

Appendix I-A1

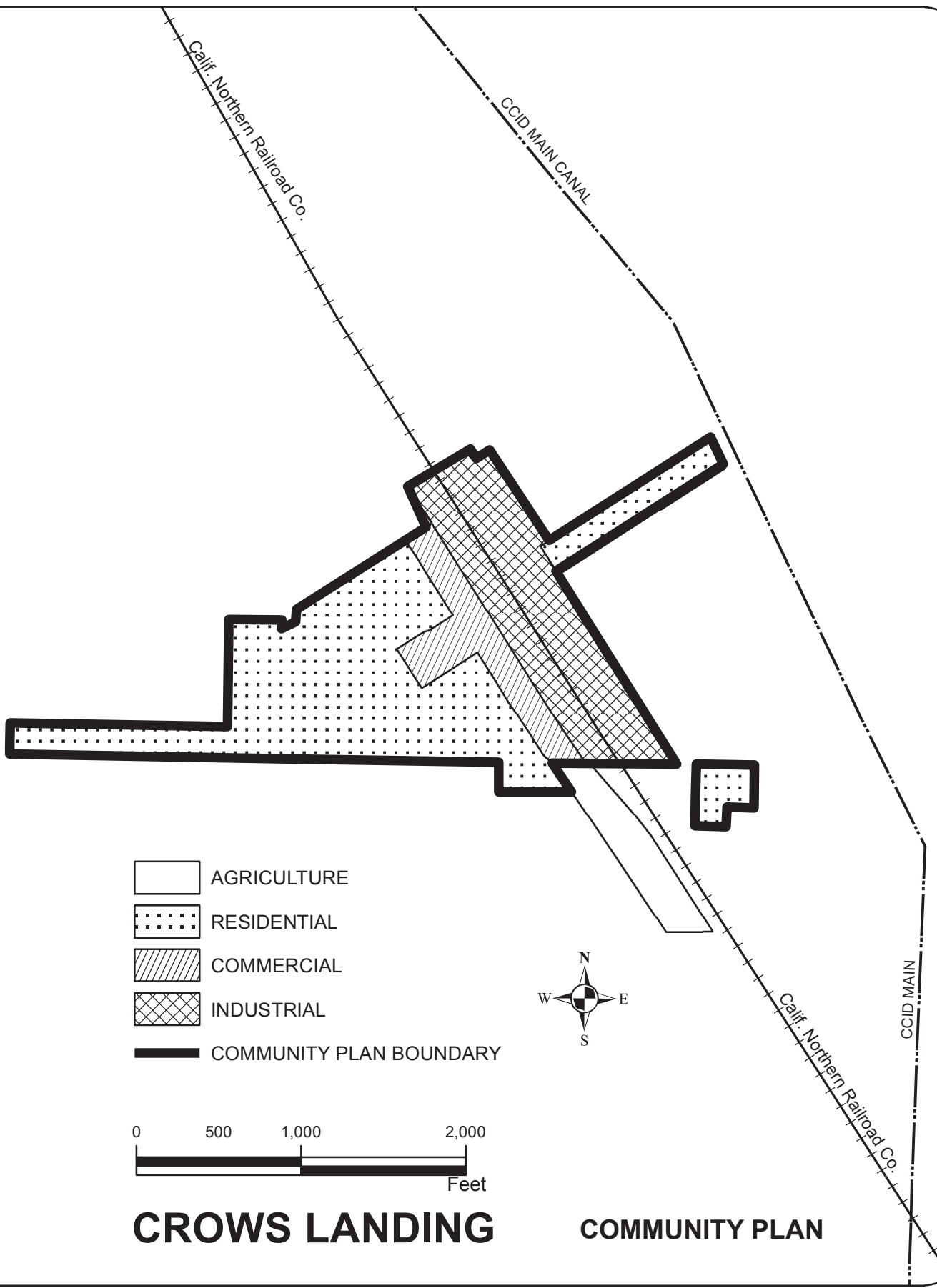
CROWS LANDING COMMUNITY PLAN

Adopted by the Stanislaus County Board of Supervisors

JUNE 23, 1987*

**A technical update to population statistics, service providers, and conditions in and surrounding the community were adopted on August 23, 2016, as part of the 2015 comprehensive General Plan Update. The 2015 update also incorporated into the Community Plan information from the June 23, 1987, adopted Support Documentation to the Stanislaus County General Plan.*

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CROWS LANDING

COMMUNITY PLAN

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Description of Crows Landing

The community of Crows Landing is located on the west side of Stanislaus County, straddling State Highway 33. Approximately one and one-half miles to the northwest of the town is the former United States Naval Auxiliary Landing Field, Crows Landing, which previously served as a practice landing field for Navy, Marine, and NASA Research aircraft. The United States Congress conveyed the former military property to Stanislaus County in 2004 pursuant to Public Law 106-82. Since that time, the County has embraced the opportunity to revitalize the County's economy through the reuse of the former airfield to the benefit of County residents and the region as a whole. Conveyance of the remaining 176 acres is anticipated to occur pending remediation. The community of Crows Landing is located within an area of long-standing, intense agricultural uses.

History

Transportation has played a major role in shaping the history of Crows Landing. Crows Landing was established in the 1850's as a ferry landing on the San Joaquin River for gold miners destined for the Mother Lode. After the initial gold rush was over, Crows Landing became a river port for steamers hauling agricultural goods produced in the area to market. But in 1888 when the railroads arrived offering more reliable service than the river steamers could provide, the whole town moved to its present location adjacent to the railroad tracks three miles west of its original site.

Land Use

The community of Crows Landing consists primarily of single family homes. Along Highway 33 and the Southern Pacific Railroad Tracks are many agricultural warehouses and packing sheds. On the west side of Highway 33 and along 5th Street from halfway between G and H Streets to the highway is the commercial area of Crows Landing. The commercial and industrial areas serve both the community of Crows Landing and the surrounding agricultural area. The community is surrounded by land under Williamson Act contract. There are only a few large parcels not under contract.

Available Urban Services

The West Stanislaus Fire Protection District provides fire protection services and the Stanislaus County Sheriff's Department provides police protection. The Crows Landing Community Service District provides public water but there is no sanitary sewer system. The District provides municipal water services for residential and commercial purposes via two groundwater wells. Currently, the majority of the municipal water is pumped through very old and small pipelines, which tend to lose pressure when heavy consumptive demands are placed on the system. The system is also at capacity, limiting the District's ability to expand.

Transportation

Highway 33 bisects the town of Crows Landing. Interstate 5 is only 3 miles to the west and can be reached via Fink Road and the Fink Road interchange. The Southern Pacific Railroad lines run parallel to Highway 33.

Development Potential

The estimated population in Crows Landing in 2014 was 500 residents. It is not anticipated that Crows Landing will experience significant growth in the coming years. Constraints with the existing water system, lack of sanitary sewer and existing Williamson Act contracts will keep its growth to a minimum.

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