

# Table of Contents

---

1.	INTRODUCTION.....	1-1
2.	VISION .....	2-1
3.	EXISTING CONDITIONS.....	3-1
4.	REGULATORY FRAMEWORK.....	4-1
5.	GOALS AND POLICIES .....	5-1
6.	ZONING STANDARDS AND DESIGN GUIDELINES .....	6-1
7.	INFRASTRUCTURE .....	7-1
8.	IMPLEMENTATION AND PHASING .....	8-1

## APPENDICES

Appendix A: HCEP Site Legal Description and Assessor's Map

Appendix B: Visioning Workshop Summary

Appendix C: Phase 1 Environmental Site Assessment

## LIST OF FIGURES

Figure 1-1	Regional and Local Setting.....	1-4
Figure 3-1	Existing Conditions .....	3-2
Figure 3-2	FEMA 100-Year Flood Zone and Topography.....	3-3
Figure 3-3	Existing Land Use .....	3-9
Figure 3-4	Existing Transportation .....	3-11
Figure 3-5	Existing Water Supply and Fire Protection .....	3-13
Figure 3-6	Existing Sewer Infrastructure .....	3-14
Figure 3-7	Existing Power Infrastructure.....	3-15
Figure 4-1	Zoning.....	4-2
Figure 4-2	Airport Land Use Compatibility Plan.....	4-3
Figure 6-1	Development Plan .....	6-2
Figure 6-2	Illustrative Development Plan .....	6-3
Figure 7-1	Planned Water Supply & Fire Protection Infrastructure .....	7-2
Figure 7-2	Planned Sewer Infrastructure.....	7-4
Figure 7-3	Planned Power Infrastructure .....	7-5
Figure 7-4	Planned Stormwater Drainage Infrastructure.....	7-7

## LIST OF TABLES

Table 3-1	Vascular Plant Species Observed at the Site .....	3-4
Table 3-2	Special Status Plant Species with Potential to Occur at the Survey Site.....	3-5