

TABLE OF CONTENTS

1.0 ISSUES AND OPPORTUNITIES - CHAPTER ONE		
1.1	Chapter Summary	1
1.2	Goals, Objectives, Policy and Program Recommendations	3
1.3	Vision	3
1.4	Background and Planning Area	3
1.5	Public Participation Plan	7
1.6	Community Survey	10
1.7	Community Profile and Projection	10
	Chapter Attachments – Survey Results	23
2.0 UTILITIES AND COMMUNITY FACILITIES - CHAPTER TWO		
2.1	Chapter Summary	37
2.2	Goals	37
2.3	Objectives and Policy and Program Recommendations	37
2.4	Public Utilities and Community Facilities	38
2.5	Utility and Community Facility Agencies and Programs	42
3.0 AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES - CHAPTER THREE		
3.1	Agricultural Resources	46
3.1.1	Agricultural Resources Summary	46
3.1.2	Goals	46
3.1.3	Objectives and Policy and Program Recommendations	47
3.1.4	Farming System	47
3.1.5	Land Sales Statistics	48
3.1.6	Agricultural Economy	48
3.1.7	Agricultural Infrastructure	48
3.1.8	Physical Characteristics	48
3.1.9	Conflicts and Threats to Agriculture	48
3.1.10	Future of Agriculture	49
3.1.11	Agriculture Resources, Agencies, and Programs	49
3.2	Natural Resources	53
3.2.1	Natural Resource Summary	53
3.2.2	Goals	53
3.2.3	Objectives and Policy and Program Recommendations	53
3.2.4	Natural Resources in Common	54
3.2.5	Water Resources	54
3.2.6	Wildlife	56
3.2.7	Forest Resources	58
3.2.8	Environmental Corridors	60
3.2.9	Light, Air, and Noise Pollution	60
3.2.10	Geologic and Mineral Resources	61
3.2.11	Open Space, Local Parks, and Recreational Resources	61
3.2.12	Land Cover	63
3.2.13	Natural Resource Agencies and Programs	63
3.3	Cultural Resources	65
3.3.1	Cultural Summary	65
3.3.2	Goals	65
3.3.3	Objectives and Policy and Program Recommendations	65
3.3.4	A Brief History of the Region	66

3.3.5	Cultural Resource Publications or Documentation	66
3.3.6	Local Historical Societies and Museums	66
3.3.7	Cultural Resources of Note	66
3.3.8	Historical Markers	67
3.3.9	Cultural Resource and Special Events	67
3.3.10	Threats to and Lost Cultural Resources	67
3.3.11	Historical Preservation Ordinances and Commissions	67
3.3.12	Churches	68
3.3.13	Cemeteries	68
3.3.14	Architecture and History Inventory (AHI)	68
3.3.15	State and National Register of Historic Places	69
3.3.16	Archeological Site Inventory (ASI)	69
3.3.17	Archeological and Burial Sites	69
3.3.18	Cultural Resource Agencies and Programs	71
4.0 HOUSING - CHAPTER FOUR		
4.1	Chapter Summary	74
4.2	Goals	74
4.3	Objectives and Policies and Program Recommendations	75
4.4	Housing Characteristics	75
4.5	Housing Agencies and Programs	81
5.0 TRANSPORTATION – CHAPTER FIVE		
5.1	Chapter Summary	83
5.2	Goals	83
5.3	Objectives and Policies and Program Recommendations	84
5.4	Transportation Infrastructure	84
5.5	Transportation Users	91
5.6	Modes of Transportation	92
5.7	Maintenance and Improvements	93
5.8	Transportation Planning	94
5.9	Transportation Agencies and Programs	95
5.10	Transportation Information Resources	95
6.0 ECONOMIC DEVELOPMENT – CHAPTER SIX		
6.1	Chapter Summary	97
6.2	Goals	98
6.3	Objectives and Policy and Program Recommendations	98
6.4	Analysis of the Economic Base and Labor Force	99
6.5	Analysis of New Business and Industry Desired	103
6.6	Analysis of Business and Industry Parks	106
6.7	Environmentally Contaminated Sites	108
6.8	Economic Development Agencies and Programs	109
7.0 INTERGOVERNMENTAL COOPERATION – CHAPTER SEVEN		
7.1	Chapter Summary	111
7.2	Goals	113
7.3	Objectives and Policy and Program Recommendations	113
7.4	Existing and Potential Areas of Cooperation	113
7.5	Intergovernmental Relationships	113
7.6	Intergovernmental Cooperation Agencies and Programs	114

8.0 LAND USE – CHAPTER EIGHT		
8.1	Chapter Summary	116
8.2	Goals	117
8.3	Objectives and Policy and Program Recommendations	117
8.4	Land Use Types	117
8.5	Land Use Trends	120
8.6	Future Land Use	124
8.7	Physical Development Limitations	128
8.8	Density Standards/Land Division	128
8.9	Redevelopment Opportunities	129
8.10	Existing and Potential Land Use Conflicts	129
8.10	Land Use Agencies and Programs	129
9.0 IMPLEMENTATION – CHAPTER NINE		
9.1	Chapter Summary	131
9.2	Vision Statement	131
9.3	Goals, Objectives, and Policy Recommendations	132
9.4	Local Ordinance and Regulations	132
9.5	Consistency Among Plan Elements	132
9.6	Severability	132
9.7	Plan Adoption	132
9.8	Plan Amendments	132
9.9	Plan Updates	132
9.10	Measuring Progress	133
9.11	Goal and Policy Summary	133