



## CROWS LANDING

INDUSTRIAL BUSINESS  
PARK & AIRFIELD

*Creating jobs where people live.*



## A new hub for business and jobs.

Our vision is to transform the former Crows Landing Naval Air facility into a vibrant, regional employment and business center that capitalizes on infrastructure and location to provide sustainable-wage jobs in Stanislaus County.

## We are Stanislaus County

An affordable and strategic business location with competitive wages, vibrant and diverse communities, competitive land costs, and an available workforce. We are committed to fostering strong public/private partnerships through initial public investment in environmental permitting, planning and infrastructure development.



## Crows Landing: past, present, and future.

Crows Landing Industrial Business Park (CLIBP, or The Landing) and Airfield has an important place in history as the Crows Landing Air Facility that supported missions for the United States Navy, Coast guard, and NASA. Today, it is poised for a rebirth as an Opportunity Zone for business and industry looking for affordable labor and land, regional and global connectivity, and endless potential for growth.

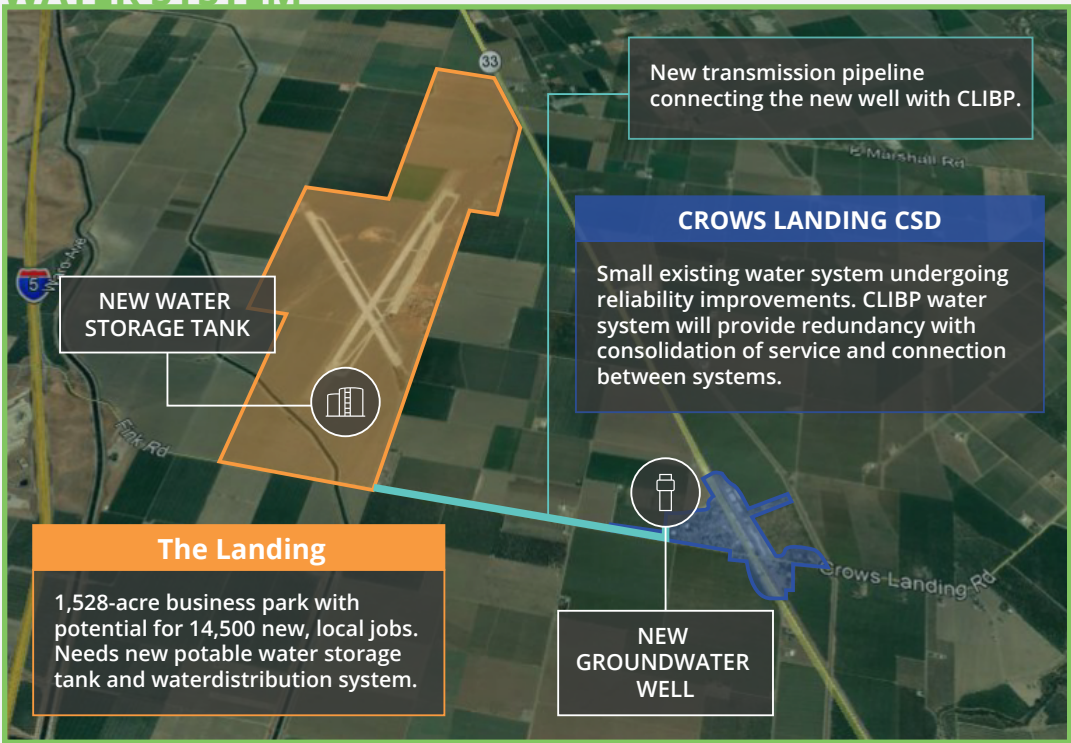


## Committed to Project Completion

Stanislaus County is committed to the beneficial reuse of Crows Landing. The Crows Landing project has prepared a Specific Plan to streamline future building applications and review processes, and has certified the Environmental Impact Report, completing the CEQA process. We are currently investing over \$30 million dedicated to initial infrastructure development such as internal roadways, water and wastewater systems, stormwater drainage, and more to prepare for future businesses and visitors.

Stanislaus County invests in our community – and Crows landing is no different. Our current phase (Phase 1A) could help realize as many as 1,300 jobs.

## WATER SYSTEM



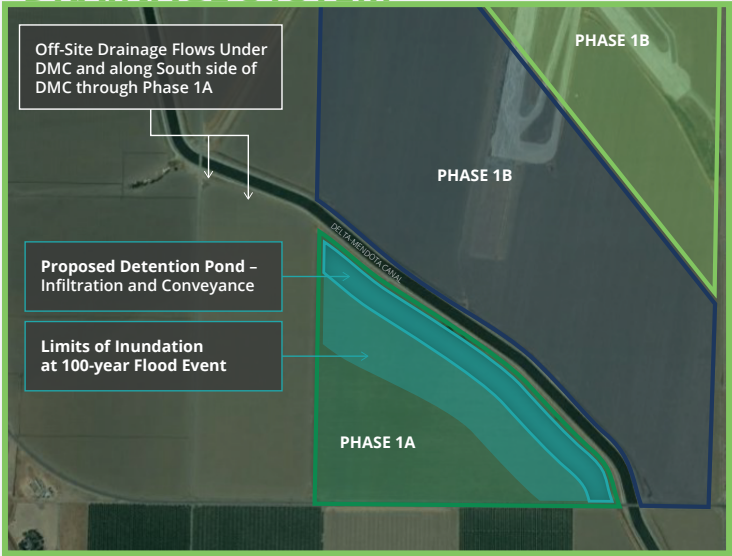
*A new groundwater well will be built on County acquired land adjacent to the Crows Landing CSD. Water will be conveyed to the CLIBP and will integrate into one future system.*

## Getting to Shovel-Ready

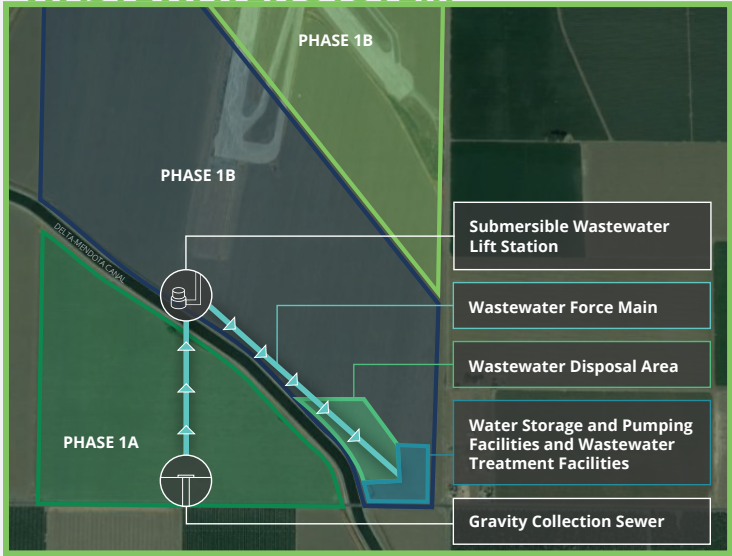
We're proud of the regional dedication and partnerships that have collaborated over decades to get to this pivotal time. To achieve our final vision for Crows Landing, there are key steps we must complete. The Crows Landing CSD is a public water service provider in the area, however, their ability to expand the system is limited due to an aging system that is currently in the planning stages for future reliability improvements. We are establishing a County CSA that will serve as the interim public water system provider for

the Crows Landing Industrial Business Park. The County CSA will own and operate the water system, until such time as the Crows Landing CSD completes their reliability improvements. At that time in the future, consolidation of service can occur between the CSA and CSD. This course of action is supported by the County, Crows Landing CSD and LAFCO. This is a critically important step in achieving the jobs, wages, business, and public/private partnership Vision we have for Crows Landing.

## DRAINAGE SYSTEM



## WASTEWATER SYSTEM







With access, resources, talent, and affordability, Crows Landing Industrial Business Park and Airfield will rise to the top of the list of places where the next generation of businesses will seek to locate.

## Project Benefits

### *To Businesses*

- Only an hour from the largest tech market in the world
- Only 30 minutes from the largest food processing hub in the world
- Crows Landing Industrial Business Park is California Environmental Quality Act (CEQA) certified, saving investors time and money
- It is a designated Opportunity Zone providing significant Federal Tax benefits for investors
- Logistical powerhouse located within miles of both highways I-5 and 99 and within 90 miles of the Port of Oakland and 35 miles from the Port of Stockton
- Future onsite airport reusing one of the former military runways measuring 5,400 feet
- Large building sites (> 1M SF) are available
- Development flexibility including parcel size, location, and land uses
- Skilled and available local workforce

### *To Stanislaus County*

- At full buildout, CLIBP (The Landing) has the potential to produce over 15,000 direct jobs and \$4.7 billion in Output
- When including indirect and induced effects, the employment potential is over 35,000 jobs and \$8.5 billion in Output
- Reduced commute times and vehicle miles traveled leading to air quality benefits
- Reduced unemployment

