a cocktail or enjoy a family dinner by the lake at the Boathouse, the community restaurant and bar that includes a 4,000-square-foot deck. Stay close to home and close to the outdoors.



LEARNING ENVIRONMENT

River Islands' charter school system is designed to provide the highest levels of academic instruction and social interaction in a supportive environment. As public schools, charter schools are available at no charge; they comply with state laws and regulations; and students take the same state-required, standardized tests.

This balanced approach to education means a strong focus on technology, along with programs in the arts – including music and

performing arts – and a robust sports program. Parents and extended family members are strong supporters of the development's schools, and gyms are oversized to accommodate the sheer numbers who attend events.

River Islands Academies operates three campuses with the authorization of Banta Unified School District. River Islands Technology Academy and Next



Generation STEAM Academy both serve students in grades K-8, while EPIC Academy serves TK-8. River Islands High School is currently under construction.



A *Home* FOR YOUR BUSINESS AND A WORKFORCE TO *Support* IT

GROW YOUR BUSINESS

As the only fully entitled, shovel-ready, mixed-use greenfield development near Northern California's major centers of government, finance and technology, River Islands is the natural choice for business.

The city of Lathrop offers a business-friendly environment, and River Islands enjoys a close, trusted relationship with its leadership. This includes a streamlined approvals process for all commercial applications and a 20-year development agreement that ensures consistent development patterns throughout the site. An economic development fee could

provide up to \$75 million in incentives for the "right" employer.

The business park offers immediate access to three major freeways, hundreds of miles of rail lines, a deep-water seaport within 15 miles and a cluster of private, domestic and international airports. It's also just an hour away from Stanford University and the University of California at Berkeley, two of the world's top educational centers for research and innovation.

The pristine site has approximately 350 acres for more than 5 million square feet of development with advanced green, water- and energy-saving

construction and amenities. Warehouse or industrial use is not permitted, but the flexible space can be used for a single purpose, a headquarters campus or research and development.

It's ready for development for job-creating enterprises and offers an immediate and talented workforce of 80,000 local skilled workers who commute to the Bay Area, as well as tens of thousands of Bay Area residents living within a short reverse-commute range. Best of all, it's connected to the community so residents can walk or bicycle from their homes to their jobs at the business park.

River Islands offers the perfect place to set up your business, with easy access to nearby metropolitan areas and advanced green, water- and energy-saving construction and amenities.



LIVE YOUR LIFE

River Islands' Town Center has been taking shape in 2023 with more to be built over time. It will include abundant commercial space for retail, public use and more, as well as more than 600 apartments, to create what River Islands Development President, Susan Dell'Osso calls an old-style, walkable downtown.

Adding to that feel, the local high school's football stadium and baseball park will be in this area, adjacent to the downtown and its restaurants, instead of on the school's campus.

"We're trying to instill some of the traditions of a Friday night game, followed by walking to a pizza place afterward," Dell'Osso says.

DRIVING DISTANCES FROM RIVER ISLANDS



Location LOCATION *Location*

At the hub of three major freeways – Interstates 5 and 205 and Highway 120 – River Islands is about equal distance (about one hour) from San Francisco, San Jose and Sacramento, and is also convenient to Interstate 580 and Highway 99.

The area is served by the Altamont Corridor Express (ACE) train, which connects directly to San Jose and the Silicon Valley. Valley Link will connect

to the existing Dublin/Pleasanton BART station and its lines to Walnut Creek, San Francisco and other areas served by Bay Area Rapid Transit. Dibs, a ridesharing program, gives commuters the option of smart traveling by carpool, vanpool or public transit.

Learn more at acerail.com, valleylinkrail.com and dibsmway.com.



Welcome Center
1401 River Islands Parkway
Lathrop, CA 95330

RIVERISLANDS.COM

Cost of Living *Diaries*

A STOCKTON RESIDENT SHARES HER PERSPECTIVE ON THE WAY OF LIFE AND COST OF LIVING IN THE CENTRAL VALLEY • By *Brittany Anas*

Those who call San Joaquin County home, like Mary Lomax-Ghirarduzzi, appreciate that it's a melting pot and a place that prizes diversity.

In 2021, she moved from Northern California to Stockton to return to her alma mater, University of the Pacific, where she took on a leadership role as the vice president for diversity, equity and inclusion. Along with working at the university, she's also the author of "Twice as Good: Leadership and Power for Women of Color." After almost two years living in the area, Lomax-Ghirarduzzi shares what life is like in Stockton.



So far, what do you like about living here?

It's a place where people from diverse backgrounds and communities all over the world make home. It's a place where you can encounter cultures that are different, and yet, like your own culture. It's a place where someone can become the first in their family to go to college and change their life's trajectory in a single generation. All these things are true about Stockton, and I love it.

What are some free or low-cost ways to explore the area?

You can ride your bike or jog along the Calaveras River pathway. You can check out the Cesar Chavez Central Library. Or, as part of a visit to Victory Park, it's great to check out the exhibits at Haggin Museum,

where admission is \$8 for adults, \$7 for seniors and \$5 for youth.

What about activities at the University of the Pacific?

University of the Pacific is a beautiful place. The Stockton campus is stunning with its Gothic architecture and iconic symbols like Burns Tower and Morris Chapel. A walk through campus can positively boost your mood and improve your perspective.

There are affordable concerts performed by world-class musicians at the Faye Spanos Concert Hall on campus. You can check out our athletics program and watch any one of our competitive Division I student athletes compete with other universities. University of the Pacific

is a private university, yet offers terrific opportunities for the community and whole family to enjoy together.

Where's your favorite place to get a coffee, and how much would you expect to pay?

I like grabbing coffee at Dutch Bros or House of Shaw Café & Bakery on Miracle Mile, where a latte is under \$4.

Can you tell us about your favorite restaurants, and about how much a meal costs?

There are so many to choose from! For lunch, I like Go Falafel on Alpine Avenue (falafel pitas are \$10) or Xochimilco Cafe (you can get lunch for under \$10) on San Joaquin Street. For dinner, I enjoy Mezzo Restaurant on Brookside Road, where

homemade pasta is around \$25. But I often head over to Lincoln Center where there are many choices: Market Tavern, Prime Table Steak House and Bud's Seafood Grille.

Is there anything that might surprise newcomers about Stockton?

In 2020, U.S. News and World Report named Stockton as the most racially and ethnically diverse midsize city in the United States. Many cities do not have this kind of diverse representation in their population. Diversity is in the fabric of Stockton and makes the city a great place to live. 🌈

"It's a place where people from diverse backgrounds and communities all over the world make home."



A WINNING WORKFORCE

*For local students, higher education is often the first step
to pursuing meaningful and well-paying careers*



Clockwise, from left page: California State University; Humphreys University; California State University; San Joaquin Delta College



San Joaquin County is a place where businesses are guaranteed a robust pipeline of talent, thanks to award-winning higher education institutions that are crafting creative workforce solutions.

HUMPHREYS UNIVERSITY

Since 1896, Humphreys University has adapted to the times, now offering blended, virtual and online instruction.

“We understand that college may be intimidating for many young adults,

so we have tried to create opportunities for high school students to experience our intimate college setting and personalized attention to help them recognize that a college degree is within reach,” says Sandra Curiel, marketing and media coordinator.

One example of the university’s outreach is a partnership with ABLE Charter Schools that provides dual enrollment and free college courses so students can get a head start on their associate degree

while working toward their high school diploma.

“We want to help students realize their potential and pursue a college degree, whether at Humphreys or elsewhere,” she says.

SAN JOAQUIN DELTA COLLEGE AND CAL STATE, STANISLAUS

San Joaquin Delta College offers over 100 career and degree certificate programs for students wishing to learn a trade, upgrade

skills or start their journey to a four-year college like California State University, Stanislaus.

“We have folks from all walks of life with all sorts of goals,” says Alex Breitler, director of marketing and communications at Delta College. “That ranges from traditional high school graduates to adult learners who are looking to retool for a new career or grow in their existing career to folks who take classes for fun or for their health and wellness.”

Delta College offers free tuition for all first-time, full-time college students. Roughly two-thirds of all students enjoy free tuition, either through a first-time college waiver or an income-based fee waiver. The nursing program is highly competitive, with graduates

“We want to help students realize their potential and pursue a college degree.”

– Sandra Curiel, Humphreys University

increasing their income by 588% within one year of graduation.

Athletics is among the highest ranked in the state – recently, two former baseball players were drafted by Major League Baseball teams.

DELTA SIERRA ADULT EDUCATION ALLIANCE

Housed at Delta, this consortium brings community college, adult learning and the Strong Workforce

Program together to develop pathways to training and jobs. It supports programs like Healthforce Partners, which unites educators and employers to meet workforce needs, showcases health fairs and provides health access and immigrant education.

“Even our students who are non-residents or undocumented can attend Delta for free,” says Heather Maloy, Alliance Program co-director. “DART – Directing Adults on the Right Track to Employment – offers real-world career advice. One woman who just graduated took her education from adult ed to two associate degrees and is now working as a transition specialist for other new students.”

UNIVERSITY OF THE PACIFIC

Pacific was ranked in the Top 20 among all private universities for annual earnings; the average yearly salary for Pacific’s engineering graduates during their first 10 years in the field is more than \$100,000, nearly \$10,000 higher than the median annual salary.

The school has received accolades in its schools of music, business, pharmacy, and engineering and computer science.

“The Eberhardt School of Business is accredited by AACSB International, the world’s premier business accrediting organization,” says Provost Gretchen Edwalds-Gilbert. “The Eberhardt School has been ranked by Poets & Quants as No. 1 best undergraduate business school in the West among small schools. The Eberhardt School is known for outstanding experiential learning



San Joaquin
Delta College

courses such as its student-managed investment portfolios of more than \$4 million.”

Another example of how the university sets a standard in workforce development is through its pre-dental program, which offers an accelerated pathway where students can complete all pre-dental requirements in just six semesters. Students admitted to the Pre-Dental Advantage Program, who fulfill the necessary requirements, are guaranteed an interview for potential admission to the university’s Dugoni School of Dentistry.

“When our students come in, many are low income, and Pacific is a game-changer for them,” says Dean Elizabeth Orwin.

– Rebecca Deurlein

Learn more about the region’s standout workforce at livability.com/san-joaquin-county.



PHOTO: HUMPHREYS UNIVERSITY

ABC NorCal builds communities through training, education, advocacy and business services.



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What does the word community mean to us? While it may look different post-COVID, it’s still the place we call home, the place we acknowledge our neighbors, walk our pets, raise our kids and, if we’re lucky enough, the place we make a little bit better for the next generation.

Associated Builders and Contractors, Northern California Chapter (ABC NorCal) builds community through supporting the construction philosophy that encourages open competition and awarding contracts to the lowest-responsible bidder regardless of labor affiliation. We do this with a focus on safety and through training a diverse workforce, education, advocacy and business services.



We prioritize connecting elected officials with the community, so they can hear directly from you.

From your school board members to your member of Congress, ABC NorCal ensures that San Joaquin County residents’ voices are heard and addressed.

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Good Thinking

EDUCATIONAL INNOVATION FUELS BRIGHT FUTURES • By *Rebecca Deurlein*

In San Joaquin County, public education is not a one-size-fits-all model. The San Joaquin County Office of Education takes a clever approach to meeting educational needs with a variety of programs leading to a strong workforce.

Teachers College of San Joaquin

With a goal to foster competent and compassionate educators, TCSJ offers teaching and administrative service credentials, induction programs and six master's of education concentrations.

“The support system we provide our aspiring teachers through instruction, just-in-time assistance and mentorship has set us apart,” says President Gurlie Hale. “We are relationship-driven as we prepare our learners to engage with an ever-changing world.”

IMPACT Intern Preliminary Teaching Credential Program

IMPACT, an alternative pathway for those seeking teaching credentials, helps address teacher shortages by allowing prospective educators to work in the classroom while completing coursework.

“Its strengths lie in its core values: rigor, relevance, relationships and reflection, ensuring that educators gain practical experience and make meaningful contributions to the field of education,” Hale says.

TEACH! Academy

TEACH! Academy is another teacher education program in which high school seniors can simultaneously earn a diploma and an associate degree from San Joaquin Delta College.



“The academy is already earning accolades for its work, including receiving the Family Resource Center’s Action on Behalf of Children Award for its exemplary support of youth and its potential to make a lasting impact in the lives of thousands of community children,” says Zack Johnson, public information officer.

TEACH! is successfully combating teacher shortages while building a future educator workforce that reflects the diversity of San Joaquin County.

CodeStack Academy

Students finishing high school turn into software developers at CodeStack Academy, an accelerated software engineering school teaching immersive coding instruction to grow the technology workforce. With more than 70 engineers, CodeStack is the largest software development group in San Joaquin County.


“CodeStack Academy doesn’t just teach coding,” says Johnny Arguelles, division director. “It teaches the full spectrum of software engineering. Students

are ready to hit the ground running because they learn real-world skills by working as a team on projects in the community.”

The CodeStack STEAM division teaches an A-G approved computer science curriculum and learning platform for high school teachers and students. CodeStack also engages school-age students in events, such as the Girls Coding Collaboration, esports championships and the H2OHackathon.

FabLab Makerspace

Hands-on activities and access to high-end equipment like laser cutters, 3D printers, CNC mills, robotics arenas, augmented-reality workstations and more than 100 computers bring engineering to kids of all ages.

While learning Next Generation Science Standards, students use math, science and technology to invent, problem-solve or compete in robotics. The FabLab offers field trips, events, summer STEM camps for students, professional learning opportunities for educators and graduate-level classes. 



THE FUTURE is BRIGHT

*San Joaquin Delta College
graduates can realize
their dreams*

Pay a visit to San Joaquin Delta College, in person or online, and you have arrived at an institution that is changing the lives of students and their families for generations to come.

Delta students, half of whom are the first in their families to go to college, are ready to embrace change, take steps toward a bright future and become architects of positive transformation in their community.

And they have an abundance of opportunities. The college offers more than 100 degree and certificate programs for individuals wishing to learn a new trade, update their skills or transfer to a four-year college.

“I had been working construction and warehouse jobs where you can break your back and still not earn much,” says Francisco Salazar, a

Delta College robotics student from Stockton. “I wanted to grow, so I decided to start at Delta in fall of 2022. Now I’ve come to love robotics and the fact that one day it could help me earn more money.”

Delta has the proud distinction of being the only community college in the nation to offer an electron microscopy program, just one of the many options that lead directly into new careers – some of which can double or even triple a student’s wages.

Graduates annually earn on average around \$8,000 more than those with a high school diploma, and spending by Delta students and alumni pumps about \$572 million a year into the local economy.

What’s more, Delta is affordable. All first-time, full-time students receive free tuition and for others, a unit of study is only \$46. To support

students struggling to make ends meet, Delta offers a student food pantry, free bus service, on-campus laundry and a student health center.

“Delta College is the community’s college,” says Dr. Lisa Aguilera Lawrenson, Delta College’s superintendent/president. “We provide career training and academic programs for thousands of students each year, preparing them to enter the workforce and earn high-paying jobs or to transfer to four-year universities. We strongly believe in the potential of each of our students to realize their dreams.”

For more information about the college, visit deltacollege.edu.





Making Wellness **WELL-KNOWN**

Here are some of the ways that residents can stay healthy and happy in San Joaquin County

The health-and-wellness scene in San Joaquin County has something for nearly everyone. From a wide variety of outdoor recreation opportunities to delicious offerings from area farmers markets to boutique fitness facilities, the region offers numerous ways to maintain a robust lifestyle to enhance body and spirit. Here are a few examples.

1. Take a hike:

The easiest way to both get exercise and enjoy the beauty of San Joaquin County is simply to go outside and start walking.

Plenty of pathways can be found throughout the county, many of which are flat and family friendly. Options include Oak Grove Regional Park in Stockton (with a nature center and a nearly 2-mile-long trail that winds through – appropriately

enough – an oak grove), Caswell Memorial State Park in Ripon as well as nearby Army Corps Park (which has a trail that includes a beautiful bridge stretching across the Stanislaus River). Lodi Lake Nature Trail in Lodi is a 2.5-mile route that runs alongside both the lake and the Mokelumne River.

2. Shop the market:

Fresh food is as common as fresh air in San Joaquin County, with 920,000

PHOTO: GRANT TAYLOR

acres of agricultural land that generates \$3 billion in produce annually. As a result, there are 80 Certified Producers in the area, and the county hosts eight California Certified Farmers' Markets.

The Golden Villa Farmers Market in Stockton is the oldest and largest. It has been in operation for nearly 45 years and attracts approximately 3,000 visitors every Saturday. Seasonal farmers markets also are held in Lathrop, Lodi, Manteca, Mountain House, Tracy and Weberstown Mall in Stockton.

3. Wade into water sports:

San Joaquin County might not be on the Pacific Coast, but the California Delta is filled with hundreds of miles of waterways that pass through the county. The highlight, of course, is the San Joaquin River, which provides ample opportunities for such high-energy activities as waterskiing and wakeboarding.

For those who prefer a more relaxing outing, kayak rentals are available at Lodi Lake. This includes the popular Full Moon Paddle, a guided excursion from Lodi Lake down the Mokelumne River that takes place under moonlight. Sunrise and sunset paddle tours also are available.

4. Take a swing at golf:

With an abundance of sunshine and temperatures that usually remain pleasant throughout the cooler winter months, golf is an ideal outdoor activity in San Joaquin County. That is one of the reasons there are 21 golf courses spread throughout the county, providing options for novice players to skilled veterans.

All levels of play are accommodated at Swenson Park Golf Course in Stockton, which has both a championship-length 18-hole course and a 9-hole par-3 course. There are seven more golf courses in Stockton, along with other courses in Acampo, Escalon, Farmington, Lodi (the Micke Grove course is surrounded



Guide your pontoon boats, personal watercraft, kayaks or canoes down the San Joaquin River.



Kids have plenty of places to stay active and participate in sports.

by scenic wine vineyards), Manteca, Ripon, Tracy and Woodbridge.

5. Stay in shape indoors:

Sure, there are plenty of reasons to be outside in San Joaquin County. But sometimes, you need the extra motivation that can be found from exercising in a class or formal workout area.

San Joaquin has residents covered there as well with a wide range of facilities designed to get (and keep) you in shape. These include such national names as Planet Fitness and Orangetheory, as well as local boutique facilities such as Savage Elite Fitness in Lathrop and World Gym in Tracy. And for an adventurous workout, scale the tall walls at Alpine Climbing Adventure Fitness in Ripon.

6. Join the community:

While there are numerous ways to stay active individually in San Joaquin County, taking part in group events also can be conducive to health and wellness. Some of the options in the county include the Almond Blossom Festival in Ripon (which has been held for more than 60 years), the Sandhill Crane Festival in Lodi, the Pumpkin Maze and other activities at Dell'Osso Family Farm in Lathrop, and the Music in The Park Concert Series in Mountain House.

– Cary Estes

Learn more about San Joaquin County at livability.com/san-joaquin-county.

TAKING CARE OF VETERANS

New VA clinic in French Camp offers a wide variety of services

U.S. military veterans throughout San Joaquin County don't need to make a long 100-mile round-trip drive to Palo Alto anymore to receive outpatient medical care services.

The new five-story Stockton VA Clinic opened in 2023 in the unincorporated community of French Camp, located about 5 miles south of Stockton. The 147,000-square-foot clinic offers a long list of medical services that doctors and technicians can provide to meet the needs of veterans throughout the region.

Some of the outpatient services provided at Stockton VA Clinic include primary care, dental, hearing aids, eye care, vaccines, physical therapy and occupational therapy. Other specialized services include prosthetics, mental health care, smoking and tobacco cessation, addiction and substance abuse treatment, and care for post-traumatic stress disorder (PTSD). Also on site is a pharmacy.

The U.S. Census Bureau estimates there are nearly 28,000 veterans living



in San Joaquin County. Stockton VA Clinic is at 7777 South Freedom Road

in French Camp. Hours are 8:30 a.m. to 4:30 p.m. Monday through Friday.

PHOTO: ISTOCK.COM/JOHNROB



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Wealth of Health

MULTISPECIALTY HOSPITALS ARE WITHIN RESIDENTS' REACH ◦ *By Kevin Litwin*

A key contributor to the quality of life and economic strength of San Joaquin County is the health care industry, with several top hospitals located throughout the region. Here is a sample of the wealth of options:

Dignity Health – St. Joseph's Medical Center

Stockton

Accolades garnered by St. Joseph's Medical Center include recognition on the lists of the 2023-2024 U.S. News & World Report Best Hospitals, the Fortune/Merative 100 Top U.S. Hospitals and the Top 50 Cardiovascular Hospitals in the Nation by Fortune/PINC AI. The 355-bed not-for-profit hospital has served San Joaquin County for more than 100 years, and today the 2,300-employee staff includes nearly 900 physicians.

Dameron Hospital

Stockton

This 200+ bed community hospital now managed by Adventist Health has accumulated many awards and accolades. That includes recognition as a Top Performer for Quality Metrics by The Joint Commission. Blue Shield of California has designated Dameron Hospital as a Blue Distinction Center for bariatric surgery and for knee and hip replacements.

San Joaquin General Hospital

French Camp

Established in 1857, this 196-bed public teaching hospital is the only trauma center serving residents of San Joaquin County. The county's EMS administrative office and education facility is adjacent to



St. Joseph's Medical Center

the hospital. San Joaquin General is also a teaching hospital for the University of the Pacific School of Pharmacy.

Adventist Health Lodi Memorial

Lodi

Lodi Memorial offers a whole-person focus on physical, mental and spiritual healing. It has nearly 30 departments, including cancer services, cardiology, diabetes services, orthopedics, rehabilitation and weight management, along with home care, senior care and patient access to virtual health.

Sutter Health

Stockton and Tracy

A number of facilities are under the Sutter Health umbrella, including the multioffice Stockton Medical Plaza I and Stockton Medical Plaza

II. The two combined plazas are equipped with an imaging center, full lab services, an urgent care center and a surgery center. Sutter's Tracy campus was the first smaller hospital in the health care system to implement robotic surgery.

Doctors Hospital of Manteca

Manteca

Serving the community since 1962, this 73-bed facility is part of Tenet Healthcare and offers a variety of advanced medical care and treatment programs. Doctors Hospital is equipped with an intensive care unit and provides hip and knee surgeries, back pain treatment, women's health care and weight-loss surgery. Also on site is the 67-bed Doctors Behavioral Health Center that provides inpatient psychiatric treatment for adults. [Learn more](#)

TAKE *Your Pick*

HOUSING OPTIONS COME IN ALL SHAPES, SIZES
AND PRICES IN SAN JOAQUIN COUNTY



Just getting out of school, or early in a career and looking for that starter home? How about empty-nesters wanting to downsize or young families looking for more room? All these and more are finding homes to rent or own throughout San Joaquin County at price points that are vastly lower than nearby major cities – and still a short commute away.

The housing market is a true gold mine for those looking to blend urban convenience with smaller-town charm and affordability.

Purposefully Planned

If an all-inclusive environment is on the agenda, then look no further than River Islands, a designed community on a group of islands in the San Joaquin River Delta, adjacent to current and planned transportation that will carry residents to Silicon Valley and the Bay Area.

Planning for the 5,000-acre River Islands began in 1989, with the first homes opening in 2014. A K-8 charter school system is already in place, and over its 40-year buildout,

the community will continue to offer sought-after amenities, says Susan Dell’Osso, president of River Islands.

“We’re about 3,500 units into what will be 15,000 total, and it really feels like a community,” Dell’Osso says. “We really focus on that. I have three employees who focus on things like the best way to do the Fourth of July parade. And baseball and football stadiums in our downtown will mean that people can go out to restaurants and other destinations before and after games.”

PHOTO: WESTLAKE



Find great places to live such as the Westlake master planned community in Stockton.

And then there's Tracy Hills, an 1,850-acre, resort-style master community of 6,500 homes being built just 30 minutes east of the Bay Area, at the foothills of southwest Tracy. It, too, will be all-encompassing, with trails and preserved conservation land, a fire station, three planned K-8 schools and a resident's club with pool and gathering area, says John Stanek, partner at developer Integral Communities.

"Tracy Hills attracts a diverse range of homebuyers including current renters and first-time buyers, young families, middle-aged families and pre-retirement buyers looking to downsize or be close to their children and grandchildren," Stanek says. "Interested home shoppers are coming from the South Bay, Tri-Valley, East Bay and the local Tracy area in search of single-family living at an attainable price point that offers more room, comfort and community."

More to Come

Keeping the area affordable is a consideration for all entities involved in home development. Nonprofit Visionary Home Builders of California has built more than 700 single-family homes as well as 1,400 units of rental housing in the Central Valley. The organization began 40 years ago with a focus on improving the living environment for farm workers, according to the developer, which points out Casa de Esperanza, a community for 70 large families that includes an educational program, a health clinic, a job placement center, ESL classes and many other multicultural services.

Other developments making the San Joaquin Valley an attractive place to live include:

- » The Collective in Manteca, a full-amenity, 55+ community.
- » Mountain House, a community of smaller villages, known for its proximity to lakes and green spaces.
- » Waterside at Westlake, a community of single-family homes, many on waterfront lots, in Stockton.
- » Reynolds Ranch, a 200-plus-acre master community in the heart of Lodi wine country that offers new homes and luxury apartments.
- » Rose Gate, another neighborhood in Lodi that features modern architecture.

Even with all this and growing regional awareness of all that the San Joaquin Valley offers, it's still very much a hidden gem.

"We're well known in the region, yet people are still surprised to find us," Dell'Osso says. "We advertise at San Francisco Giants and 49ers games, and even so, when people come out it's not what they expect. We've built a community, a place with great diversity and appeal for all income levels. It really is the jewel of the Central Valley."

– Joe Morris



The Mossdale Railroad Bridge is located near the River Islands development.

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CITY OF MANTECA ECONOMIC DEVELOPMENT

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