



ECONOMIC DEVELOPMENT UPDATE

CITY COUNCIL SPECIAL MEETING
MAY 16, 2022

LathropSMART

Item 2.3

ECONOMIC DEVELOPMENT MARKETING

14 Meetings Held



Monterey
March 7-8, 2022

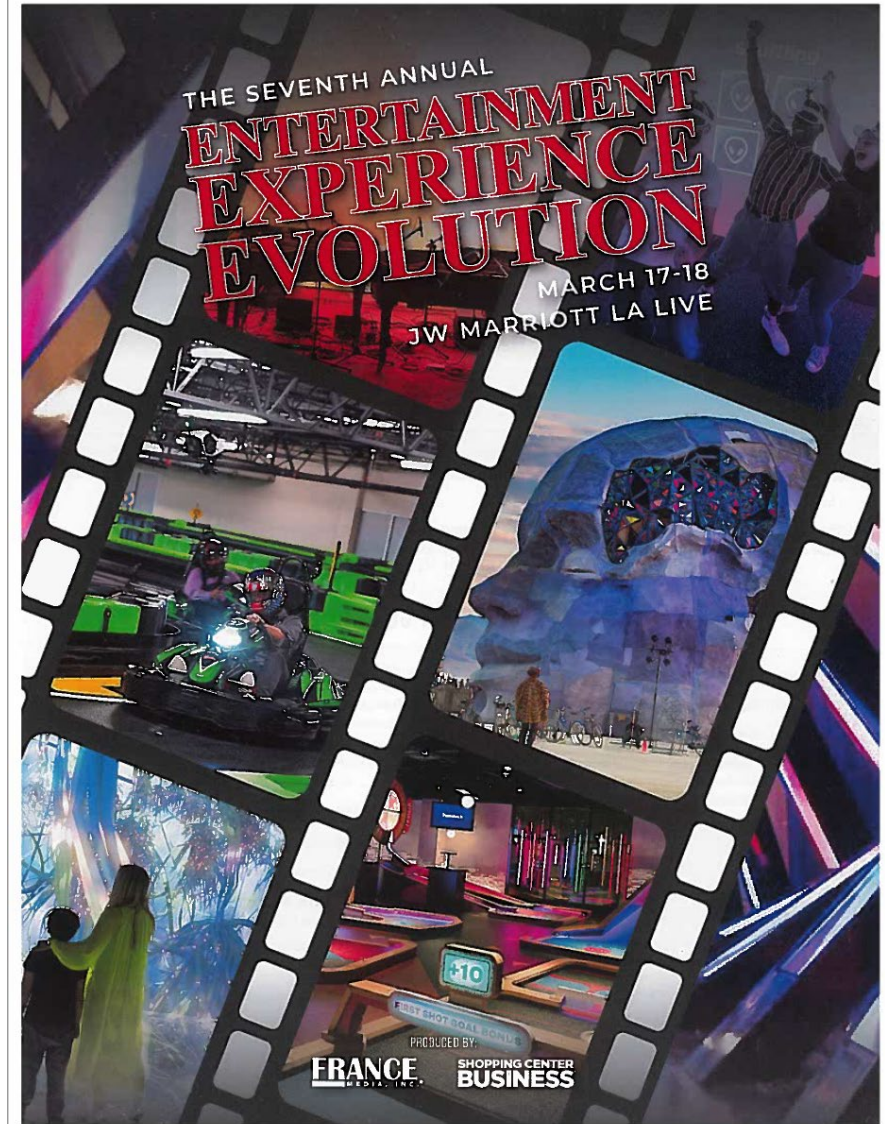


Los Angeles
March 17-18, 2022

UPCOMING MARKETING EVENT:



Las Vegas, NV
May 22 – 24, 2022



Trade Shows

LathropSMART

LathropSMART

SITE SELECTION
March 2022
siteselection.com

WINNERS
2021 GOVERNORS' CUPS

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

GOV GREG ABBOTT
Alias
DOC TEXAS

GOV LAURA KELLY
Alias
THE KANSAS KID

REWARD \$BILLIONS
IN PROJECTS

[illegible]

May/June 2022

California
CENTERS[®]

Number 143

RETAILERS • DEVELOPERS • BROKERS

Digital Meets Physical

Some digitally native retailers are no longer content with the online-only slice of the pie, so they're heading into brick and mortar.

1 In California
Single-Family
Housing Unit
Growth – 4.36%

2 In California
Multi-Family
Housing Unit
Growth – 130.97%

3 In California
Population
Growth from Housing
Production – 6.36%

4 Population
28,503

5 Average
Household Income
\$95,613

6 Average
Household Size
3.88

7 Home Sales
Through the Roof® –
Opportunity for family-friendly lifestyle

8 Continued Development Opportunities
**High Viability &
Proximity to Freeway**

9 Smart Home Development of
21,000 Homes Approved
River Ranch in Lathrop /
Stanford Cratering

10 New Hotels

11 High Demand for Retail Services

12 Expanding Public
Transit to S.F.
Bay Area

13 Triplix Area Population
764,283 people
35 minutes drive time

14 Major Employers
Tesla, UPS, Intel, Cor
Vermont Electric, Southern
Avalanche, Phoenix, Photo
Innovations, and more...

**SMART Location
SMART Opportunity**

LathropSMART

Lathrop
ci.lathrop.ca.us

Visit the
LathropSMART
Digital Storyboard
to learn more.

Now
Available

COMMUNITY OUTREACH

LathropSMART City News Volume 4, Spring 2022

- April Utility Bill Mailer
- City Website
- City Social Media

LathropSMART

City News

Volume 4
Spring 2022

NEW LATHROP POLICE DEPARTMENT UPDATE

The City of Lathrop remains on track to stand up its first-ever Police Department this July with more significant milestones reached.

- Four "Meet & Greet" events were held in February and March at various locations to introduce residents to Chief of Police Raymond Bechler and Police Commanders—Kyle Oki and Stephen Sealy.
- Recruitment for sworn and professional police personnel continues to progress with just a few positions remaining to be filled.
- New Lathrop Police Department Patches have been designed and finalized.
- Lathrop Police Badges have been designed and will be unveiled at a ceremony this spring.

For more information, visit the Police Transition Webpage at <https://www.ci.lathrop.ca.us/city-manager/page/lathrop-police-department-transition>.

NEED HELP TO REPAIR YOUR HOME?

Does your house need re-roofing, kitchen/bathroom repairs, handicap accessibility, painting, window replacement, or other improvements? The City of Lathrop's Housing Rehabilitation Program may assist with improving your property and making repairs. The program offers low-interest, amortized and deferred payment loans designed to make needed renovations affordable for low-income homeowners. Program administered by the San Joaquin County Neighborhood Preservation Division.

For information, visit the City's website <https://www.ci.lathrop.ca.us/economic-development/page/help-repair-your-home-property-rehabilitation-program> or call (209) 468-3175.

NO CASH PAYMENTS ALLOWED IN DROP BOX

For your convenience, a new drive-thru Payment Drop Box (located on Towne Centre Drive) is now available for residents to make utility bill payments. Place payment in an envelope clearly labeled with your name and account number. Payments are posted the next business day.

For information, visit www.ci.lathrop.ca.us

REGULATORY TIPS & INFORMATION

HERBICIDES, PESTICIDES AND FERTILIZERS... OH MY!

Do you know that one of the pollutants found in our waterways originates from the residential use of pesticides, herbicides, and fertilizers? These materials can enter our waterways through runoff, run-off from lawns, heavy rains, and heavy rains. Use the tips below to minimize these impacts:

- Read and follow manufacturers recommended application rates and directions.
- Apply chemicals and fertilizers before and on rainy days.
- Do not mix or prepare chemicals or fertilizers for application in storm drains.
- Apply the minimum amount of chemicals and fertilizers needed and use the lowest rate that will effectively control the problem.
- Employ techniques to minimize off-target application of chemicals and fertilizers.
- Purchase only the amount of pesticides, herbicides, and fertilizers reasonably needed.
- Rinse containers and use rinse water as product.
- Dispose of unused chemicals and fertilizers as hazardous waste.
- Dispose of empty containers according to the instructions on the container label.

More Friendly Tips for Landscapers and Home Gardeners, visit www.ci.lathrop.ca.us/publicworks/page/friendly-tips-for-landscapers-and-home-gardeners

RECYCLE FOOD & YARD WASTE

Starting January 1, 2022, all residents and businesses are required to recycle food and yard waste. Acceptable materials include food waste, yard waste, landscape and pruning waste, and food-soiled paper products. All food and yard waste is collected in one cart for residential and commercial customers. For more information visit <https://www.ci.lathrop.ca.us/parksrec/page/recycling-and-conservation>.

UPCOMING EVENTS

- April 23 8am: Earth Day Recycling Event Vande Park
- April 29 - May 13 10am-2pm: Mayor's Art Show & Sale Lathrop City Hall
- May 14 8am: Community Garage Sale Senior Center Parking Lot
- May 30 11am: Memorial Day Ceremony Veterans Memorial Wall
- June 3, 10, 17, 24 Disk Movies in the Park Generations Center
- July 1 6pm: July 1st Celebration Generations Center

For a full list of events, times and locations visit the City's website at www.ci.lathrop.ca.us/parksrec/page/2022-special-events-calendar

NEW BUSINESSES

- Dutch Bros Coffee - 15135 Old Harlan Rd.
- Lathrop Food Plaza - 16201 S. Harlan Rd.
- Medi Weightloss - 15810 S. Harlan Rd., Unit B
- SmallCakes Cupcakery & Creamery Lathrop - 15040 S. Harlan Rd.
- Taco House Mexican Grill - 16925 S. Harlan Rd.

UNDER CONSTRUCTION

- Golden Valley & River Island Parkways:
- Chevron Gas Station/Convenience Store
- Jamba Juice
- Blue Rain Car Wash
- Manthey Rd.: Fairfield Inn & Suites by Marriott
- Lathrop Marketplace: Sprout's Farmers Market
- 15107 Old Harlan Rd.: Sonic Drive In

HOME IMPROVEMENT PROJECTS - WHO TO CALL

Be an informed homeowner and avoid unnecessary surprises and frustration before starting any construction or home improvements. Call the City's Planning and Building Division staff to verify zoning and/or building regulations or permits needed for your project. Visit City Hall during normal business hours or call the Planning Division at (209) 941-7260 or the Building Division at (209) 941-7270.

2022 Special Events Calendar

Check out a full list of events, times and locations visit the City's website at www.ci.lathrop.ca.us/parksrec/page/2022-special-events-calendar

390 Towne Centre Drive, Lathrop, CA 95330

[ci.lathrop.ca.us](https://www.ci.lathrop.ca.us)

RETAIL/COMMERCIAL UPDATE



INDUSTRIAL UPDATE



Medline

New Location

Leased: 338,564 sf in Crossroads Commerce Center

New Jobs: 120 – 150



PAQ, Inc. dba Food 4 Less

Expansion

Leased: 197,124 sf in Crossroads Commerce Center

Jobs Retained: 90



NFI

New Location

Leased: 346,631 sf in Crossroads Commerce Center

New Jobs: NA



Ryder (3PL)

Expansion

Leased: 181,629 sf in TriPoint Logistics Center

Jobs Retained: NA

RESIDENTIAL UPDATE

NEW HOME SALES =

January 1 – April 30, 2022

River Islands = 251

Stanford Crossing = 132



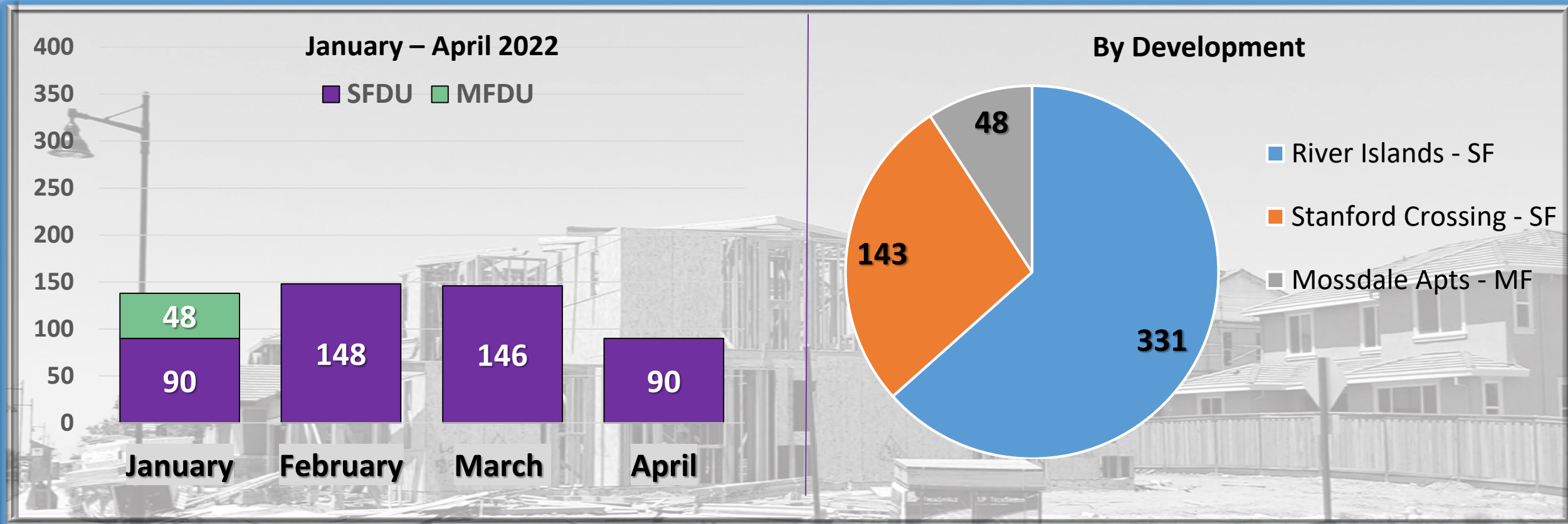
RESIDENTIAL UPDATE

New Single Family Dwelling Unit Permits Issued
Multi Family Dwelling Unit Permits Issued

YTD* = 474

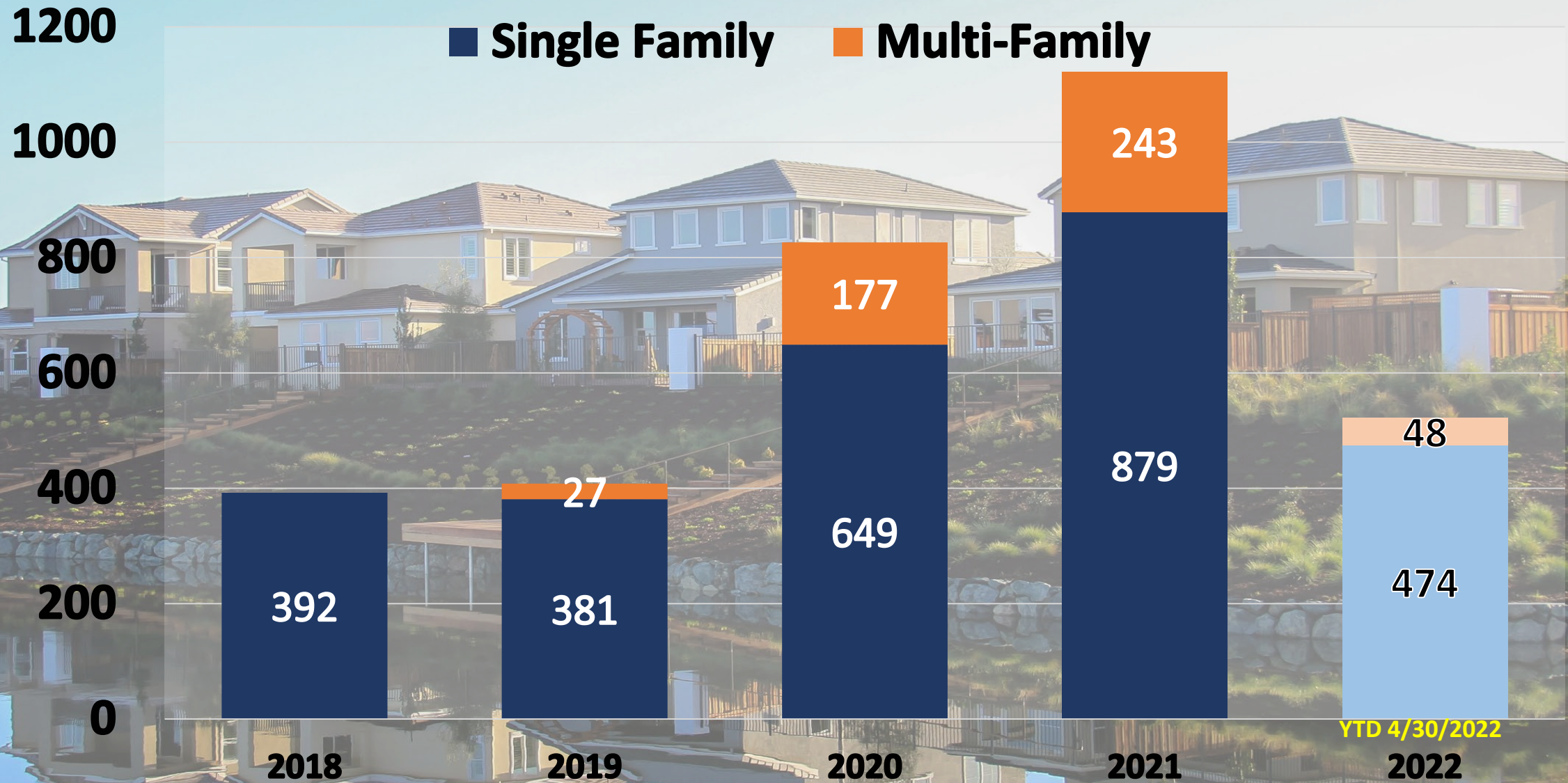
YTD* = 48

**522 Residential
Permits Issued
Jan – April 2022**



* YTD = January 1 –April 30, 2022

City of Lathrop – Housing Permits Issued Years 2018 – 2021 (YTD 2022)



DEPARTMENT OF FINANCE — POPULATION ESTIMATES

Press Release: May 2, 2022

Population

31,331 People
6.63% Growth Rate



2nd Fastest Growing City
with Population Over 30,000

Single-Family Housing

821 Units
10.97% Unit Growth



2nd Largest Percent
Single-Family Housing Unit Growth

Total Housing

10.07% Unit Growth



2nd Largest Percent
Total Housing Unit Growth

COMMUNITY UPDATE

Take
Charge Of
Your Future!



WORKFORCE PROGRAMS

Manufacturing
Leadership

Industry Boot Camps

Industrial Maintenance Mechanics

Career Accelerator

Programmable Logic Controllers



[HTTPS://WWW.VOLTINSTITUTE.COM](https://www.voltinstitute.com)

| | | | | | | |
|--|--|--|--|---|--|-----------|
| <div>Posted Within Last 15 Days</div> <div>NOW HIRING</div> <div></div> | <div></div> <div></div> | <div></div> <div></div> | <div></div> <div></div> <div></div> | Gov't & Other Jobs | | |
| <div><div>SIMWON AMERICA CORP.</div></div> | <div><div>STEEL BUILDINGS a NUCOR company</div></div> | <div></div> | <div></div> | <div></div> | Manufacturing | |
| <div><div>Ryder Ever better.™</div></div> | <div></div> | <div><div>wayfair</div></div> | <div></div> | <div></div> | <div><div><div>RAYMOND WEST INTRALOGISTICS SOLUTIONS</div></div><div><div>CAPSTONE LOGISTICS</div></div></div> | Logistics |
| <div><div>Staffmark.</div></div> | <div><div>IMPRESS STAFFING SOLUTIONS</div></div> | <div><div>BALANCE STAFFING MORE THAN A RESUME</div></div> | <div><div>HUMAN BEES</div></div> | <div><div>PARTNERS PERSONNEL</div></div> | Staffing Agencies | |

Source: www.indeed.com and www.CalJobs.ca.gov

All company names are trademarks™ or registered® trademarks of their respective holders. Use of them does not imply any affiliation with or endorsement by them.

LOCAL RESOURCES

• JOB SEARCH ASSISTANCE

- San Joaquin County WorkNet

SJCWORKNET.ORG



- EDD CalJobs

CALJOBS.CA.GOV

• SMALL BUSINESS ASSISTANCE

- Small Business Development Center

SANJOAQUINSBDC.ORG



- CodeStack Academy (SJCOE)

CODESTACKACADEMY.ORG



- Volt Institute

VOLTINSTITUTE.COM



- San Joaquin Delta College

DELTACOLLEGE.EDU



- University of the Pacific

PACIFIC.EDU



- Bererd College (*Innovative degrees & lifelong learning programs*)

EDUCATION.PACIFIC.EDU/EDUCATION

- Osher Lifelong Learning Institute (*Designed for people ages 50+*)

EDUCATION.PACIFIC.EDU/EDUCATION/OSHER-LIFELONG-INSTITUTE

• EDUCATION, VOCATIONAL TRAINING, AND LIFE-LONG LEARNING