

Appendix I-A9

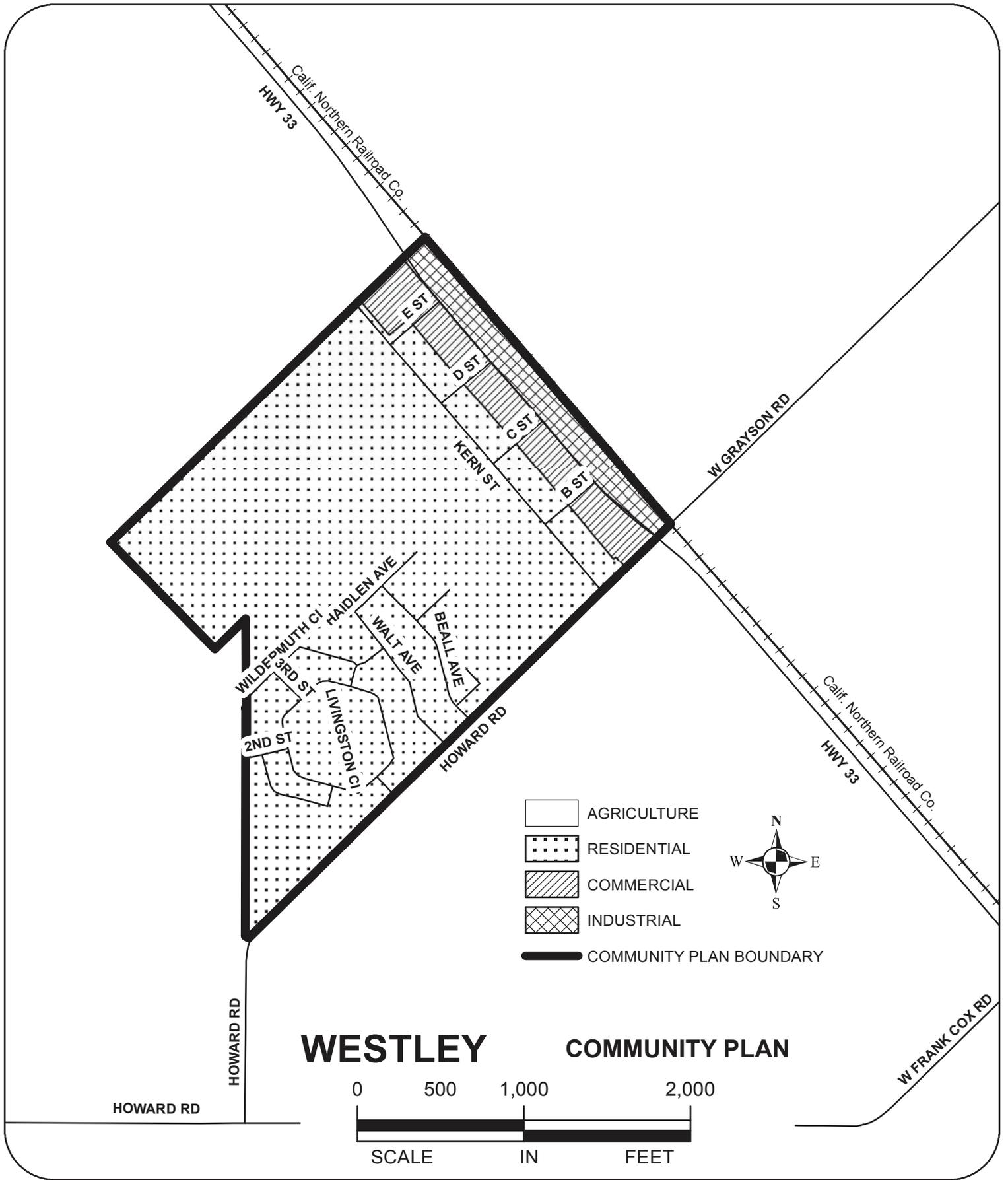
WESTLEY COMMUNITY PLAN

Adopted by the Stanislaus County Board of Supervisors

JUNE 23, 1987*

**A technical update to population statistics, service provides, and conditions in and surrounding the community were adopted on August 23, 2016, as part of the 2015 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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WESTLEY COMMUNITY PLAN

Description of Westley

Westley is located on the west side of Stanislaus County at the intersection of Highway 33 and Grayson Road within an area of long-standing, intense agricultural use.

History

In 1888, land was sold to the Pacific Improvement Company for the development of Westley. This company was the land development branch of the Central Pacific Railroad. When the railroad was built, a slow exodus of people and businesses from Grayson began populating the new community.

Land Use

Westley consists primarily of single family homes. The Stanislaus County Housing Authority operates a complex of residences designed for low income and seasonal agricultural laborers. Along Highway 33 and the Southern Pacific Railroad are agricultural warehouses and packing sheds. On the west side of Highway 33 from Howard Road to "E" Street is the commercial area of Westley. The commercial and industrial areas serve both the community of Westley and the surrounding agricultural area. The community is adjacent to properties contracted by the Williamson Act; however, there are some parcels just west and northwest of the community not under this obligation.

Available Urban Services

The West Stanislaus Fire Protection District provides fire protection to the community and surrounding rural area. Fire hydrants are located throughout the urbanized area. The Stanislaus County Housing Authority operates a wastewater treatment facility which serves the Housing Authority's Westley Migrant and Farm Labor Housing complex and provides sewer service to the Westley Community Service District on a contractual basis.

Transportation

Highway 33 bisects the town of Westley. Interstate 5 is only three miles to the west and can be reached via Howard Road and the McCracken Road interchange. The Southern Pacific Railroad runs parallel to Highway 33.

Development Potential

The community of Westley has an estimated population of 83 residents within the District's boundaries. The Housing Authority's Migrant and Farm Labor Housing Complex, with 173 housing units, lies just outside the District's boundaries and within its Sphere of Influence. Due to limited service capacity, it is not expected that any significant population growth will occur within the District boundaries in the near future. The Westley Community Services District struggles with aging infrastructure necessitating system-wide improvements (Stanislaus Local Agency Formation Commission, 2014).

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