

**Public Notice of Availability of  
A Draft EIR for the Crows Landing Industrial Business Park  
(SCH#2014102035)**

Public Notice is hereby provided that, as Lead Agency, Stanislaus County has determined that a Environmental Impact Report (EIR) should be prepared for the proposed project summarized below.

1. Project Name: Specific Plan, General Plan Amendment, and Rezone Application No. PLN2013-0091 – Crows Landing Industrial Business Park
2. Brief Description of Proposed Project: Request to adopt a Specific Plan allowing for the development of a 1,528 acre project site to support a mix of aviation-compatible industrial and business park uses, general aviation, aviation-related land uses, public facilities, a multimodal (bicycle/pedestrian) transportation corridor, and supportive infrastructure. The project is anticipated to develop in three phases over 30-years with a 370 acre public-use airport and 14 million square feet of building space with the potential to generate 14,500 jobs. The project includes a request to establish a Specific Plan for the project, amend the General Plan designation of Agriculture to Specific Plan and rezone from A-2-40 (General Agriculture) to S-P(2) (Specific Plan); adoption of an Airport Layout Plan and Narrative Report to support the development of a public-use general aviation airport; and an amendment to the Stanislaus County Airport Land Use Compatibility Plan (ALUCP) to provide new policies specific to the new public-use airport.
3. Project Location: The project site is located in an unincorporated portion of western Stanislaus County, approximately 1.5 miles east of Interstate Highway 5 (I-5), and 2.5 miles west of the community of Crows Landing. The 1,528-acre property is bounded by W. Marshall Road to the north, State Route (SR) 33 to the northeast, Bell Road to the east, Fink Road to the south, and Davis Road and agricultural land to the west. The project site includes APNs 027-003-074 to 080; 027-001-057 to 059.
4. List of Potentially Significant and Significant Effects: aesthetics; air quality; agricultural resources; biological resources; cultural resources; geology, soils, and paleontological resources; hazards and hazardous materials; hydrology and water quality; population; noise and vibration; traffic and transportation; wastewater treatment; and cumulative impacts related to aesthetics, agricultural resources, air quality, greenhouse gas emissions, traffic and transportation, and utilities and service systems. The former Crows Landing Naval Auxiliary Landing Field is listed on the Cortese List (list compiled per the provisions of Section 65962.5 of the Government Code).
5. Public Review Location: A copy of the Crows Landing Industrial Business Park Draft EIR is available for review at the following locations:
  - A. <http://www.stancounty.com/planning/pl/act-projects.shtm>
  - B. Stanislaus County Planning and Community Development Department, 1010 10th Street, Suite 3400, Modesto, CA (8:30 a.m. to 4:30 p.m.)
6. Public Review Period: Written Public Comments are to be submitted between, Monday, January 22, 2018, and Monday, March 12, 2018, to the address below:

Stanislaus County Planning and Community Development Department  
c/o Rachel Wyse, Senior Planner  
1010 10th Street, Suite 3400  
Modesto, CA 95354

Or by e-mail at: [planning@stancounty.com](mailto:planning@stancounty.com)

A Public Hearing will be scheduled at a later date. For more information, you may contact the Stanislaus County Planning & Community Development Department at (209) 525-6330.