

Appendix I-A4

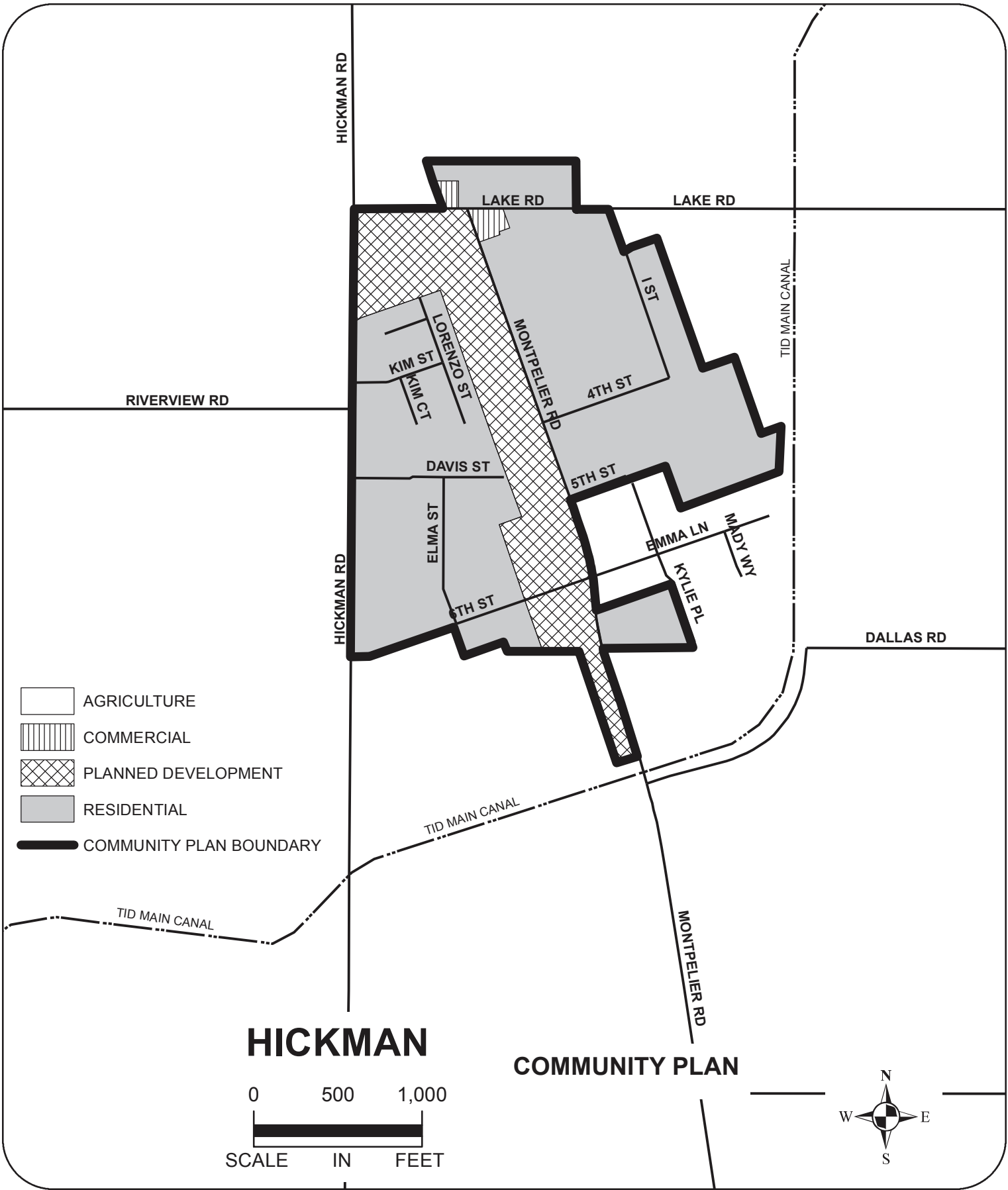
HICKMAN COMMUNITY PLAN

Adopted by the Stanislaus County Board of Supervisors

DECEMBER 19, 1995*

**A technical update to service providers, 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.*

THIS PAGE INTENTIONALLY LEFT BLANK



THIS PAGE INTENTIONALLY LEFT BLANK

HICKMAN COMMUNITY PLAN

Description of Hickman

The community of Hickman is located three miles south of the City of Waterford on the east side of Hickman Road.

History

The community was built in 1891 as a shipping center for grain upon the extension of the Southern Pacific Railroad from Oakdale to Merced.

Land Use

Hickman consists primarily of single-family homes and commercial uses which service its residents. Hickman also includes an industrial operation which manufactures and repairs mining, construction, and agricultural equipment. The agricultural land surrounding Hickman is used for orchard, dairy, and grain farming.

Available Urban Services

Domestic water is supplied by the City of Waterford, police protection from the Stanislaus County Sheriff's Department and fire protection from the Stanislaus Consolidated Fire District.

Transportation

Hickman Road is the major link for travel to Waterford, Hughson and Turlock/Denair.

Development Potential

Significant population growth is not anticipated in Hickman. Presently, the service area is mostly developed and there has been little demand for expansion. Some growth is expected in existing lots, but there are a limited number of vacant lots that front on County roads.

THIS PAGE INTENTIONALLY LEFT BLANK