



WEST PARK

The Central Valley's Inland Port

**An Opportunity to
Create New Jobs
for Stanislaus County
Residents**

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



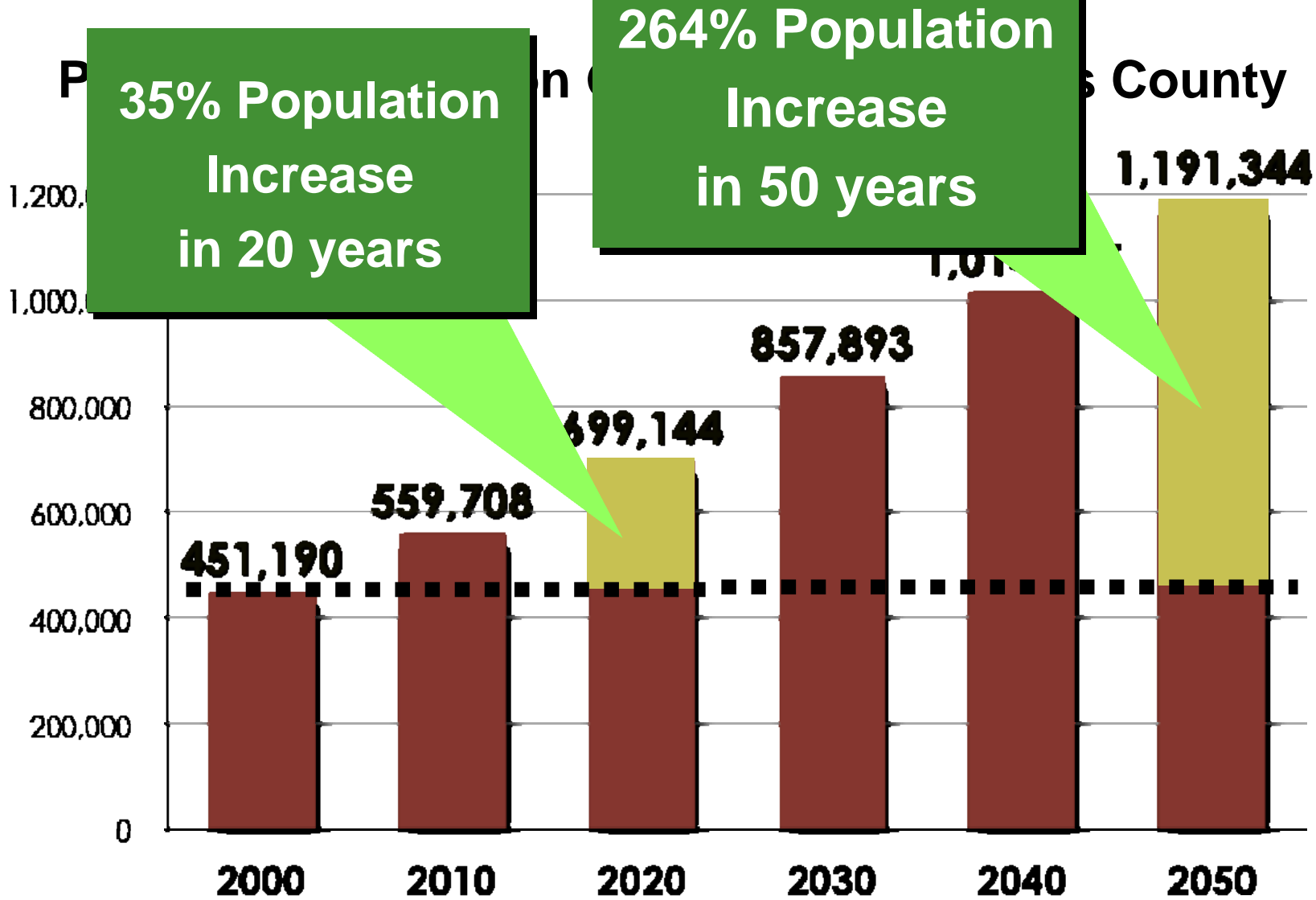
Stanislaus County Today



Stanislaus County Today



Stanislaus County Today: POPULATION DURING THE PAST DECADE



SOURCE: US Department of Finance

Contra
Costa
County

Alameda
County

Santa Cla
County

County

Mariposa
County

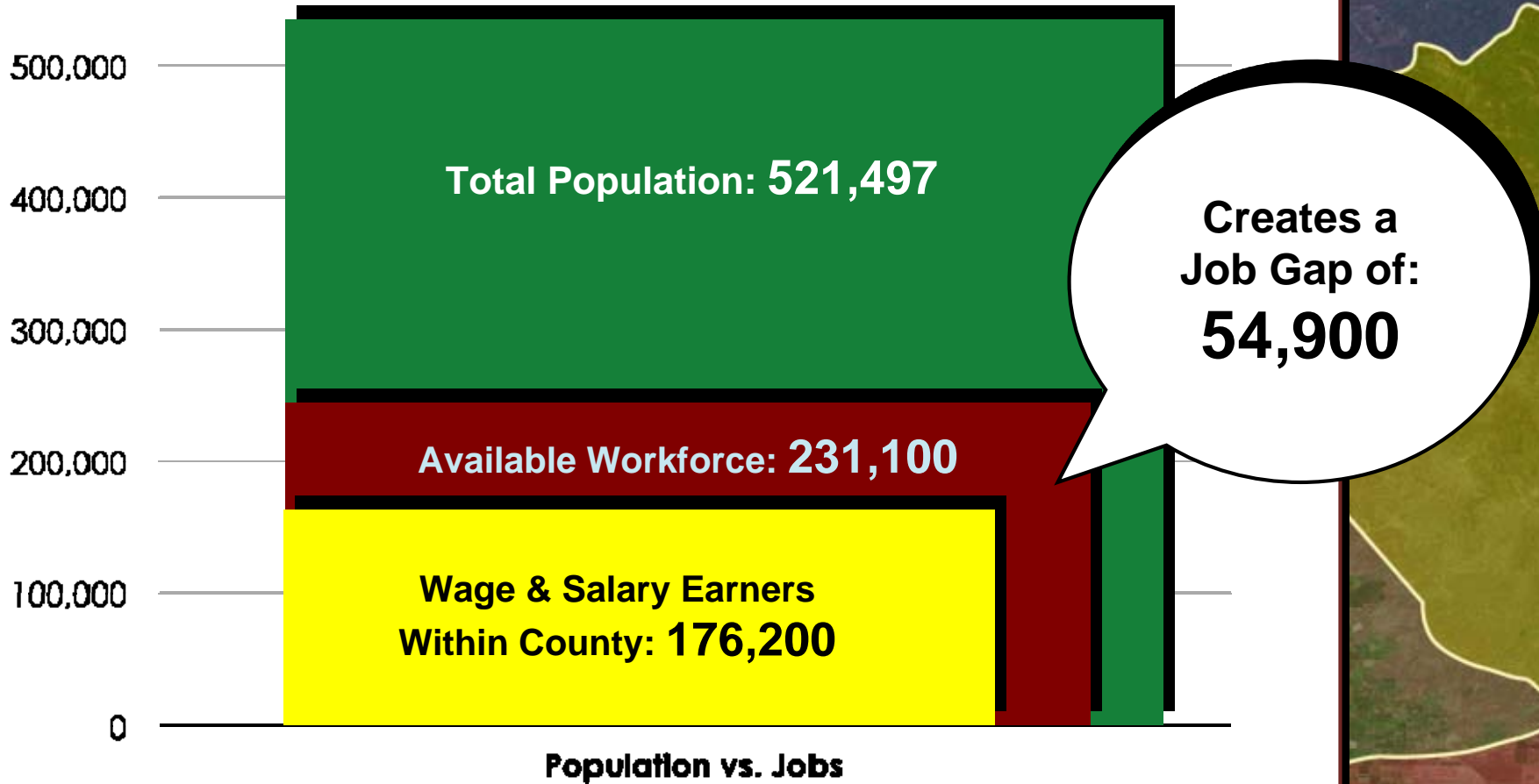
Madera
County



**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"



SOURCES: California Department of Finance; California Employment Development Department

Stanislaus County Today: POPULATION DURING THE PAST DECADE



Unemployment Rates

9%
6%



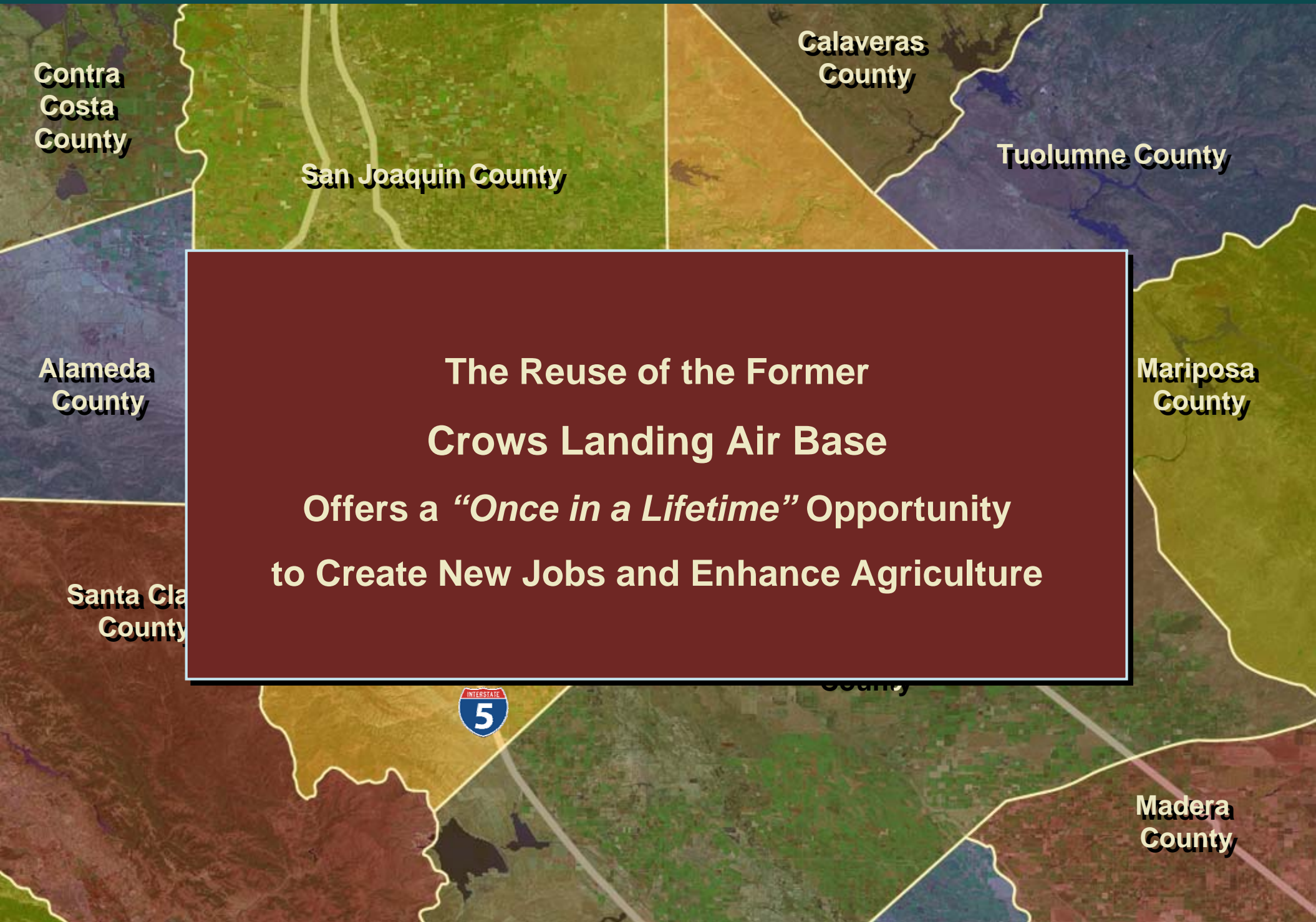
An additional **35,000 residents**

must leave Stanislaus County every day to commute to & from work

Sources: US Department of Labor; California Employment Development Department

Madera County

**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**

Stanislaus County Today

Port of  Sacramento

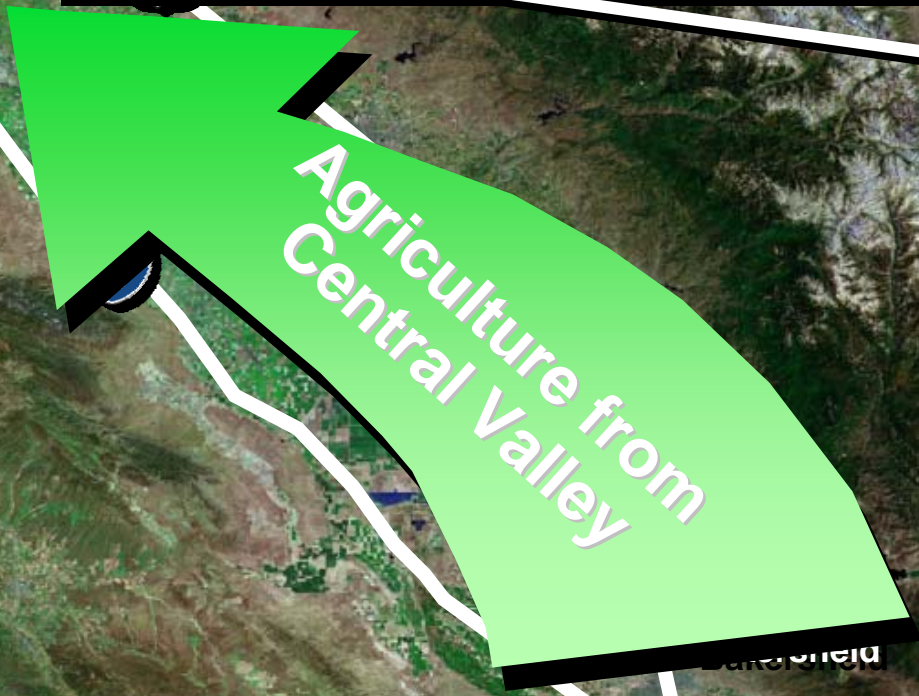
Today Export Containers are Being Shipped out of the Valley Full of produce and other goods. They are returning empty - presenting an opportunity for jobs and tax dollars.



Stanislaus County Today



More than 70% of state's edible nut, raisin, melon, and dried fruit exports

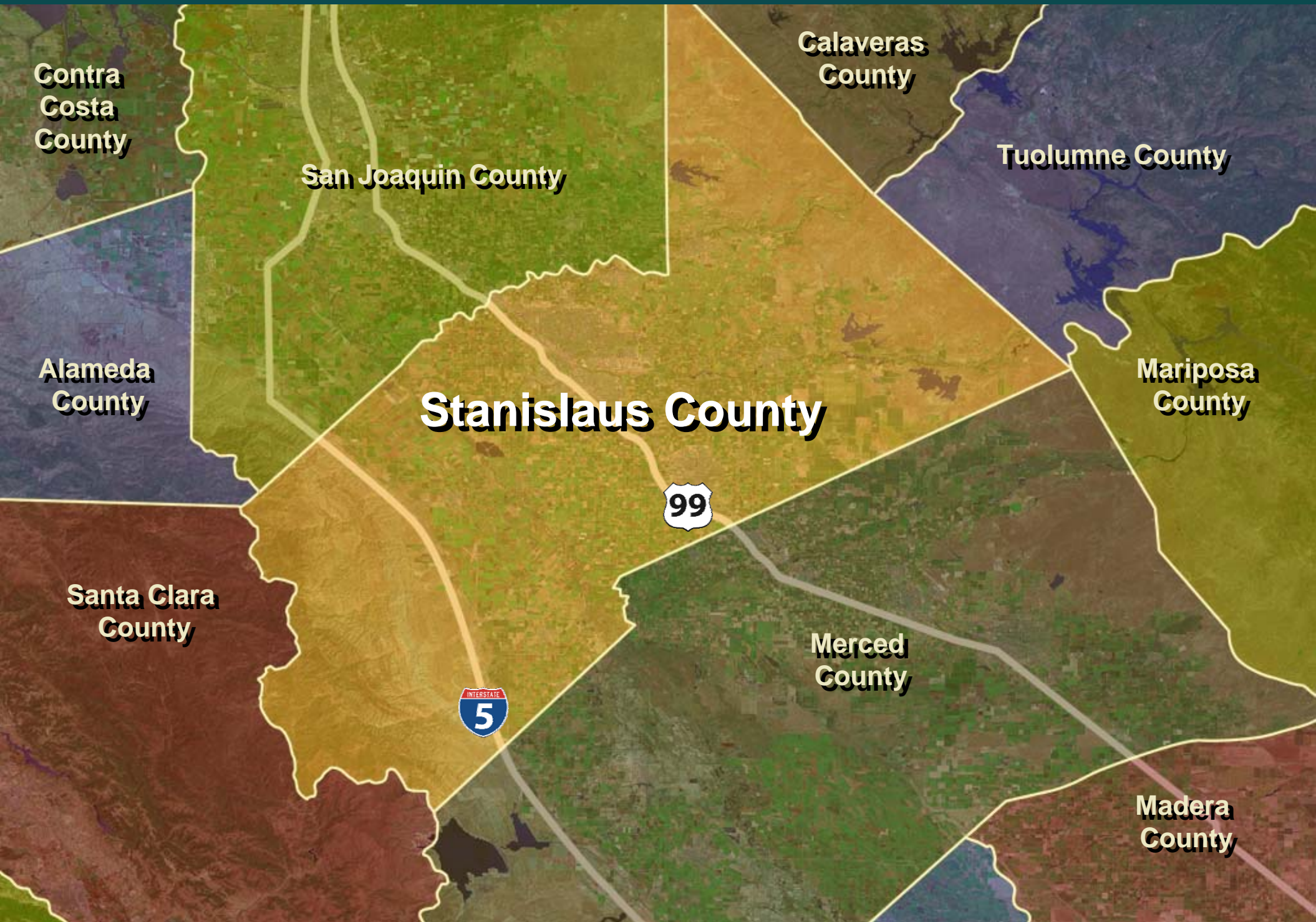


Agriculture from Central Valley

Stanislaus County Today



Stanislaus County Today



**Contra
Costa
County**

San Joaquin County

**Calaveras
County**

Tuolumne County

**Alameda
County**

Stanislaus County

**Mariposa
County**

99

**Santa Clara
County**

**Merced
County**

**INTERSTATE
5**

**Madera
County**

Stanislaus County Today



**Contra
Costa
County**

**Calaveras
County**

San Joaquin County

Tuolumne County

**Alameda
County**

Stanislaus County

**Mariposa
County**

99

Crows Landing

**Santa Clara
County**

**INTERSTATE
5**

**Madera
County**

A New Role for Crows Landing: LOCATION AND CHARACTERISTICS



**Proposed
Property Boundaries
for West Park**

A New Role for Crows Landing: LOCATION AND CHARACTERISTICS



Ward Avenue

Existing Airfield



Ike Crow Road

Fink Road

Crows Landing Runway & Tower



A New Role for Crows Landing: CONCEPTUAL PLAN - RAIL & INLAND PORT



Marshall Road

Rail

Inland Port

Ike Crow Road

33

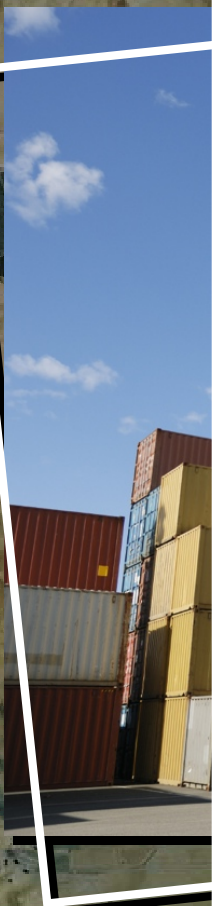
Fink Road

Inland port operation with expedited container distribution

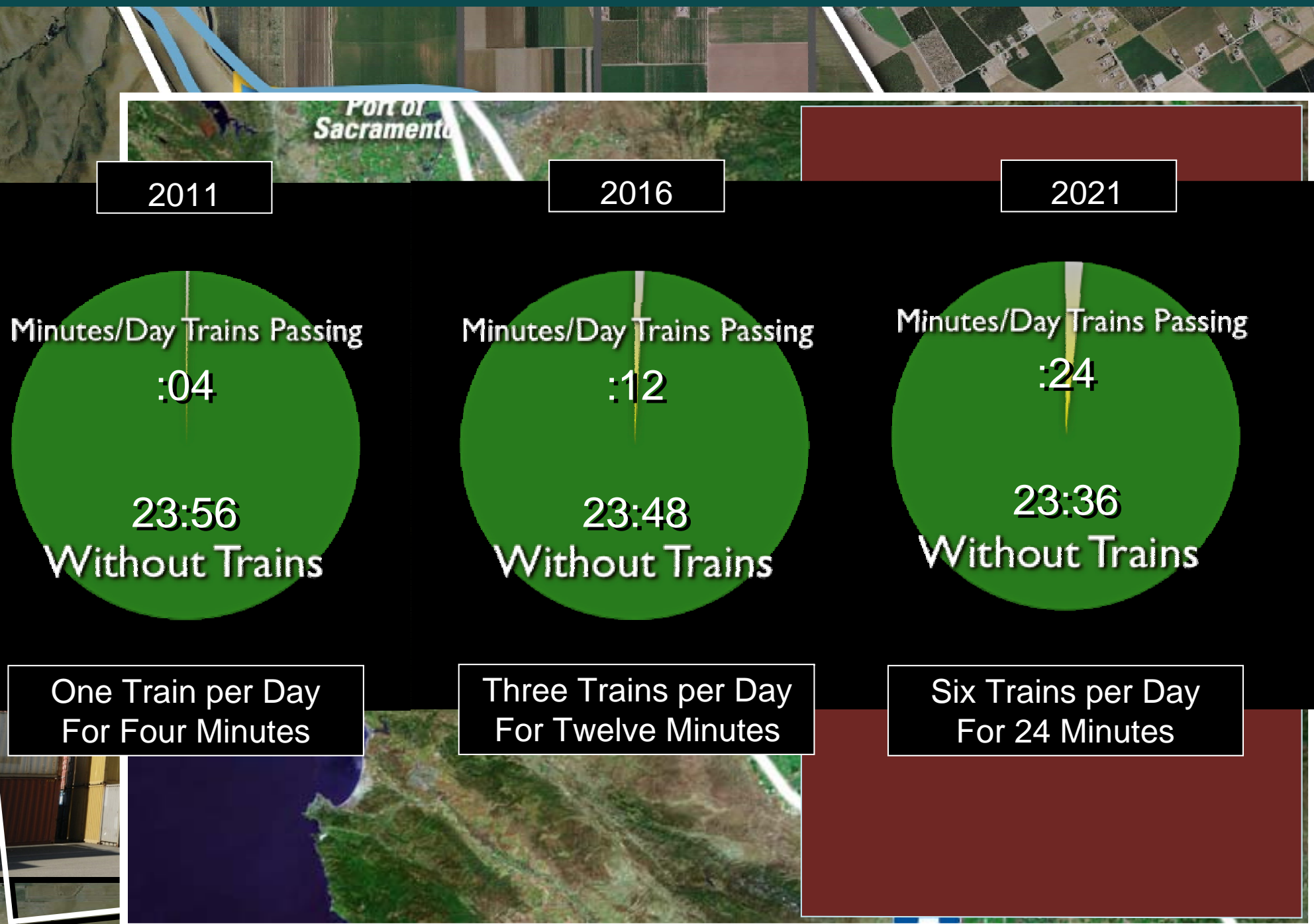
A New Role for Crows Landing: CONCEPTUAL PLAN - RAIL & INLAND PORT



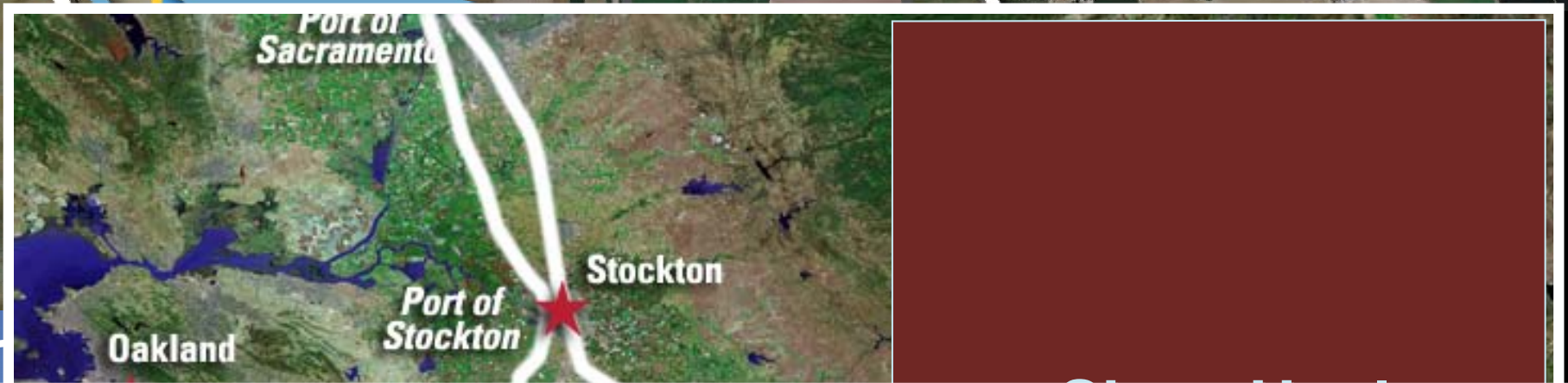
**Short Haul
Dedicated
Short Trains**



A New Role for Crows Landing: CONCEPTUAL PLAN - RAIL & INLAND PORT



A New Role for Crows Landing: CONCEPTUAL PLAN - RAIL & INLAND PORT

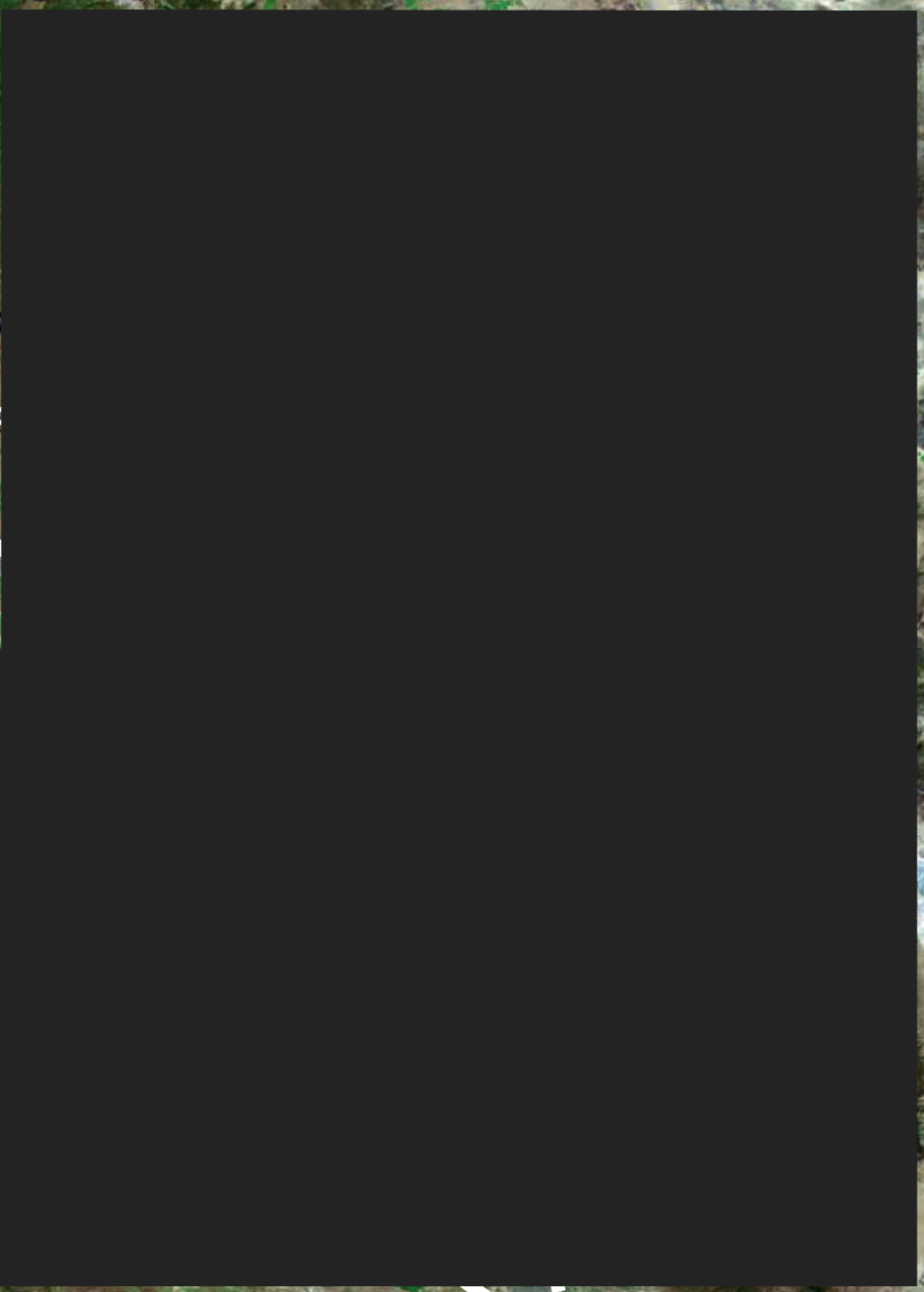


At Full Build Out :

Six Trains, Round Trip: 24 Minutes per 24 Hours
Less than 2% of the day



Stanislaus County Today



Stanislaus County Today



Contra
Costa
County

San
Francisco
Alameda
County

Santa
Clara
County

Sacramento

Port of
Sacramento

INTERSTATE
5

Stockton

Port of
Stockton

99

Modesto

Port of
Oakland

Short Haul
Dedicated
Short Train
Route

Crows Landing

Colusa
County

Yuba
County

Sutter
County

A New Role for Crows Landing: CONCEPTUAL PLAN - AIRPORT INDUSTRIAL



Aviation-related industrial center

Airport Industrial

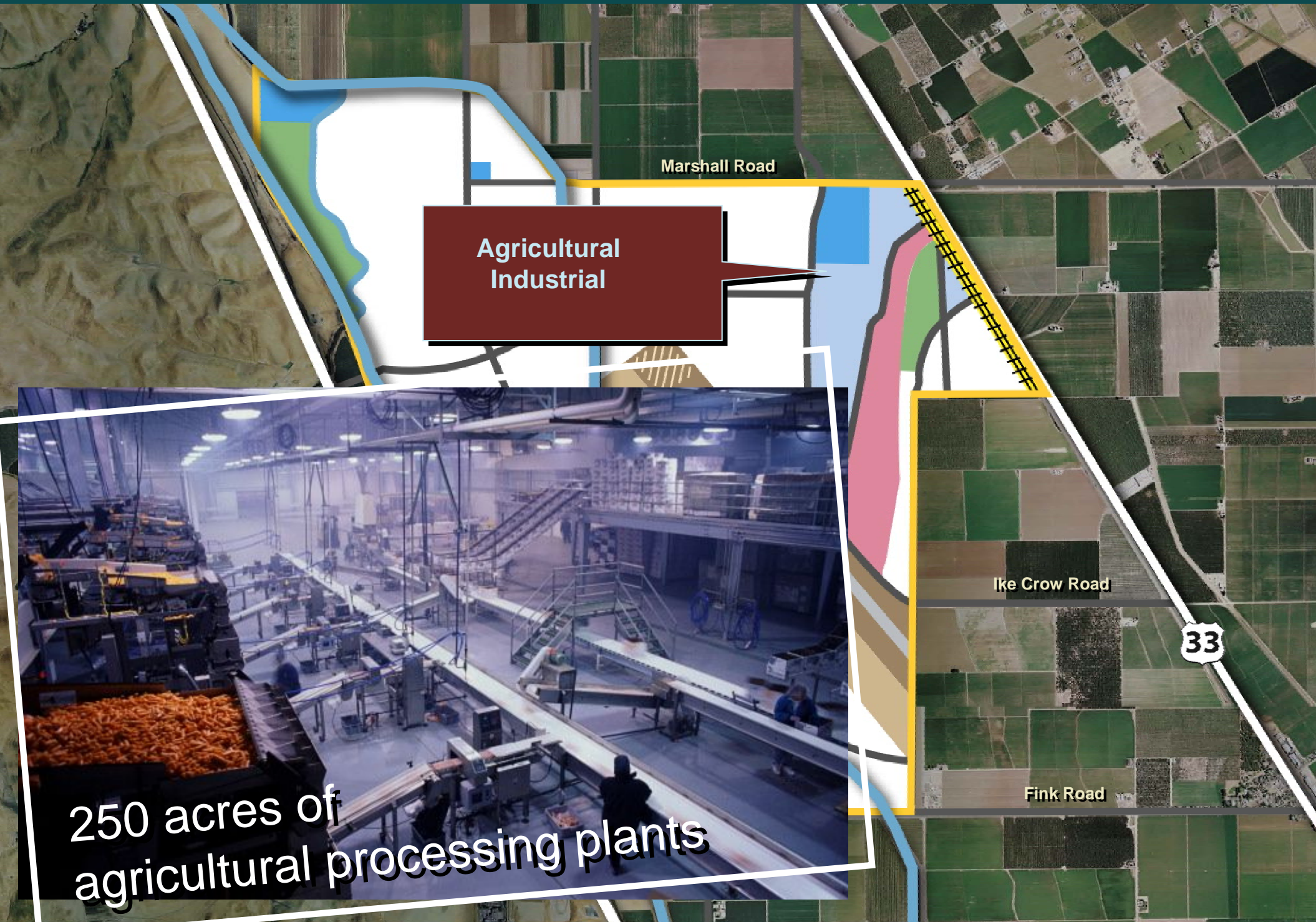


Ike Crow Road



Fink Road

A New Role for Crows Landing: CONCEPTUAL PLAN - AG INDUSTRIAL



**Agricultural
Industrial**



**250 acres of
agricultural processing plants**

Ike Crow Road

Fink Road

33

A New Role for Crows Landing: CONCEPTUAL PLAN - INDUSTRIAL

Industrial

Marshall Road

Industrial

2,000 acres of
industrial space

Ike Crow Road

33

Fink Road



A New Role for Crows Landing: CONCEPTUAL PLAN - DISTRIBUTION



Distribution



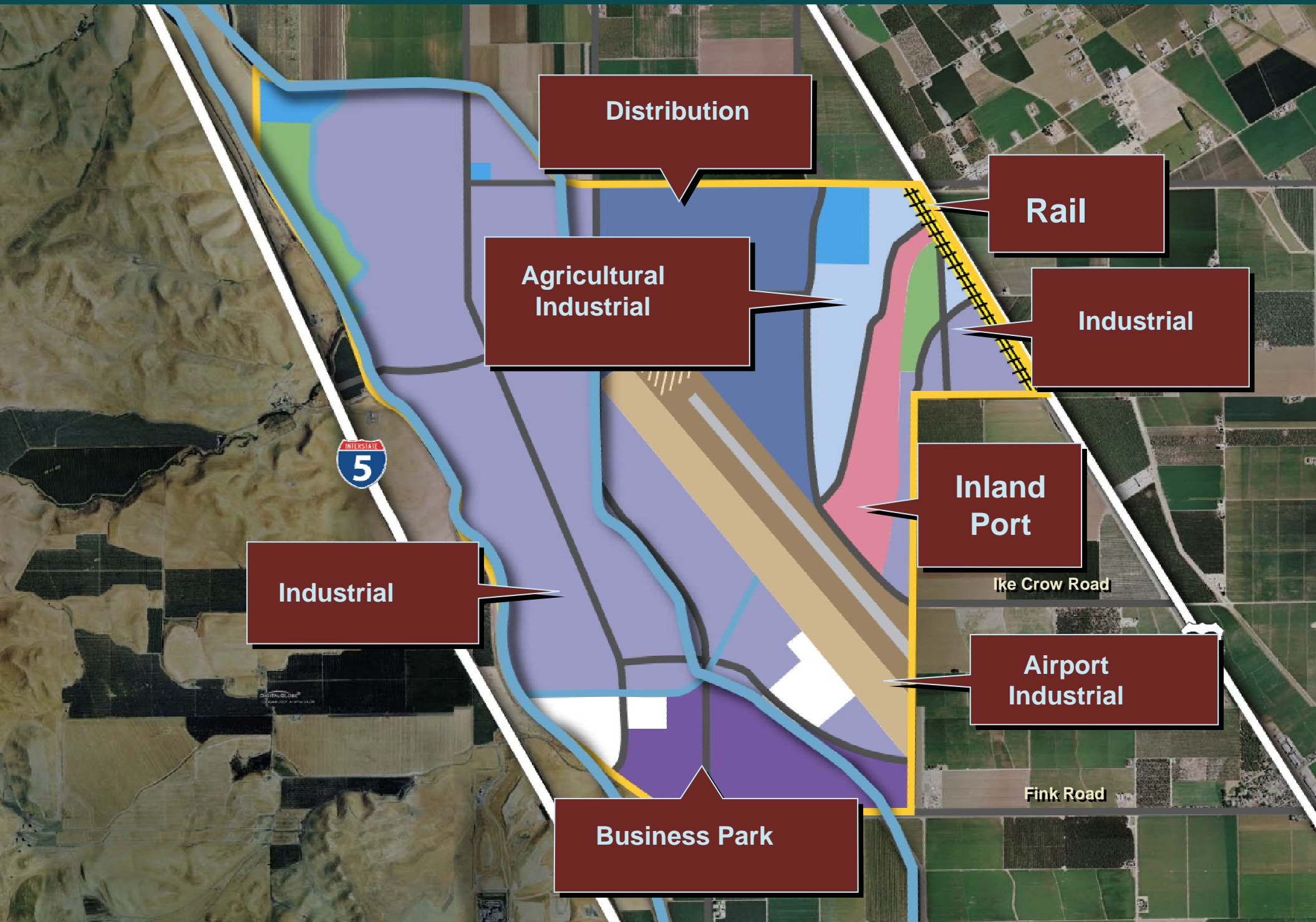
600 acres of distribution centers for logistics-related businesses

A New Role for Crows Landing: CONCEPTUAL PLAN - BUSINESS PARKS



Business Park

A New Role for Crows Landing: CONCEPTUAL PLAN - BUSINESS PARKS



A New Role for Crows Landing: CONCEPTUAL PLAN - REGIONAL SAFETY



West
Stanislaus
Fire

Regional Safety
Center



Public Safety

Fink Road

A New Role for Crows Landing: CONCEPTUAL PLAN - CDF

CA Department of Forestry
firefighting aircraft fleet



Headquarters for firefighting aircraft

CDF Aviation
Firefighting

Ike Crow Road

33

Fink Road

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

A new local hospital or
medical center for
Stanislaus County

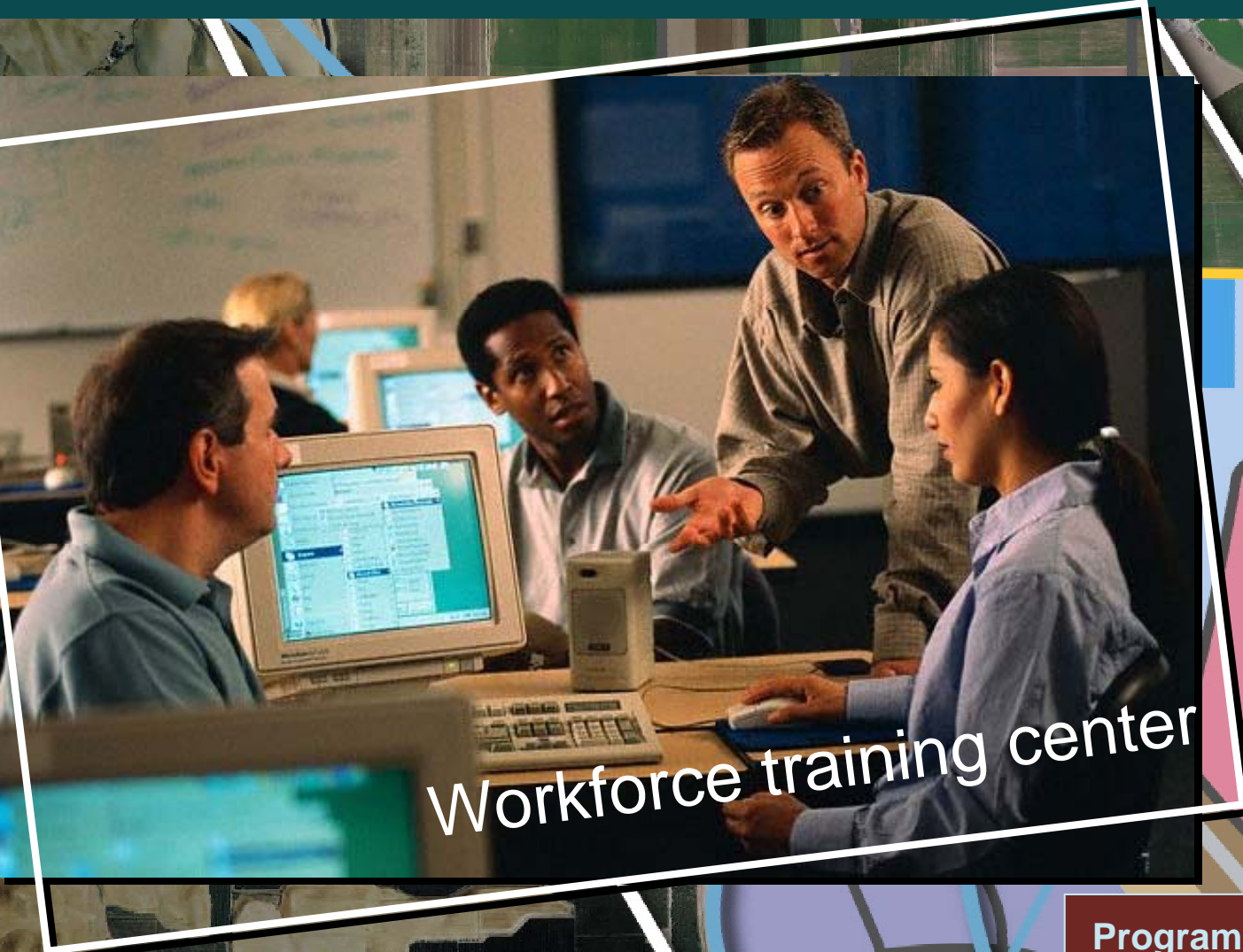


Land to be set aside
for hospital or
medical facility

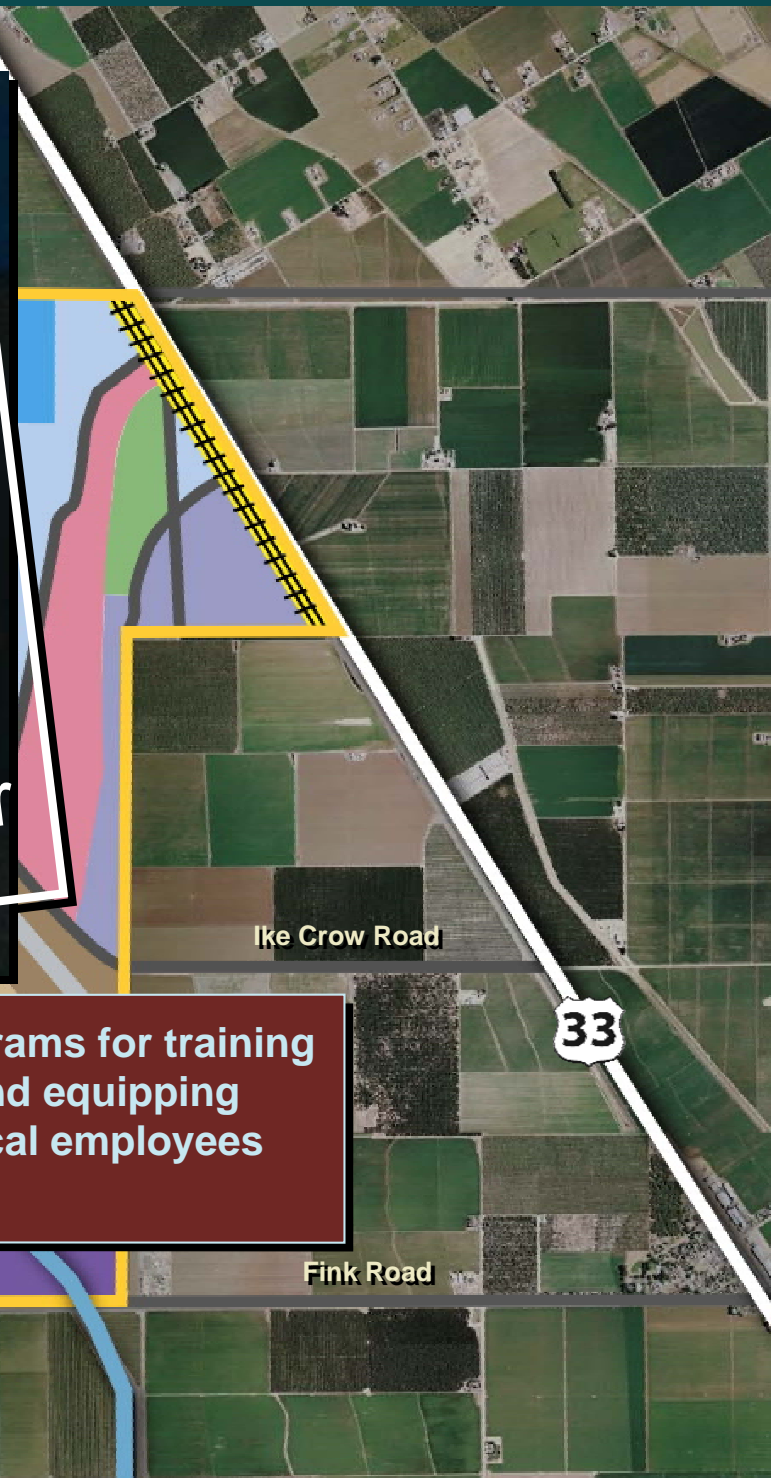


Fink Road

A New Role for Crows Landing: CONCEPTUAL PLAN - WORKFORCE TRAINING



Workforce training center



Ike Crow Road

33

Programs for training and equipping local employees

Fink Road

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

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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

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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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www.jobsforstanislaus.com