


## Plan Alternatives Comparison Chart



### Section 4.2 Growth Planning – PC Markup 10-22-09

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				<b>4.2.3 Goals</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-G1. Land Inventory and Service Availability.</b> An adequate supply of vacant land with readily available urban services to accommodate a wide variety of industrial, commercial and residential development opportunities necessary for growth.		<u>R</u>
				<b>COMMENTS:</b>		
			<b>D</b>	<b>2632.</b> To accommodate expected population growth and the resulting urban development, while achieving maximum efficiency in the provision of orderly and economic services with the least adverse effect on the environment.		<u>D</u>
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-G2. Community Planning Areas.</b> Sufficient development emphasis and public investment in Urban Development Areas to create expanding commerce and housing opportunities, economically viable urban services and conservation of open space and resource lands.		<u>R</u>
				<b>COMMENTS:</b>		
<b>A</b>	<b>B</b>			<b>GP-G3. Timed Development and Infrastructure Investments.</b> Development policies and financing mechanisms that support economically viable commercial, industrial and residential developments timed with infrastructure improvements and expansion of urban services.		<u>R</u>

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Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				<b>COMMENTS:</b>		
			<b>D</b>	<b>2612</b> To maximize the opportunity for local community involvement in planning, to develop an internally consistent General Plan, and to meet the specific planning needs of individual communities, while giving due consideration to individual property rights.		<u>D</u>
				<b>Policies</b>		
<b>A</b>	<b>B</b>	<b>C</b>		<b>GP-P1. Maintain Community Plans.</b> Periodically update Community Plans to ensure they meet the specific planning needs of individual communities and that demographic, land use, and <u>municipal</u> service information remains current.	Leg, Prog, S1-2, IM1-4	<u>R</u>
				<b>COMMENTS:</b>		
			<b>D</b>	<b>2612.2.</b> Community Plans shall provide adequate information for the public to participate in the preparation and review process.		<u>D</u>
			<b>D</b>	<b>2612.3.</b> Community plans shall be internally consistent with the goals, policies, standards, and implementation programs of the Framework Plan.		<u>D</u>
			<b>D</b>	<b>2612.4.</b> Internal consistency does not preclude variations in the application of policy where adequate findings of local conditions and need are made.		<u>D</u>
			<b>D</b>	<b>2612.5.</b> Community plans shall identify the boundaries between urban and rural development.		<u>D</u>
			<b>D</b>	<b>2612.6.</b> Community plans shall apply Framework Plan policies in greater detail.		<u>D</u>


Plan Alternative		Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
		<b>D 2612.7.</b> Where existing Community Plans do not include the entire Community Planning Area, the appropriate policies of Volume I (Framework) shall apply until a revised plan is adopted for <u>those</u> areas.		<u>D</u>
		<b>D 2612.8.</b> Community plans shall address the needs and standards for cottage industries within the urban development area; in addition, standards for rural areas will be refined.		<u>D</u>
		<b>D 2612.9.</b> The Community Plan process shall provide for the integration of city plans into the County General Plan.		<u>D</u>
<b>A</b>	<b>B</b>	<b>GP-P2. Urban Development Areas.</b> Establish and maintain Urban Development Areas within Community Plan Areas to reflect areas that are served with existing or planned to be served with public wastewater systems.	Leg, Prog, S4, IM2 	<u>R</u>
		<b>COMMENTS:</b>		
		<b>D 2633.1.</b> An urban development area shall be identified and mapped for all applicable communities within adopted community plans in the County. Boundaries to these areas shall also be <u>established</u> and should follow geographic land features.		<u>D</u>
		<b>D 2633.5.</b> The urban development area shall be considered urban for development purposes and subject to urban development policies of the appropriate community plan		<u>D</u>
	<b>B</b>	<b>C GP-P3. Urban Levels of Development.</b> Lands located within the Urban Development Area are intended to be <u>developed</u> at a density of one or more dwelling units per acre.	Leg, QJ, S4, S8, IM2	<u>M</u>
		<b>COMMENTS: See Alt. wording below</b>		
<b>A</b>		<b>GP-P3. Urban Levels of Development.</b> Lands located within the Urban Development Area are intended to be developed at a density of one or more dwelling units per acre. <del>Densities of greater than one or more dwelling units per acre shall only occur within Urban</del>		<b>MD</b>

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				<u>Development Areas.</u>		
A				<p><b>COMMENTS:</b> Possibly offer added sentence of Alt A as separate policy:</p> <p><u>GP-P3.1 Densities of greater than one or more dwelling units per acre shall only occur within Urban Development Areas.</u></p> <p>8-20-09: After review of the new GP-P3.1 policy, the Commission decided that they liked the original " B" GP-P3 policy better and voted to delete this one.</p>		D
			D	<p><b>2633.2.</b> Lands located within the urban development area should be suitable for development at a density greater than one dwelling unit per acre, where public sewer services with necessary capacity are provided. Lands connected to public water systems shall also be considered a part of the urban development area.</p>		D
A	B	C		<p><b>GP-P4. Urban Service Area.</b> Urban Service Areas are located Within Urban Development Areas where sewer services are available and contain existing urban development.</p>	Leg,	M
				<b>COMMENTS:</b>		
	B	C		<p><b>GP-P5. Connection to Public Wastewater Systems within Urban Service Areas.</b> All new development within Urban Service Areas shall connect to public wastewater systems.</p>	QJ, S5, IM2 	R
				<b>COMMENTS:</b>		
	B			<p><b>GP-P6. Use of On-Site Sewage Systems for Subdivisions within Urban Development Areas.</b> The utilization of on-site sewage disposal systems shall not be acceptable for new subdivisions in the Urban Development Area, unless public sewer services are not available to serve the proposed subdivision and the local sewer service provider provides a written statement that the extension of services are physically infeasible or the area is not planned for service in the service provider's Municipal Service Review and other written long-term</p>	QJ, S4-5, IM2, IM5 	M


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Plan Alternative	Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
	plans.		
	<b>COMMENTS:</b> See Alt. wording below		
<b>A</b>	<p><b>GP-P6. Use of On-Site Sewage Systems for new development within Urban Development Areas.</b> The utilization of on-site sewage disposal systems for new development, including subdivisions, within the Urban Development Area shall not be acceptable unless the local sewer service provider provides a written statement that the extension of services are physically infeasible, unless public sewer services are not available to serve the proposed subdivision and the local sewer service provider provides a written statement that the area is not planned for service in the service provider's Municipal Service Review and other written long term plans.</p>		<b>D</b>
	<p><b>COMMENTS:</b> <u>Commission again held an extensive discussion on GP-P6 on 8-20, and voted in favor of the following language:</u></p> <p><u><b>GP-P6. Use of On-Site Sewage Systems for Subdivisions within Urban Development Areas.</b></u> The utilization of on-site sewage disposal systems shall not be acceptable for new [development, including] subdivisions in the Urban Development Area, unless public sewer services are not available to serve the proposed subdivision and the Planning Commission makes specific factual findings that: 1) the extension of services are physically infeasible; or, 2) the area is not planned for service in the service provider's Municipal Service Review and other written long-term plans; or, 3) the services are not reasonably available in a timely manner.</p> <p><b>8-20-09:</b> <u>Commission requested that this modified language become the recommended Policy for Alt B.</u></p>	<p>Draft modified version requested by PC 7-23-09.</p> <p>Voted in favor of this version, PC 8-20-09</p>	<b>M</b>
<b>B</b>	<p><b>GP-P7. Connection to Public Water Systems.</b> All new development within the Urban Development or Urban Expansion areas shall be required to connect to the public water system, and existing development is strongly encouraged to utilize available public water</p>	QJ, Min, S3-5, IM2-5	<b>R</b>

Plan Alternative	Section 4.2 Growth Planning		Staff Remarks/ Implementation	Position R,M,D
			systems.	
			<b>COMMENTS:</b>	
	C	D	<b>2633.4.</b> Utilization of public water services should be encouraged in the urban development area.	<u>D</u>
			<del>C</del> <b>COMMENTS:</b>	
B			<b>GP-P8. Urban Expansion Areas.</b> Establish and maintain Urban Expansion Areas within Community Planning Areas that consists of land not provided with public sewer services, but <del>expected</del> <u>projected</u> to be developed to urban densities and provided with public water-and sewer services beyond the 20-year planning horizon of the General Plan.	Leg, Prog   
			<b>COMMENTS: See Alt. wording below</b>	
A			<b>GP-P8. Urban Expansion Areas.</b> Establish and maintain Urban Expansion Areas within Community Planning Areas that <u>designate the ultimate extent of planned urban development within the County.</u> <del>consists of land not provided with public sewer services,</del> but expected to be developed to urban densities and provided with public water and sewer services beyond the 20-year planning horizon of the General Plan.	<u>D</u>
			<b>COMMENTS:</b>	
		D	<b>2633.6.</b> An urban expansion area shall be identified and mapped for all applicable communities within adopted community plans in the County. Boundaries to these areas shall also be established and should follow geographic land features and other definitive limits, (i.e., roads, streams).	<u>D</u>
		D	<b>2633.7.</b> The urban expansion area consists of land not provided with public water or sewer services, but expected to be developed to urban densities and provided with public	<u>D</u>

Plan Alternative	Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
	water or sewer services in the near future.		
	<b>D 2633.8.</b> The urban expansion area shall be compatible with applicable sphere's of influence, when adjacent to a city or special district.		<u>D</u>
	<b>D 2633.9.</b> When land within the urban expansion area is connected to a public water or sewer system such land will be removed from said area and added to the urban development area, upon Planning Commission approval. Noncontiguous additions to the urban development area shall be discouraged.		<u>D</u>
	<b>D 2633.11.</b> The area within and beyond the urban expansion area shall be considered rural for development purposes.		<u>D</u>
	<b>D 2633.12.</b> Establishment of urban development and expansion areas shall not be a commitment by the County of Humboldt to approve land divisions or other development proposals at urban densities. Rather, it establishes the maximum extension of such development.		<u>D</u>
<b>B</b>	<b>GP-P9. Urban Expansion Area Review.</b> Review Urban Expansion Areas during Community Plan or comprehensive General Updates to determine if the boundaries reflect current conditions and community needs. The boundaries of an Urban Expansion Area shall remain fixed until modified through a General Plan amendment.	Leg, Prog 	<u>R</u>
	<b>COMMENTS: See additional Alt. A policy-wording below</b>		
<b>A</b>	<b>GP-P9.1 Urban Expansion Area Review.</b> Residential density within Urban Development Areas shall be increased, in concert with water and wastewater service expansion, prior to expanding urban development into Urban Expansion Areas.		<u>D</u>
	<b>COMMENTS: Alt A GP-P9 is re-numbered to GP-P9.1 to allow it to be considered as separate policy. 8-20-09 After much discussion, it was decided to delete 9.1</b>		
	<b>D 2633.17.</b> The Planning Department shall record and review information related to the adequacy of the development timing policies of the General Plan.		<u>D</u>

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Plan Alternative		Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
	D	<b>2633.10.</b> The outer boundary to the urban expansion area shall remain fixed until modified through a General Plan amendment.		<u>D</u>
B		<b>GP-P10. Conversion of Resource Lands.</b> Lands less suitable for resource production within Urban Expansion Areas should be developed prior to the conversion of higher quality resource lands.	Leg, QJ, 	<u>D</u>
		<b>COMMENTS: See Alt. wording below</b>		
A		<b>GP-P10. Conversion Resource Lands.</b> <u>Parcels of timber site quality III or higher and prime agricultural lands suitable for resource production should not be included within added to Urban Expansion Areas.</u>		<u>M</u>
		<b>COMMENTS: See sample mapping Supplemental 2. Edit made to clarify the policy is referring to new possible additions</b>  <b><u>8-20-09 Staff will come back with additional alternatives.</u></b>  <b><u>10-22-09 PC approved the following wording:</u></b>  <b>GP-P10. Conversion of Resource Lands.</b> <u>Parcels of timber site quality III or higher and prime agricultural lands suitable for resource production should not be included within Urban Expansion Areas unless the County makes a finding that there are no alternatives to increase the Urban Expansion Area on lands less suitable for resource production.</u>		
	D	<b>2633.13.</b> Lands not suited for resource production should be developed prior to the conversion of resource production lands.		<u>D</u>
B		<b>GP-P11. Evaluation of Urban Expansion Area Proposals.</b> Public service availability, capacities, and fiscal effects shall be assessed for development proposals in Urban	Leg, QJ	<u>R</u>

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Plan Alternative			Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
			Expansion Areas or changes in Urban Expansion Boundaries.		
			<b>COMMENTS:</b>		
		<b>D</b>	<b>2633.14.</b> Factors such as public water and sewer availability, road and street capacity, police and fire protection, proximity to educational and health facilities, and solid waste management should be assessed in urban development proposals. Fiscal impacts of new development on public facilities should also be assessed.		
			<b>4.2.4 Standards</b>		
<b>A</b>	<b>B</b>	<b>C</b>	<p><b>GP-S1. Characteristics of Community Plan Areas.</b> The Community Planning Area designation shall be applied to an area to allow greater planning detail when the Board of Supervisors finds that an analysis of the following characteristics supports the designation:</p> <ul style="list-style-type: none"> <li>A. Urban service availability</li> <li>B. Parcels suitable for development</li> <li>C. Commercial activities</li> <li>D. Access to transportation corridors</li> <li>E. Population</li> <li>F. Economic growth</li> <li>G. Local interest</li> <li>H. Service district boundaries and LAFCo adopted spheres of influence</li> <li>I. Adopted General Plans of incorporated cities.</li> </ul>		<u>R</u>
			<b>COMMENTS:</b>		

Plan Alternative			Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
		D	<p><b>2614.1.</b> Community planning areas are designated for areas where local economic activities or characteristics, such as those listed below, require a greater detail in planning to guide their future development. These factors are:</p> <ul style="list-style-type: none"> <li>A. Urban service availability</li> <li>B. Parcels suitable for development</li> <li>C. Commercial activities</li> <li>D. Access to transportation corridors</li> <li>E. Population centers</li> <li>F. Population or economic growth</li> <li>G. Local interest</li> <li>H. LAFCo spheres of influence</li> <li>I. Adopted General Plans of incorporated cities.</li> </ul>		D
		D	<p><b>2614.2.</b> Community plans should utilize the uniform set of land use designations included in the Framework Plan.</p>		D
		D	<p><b>2614.3.</b> Community plans will be based on detailed land use and public facilities information.</p>		D
		D	<p><b>2614.4.</b> Community plans should include circulation and drainage, and streamside management area provisions, as discussed in the Framework Plan.</p>		D
A	B	C	<p><b>GP-S2. Designation of Community Plan Areas.</b> Community Planning Areas are established for the following communities:</p> <ul style="list-style-type: none"> <li>A. Jacoby Creek</li> <li>B. Eureka</li> <li>C. Freshwater</li> <li>D. Fortuna</li> <li>E. Willow Creek</li> <li>F. McKinleyville</li> </ul>		R

Plan Alternative	Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
	G. Blue Lake H. Hydesville-Carlotta I. Fieldbrook-Glendale J. Garberville-Benbow-Redway-Alderpoint K. Avenue of the Giants (Weott-Holmes-Stafford-Miranda-Myers Flat-Phillipsville) L. Trinidad-Westhaven M. Orick N. Orleans O. Arcata P. Shelter Cove Q. Rio Dell-Scotia		
	<b>COMMENTS:</b>		
D	<b>2612.1.</b> Community plans for the non-coastal portions of the following areas shall be found in Volume II of the General Plan. Jacoby Creek Eureka Freshwater Fortuna Willow Creek McKinleyville (Update) Blue Lake Hydesville-Carlotta Fieldbrook-Glendale Garberville-Benbow-Redway-Alderpoint	Includes Community Plan for Hoopa Valley Indian Reservation	D

Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				Weott-Holmes-Stafford-Miranda-Myers Flat-Phillipsville Trinidad-Westhaven Orick Orleans Arcata Shelter Cove Rio Dell Hoopa Valley Indian Reservation		
A	B	C		<b>GP-S3. Public Wastewater Service.</b> Public wastewater service is defined to include service provided by cities, special districts, and public utilities.		<b>R?</b>
				<b>COMMENTS:</b> <u>Can this include private providers? Answer: The term "public utility" can include private companies that are publicly regulated; however, wastewater systems are generally required to be run by public entities.</u>		
A	B			<b>GP-S4. Urban Development Area.</b> An urban development area contains land that can be developed to a density of one or more dwelling units per acre. This area can be serviced with public water and wastewater in the near term, and constitutes an identifiable urban community, substantially more developed than surrounding lands. Urban densities and land use designations apply to the urban development area. These areas provide the best opportunity for affordable development and economic delivery of necessary public services and are to be sized to provide an adequate supply of land to accommodate growth as specified in this Plan.		<b>R</b>
				<b>COMMENTS:</b>		
			D	<b>2634.2.</b> "Urban development area" means land generally developed to a density of one or more dwelling units per acre. This area is typically provided with public water and/or sewer services. The urban development area constitutes an identifiable community that is substantially more developed than surrounding lands, and has an adequate supply of land as determined in the community plan areas.		<b>D</b>
			D	<b>2634.3.</b> "Urban development boundary" means the limit to the urban development area		<b>D</b>

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		and includes all parcels within 300 feet of the shortest route of existing public water and/or sewer system lines with capacity to serve such .parcels.		
A	B	<b>GP-S5. Urban Service Area.</b> Urban Service Area means areas within Urban Development Areas currently served with public water and sewer. For sewer service purposes, this area also includes all parcels adjacent to the Urban Services Area that can be served with a service line extension no longer than 300 feet from an existing public sewer system lateral or main line located within the Urban Service Area.		<u>R</u>
		<b>COMMENTS:</b>		
A	B	<b>GP-S6. Urban Expansion Area.</b> Urban Expansion Area means land outside and adjacent to the Urban Development Area boundary that may be appropriate for urban densities of development when further development in the urban development area is constrained by the availability of land.		<u>R</u>
		<b>COMMENTS:</b>		
		<b>D 2634.4.</b> "Urban expansion area" means land outside the urban development boundary that is expected to receive public water and/or sewer services when further development in the urban development area is not feasible. The urban expansion area contains an adequate supply of land as determined in the community plan.		<u>D</u>
		<b>D 2634.7.</b> The urban expansion boundary is a fixed boundary, which contains an adequate supply of land available for urban development as determined in the community plan.		<u>D</u>
A	B	<b>GP-S7. Required Findings for Urban Expansion.</b> To determine when it is permissible to extend urban level development into the Urban Expansion Area, the Planning Commission shall evaluate housing demand and capacity within the Urban Development Area and public service availability and capacities for Urban Expansion Area proposals including factors such as: water and sewer availability; roads, streetlights, parks and recreation and trail capacity; police and fire protection; proximity to educational and health facilities;		<b>M</b>

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	<p>and solid waste management capabilities and make the following findings:</p> <ul style="list-style-type: none"> <li>A. That the amount of land available within the Urban Development Area for urban uses is insufficient to meet Housing Element goals; and,</li> <li>B. <del>Public water and sewer</del><u>Necessary public service</u> systems <del>have demonstrate</del> current or expansion capacity to serve the proposed addition; <del>and,</del></li> <li>C. <del>The addition is adjacent to the existing urban development area and will assist in the completion of an orderly and contiguous extension of urban development.</del></li> <li>D. <u>Such lands can feasibly be annexed to a district providing water and wastewater service.</u></li> <li>E. <u>The expansion will have a neutral or positive impact on the financing of County services.</u></li> </ul>		
	<p><b>COMMENTS:</b> <u>7-23-09: Edits per Commission discussion and to incorporate S8.</u>  <u>8-20-09: Commission liked the revised policy edits and recommends for Alternative B.</u></p>		
D	<p><b>2634.5.</b> To determine whether it is feasible to extend urban level development into the urban expansion area, the following criteria shall be used.</p> <ul style="list-style-type: none"> <li>A. The Planning Commission finds that the amount of land available within the urban development area for urban uses is insufficient to maintain an open and competitive development market; and,</li> <li>B. Public service systems have current capacity to serve the proposed addition, if other systems are not available.</li> </ul>		

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A	B	C	<p><b>GP-S8. Expansion of Urban Development.</b> Removing lands from the urban expansion area and adding them to the urban development area requires Planning Commission approval and consists of modifying the urban development boundary to include the new addition. The addition must be adjacent to the existing urban development area and assist in the completion of an orderly and contiguous extension of urban development. Such lands also require annexation to a district providing water and wastewater service.</p>		<u>D</u>
			<p><b>COMMENTS:</b> <u>Incorporated into S7 above.</u></p>		
		D	<p><b>2634.6.</b> Removing lands from the urban expansion area and adding them to the urban development area consists of modifying the urban development boundary to include the new addition. The addition should be adjacent to the existing urban development area and must assist in the completion of an orderly and contiguous extension of urban development.</p>		<u>D</u>
A	B		<p><b>GP-S9. Urban Reserve.</b> Lands given the land use designated "Urban Reserve", as defined in the Land Use Element, shall be developed when urban services are available, and, if outside city or district limits, require annexation to the adjacent city or service district. Development within Urban Reserves prior to extension of water and sewer services shall not prevent attainment of planned urban level densities.</p>		<u>R</u>
			<p><b>COMMENTS:</b></p>		
A	B	C	<p><b>GP-S10. Water Service Areas.</b> Water Service Areas are areas where sewer service is not expected but community water service is available or expected to be available. Residential estate style buildout on one to five acre lots are expected to be the dominant land use in such areas.</p>		<u>R</u>
			<p><b>COMMENTS:</b></p>		

Plan Alternative			Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
			<b>4.2.5 Implementation Measures</b>		
A	B	C	<b>GP-IM1. Community Plans and Boundaries.</b> <del>Periodically</del> Review and revise community plan boundaries and policies to ensure compatibility with community needs as a part of updates to the Housing Element.		<u>M</u>
			<b>COMMENTS:</b> <a href="#">Edit per PC</a>		
A	B		<b>GP-IM2. Map Urban Development Areas.</b> Identify and map urban development areas for all community plan areas with in existing or planned public wastewater systems. Planning for urban development areas shall include the review of LAFCo adopted spheres of influence and district boundaries, municipal service reviews, and capital improvement programs, as well as consultation with appropriate special districts, cities, public utilities, and LAFCo. Review and revise boundaries to ensure compatibility with community needs as part of updates to the Housing Element.		<u>M</u>
			<b>COMMENTS:</b> <a href="#">Minor edit</a>		
A	B		<b>GP-IM3. Map Urban Expansion Areas.</b> An urban expansion area may be identified and mapped for communities with in defined urban development areas. Boundaries to these areas shall also be established contiguous to urban development areas and should follow geographic land features and other definitive limits, (i.e., roads and streams). Review and revise boundaries to ensure compatibility with community needs as part of updates to the Housing Element.		<u>M</u>
			<b>COMMENTS:</b> <a href="#">Edit per PC</a>		
A	B	C	<b>GP-IM4. Map Water Service Areas.</b> Identify and map water service areas for all Community Plan Areas with in existing or planned public water systems. Planning for water service areas shall include the review of LAFCo adopted spheres of influence and district		<u>M</u>

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Plan Alternative				Section 4.2 Growth Planning	Staff Remarks/ Implementation	Position R,M,D
				boundaries, municipal service reviews, and capital improvement programs, as well as consultation with appropriate special districts, cities, public utilities, and LAFCo. Review and revise boundaries to ensure compatibility with community needs as part of updates to the Housing Element.		
				<b>COMMENTS:</b> <u>Minor edit</u>		
<b>A</b>	<b>B</b>			<b>GP-IM5. Urban Service Coordination.</b> Coordinate with special districts, cities, public utilities, and LAFCo in the establishment of urban development areas, urban expansion areas, and water service areas.		<u>R</u>
				<b>COMMENTS:</b>		