

SAN JOAQUIN COUNTY

# QUALITY OF LIFE

San Joaquin County offers residents a unique blend of life style opportunities. With a comfortable, affordable life style, abundant recreational facilities, excellent educational opportunities, and diverse cultural resources, San Joaquin County has the amenities of metropolitan living without the congestion, overcrowding and expense.

There is a consolidated county-wide communications system providing efficient, reliable police, fire and emergency services response in addition to the municipal and emergency services provided within each of the seven cities. Information is included below on current costs for housing and municipal services in the County.

**HOUSING AFFORDABILITY**

Average residential sales prices in San Joaquin County are among the lowest of all counties in its region. The median price in September 2010 was \$200,000 in Lodi, \$181,250 in Manteca, \$130,000 in Stockton and \$250,000 in Tracy. Rental prices have been fluctuating over the past few months and vary within communities. As of May 2010, in the Stockton - Lodi MSA, the average monthly rental price for a three bedroom, two bath apartment was \$1,101, a two bedroom, two bath was \$925 and a one bedroom, one bath was \$795.

Source: DataQuick September 2010 and SJP Survey June 2010

City	Electric	Gas	Water & Sewer
*Escalon	PG&E	PG&E	City of Escalon
Lathrop	PG&E	PG&E	City of Lathrop
Lodi	City of Lodi	PG&E	City of Lodi
Manteca	PG&E	PG&E	City of Manteca
*Ripon	PG&E	PG&E	City of Ripon
Stockton	PG&E	PG&E	City of Stockton CA. Water Ser. Co.
Tracy	PG&E	PG&E	City of Tracy

\*MID is available for new load



From luxurious executive homes to starter homes, San Joaquin County offers a range of choices to suit individual life styles.

**PROPERTY TAXES**

Property Tax Rate computes at approximately 1% of Assessed Market Value per year, appreciation is limited to 2% per year maximum.

City	Rate
Escalon	1.00
Lathrop	1.00
Lodi	1.00
Manteca	1.00
Ripon	1.03
Stockton	1.02
Tracy	1.00

San Joaquin County home prices on the average are generally lower than prices within the state and closer to the national average as illustrated in the comparison chart below:

**MEDIAN HOME SALE PRICES**

US	• \$170,500
California	• \$304,220
Alameda County	• \$364,500
Contra Costa County	• \$260,000
San Joaquin County	• \$165,000

Source: California Association of Realtors, DataQuick, National Association of Realtors, October 2010

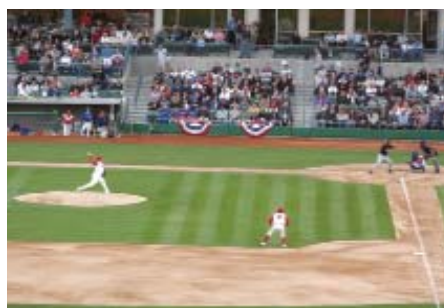
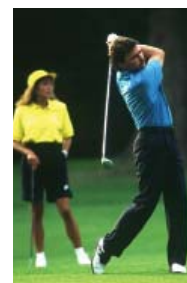


**SAN JOAQUIN PARTNERSHIP**

A Private Non-Profit Economic Development Corporation Serving San Joaquin County

# QUALITY OF LIFE

**S**an Joaquin County has an agreeable climate with warm, dry summers and mild winters. The San Joaquin Delta, where the Sacramento and San Joaquin Rivers meet before entering the San Francisco Bay, is an area rich with outdoor recreation opportunities. The Delta covers over 1,000 miles of navigable rivers, streams and canals for fishing, boating, camping and water sports. A multitude of regional and city parks are within minutes of residential areas, and year-round spectator sports offer affordable, family style entertainment. Several major snow ski resorts and facilities in the Sierra are within a two hour drive. San Joaquin County enjoys a rich variety of cultural resources, recreation and annual community events, some of which are listed below.



*San Joaquin County offers a variety of outdoor recreation opportunities.*

## CLIMATE

Month	Temperature		Precipitation
	High	Low	
January	55	36	1.4
April	76	45	0.6
July	98	62	0.0
October	81	49	0.3
Annual	78	48	7.4

Source: NOAA (30 year averages) Ask.weather.com 2010

## MEDICAL SERVICES

Hospitals	8
Beds	1,148
Physicians/Surgeons	1,124
Nurses (FTE)*	3,650
Dentists*	300
Chiropractors*	40

Source: US Census Bureau, CA EDD - 2009 Occupational & Wage Data, Info USA 2006  
\*Stockton-Lodi MSA

## COMMUNICATIONS

Television Stations	4
Radio Stations	11
Daily Newspapers	4
Weekly Newspapers	6

Source: San Joaquin Partnership 2010

## CULTURAL RESOURCES

Haggin Museum  
Stockton Symphony  
Stockton Opera Association  
Stockton Civic Theatre  
Children's Museum  
Allen Short Gallery  
Lodi Symphony  
Stockton & California Chorale Companies  
UOP Conservatory of Music  
San Joaquin Delta Community College  
San Joaquin County Historical Museum

## RECREATION

Ice Arena (Skating & Hockey)  
10 Public Golf Courses  
5 Private Golf and Country Clubs  
Pixie Woods Petting Zoo  
Micke Grove Park & Zoo  
Caswell State Park  
CA Cougars - Major Indoor Soccer Team  
Stockton Lightning - af2 Arena Football  
Stockton Ports - Minor League Class A Baseball Team (Oakland Athletics)  
Stockton Thunder - East Coast Hockey League  
1,000 Miles of Delta Waterways

## ANNUAL COMMUNITY EVENTS

Bass Masters  
Almond Blossom Festival  
Cherry Blossom Festival  
San Joaquin County Fair  
San Joaquin Horse Racing  
July 4th Stockton Waterfest  
California Dry Bean Festival  
Lodi Grape Festival  
Stockton Asparagus Festival  
Manteca Pumpkin Festival  
Escalon Park Fete Festival  
Lodi-Woodbridge Zin-Fest  
Waterfront Blues & Jazz Festivals



## SAN JOAQUIN PARTNERSHIP

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